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CAPITAL RESERVE STUDY

FOR THE

Summit Creek Community Association

Clinton, Maryland

Management Company: Community Services Group
Contact Name: Shamia Cook

Project Number: 24-1671
Date: August 22, 2025

BUILDING TECHNOLOGIES

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Executive Summary

The Summit Creek Community Association is a 711 unit complex located in Clinton, Maryland. The property consists of a mix of townhouses, duplex units, and single family homes. The Clubhouse and pool facility is located 6904 Summit Creek Dr. Clinton, MD.

Amenities consist of a community center, pool facility extensive walking trails, multiple tot lots, and tennis courts.

Site visit completed on 5-29-2025.

Level of Service	Level 2: Update with Site Visit
Fiscal Year of Study	2025

Current Status of Reserve Fund (Component Method)

Current Balance	$738,498
Fully Funded Balance	$1,070,072
Percent Funded	69.01%

Reserve Budget Recommendations

	Prior Budget Year Contribution	Component Method *	5% Threshold *	10% Threshold *
Contribution/Year	$25,569	$178,605	$74,449	$76,185
Contribution/Unit	$36	$251	$105	$107
Contribution/Unit/Month	$3	$21	$9	$9

* Please note that this is the contribution for the period of June 2025 through May 2026.

Reserve Study Disclosures

General - Becht Engineering BT is not aware of any involvement with this Association, which would lead to an actual or perceived conflict of interest.

Physical Analysis - The inspections performed to determine the current physical condition of the common elements were visual in nature and in some cases were on a sampling basis; no destructive testing or invasive inspections were performed. Quantities were taken from a combination of field counts/measurements and plan take-offs.

Financial Analysis - This Study uses interest and inflation rate assumptions based on longer term averages to calculate reserve requirements. Specific interest and inflation rates used are shown on each of the calculation pages.

Personnel Credentials - Preparation of this Reserve Study was performed by a Community Association Institute designated Reserve Specialist.

Completeness - This Reserve Study assumes that proper preventative and corrective maintenance has been and will continue to be performed on the common elements. Failure to properly maintain the common elements may lead to premature failure. It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance and may lead to a future shortfall.

Reliance on Client Data - This Reserve Study was prepared based on certain information provided by an official representative of the Association. This information includes the current asset balance of the Reserve Fund and the ages of the common elements and dates of most recent replacements.

Scope - This Reserve Study is a reflection of the information provided to us and assembled for the Association's use for budgeting purposes, not for the purpose of performing an audit, quality/forensic analysis or background checks of historical records. Interpretation of contradictions that may exist within the governing document's definition of common elements is not within the scope of this Study.

Reserve Balance - The actual and projected Reserve Fund Balance is based upon information provided by the Association and was not audited.

Component Quantities - Where this Reserve Study is an update of a previously prepared Study, the Association is considered to have deemed previously developed component listings and quantities as accurate and reliable.

Estimated Replacement Costs - Replacement costs are to be considered estimated projections of the cost to replace common elements in kind. These cost estimates are to be considered preliminary until such time as a project specific design or scope of work is developed. These costs can be affected by many variables including inflation, project scope and hidden damage conditions.

Reserve Projects - While the information provided in this Study is to be considered reliable, on-site inspections are not to be considered a project audit, quality inspection or safety inspection.

Introduction

The purpose of a Capital Reserve Study is to estimate the amount of money that must be funded annually to replace those common element components that will require replacement before the end of the effective life of the project.

Mortgage lenders recognize the conditions of inadequate reserves. Reserves are important in preserving the qualities of a particular complex or building and therefore can affect property values. Consequently, capital reserves are directly related to the security and risk of a lender's investment and the marketability of the property.

The Capital Reserve Study develops a recommended basic annual contribution based upon current replacement costs. Inflation may increase future costs unpredictably, and the accumulation of interest on the reserve fund deposits increases available funds. Accurate projection of these factors is not possible. However, the effects of inflation and interest are shown via cash flow projections using assumed inflation and interest rates. Accurate reserve funding requires regular updates. The Community Associations Institute recommends yearly reviews and a formal study every three years.

Capital Reserve Methodology

This Reserve Study was prepared in accordance with the current version of the Community Association Institute's Reserve Study Standards and any applicable state standards. In preparing this study, when provided, we reviewed the master deed and offering statement to identify the common element components that the Association owns. Industry guidelines suggest that long-life components with estimated remaining lives of 30 years or more be recognized in some manner in the capital reserve study. These components can be included, only included when remaining life is less than 30 years, or merely identified but not funded in the Study. We recommend at a minimum including long-life components when their remaining lives are less than 30 years.

Quantities of the components to be included in the reserve fund were then determined by field measurements, as well as a review of building and site plans, if available.

Estimates of the costs to replace each component were derived from published industry standards, such as the R.S. Means Company cost-estimating guides and from our own experience in designing and supervising construction of similar projects. These cost estimates are to be considered preliminary until such time as a project specific design or scope of work is developed.

Finally, estimated remaining lives were determined for each of the included components based on the reported or evident present age, available industry data related to typical useful lives and the condition of the component, as determined by our physical inspection.

Each components estimated remaining life is based on the assumption that proper maintenance is being performed. Therefore, this periodic maintenance should be included in the Reserve Study. Without proper maintenance, accelerated deterioration can be expected, with shortened lives. Please note, it is only possible to reserve for future expenditures and that a current need must be financed separately by borrowing or assessments.

This Capital Reserve Study is developed as an aid in the proper financial planning of the Association. As such, the common element components included are evaluated for their physical condition and only for the purpose of estimating their remaining lives. Identification of possible deficient conditions is beyond the intent and scope of the Capital Reserve Study.

Capital Reserve Calculation

We have provided two Capital Reserve calculation methods as described below.

Component Method

The first method provided in this reserve study is what is known as the Component Method. This is the most conservative approach to calculating the reserve requirement. The Component Method analyzes each component individually and assumes that the money collected for each item will only be used to replace that item. Our program uses assumed rates of interest and inflation in the calculation of the annual contribution and fully funded balance. We compare the actual balance in the Association's Reserve Fund with the calculated fully funded balance and determine if a surplus or deficit condition exists. If a deficit condition exists, an additional contribution is calculated for each component to offset the deficit.

Threshold Funding Method

The second calculation method is known as the Threshold Funding Method. This method pools all the components and assumes that the money contributed to the fund is available for replacement of any item. Looking out over the next 30 years, the annual contribution is determined by lowering the contribution until the closing balance for any given year reaches a predetermined threshold. We typically provide two Threshold Method scenarios. These thresholds are based on a percentage of the current replacement cost of all the components in the Reserve Study. Basing the threshold on a percentage of the replacement cost of all components keeps the minimum proportional to the needs of a specific community.

This minimizes the annual contribution while maintaining a minimum closing balance. Determining the optimum minimum closing balance is a subjective task. Certainly, the lower the minimum acceptable balance is the greater the risk that the fund will experience a deficit. It should be noted that this method only considers Reserve Account balances over the next 30 years. Large capital expenditures just beyond the 30-year window will not be considered using this method until in the future they fall within the 30-year window.

Capital Reserve Recommendations

Summit Creek Community Association has a total of 64 components in the reserve analysis with a current Replacement Cost of $1,988,537. Summit Creek Community Association has a total of $738,498 in the reserve fund. Using the Component Method, we have determined that the Basic Annual Contribution to the reserve fund should be $114,966. The fully funded balance required is $1,070,072. This leaves deficit of $331,574 in the reserve fund. The deficit will be offset on an annual basis, for each reserve component, based on the remaining lives. The total of the Contribution Adjustment is $63,640. This results in a Total Contribution to the reserve fund for the budget year of $178,605.

For the Threshold Funding calculations, as directed by the Association, we have used minimum closing balances of 5% and 10% of the Total Replacement Cost of all components. This means that using the given assumptions, the closing balance will never go below those minimum balances. The Threshold Funding results in first year Annual Contributions of $74,449 and $76,185.

We suggest that you plan your annual contributions over the next few years according to either the Component or Threshold Funding options. At no later than three years, we suggest that you contact us for an update based on a proper engineering review of the facility and replacement costs.

It should be noted that higher rates of inflation, lower earned interest rates or prematurely failing components can result in a negative closing cash balance. In addition, it is important to note that the capital fund contributions each year are assumed to rise at the assumed rate of inflation. Failure to raise the annual contributions with inflation will reduce the closing balance. We recommend that the Association review this Capital Reserve Study with their Certified Public Accountant to be utilized in the preparation of their annual budget.

Kent Hunter
Project Manager

James H. Stegemerten RS
Senior Project Manager
CAI Reserve Specialist #145

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Architectural

Description:	Carpeting				
Quantity:	211 SY	Cost Per Unit:	$60.00	Replacement Cost:	$12,660
		Typical Life:	12	Est Rem Life:	3

Comment:
The estimated replacement cost is for the removal and replacement of the carpeting located in the office areas and the community room located on the second floor.

Description:	Doors, Exterior, Pool Building				
Quantity:	1 LS	Cost Per Unit:	$11,500.00	Replacement Cost:	$11,500
		Typical Life:	25	Est Rem Life:	5

Comment:
The estimated replacement cost is for the exterior doors and jambs located on the community building and the pool facility.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Architectural

Description: Floor, Vinyl Tile

Quantity:	2,000 SF	Cost Per Unit:	$20.00	Replacement Cost:	$40,000
		Typical Life:	20	Est Rem Life:	10

Comment:
The estimated replacement cost is for the vinyl tile recently installed throughout the community center.

Description: Floor, Vinyl Tile

Quantity:	96 SF	Cost Per Unit:	$15.00	Replacement Cost:	$1,440
		Typical Life:	20	Est Rem Life:	3

Comment:
The estimated replacement cost is for the vinyl tile located in the mechanical room.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Architectural

Description: Gutters and Downspouts Community Building

Quantity:	422 LF	Cost Per Unit:	$11.50	Replacement Cost:	$4,853
		Typical Life:	25	Est Rem Life:	5

Comment:
The estimated replacement cost is for the gutters and downspouts located on the community building. These are typically replaced during a roofing or siding replacement project.

Description: Gutters and Downspouts Pool

Quantity:	241 LF	Cost Per Unit:	$12.50	Replacement Cost:	$3,013
		Typical Life:	25	Est Rem Life:	7

Comment:
The estimated replacement cost is for the gutters and downspouts located on the pool building. These are typically replaced during a roofing or siding replacement project.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Architectural

Description: Roof - Asphalt Shingles - Community Center

Quantity:	5,100 SF	Cost Per Unit:	$5.50	Replacement Cost:	$28,050
		Typical Life:	25	Est Rem Life:	5

Comment:
The estimated replacement cost is for the removal and replacement of the asphalt shingle roofing located on the community building. This includes all the associated underlayments and flashing.

Description: Roof - Asphalt Shingles - Pool House

Quantity:	2,000 SF	Cost Per Unit:	$5.50	Replacement Cost:	$11,000
		Typical Life:	25	Est Rem Life:	22

Comment:
The estimated replacement cost is for the asphalt shingled roof on the pool building. This includes all the associated underlayments and flashings.

Roof was replaced in 2022. Please note that the cost was higher than normal due to removing the existing metal roof and replacing 21 additional sheets of plywood.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Architectural

Description: Siding, Vinyl

Quantity:	3,600 SF	Cost Per Unit:	$8.00	Replacement Cost:	$28,800
		Typical Life:	40	Est Rem Life:	10

Comment:

The estimated replacement cost includes the removal and replacement of the exterior cladding system on both the community building and the pool building. This price includes all the necessary underlayments and flashings.

The Clubhouse shutters were recently replaced for $4,590.

Component Narrative

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Electrical

Description: Clubhouse Entry System

Quantity:	1 LS	Cost Per Unit:	$2,800.00	Replacement Cost:	$2,800
		Typical Life:	20	Est Rem Life:	3

Comment:
The estimated replacement cost includes the entry key pad and video system in the community building.

Description: Clubhouse Fire Alarm Control Panel

Quantity:	1 EA	Cost Per Unit:	$4,250.00	Replacement Cost:	$4,250
		Typical Life:	25	Est Rem Life:	19

Comment:
The estimated replacement cost includes the fire suppression system control and annunciator panels.

Component Narrative

Project Name:	Summit Creek Community Association		
Project Location:	Clinton, Maryland	Interest Rate:	1.00%
Project Number:	24-1671	Inflation Rate:	3.00%
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Electrical

Description: Clubhouse Interior Lighting Allowance

Quantity:	1 LS	Cost Per Unit:	$9,500.00	Replacement Cost:	$9,500
		Typical Life:	30	Est Rem Life:	5

Comment:
An allowance has been provided for the replacement of the interior lighting fixtures in the community building. This includes the ceiling fixtures, exit signs, and the emergency lights.

Description: Clubhouse Security Camera System

Quantity:	1 LS	Cost Per Unit:	$11,500.00	Replacement Cost:	$11,500
		Typical Life:	15	Est Rem Life:	10

Comment:
The estimated cost is for the replacement of the Security cameras and PC.

Component Narrative

Project Name:	Summit Creek Community Association		
Project Location:	Clinton, Maryland	Interest Rate:	1.00%
Project Number:	24-1671	Inflation Rate:	3.00%
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Electrical

Description: Lights, Pole

Quantity:	18 EA	Cost Per Unit:	$3,200.00	Replacement Cost:	$57,600
		Typical Life:	25	Est Rem Life:	2

Comment:
The estimated replacement cost is for the exterior site pole lighting located around the community, pool and tennis court areas.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Mechanical

Description: Domestic Water Backflow Preventor - Allowance

Quantity: 1 LS | Cost Per Unit: $2,500.00 | Replacement Cost: $2,500
Typical Life: 5 | Est Rem Life: 3

Comment:
We are providing an allowance to re-build the domestic water backflow preventor .

Full replacement of the backflow can be figured in during future reserve studies.

Please note that depending on the jurisdiction, domestic backflow preventors are required to be test every 3 years and re-built every 5 years.

Description: Exhaust Fans - Allowance

Quantity: 1 LS | Cost Per Unit: $5,000.00 | Replacement Cost: $5,000
Typical Life: 25 | Est Rem Life: 5

Comment:
We are providing an allowance to repair and or replace the existing exhaust fans as necessary.

Component Narrative

Project Name:	Summit Creek Community Association		
Project Location:	Clinton, Maryland	Interest Rate:	1.00%
Project Number:	24-1671	Inflation Rate:	3.00%
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Mechanical

Description: Fire Sprinkler Backflow Preventor - Allowance

Quantity:	1 LS	Cost Per Unit:	$4,000.00	Replacement Cost:	$4,000
		Typical Life:	5	Est Rem Life:	1

Comment:
We are providing an allowance to re-build the fire backflow preventor .

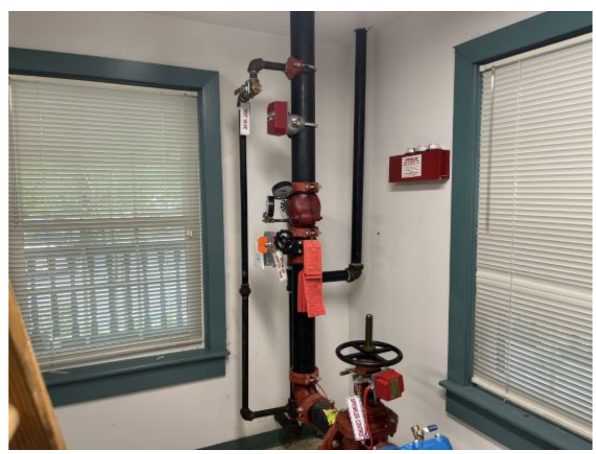
Full replacement of the backflow can be figured in during future reserve studies.

Please note that depending on the jurisdiction, fire backflow preventors are required to be test annually and re-built every 5 years.

Description: Fire Sprinkler Piping System - Allowance

Quantity:	1 LS	Cost Per Unit:	$15,000.00	Replacement Cost:	$15,000
		Typical Life:	30	Est Rem Life:	5

Comment:
We are providing an allowance to repair and or replace existing piping and or devices serving the fire sprinkler system as necessary.



Component Narrative

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Mechanical

Description: Hot Water Heater, Domestic, Community Building - 52 Gallon

Quantity:	1 EA	Cost Per Unit:	$8,500.00	Replacement Cost:	$8,500
		Typical Life:	15	Est Rem Life:	2

Comment:
The estimated replacement cost is for the domestic water heaters located in the community center.

Description: Hot Water Heater, Domestic, Pool Facility - 100 Gallon

Quantity:	1 EA	Cost Per Unit:	$21,000.00	Replacement Cost:	$21,000
		Typical Life:	15	Est Rem Life:	6

Comment:
The estimated replacement cost is for the domestic water heater located in the pool building. This price was provided by Management from the recent replacement.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Mechanical

Description: HVAC System - 3 Ton - First Level Office and Lobby

Quantity:	1 EA	Cost Per Unit:	$10,500.00	Replacement Cost:	$10,500
		Typical Life:	15	Est Rem Life:	4

Comment:
The estimated replacement cost is for the heating ventilating and air conditioning system (HVAC) located on the second level.

Description: HVAC System - 3 Ton - Second Floor Office

Quantity:	1 EA	Cost Per Unit:	$10,500.00	Replacement Cost:	$10,500
		Typical Life:	15	Est Rem Life:	4

Comment:
The estimated replacement cost is for the heating ventilating and air conditioning system (HVAC) located on the first level.

Component Narrative

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Mechanical

Description: HVAC System - 5 Ton - First Level Event Room

Quantity:	1 EA	Cost Per Unit:	$17,500.00	Replacement Cost:	$17,500
		Typical Life:	15	Est Rem Life:	3

Comment:
The estimated replacement cost is for the heating ventilating and air conditioning system (HVAC) located on the second level.

Description: HVAC System - 5 Ton - Second Level Event Room

Quantity:	1 EA	Cost Per Unit:	$17,500.00	Replacement Cost:	$17,500
		Typical Life:	15	Est Rem Life:	3

Comment:
The estimated replacement cost is for the heating ventilating and air conditioning system (HVAC) located on the first level.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

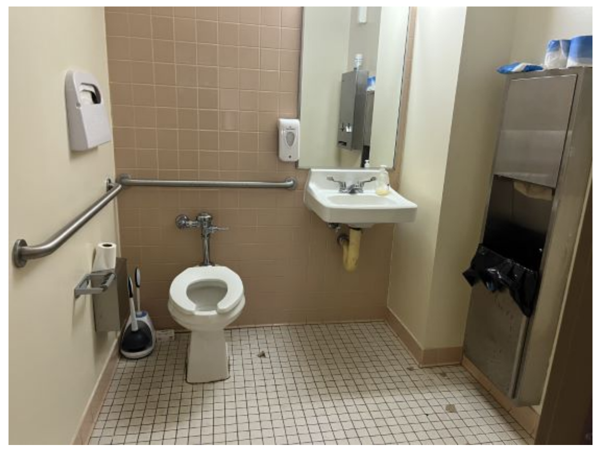
Interest Rate:	1.00%
Inflation Rate:	3.00%

Mechanical

Description: Plumbing Fixtures - Allowance

Quantity:	1 LS	Cost Per Unit:	$2,500.00	Replacement Cost:	$2,500
		Typical Life:	30	Est Rem Life:	5

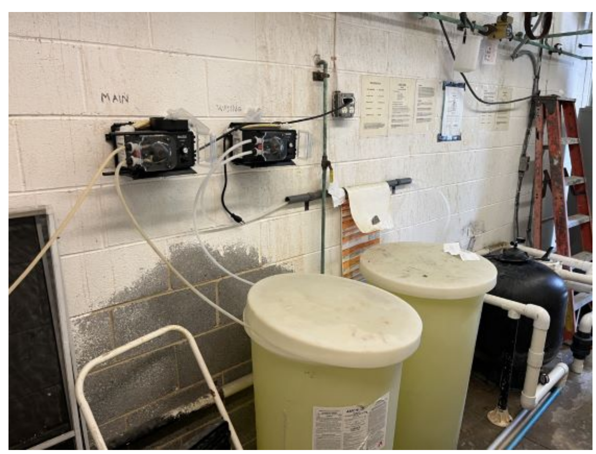
Comment:
We are providing an allowance to repair and or replace the existing plumbing fixtures as necessary.



Description: Pool Chemical Feed System and Pump and Chlorine Tanks

Quantity:	1 EA	Cost Per Unit:	$2,000.00	Replacement Cost:	$2,000
		Typical Life:	12	Est Rem Life:	5

Comment:
The estimated cost to replace the existing chemical feed system and chlorine tanks.



Component Narrative

Project Name:	Summit Creek Community Association			
Project Location:	Clinton, Maryland		Interest Rate:	1.00%
Project Number:	24-1671		Inflation Rate:	3.00%
Date of Study:	August 2025			
Month Contributions Commence:	June 2025			

Mechanical

Description: Pool Pump, Main

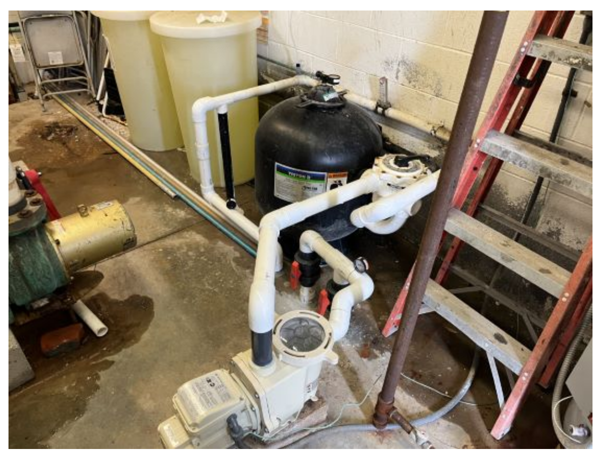
Quantity:	1 EA	Cost Per Unit:	$3,700.00	Replacement Cost:	$3,700
		Typical Life:	15	Est Rem Life:	2

Comment:
The estimated replacement cost is for the 7.5 hp pump and motor for the the main pool.

Description: Pool Pump, Wade

Quantity:	1 EA	Cost Per Unit:	$2,400.00	Replacement Cost:	$2,400
		Typical Life:	15	Est Rem Life:	14

Comment:
The estimated replacement cost is for the 3/4 hp pump and motor for the the wade pool.



Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Mechanical

Description: Pool Sand Filters - 24" - Kiddy Pool

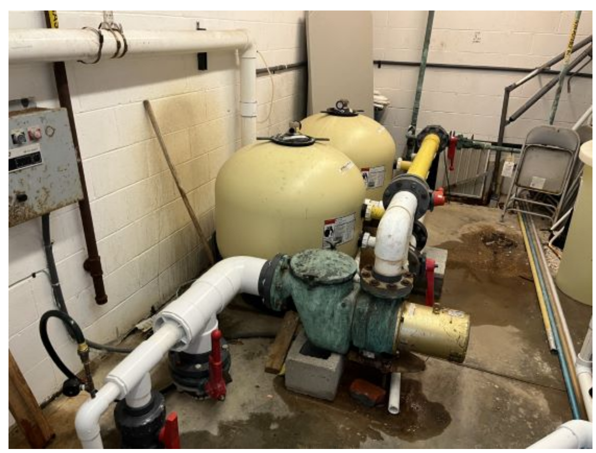
Quantity:	1 EA	Cost Per Unit:	$2,800.00	Replacement Cost:	$2,800
		Typical Life:	10	Est Rem Life:	7

Comment:
The estimated cost to replace the existing pool sand filters.

Description: Pool Sand Filters - 36" - Main Pool

Quantity:	2 EA	Cost Per Unit:	$3,600.00	Replacement Cost:	$7,200
		Typical Life:	10	Est Rem Life:	7

Comment:
The estimated cost to replace the existing pool sand filters.



Component Narrative

Project Name:	Summit Creek Community Association		
Project Location:	Clinton, Maryland	Interest Rate:	1.00%
Project Number:	24-1671	Inflation Rate:	3.00%
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Mechanical

Description: Water Cooler

Quantity:	5 EA	Cost Per Unit:	$2,850.00	Replacement Cost:	$14,250
		Typical Life:	20	Est Rem Life:	5

Comment:
The estimated cost to replace the existing water coolers

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Site

Description:	Asphalt Paving, Community Center				
Quantity:	2,236 SY	Cost Per Unit:	$22.00	Replacement Cost:	$49,192
		Typical Life:	25	Est Rem Life:	2

Comment:
The estimated cost is for a full mill and overlay of the asphalt paving. Asphalt paving requires regular maintenance, including crack filling and pot hole repair to prevent accelerated damage.

Description:	Asphalt Paving, Duplexes				
Quantity:	7,449 SY	Cost Per Unit:	$22.00	Replacement Cost:	$163,878
		Typical Life:	25	Est Rem Life:	16

Comment:
The estimated cost is for a full mill and overlay of the asphalt paving. Asphalt paving requires regular maintenance, including crack filling and pot hole repair to prevent accelerated damage. The areas included are Huckleberry, Rotunda, Goosecreek, Chickweed and Firebush Courts, off Serenade Lane.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Site

Description: Asphalt Paving, Oursler Park Drive

Quantity:	771 SY	Cost Per Unit:	$22.00	Replacement Cost:	$16,962
		Typical Life:	25	Est Rem Life:	2

Comment:
The estimated cost is for a full mill and overlay of the asphalt paving. Asphalt paving requires regular maintenance, including crack filling and pot hole repair to prevent accelerated damage. This area is off Kallarney Street.

Description: Asphalt Paving, Townhouses

Quantity:	9,444 SY	Cost Per Unit:	$22.00	Replacement Cost:	$207,768
		Typical Life:	25	Est Rem Life:	16

Comment:
The estimated cost is for a full mill and overlay of the asphalt paving. Asphalt paving requires regular maintenance, including crack filling and pot hole repair to prevent accelerated damage. The areas included are Quite Brook, Raintree, Dewdrop, and Goblet Courts, and Goblet Way.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Site

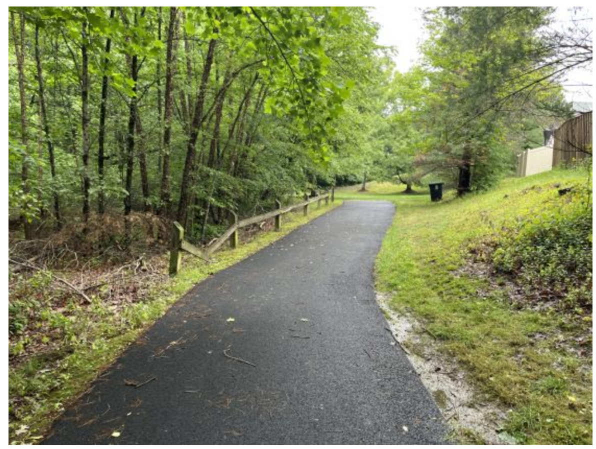
Description: Asphalt Trail

Quantity:	1 LS	Cost Per Unit:	$280,000.00	Replacement Cost:	$280,000
		Typical Life:	25	Est Rem Life:	23

Comment:
The estimated cost is for an overlay of asphalt on the existing trail.

Trails were repaved in 2023. Cost provided by the property manager.

Trial North of Suratts Road = 6,550LF
Trail South of Suratts Road = 3,720LF



Description: Bridge, Decking, Mayapple Court

Quantity:	624 SF	Cost Per Unit:	$30.00	Replacement Cost:	$18,720
		Typical Life:	15	Est Rem Life:	8

Comment:
The estimated cost is for the replacement of the wood decking. These bridges are steel structures which have an extended life, but should be inspected periodically for safety.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Site

Description: Bridge, Decking, Mount Auburn Drive

Quantity:	576 SF	Cost Per Unit:	$30.00	Replacement Cost:	$17,280
		Typical Life:	15	Est Rem Life:	8

Comment:
The estimated cost is for the replacement of the wood decking. These bridges are steel structures which have an extended life, but should be inspected periodically for safety.

Description: Bridge, Decking, Wooden Bridge

Quantity:	352 SF	Cost Per Unit:	$30.00	Replacement Cost:	$10,560
		Typical Life:	15	Est Rem Life:	8

Comment:
The estimated cost is for the replacement of the wood decking. These bridges are steel structures which have an extended life, but should be inspected periodically for safety.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Site

Description: Concrete Curb and Gutter, 30%

Quantity:	2,120 SF	Cost Per Unit:	$45.00	Replacement Cost:	$95,400
		Typical Life:	20	Est Rem Life:	6

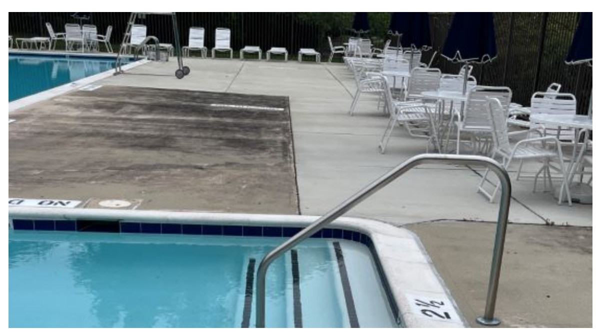
Comment:
The estimated cost is for the replacement of a designated amount of the concrete curbing located along the roadways. These require periodic replacement if damaged and to maintain proper drainage. The total quantity of curbing is 466 lf, around the community building, and 6600 lf, around the townhouse and duplex roadways.

Concrete was reported to have been replaced in the last few years totaling $56,062. The remaining useful life was adjusted to reflect these changes.

Description: Concrete Pool Apron

Quantity:	3,150 SF	Cost Per Unit:	$12.00	Replacement Cost:	$37,800
		Typical Life:	30	Est Rem Life:	28

Comment:
The estimated replacement cost is for the concrete pool apron located around the pools. Some cracking was observed. This should be sealed to prevent damage to the pool structure.



Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Site

Description: Concrete Sidewalks, 30%

Quantity:	8,850 SF	Cost Per Unit:	$9.00	Replacement Cost:	$79,650
		Typical Life:	20	Est Rem Life:	10

Comment:
The estimated cost is for the replacement of a designated amount of the concrete walkways located throughout the community. These require periodic inspection and replacement if damaged or a trip hazzard. The total quantity of main walks is 1500 sf, around the community building, and 28,000 sf, around the townhouse and duplex areas.

Concrete was reported to have been replaced in the last few years totaling $56,062. The remaining useful life was adjusted to reflect these changes.

Description: Fence, Chain Link, Storm Water Management Area

Quantity:	590 LF	Cost Per Unit:	$20.00	Replacement Cost:	$11,800
		Typical Life:	30	Est Rem Life:	8

Comment:
The estimated cost is for the chain link fence around the storm water management area.

Description: Fence, Chain Link, Tennis Courts

Quantity:	480 LF	Cost Per Unit:	$30.00	Replacement Cost:	$14,400
		Typical Life:	25	Est Rem Life:	10

Comment:
The estimated cost is for the chain link fence around the tennis courts.

Component Narrative

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

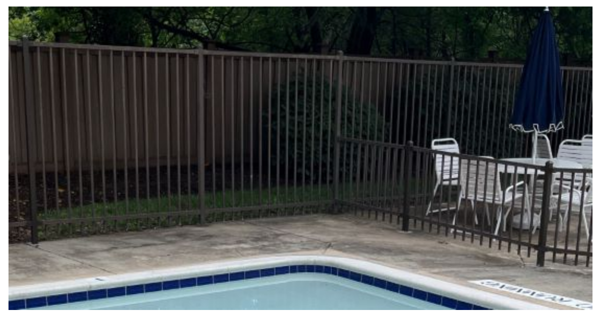
Interest Rate: 1.00%
Inflation Rate: 3.00%

Site

Description: Fence, Pool and Community Building Areas

Quantity: 163 LF | Cost Per Unit: $45.00 | Replacement Cost: $7,335
Typical Life: 25 | Est Rem Life: 10

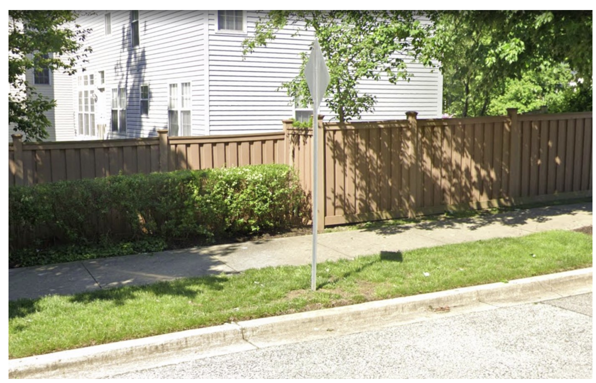
Comment:
The estimated replacement cost is for the fencing located around the the pool and tot lot areas of the community building.



Description: Fence, Privacy 6 Ft., Composite

Quantity: 5,670 LF | Cost Per Unit: $42.00 | Replacement Cost: $238,140
Typical Life: 25 | Est Rem Life: 12

Comment:
This fencing is located along Summit Creek Drive.



Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Site

Description: Fence, Split Rail, PVC

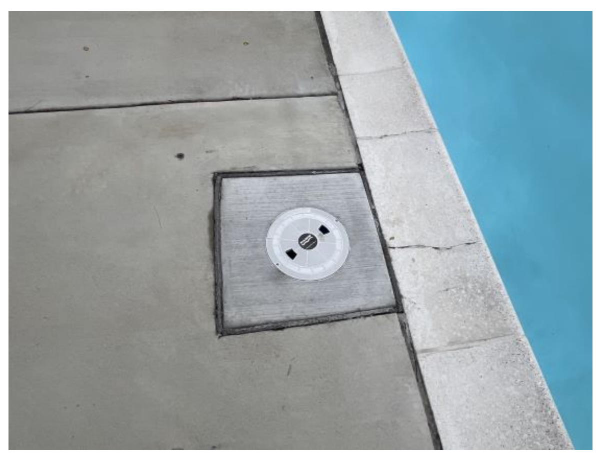
Quantity:	4,254 LF	Cost Per Unit:	$18.00	Replacement Cost:	$76,572
		Typical Life:	25	Est Rem Life:	10

Comment:
This fencing is located along Summit Creek Drive.

Description: Pool Coping and Skimmer Replacement

Quantity:	1 LF	Cost Per Unit:	$10,200.00	Replacement Cost:	$10,200
		Typical Life:	15	Est Rem Life:	12

Comment:
The estimated replacement cost is for the removal and replacement of the pool coping tile and includes funding for the replacement of the skimmers. The total linear feet of the pool coping is 334.



Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Site

Description: Pool White Coat/Resurface

Quantity:	1 LS	Cost Per Unit:	$28,014.00	Replacement Cost:	$28,014
		Typical Life:	15	Est Rem Life:	10

Comment:
The estimated cost is for the resurfacing of the pool. The cost was provided from the recent resurfacing. The area is estimated as 5,780 sf.

Description: Retaining Wall, Railings

Quantity:	500 LF	Cost Per Unit:	$35.00	Replacement Cost:	$17,500
		Typical Life:	25	Est Rem Life:	7

Comment:
The estimated replacement cost is for the retaining wall guard fencing.

Site

Description: Retaining Wall/Stone Monument Repair Allowance

Quantity:	1 LS	Cost Per Unit:	$15,000.00	Replacement Cost:	$15,000
		Typical Life:	20	Est Rem Life:	8

Comment:
Several stone monuments and retaining walls are located along Surratts Road and Summit Creek Road.These monuments have an extended useful life, but will require periodic repair and maintenance. This fund is for the anticipated repairs.

Repairs were reported to have been recently made in on these stone features.

Description: Tennis Court Resurfacing

Quantity:	1 LS	Cost Per Unit:	$25,600.00	Replacement Cost:	$25,600
		Typical Life:	20	Est Rem Life:	19

Comment:
The estimated replacement cost is to resurface the double tennis court with an Armor Crack repair system, which includes and the application of a new acrylic surfacing.

Tennis courts were resurfaced in 2024, for $25,600.00. Pricing provided by the property manager.

Component Narrative

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Miscellaneous

Description: Area Signage

Quantity:	1 LS	Cost Per Unit:	$16,800.00	Replacement Cost:	$16,800
		Typical Life:	20	Est Rem Life:	7

Comment:
Funding is provided for the replacement of the various small signs located throughout the community.

Description: Community Sign

Quantity:	1 LS	Cost Per Unit:	$3,600.00	Replacement Cost:	$3,600
		Typical Life:	25	Est Rem Life:	5

Comment:
The estimated replacement cost is for the large community sign placard located at the intersection of Surratts Road, and Summit Creek Drive.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

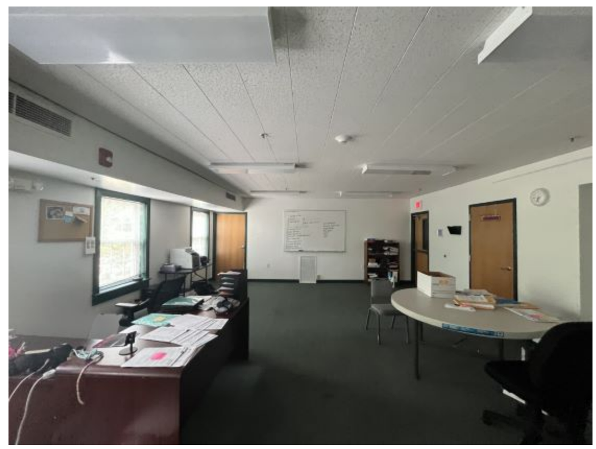
Interest Rate: 1.00%
Inflation Rate: 3.00%

Miscellaneous

Description: Furniture, Community Center

Quantity:	1 LS	Cost Per Unit:	$4,250.00	Replacement Cost:	$4,250
		Typical Life:	15	Est Rem Life:	4

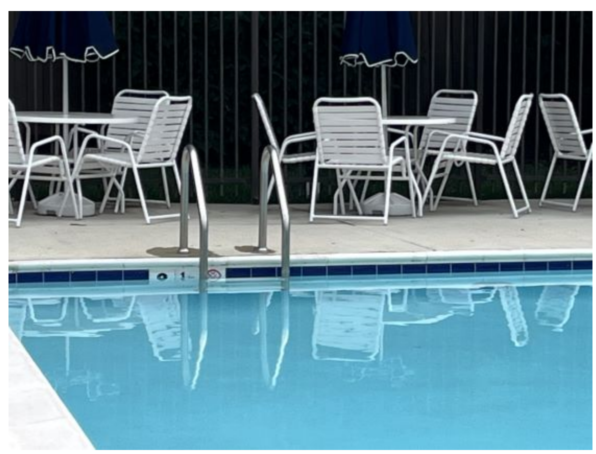
Comment:
The estimated cost is for replacement of the furniture in the community center.



Description: Furniture, Pool

Quantity:	1 LS	Cost Per Unit:	$16,000.00	Replacement Cost:	$16,000
		Typical Life:	15	Est Rem Life:	5

Comment:
The estimated replacement cost is for the pool furniture.



Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Miscellaneous

Description: Kitchen Appliances, Community Center

Quantity:	1 LS	Cost Per Unit:	$10,500.00	Replacement Cost:	$10,500
		Typical Life:	20	Est Rem Life:	4

Comment:
The estimated cost is for replacement of the kitchen appliances.

Description: Mailbox Clusters

Quantity:	1 LS	Cost Per Unit:	$14,000.00	Replacement Cost:	$14,000
		Typical Life:	25	Est Rem Life:	2

Comment:
The estimated replacement cost is for the mailbox cluster provided for the duplexes and townhouse units.

Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Miscellaneous

Description: Pool Cover

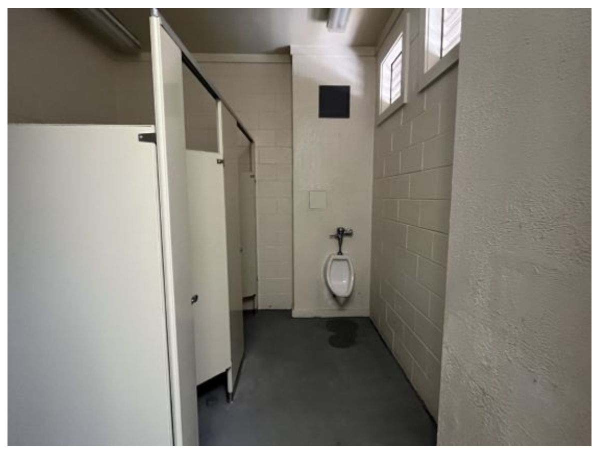
Quantity:	1 LS	Cost Per Unit:	$10,000.00	Replacement Cost:	$10,000
		Typical Life:	10	Est Rem Life:	4

Comment:
The estimated replacement cost is for the two pool mesh covers.

Description: Pool House Bath Stalls

Quantity:	1 LS	Cost Per Unit:	$4,000.00	Replacement Cost:	$4,000
		Typical Life:	25	Est Rem Life:	20

Comment:
The estimated cost is for the replacement of the pool house bath stalls. This cost was provided from the recent replacement.



Component Narrative

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Miscellaneous

Description: Pool Lifeguard Stands/Chairs

Quantity:	1 LS	Cost Per Unit:	$3,800.00	Replacement Cost:	$3,800
		Typical Life:	25	Est Rem Life:	19

Comment:
The estimated cost is for the replacement of the lifeguard stands and chairs. This cost was provided from the recent replacement.

Description: Tot Lot, Community Center

Quantity:	1 EA	Cost Per Unit:	$42,000.00	Replacement Cost:	$42,000
		Typical Life:	25	Est Rem Life:	15

Comment:
The estimated cost is for the replacement of the playground equipment with a similar configuration.

Component Narrative

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Miscellaneous

Description: Tot Lot, Near Mayapple and Button Bush Courts

Quantity:	1 LS	Cost Per Unit:	$40,000.00	Replacement Cost:	$40,000
		Typical Life:	25	Est Rem Life:	15

Comment:
The estimated cost is for the replacement of the playground equipment with a similar configuration.

Description: Tot Lot, Near Stuart and Quiet Brook Lanes

Quantity:	1 EA	Cost Per Unit:	$28,000.00	Replacement Cost:	$28,000
		Typical Life:	25	Est Rem Life:	15

Comment:
The estimated cost is for the replacement of the playground equipment with a similar configuration.

Capital Reserve Calculations

Friday, August 22, 2025

BECHT ENGINEERING
BUILDING TECHNOLOGIES

Reserve Summary

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

		RESERVES			CONTRIBUTION		
Architectural	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Architectural	$141,316	$70,683	$102,418	($31,735)	$7,900	$5,732	$13,632
Electrical	$85,650	$49,590	$71,856	($22,265)	$4,755	$9,883	$14,638
Mechanical	$146,850	$77,275	$111,970	($34,695)	$12,160	$10,705	$22,864
Site	$1,421,771	$461,622	$668,883	($207,261)	$78,564	$30,614	$109,177
Miscellaneous	$192,950	$79,328	$114,946	($35,617)	$11,588	$6,706	$18,294
TOTALS	$1,988,537	$738,498	$1,070,072	($331,574)	$114,966	$63,640	$178,605

Component Schedule

BUILDING TECHNOLOGIES

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Description	Replacement Cost	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Architectural									
Carpeting	$12,660	3	12	$1,251	0.94%	$6,916	$10,021	($3,105)	$1,092
Doors, Exterior, Pool Building	$11,500	5	25	$599	0.94%	$6,913	$10,017	($3,104)	$676
Floor, Vinyl Tile	$40,000	10	20	$2,532	2.17%	$16,028	$23,224	($7,196)	$836
Floor, Vinyl Tile	$1,440	3	20	$91	0.12%	$892	$1,292	($400)	$141
Gutters and Downspouts Community Building	$4,853	5	25	$253	0.40%	$2,917	$4,227	($1,310)	$285
Gutters and Downspouts Pool	$3,013	7	25	$157	0.23%	$1,676	$2,428	($752)	$120
Roof - Asphalt Shingles - Community Center	$28,050	5	25	$1,461	2.28%	$16,863	$24,434	($7,571)	$1,649
Roof - Asphalt Shingles - Pool House	$11,000	22	25	$573	0.16%	$1,167	$1,692	($524)	$31
Siding, Vinyl	$28,800	10	40	$983	2.34%	$17,310	$25,082	($7,772)	$902
Electrical									
Clubhouse Entry System	$2,800	3	20	$177	0.23%	$1,734	$2,512	($778)	$274
Clubhouse Fire Alarm Control Panel	$4,250	19	25	$221	0.12%	$885	$1,283	($397)	$26
Clubhouse Interior Lighting Allowance	$9,500	5	30	$421	0.81%	$5,949	$8,620	($2,671)	$582
Clubhouse Security Camera System	$11,500	10	15	$935	0.42%	$3,072	$4,451	($1,379)	$160
Lights, Pole	$57,600	2	25	$3,000	5.14%	$37,951	$54,990	($17,039)	$8,841
Mechanical									
Domestic Water Backflow Preventor - Allowance	$2,500	3	5	$544	0.10%	$728	$1,055	($327)	$115
Exhaust Fans - Allowance	$5,000	5	25	$260	0.41%	$3,006	$4,355	($1,350)	$294
Fire Sprinkler Backflow Preventor - Allowance	$4,000	1	5	$871	0.30%	$2,251	$3,262	($1,011)	$1,030
Fire Sprinkler Piping System - Allowance	$15,000	5	30	$665	1.27%	$9,393	$13,611	($4,217)	$918
Hot Water Heater, Domestic, Community Building - 52 Gallon	$8,500	2	15	$691	0.71%	$5,276	$7,644	($2,369)	$1,229

Component Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Description	Replacement Cost	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Hot Water Heater, Domestic, Pool Facility - 100 Gallon	$21,000	6	15	$1,707	1.30%	$9,605	$13,917	($4,312)	$794
HVAC System - 3 Ton - First Level Office and Lobby	$10,500	4	15	$854	0.77%	$5,699	$8,258	($2,559)	$686
HVAC System - 3 Ton - Second Floor Office	$10,500	4	15	$854	0.77%	$5,699	$8,258	($2,559)	$686
HVAC System - 5 Ton - First Level Event Room	$17,500	3	15	$1,423	1.38%	$10,198	$14,776	($4,579)	$1,611
HVAC System - 5 Ton - Second Level Event Room	$17,500	3	15	$1,423	1.38%	$10,198	$14,776	($4,579)	$1,611
Plumbing Fixtures - Allowance	$2,500	5	30	$111	0.21%	$1,566	$2,268	($703)	$153
Pool Chemical Feed System and Pump and Chlorine Tanks	$2,000	5	12	$198	0.12%	$877	$1,270	($394)	$86
Pool Pump, Main	$3,700	2	15	$301	0.31%	$2,296	$3,328	($1,031)	$535
Pool Pump, Wade	$2,400	14	15	$195	0.02%	$133	$193	($60)	$5
Pool Sand Filters - 24" - Kiddy Pool	$2,800	7	10	$325	0.09%	$649	$940	($291)	$47
Pool Sand Filters - 36" - Main Pool	$7,200	7	10	$836	0.23%	$1,669	$2,418	($749)	$120
Water Cooler	$14,250	5	20	$902	1.09%	$8,031	$11,637	($3,606)	$785
Site									
Asphalt Paving, Community Center	$49,192	2	25	$2,562	4.39%	$32,411	$46,963	($14,552)	$7,550
Asphalt Paving, Duplexes	$163,878	16	25	$8,536	6.78%	$50,066	$72,545	($22,479)	$1,728
Asphalt Paving, Oursler Park Drive	$16,962	2	25	$883	1.51%	$11,176	$16,193	($5,018)	$2,603
Asphalt Paving, Townhouses	$207,768	16	25	$10,822	8.60%	$63,475	$91,974	($28,499)	$2,190
Asphalt Trail	$280,000	23	25	$14,584	2.70%	$19,923	$28,868	($8,945)	$501
Bridge, Decking, Mayapple Court	$18,720	8	15	$1,522	0.93%	$6,837	$9,907	($3,070)	$435
Bridge, Decking, Mount Auburn Drive	$17,280	8	15	$1,405	0.85%	$6,311	$9,145	($2,834)	$402
Bridge, Decking, Wooden Bridge	$10,560	8	15	$859	0.52%	$3,857	$5,589	($1,732)	$245

Component Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Description	Replacement Cost	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Concrete Curb and Gutter, 30%	$95,400	6	20	$6,038	6.89%	$50,906	$73,763	($22,856)	$4,208
Concrete Pool Apron	$37,800	28	30	$1,676	0.31%	$2,295	$3,326	($1,031)	$49
Concrete Sidewalks, 30%	$79,650	10	20	$5,041	4.32%	$31,915	$46,245	($14,329)	$1,664
Fence, Chain Link, Storm Water Management Area	$11,800	8	30	$523	0.92%	$6,773	$9,814	($3,041)	$431
Fence, Chain Link, Tennis Courts	$14,400	10	25	$750	0.94%	$6,924	$10,033	($3,109)	$361
Fence, Pool and Community Building Areas	$7,335	10	25	$382	0.48%	$3,527	$5,110	($1,584)	$184
Fence, Privacy 6 Ft., Composite	$238,140	12	25	$12,404	13.73%	$101,364	$146,874	($45,511)	$4,498
Fence, Split Rail, PVC	$76,572	10	25	$3,988	4.99%	$36,818	$53,349	($16,531)	$1,920
Pool Coping and Skimmer Replacement	$10,200	12	15	$829	0.23%	$1,670	$2,420	($750)	$74
Pool White Coat/Resurface	$28,014	10	15	$2,278	1.01%	$7,483	$10,843	($3,360)	$390
Retaining Wall, Railings	$17,500	7	25	$912	1.32%	$9,736	$14,107	($4,371)	$699
Retaining Wall/Stone Monument Repair Allowance	$15,000	8	20	$949	0.95%	$7,044	$10,207	($3,163)	$448
Tennis Court Resurfacing	$25,600	19	20	$1,620	0.15%	$1,111	$1,610	($499)	$33
Miscellaneous									
Area Signage	$16,800	7	20	$1,063	1.14%	$8,438	$12,226	($3,788)	$606
Community Sign	$3,600	5	25	$188	0.29%	$2,164	$3,136	($972)	$212
Furniture, Community Center	$4,250	4	15	$346	0.31%	$2,307	$3,343	($1,036)	$278
Furniture, Pool	$16,000	5	15	$1,301	1.09%	$8,016	$11,614	($3,599)	$784
Kitchen Appliances, Community Center	$10,500	4	20	$665	0.84%	$6,217	$9,009	($2,792)	$748
Mailbox Clusters	$14,000	2	25	$729	1.25%	$9,224	$13,366	($4,141)	$2,149
Pool Cover	$10,000	4	10	$1,161	0.60%	$4,441	$6,435	($1,994)	$535
Pool House Bath Stalls	$4,000	20	25	$208	0.09%	$699	$1,013	($314)	$20
Pool Lifeguard Stands/Chairs	$3,800	19	25	$198	0.11%	$791	$1,147	($355)	$24
Tot Lot, Community Center	$42,000	15	25	$2,188	1.91%	$14,139	$20,487	($6,348)	$516

Component Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Description	Replacement Cost	Est. Rem. Life	Typical Life	Basic Annual Contrib.	Percent Total	Present Fund	Required Fund	Surplus (Deficit)	Contrib. Adjustment
Tot Lot, Near Mayapple and Button Bush Courts	$40,000	15	25	$2,083	1.82%	$13,466	$19,512	($6,046)	$492
Tot Lot, Near Stuart and Quiet Brook Lanes	$28,000	15	25	$1,458	1.28%	$9,426	$13,658	($4,232)	$344
Totals	$1,988,537			$114,966	100.00%	$738,498	$1,070,072	($331,574)	$63,640

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Architectural	Quantity	Replacement Cost	RESERVES Present Fund	RESERVES Required Fund	RESERVES Surplus (Deficit)	CONTRIBUTION Basic Annual	CONTRIBUTION Adjustment*	CONTRIBUTION Total
Carpeting	211 SY	$12,660	$6,916	$10,021	($3,105)	$1,251	$1,092	$2,344
Doors, Exterior, Pool Building	1 LS	$11,500	$6,913	$10,017	($3,104)	$599	$676	$1,275
Floor, Vinyl Tile	2,000 SF	$40,000	$16,028	$23,224	($7,196)	$2,532	$836	$3,367
Floor, Vinyl Tile	96 SF	$1,440	$892	$1,292	($400)	$91	$141	$232
Gutters and Downspouts Community Building	422 LF	$4,853	$2,917	$4,227	($1,310)	$253	$285	$538
Gutters and Downspouts Pool	241 LF	$3,013	$1,676	$2,428	($752)	$157	$120	$277
Roof - Asphalt Shingles - Community Center	5,100 SF	$28,050	$16,863	$24,434	($7,571)	$1,461	$1,649	$3,110
Roof - Asphalt Shingles - Pool House	2,000 SF	$11,000	$1,167	$1,692	($524)	$573	$31	$603
Siding, Vinyl	3,600 SF	$28,800	$17,310	$25,082	($7,772)	$983	$902	$1,885
TOTALS		$141,316	$70,683	$102,418	($31,735)	$7,900	$5,732	$13,632

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

			RESERVES			CONTRIBUTION		
Electrical	Quantity	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Clubhouse Entry System	1 LS	$2,800	$1,734	$2,512	($778)	$177	$274	$451
Clubhouse Fire Alarm Control Panel	1 EA	$4,250	$885	$1,283	($397)	$221	$26	$248
Clubhouse Interior Lighting Allowance	1 LS	$9,500	$5,949	$8,620	($2,671)	$421	$582	$1,003
Clubhouse Security Camera System	1 LS	$11,500	$3,072	$4,451	($1,379)	$935	$160	$1,095
Lights, Pole	18 EA	$57,600	$37,951	$54,990	($17,039)	$3,000	$8,841	$11,841
TOTALS		$85,650	$49,590	$71,856	($22,265)	$4,755	$9,883	$14,638

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

			RESERVES			CONTRIBUTION		
Mechanical	Quantity	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Domestic Water Backflow Preventor - Allowance	1 LS	$2,500	$728	$1,055	($327)	$544	$115	$659
Exhaust Fans - Allowance	1 LS	$5,000	$3,006	$4,355	($1,350)	$260	$294	$554
Fire Sprinkler Backflow Preventor - Allowance	1 LS	$4,000	$2,251	$3,262	($1,011)	$871	$1,030	$1,901
Fire Sprinkler Piping System - Allowance	1 LS	$15,000	$9,393	$13,611	($4,217)	$665	$918	$1,583
Hot Water Heater, Domestic, Community Building - 52 Gallon	1 EA	$8,500	$5,276	$7,644	($2,369)	$691	$1,229	$1,920
Hot Water Heater, Domestic, Pool Facility - 100 Gallon	1 EA	$21,000	$9,605	$13,917	($4,312)	$1,707	$794	$2,501
HVAC System - 3 Ton - First Level Office and Lobby	1 EA	$10,500	$5,699	$8,258	($2,559)	$854	$686	$1,540
HVAC System - 3 Ton - Second Floor Office	1 EA	$10,500	$5,699	$8,258	($2,559)	$854	$686	$1,540
HVAC System - 5 Ton - First Level Event Room	1 EA	$17,500	$10,198	$14,776	($4,579)	$1,423	$1,611	$3,034
HVAC System - 5 Ton - Second Level Event Room	1 EA	$17,500	$10,198	$14,776	($4,579)	$1,423	$1,611	$3,034
Plumbing Fixtures - Allowance	1 LS	$2,500	$1,566	$2,268	($703)	$111	$153	$264
Pool Chemical Feed System and Pump and Chlorine Tanks	1 EA	$2,000	$877	$1,270	($394)	$198	$86	$283
Pool Pump, Main	1 EA	$3,700	$2,296	$3,328	($1,031)	$301	$535	$836
Pool Pump, Wade	1 EA	$2,400	$133	$193	($60)	$195	$5	$200
Pool Sand Filters - 24" - Kiddy Pool	1 EA	$2,800	$649	$940	($291)	$325	$47	$372

BUILDING TECHNOLOGIES

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

			RESERVES			CONTRIBUTION		
Mechanical	Quantity	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Pool Sand Filters - 36" - Main Pool	2 EA	$7,200	$1,669	$2,418	($749)	$836	$120	$956
Water Cooler	5 EA	$14,250	$8,031	$11,637	($3,606)	$902	$785	$1,687
TOTALS		$146,850	$77,275	$111,970	($34,695)	$12,160	$10,705	$22,864

BUILDING TECHNOLOGIES

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

				RESERVES			*CONTRIBUTION*		
Site	Quantity		Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Asphalt Paving, Community Center	2,236	SY	$49,192	$32,411	$46,963	($14,552)	$2,562	$7,550	$10,113
Asphalt Paving, Duplexes	7,449	SY	$163,878	$50,066	$72,545	($22,479)	$8,536	$1,728	$10,263
Asphalt Paving, Oursler Park Drive	771	SY	$16,962	$11,176	$16,193	($5,018)	$883	$2,603	$3,487
Asphalt Paving, Townhouses	9,444	SY	$207,768	$63,475	$91,974	($28,499)	$10,822	$2,190	$13,012
Asphalt Trail	1	LS	$280,000	$19,923	$28,868	($8,945)	$14,584	$501	$15,085
Bridge, Decking, Mayapple Court	624	SF	$18,720	$6,837	$9,907	($3,070)	$1,522	$435	$1,957
Bridge, Decking, Mount Auburn Drive	576	SF	$17,280	$6,311	$9,145	($2,834)	$1,405	$402	$1,807
Bridge, Decking, Wooden Bridge	352	SF	$10,560	$3,857	$5,589	($1,732)	$859	$245	$1,104
Concrete Curb and Gutter, 30%	2,120	SF	$95,400	$50,906	$73,763	($22,856)	$6,038	$4,208	$10,246
Concrete Pool Apron	3,150	SF	$37,800	$2,295	$3,326	($1,031)	$1,676	$49	$1,724
Concrete Sidewalks, 30%	8,850	SF	$79,650	$31,915	$46,245	($14,329)	$5,041	$1,664	$6,705
Fence, Chain Link, Storm Water Management Area	590	LF	$11,800	$6,773	$9,814	($3,041)	$523	$431	$954
Fence, Chain Link, Tennis Courts	480	LF	$14,400	$6,924	$10,033	($3,109)	$750	$361	$1,111
Fence, Pool and Community Building Areas	163	LF	$7,335	$3,527	$5,110	($1,584)	$382	$184	$566
Fence, Privacy 6 Ft., Composite	5,670	LF	$238,140	$101,364	$146,874	($45,511)	$12,404	$4,498	$16,902
Fence, Split Rail, PVC	4,254	LF	$76,572	$36,818	$53,349	($16,531)	$3,988	$1,920	$5,908
Pool Coping and Skimmer Replacement	1	LF	$10,200	$1,670	$2,420	($750)	$829	$74	$903
Pool White Coat/Resurface	1	LS	$28,014	$7,483	$10,843	($3,360)	$2,278	$390	$2,668

Component Detail

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

			RESERVES			CONTRIBUTION		
Site	Quantity	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Retaining Wall, Railings	500 LF	$17,500	$9,736	$14,107	($4,371)	$912	$699	$1,611
Retaining Wall/Stone Monument Repair Allowance	1 LS	$15,000	$7,044	$10,207	($3,163)	$949	$448	$1,398
Tennis Court Resurfacing	1 LS	$25,600	$1,111	$1,610	($499)	$1,620	$33	$1,653
TOTALS		$1,421,771	$461,622	$668,883	($207,261)	$78,564	$30,614	$109,177

Component Detail

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

			RESERVES			CONTRIBUTION		
Miscellaneous	Quantity	Replacement Cost	Present Fund	Required Fund	Surplus (Deficit)	Basic Annual	Adjustment*	Total
Area Signage	1 LS	$16,800	$8,438	$12,226	($3,788)	$1,063	$606	$1,669
Community Sign	1 LS	$3,600	$2,164	$3,136	($972)	$188	$212	$399
Furniture, Community Center	1 LS	$4,250	$2,307	$3,343	($1,036)	$346	$278	$623
Furniture, Pool	1 LS	$16,000	$8,016	$11,614	($3,599)	$1,301	$784	$2,085
Kitchen Appliances, Community Center	1 LS	$10,500	$6,217	$9,009	($2,792)	$665	$748	$1,413
Mailbox Clusters	1 LS	$14,000	$9,224	$13,366	($4,141)	$729	$2,149	$2,878
Pool Cover	1 LS	$10,000	$4,441	$6,435	($1,994)	$1,161	$535	$1,696
Pool House Bath Stalls	1 LS	$4,000	$699	$1,013	($314)	$208	$20	$228
Pool Lifeguard Stands/Chairs	1 LS	$3,800	$791	$1,147	($355)	$198	$24	$221
Tot Lot, Community Center	1 EA	$42,000	$14,139	$20,487	($6,348)	$2,188	$516	$2,704
Tot Lot, Near Mayapple and Button Bush Courts	1 LS	$40,000	$13,466	$19,512	($6,046)	$2,083	$492	$2,575
Tot Lot, Near Stuart and Quiet Brook Lanes	1 EA	$28,000	$9,426	$13,658	($4,232)	$1,458	$344	$1,802
TOTALS		$192,950	$79,328	$114,946	($35,617)	$11,588	$6,706	$18,294

Disbursement Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
2026			
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$4,120
		$4,000	**$4,120**
2027			
	Asphalt Paving, Community Center	$49,192	$52,188
	Asphalt Paving, Oursler Park Drive	$16,962	$17,995
	Hot Water Heater, Domestic, Community Building - 52 Gallon	$8,500	$9,018
	Lights, Pole	$57,600	$61,108
	Mailbox Clusters	$14,000	$14,853
	Pool Pump, Main	$3,700	$3,925
		$149,954	**$159,086**
2028			
	Carpeting	$12,660	$13,834
	Clubhouse Entry System	$2,800	$3,060
	Domestic Water Backflow Preventor - Allowance	$2,500	$2,732
	Floor, Vinyl Tile	$1,440	$1,574
	HVAC System - 5 Ton - First Level Event Room	$17,500	$19,123
	HVAC System - 5 Ton - Second Level Event Room	$17,500	$19,123
		$54,400	**$59,444**
2029			
	Furniture, Community Center	$4,250	$4,783
	HVAC System - 3 Ton - First Level Office and Lobby	$10,500	$11,818
	HVAC System - 3 Ton - Second Floor Office	$10,500	$11,818
	Kitchen Appliances, Community Center	$10,500	$11,818

Disbursement Schedule

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025
Month Contributions Commence:	June 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%

Year	Description	Base Cost	Future Replacement Cost
	Pool Cover	$10,000	$11,255
		$45,750	**$51,492**
2030			
	Clubhouse Interior Lighting Allowance	$9,500	$11,013
	Community Sign	$3,600	$4,173
	Doors, Exterior, Pool Building	$11,500	$13,332
	Exhaust Fans - Allowance	$5,000	$5,796
	Fire Sprinkler Piping System - Allowance	$15,000	$17,389
	Furniture, Pool	$16,000	$18,548
	Gutters and Downspouts Community Building	$4,853	$5,626
	Plumbing Fixtures - Allowance	$2,500	$2,898
	Pool Chemical Feed System and Pump and Chlorine Tanks	$2,000	$2,319
	Roof - Asphalt Shingles - Community Center	$28,050	$32,518
	Water Cooler	$14,250	$16,520
		$112,253	**$130,132**
2031			
	Concrete Curb and Gutter, 30%	$95,400	$113,913
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$4,776
	Hot Water Heater, Domestic, Pool Facility - 100 Gallon	$21,000	$25,075
		$120,400	**$143,764**
2032			
	Area Signage	$16,800	$20,662
	Gutters and Downspouts Pool	$3,013	$3,705
	Pool Sand Filters - 24" - Kiddy Pool	$2,800	$3,444
	Pool Sand Filters - 36" - Main Pool	$7,200	$8,855
	Retaining Wall, Railings	$17,500	$21,523

BECHT ENGINEERING
BUILDING TECHNOLOGIES

Disbursement Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
		$47,313	**$58,188**
2033			
	Bridge, Decking, Mayapple Court	$18,720	$23,714
	Bridge, Decking, Mount Auburn Drive	$17,280	$21,890
	Bridge, Decking, Wooden Bridge	$10,560	$13,377
	Domestic Water Backflow Preventor - Allowance	$2,500	$3,167
	Fence, Chain Link, Storm Water Management Area	$11,800	$14,948
	Retaining Wall/Stone Monument Repair Allowance	$15,000	$19,002
		$75,860	**$96,097**
2035			
	Clubhouse Security Camera System	$11,500	$15,455
	Concrete Sidewalks, 30%	$79,650	$107,043
	Fence, Chain Link, Tennis Courts	$14,400	$19,352
	Fence, Pool and Community Building Areas	$7,335	$9,858
	Fence, Split Rail, PVC	$76,572	$102,906
	Floor, Vinyl Tile	$40,000	$53,757
	Pool White Coat/Resurface	$28,014	$37,648
	Siding, Vinyl	$28,800	$38,705
		$286,271	**$384,724**
2036			
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$5,537
		$4,000	**$5,537**
2037			
	Fence, Privacy 6 Ft., Composite	$238,140	$339,531
	Pool Coping and Skimmer Replacement	$10,200	$14,543
		$248,340	**$354,073**

Disbursement Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
2038			
	Domestic Water Backflow Preventor - Allowance	$2,500	$3,671
		$2,500	**$3,671**
2039			
	Pool Cover	$10,000	$15,126
	Pool Pump, Wade	$2,400	$3,630
		$12,400	**$18,756**
2040			
	Carpeting	$12,660	$19,724
	Tot Lot, Community Center	$42,000	$65,435
	Tot Lot, Near Mayapple and Button Bush Courts	$40,000	$62,319
	Tot Lot, Near Stuart and Quiet Brook Lanes	$28,000	$43,623
		$122,660	**$191,100**
2041			
	Asphalt Paving, Duplexes	$163,878	$262,976
	Asphalt Paving, Townhouses	$207,768	$333,407
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$6,419
		$375,646	**$602,802**
2042			
	Hot Water Heater, Domestic, Community Building - 52 Gallon	$8,500	$14,049
	Pool Chemical Feed System and Pump and Chlorine Tanks	$2,000	$3,306
	Pool Pump, Main	$3,700	$6,116
	Pool Sand Filters - 24" - Kiddy Pool	$2,800	$4,628
	Pool Sand Filters - 36" - Main Pool	$7,200	$11,901
		$24,200	**$39,999**

Disbursement Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
2043			
	Domestic Water Backflow Preventor - Allowance	$2,500	$4,256
	HVAC System - 5 Ton - First Level Event Room	$17,500	$29,793
	HVAC System - 5 Ton - Second Level Event Room	$17,500	$29,793
		$37,500	**$63,841**
2044			
	Clubhouse Fire Alarm Control Panel	$4,250	$7,452
	Furniture, Community Center	$4,250	$7,452
	HVAC System - 3 Ton - First Level Office and Lobby	$10,500	$18,412
	HVAC System - 3 Ton - Second Floor Office	$10,500	$18,412
	Pool Lifeguard Stands/Chairs	$3,800	$6,663
	Tennis Court Resurfacing	$25,600	$44,890
		$58,900	**$103,281**
2045			
	Furniture, Pool	$16,000	$28,898
	Pool House Bath Stalls	$4,000	$7,224
		$20,000	**$36,122**
2046			
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$7,441
	Hot Water Heater, Domestic, Pool Facility - 100 Gallon	$21,000	$39,066
		$25,000	**$46,507**
2047			
	Roof - Asphalt Shingles - Pool House	$11,000	$21,077
		$11,000	**$21,077**

Disbursement Schedule

Project Name:	Summit Creek Community Association	Interest Rate:	1.00%
Project Location:	Clinton, Maryland	Inflation Rate:	3.00%
Project Number:	24-1671		
Date of Study:	August 2025		
Month Contributions Commence:	June 2025		

Year	Description	Base Cost	Future Replacement Cost
2048			
	Asphalt Trail	$280,000	$552,604
	Bridge, Decking, Mayapple Court	$18,720	$36,946
	Bridge, Decking, Mount Auburn Drive	$17,280	$34,104
	Bridge, Decking, Wooden Bridge	$10,560	$20,841
	Clubhouse Entry System	$2,800	$5,526
	Domestic Water Backflow Preventor - Allowance	$2,500	$4,934
	Floor, Vinyl Tile	$1,440	$2,842
		$333,300	**$657,796**
2049			
	Kitchen Appliances, Community Center	$10,500	$21,344
	Pool Cover	$10,000	$20,328
		$20,500	**$41,672**
2050			
	Clubhouse Security Camera System	$11,500	$24,078
	Pool White Coat/Resurface	$28,014	$58,655
	Water Cooler	$14,250	$29,836
		$53,764	**$112,570**
2051			
	Concrete Curb and Gutter, 30%	$95,400	$205,739
	Fire Sprinkler Backflow Preventor - Allowance	$4,000	$8,626
		$99,400	**$214,365**
2052			
	Area Signage	$16,800	$37,318
	Asphalt Paving, Community Center	$49,192	$109,270
	Asphalt Paving, Oursler Park Drive	$16,962	$37,678
	Carpeting	$12,660	$28,122

Disbursement Schedule

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Description	Base Cost	Future Replacement Cost
	Lights, Pole	$57,600	$127,946
	Mailbox Clusters	$14,000	$31,098
	Pool Coping and Skimmer Replacement	$10,200	$22,657
	Pool Sand Filters - 24" - Kiddy Pool	$2,800	$6,220
	Pool Sand Filters - 36" - Main Pool	$7,200	$15,993
		$187,414	**$416,301**
2053			
	Concrete Pool Apron	$37,800	$86,484
	Domestic Water Backflow Preventor - Allowance	$2,500	$5,720
	Retaining Wall/Stone Monument Repair Allowance	$15,000	$34,319
		$55,300	**$126,522**
2054			
	Pool Chemical Feed System and Pump and Chlorine Tanks	$2,000	$4,713
	Pool Pump, Wade	$2,400	$5,656
		$4,400	**$10,369**
2055			
	Community Sign	$3,600	$8,738
	Concrete Sidewalks, 30%	$79,650	$193,331
	Doors, Exterior, Pool Building	$11,500	$27,914
	Exhaust Fans - Allowance	$5,000	$12,136
	Floor, Vinyl Tile	$40,000	$97,091
	Gutters and Downspouts Community Building	$4,853	$11,780
	Roof - Asphalt Shingles - Community Center	$28,050	$68,085
		$172,653	**$419,074**

Reserve Fund Scenario

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Calculation Method: Component

Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2025	$738,498	$114,966	$63,640	$0	$8,352	$925,456
2026	$925,456	$118,415	$64,488	$4,120	$10,245	$1,114,484
2027	$1,114,484	$121,967	$42,120	$159,086	$12,034	$1,131,519
2028	$1,131,519	$125,626	$38,091	$59,444	$12,202	$1,247,993
2029	$1,247,993	$129,395	$35,932	$51,492	$13,375	$1,375,204
2030	$1,375,204	$133,277	$29,564	$130,132	$14,634	$1,422,547
2031	$1,422,547	$137,275	$24,479	$143,764	$15,102	$1,455,638
2032	$1,455,638	$141,393	$23,255	$58,188	$15,448	$1,577,547
2033	$1,577,547	$145,635	$21,468	$96,097	$16,681	$1,665,233
2034	$1,665,233	$150,004	$22,112	$0	$17,585	$1,854,933
2035	$1,854,933	$154,504	$14,152	$384,724	$19,463	$1,658,328
2036	$1,658,328	$159,139	$14,576	$5,537	$17,524	$1,844,031
2037	$1,844,031	$163,914	$8,494	$354,073	$19,374	$1,681,739
2038	$1,681,739	$168,831	$8,749	$3,671	$17,779	$1,873,427
2039	$1,873,427	$173,896	$9,004	$18,756	$19,725	$2,057,296
2040	$2,057,296	$179,113	$7,168	$191,100	$21,582	$2,074,059
2041	$2,074,059	$184,486	$1,096	$602,802	$21,746	$1,678,585
2042	$1,678,585	$190,021	$1,129	$39,999	$17,821	$1,847,557
2043	$1,847,557	$195,721	$1,163	$63,841	$19,542	$2,000,142
2044	$2,000,142	$201,593	$1,052	$103,281	$21,099	$2,120,605
2045	$2,120,605	$207,641	$1,048	$36,122	$22,336	$2,315,509
2046	$2,315,509	$213,870	$1,080	$46,507	$24,319	$2,508,270
2047	$2,508,270	$220,286	$1,053	$21,077	$26,282	$2,734,814
2048	$2,734,814	$226,895	$96	$657,796	$28,578	$2,332,586
2049	$2,332,586	$233,702	$99	$41,672	$24,592	$2,549,307
2050	$2,549,307	$240,713	$102	$112,570	$26,797	$2,704,349
2051	$2,704,349	$247,934	$105	$214,365	$28,387	$2,766,409
2052	$2,766,409	$255,372	$108	$416,301	$29,048	$2,634,637
2053	$2,634,637	$263,033	$0	$126,522	$27,771	$2,798,919
2054	$2,798,919	$270,924	$0	$10,369	$29,457	$3,088,931
2055	$3,088,931	$279,052	$0	$419,074	$32,401	$2,981,310

Reserve Fund Scenario

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

Calculation Method: 5% of Rep. Cost
Minimum Balance: $99,427
Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2025	$738,498	$74,449	$0	$0	$7,788	$820,735
2026	$820,735	$76,682	$0	$4,120	$8,623	$901,920
2027	$901,920	$78,982	$0	$159,086	$9,447	$831,263
2028	$831,263	$81,351	$0	$59,444	$8,753	$861,923
2029	$861,923	$83,792	$0	$51,492	$9,073	$903,296
2030	$903,296	$86,306	$0	$130,132	$9,500	$868,970
2031	$868,970	$88,895	$0	$143,764	$9,171	$823,272
2032	$823,272	$91,562	$0	$58,188	$8,729	$865,375
2033	$865,375	$94,309	$0	$96,097	$9,165	$872,752
2034	$872,752	$97,138	$0	$0	$9,254	$979,144
2035	$979,144	$100,052	$0	$384,724	$10,333	$704,805
2036	$704,805	$103,054	$0	$5,537	$7,606	$809,928
2037	$809,928	$106,146	$0	$354,073	$8,674	$570,675
2038	$570,675	$109,330	$0	$3,671	$6,299	$682,633
2039	$682,633	$112,610	$0	$18,756	$7,436	$783,923
2040	$783,923	$115,988	$0	$191,100	$8,467	$717,278
2041	$717,278	$119,468	$0	$602,802	$7,820	$241,764
2042	$241,764	$123,052	$0	$39,999	$3,084	$327,901
2043	$327,901	$126,744	$0	$63,841	$3,966	$394,770
2044	$394,770	$130,546	$0	$103,281	$4,655	$426,690
2045	$426,690	$134,462	$0	$36,122	$4,995	$530,025
2046	$530,025	$138,496	$0	$46,507	$6,050	$628,064
2047	$628,064	$142,651	$0	$21,077	$7,053	$756,691
2048	$756,691	$146,931	$0	$657,796	$8,363	$254,189
2049	$254,189	$151,339	$0	$41,672	$3,362	$367,218
2050	$367,218	$155,879	$0	$112,570	$4,517	$415,044
2051	$415,044	$160,555	$0	$214,365	$5,020	$366,254
2052	$366,254	$165,372	$0	$416,301	$4,558	$119,883
2053	$119,883	$170,333	$0	$126,522	$2,121	$165,815
2054	$165,815	$175,443	$0	$10,369	$2,608	$333,497
2055	$333,497	$180,706	$0	$419,074	$4,314	$99,443

Reserve Fund Scenario

BUILDING TECHNOLOGIES

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025
Month Contributions Commence: June 2025

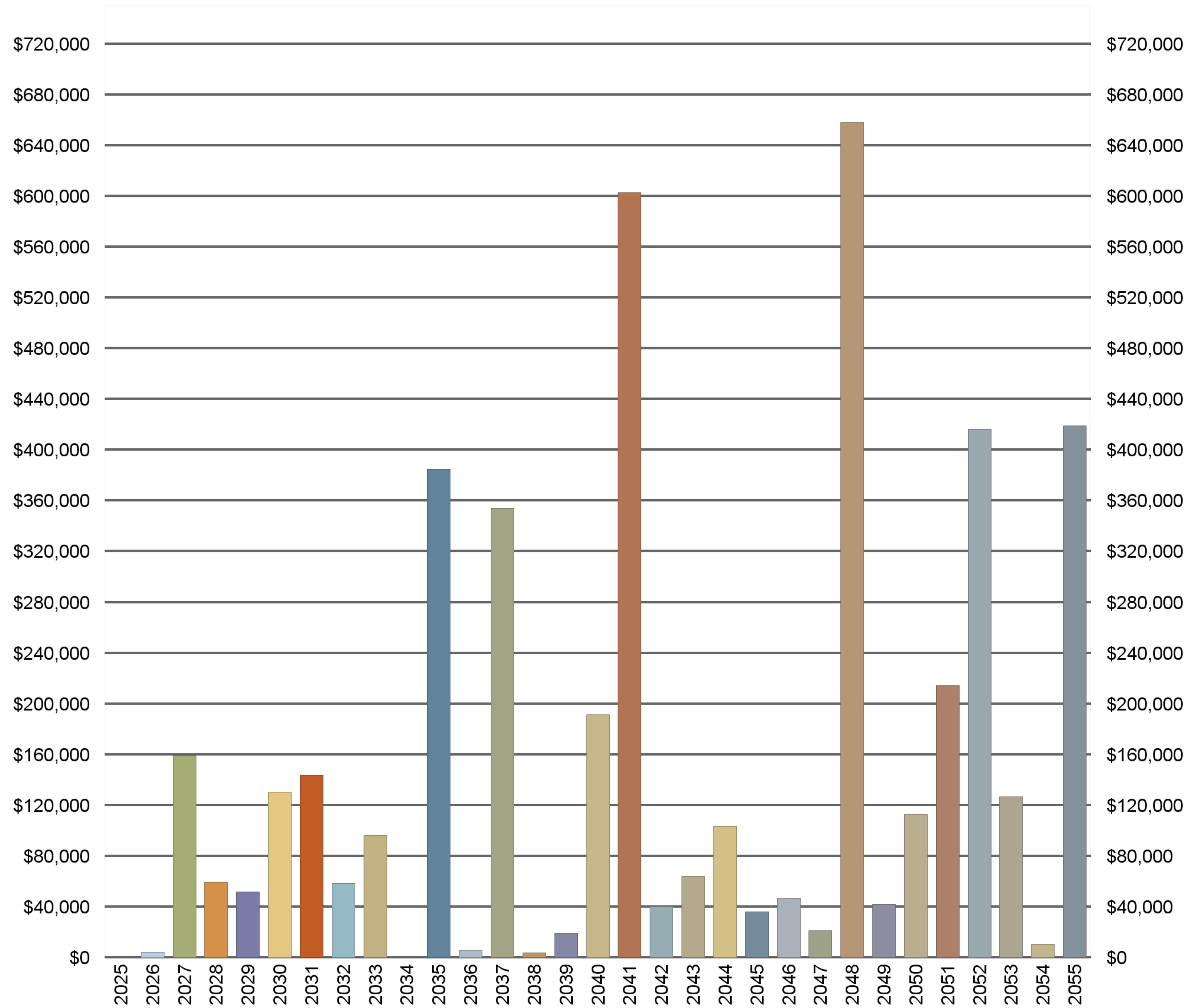
Calculation Method: 10% of Rep. Cost
Minimum Balance: $198,854
Interest Rate: 1.00%
Inflation Rate: 3.00%

Year	Opening Balance	Annual Contribution	Contribution Adjustment	Disbursements	Earned Interest	Closing Balance
2025	$738,498	$76,185	$0	$0	$7,798	$822,481
2026	$822,481	$78,471	$0	$4,120	$8,650	$905,482
2027	$905,482	$80,825	$0	$159,086	$9,493	$836,714
2028	$836,714	$83,250	$0	$59,444	$8,818	$869,338
2029	$869,338	$85,748	$0	$51,492	$9,158	$912,752
2030	$912,752	$88,320	$0	$130,132	$9,606	$880,546
2031	$880,546	$90,970	$0	$143,764	$9,298	$837,050
2032	$837,050	$93,699	$0	$58,188	$8,878	$881,439
2033	$881,439	$96,510	$0	$96,097	$9,337	$891,189
2034	$891,189	$99,405	$0	$0	$9,450	$1,000,044
2035	$1,000,044	$102,387	$0	$384,724	$10,555	$728,262
2036	$728,262	$105,459	$0	$5,537	$7,854	$836,038
2037	$836,038	$108,623	$0	$354,073	$8,949	$599,537
2038	$599,537	$111,882	$0	$3,671	$6,601	$714,349
2039	$714,349	$115,238	$0	$18,756	$7,768	$818,599
2040	$818,599	$118,695	$0	$191,100	$8,829	$755,023
2041	$755,023	$122,256	$0	$602,802	$8,212	$282,689
2042	$282,689	$125,924	$0	$39,999	$3,509	$372,123
2043	$372,123	$129,702	$0	$63,841	$4,424	$442,408
2044	$442,408	$133,593	$0	$103,281	$5,148	$477,868
2045	$477,868	$137,601	$0	$36,122	$5,524	$584,871
2046	$584,871	$141,729	$0	$46,507	$6,616	$686,709
2047	$686,709	$145,981	$0	$21,077	$7,658	$819,271
2048	$819,271	$150,360	$0	$657,796	$9,007	$320,842
2049	$320,842	$154,871	$0	$41,672	$4,047	$438,088
2050	$438,088	$159,517	$0	$112,570	$5,245	$490,280
2051	$490,280	$164,303	$0	$214,365	$5,793	$446,011
2052	$446,011	$169,232	$0	$416,301	$5,377	$204,319
2053	$204,319	$174,309	$0	$126,522	$2,987	$255,093
2054	$255,093	$179,538	$0	$10,369	$3,523	$427,785
2055	$427,785	$184,924	$0	$419,074	$5,280	$198,915

Disbursements by Year

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025

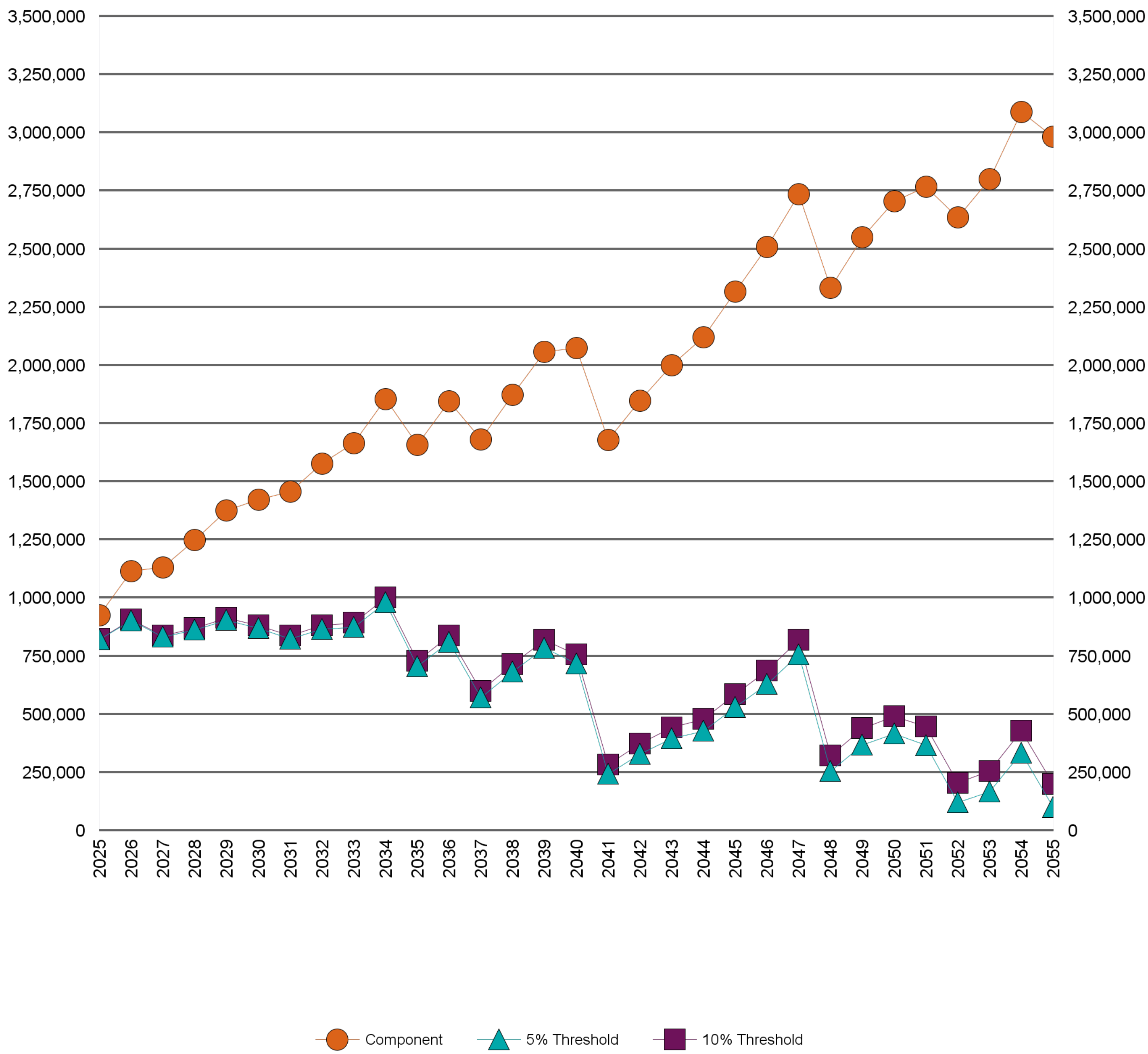
Interest Rate:	1.00%
Inflation Rate:	3.00%



Reserve Fund Closing Balance

Project Name: Summit Creek Community Association
Project Location: Clinton, Maryland
Project Number: 24-1671
Date of Study: August 2025

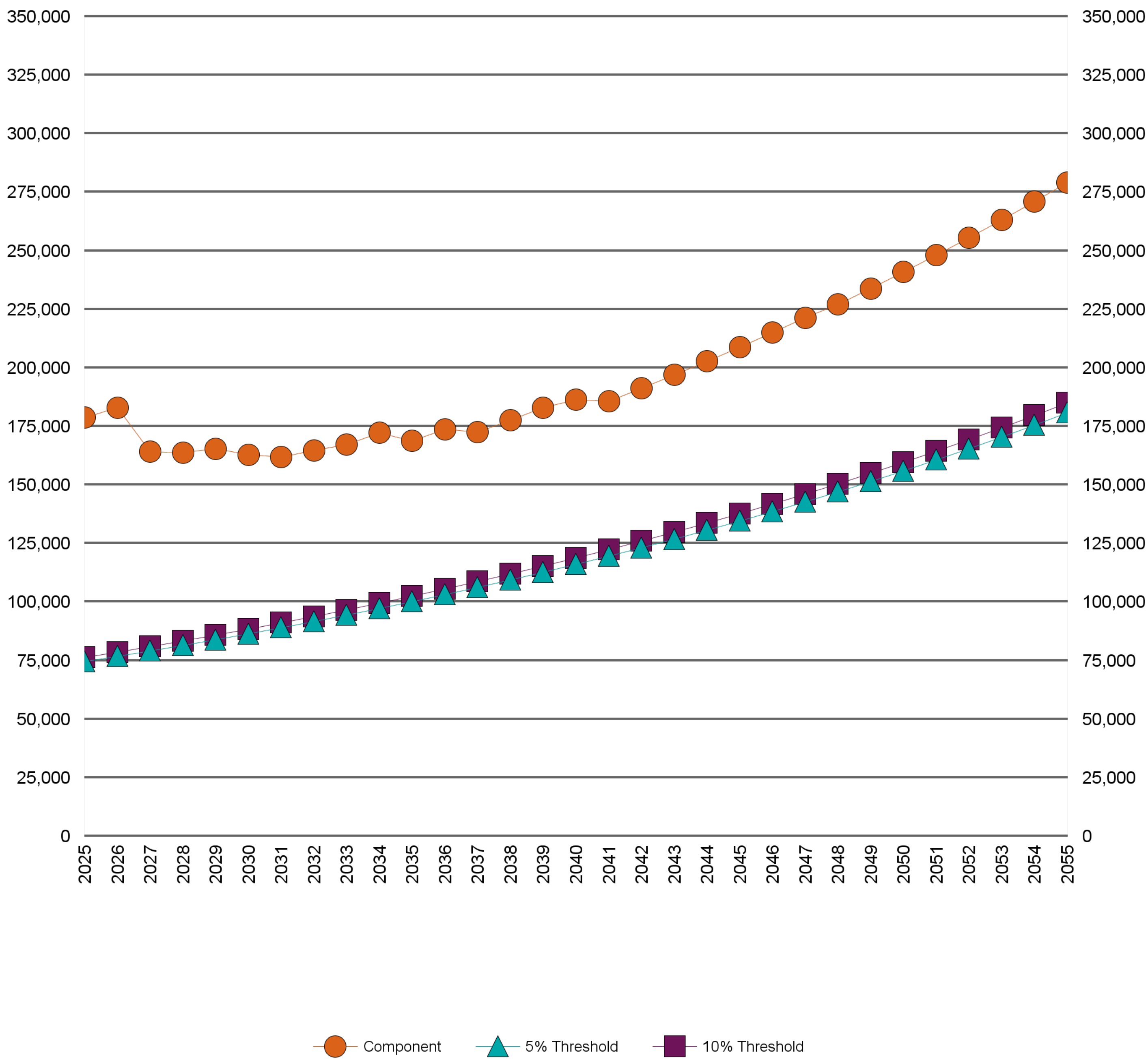
Interest Rate: 1.00%
Inflation Rate: 3.00%



Reserve Fund Contributions

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025

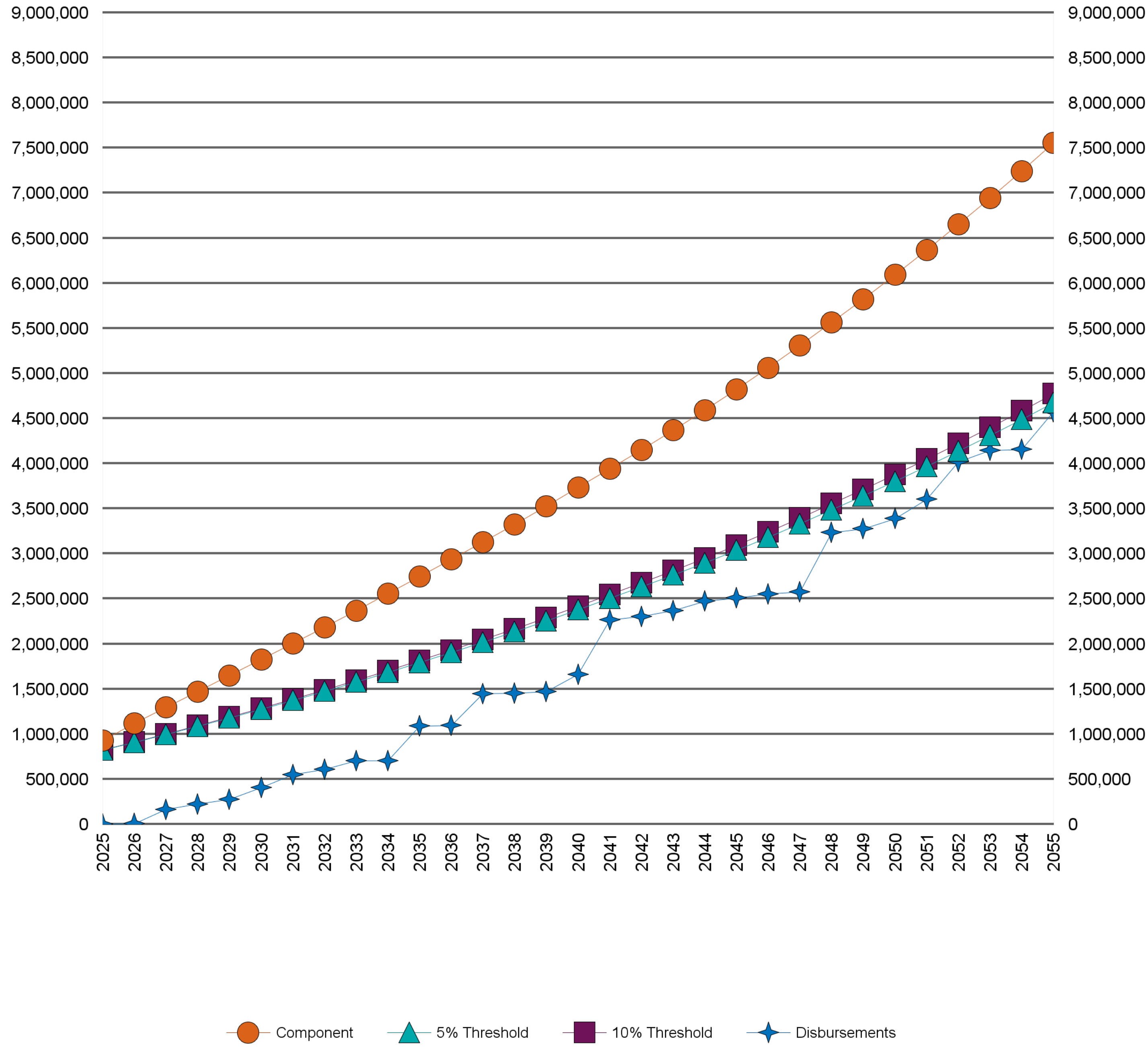
Interest Rate:	1.00%
Inflation Rate:	3.00%



Cumulative Contributions and Disbursements

Project Name:	Summit Creek Community Association
Project Location:	Clinton, Maryland
Project Number:	24-1671
Date of Study:	August 2025

Interest Rate:	1.00%
Inflation Rate:	3.00%



Definitions

Definitions

Base Cost - See definition "Current Replacement Cost Allowance." This calculation, based on current costs, is increased according to the assumed rates of inflation in the "Disbursement Schedule."

Basic Annual Contribution - This is the amount that should have been contributed each year, while considering assumed rates of interest and inflation, to accumulate a reserve equal to the Current Replacement Cost at the anticipated replacement time (end-of-life). This is roughly calculated.

Contribution Adjustment - If the capital reserve fund for a component is not fully funded, this is the increase in annual contributions that would be required to fully fund the reserve before the estimated end-of-life. If the capital reserve fund for a component is over-funded, this is the decrease in annual contributions that would offset the over-funded condition.

Contribution, Total - This is the recommended Basic Annual Contribution plus the "Contribution Adjustment" (see definition) required to make up for past underfunding before replacement of the component is estimated to be required. The amount can decrease in future years because the required Contribution Adjustment decreases each year in which a reserve fund for a capital component is fully funded.

Current Replacement Cost - The estimated cost to replace a component in kind at the time of the Study.

Estimated Remaining Life - The anticipated number of years before replacement of this component can be expected to be necessary. This is based on the normal life, the current age, and an engineering assessment that considers site-specific condition.

Deficit - This shows the amount that the Present Fund is undercapitalized. It is the present fund minus the Required Fund, A positive number (surplus) means excess cash reserves have been set aside to date. A negative number indicates a deficit in the Present Fund; this underfunding can be made up in one of two ways: 1) an increase in the annual fees to catch up or, 2) a special assessment between now and when the component requires replacement. This Study assumes the second method is used and recommends annual makeup on that basis.

Interest - Interest accumulated on the capital reserve fund deposit based on the assumed interest rate listed at the top of the "Projected Cash Flow" pages.

Inflation - The increased cost of future replacement expenditures are based on an assumed rate of inflation.

Opening Balance - On the "Projected Cash Flow" pages, this is the reported total reserve fund on deposit for the condominium Association.

Percent Funded - Represents the ratio of the Reserve Fund balance to the Required Fund or Fully Funded Balance. This is a measure of the financial health of the Reserve Fund and an indicator of the risk of the future necessity of special assessments.

Percentage Of Total - Percent of total recommended Basic Annual Contribution. This shows the significance of specific components relative to required contributions to the capital reserve fund.

Present Age - Age of the component at the time of this Study.

Present Fund - Present funds set aside for capital component replacement at this time. If present funds are not reserved for specific components but are an unallocated pool, the total present funds allocated between the components according to the Percentage Of Total column.

Required Fund - This amount should have been set aside for each component in the fund to be considered fully funded.

Surplus - This shows the amount that the Present Fund is overcapitalized. It is the present fund minus the Required Fund. A positive number (surplus) means excess cash reserves have been set aside to date.

Typical Life - The anticipated number of years that a component may be expected to provide adequate service. Please note that this is based on industry standards. A component may outlive, or require replacement prior to, its typical life.

Abbreviations:

EA - Each

LF - Linear Foot

LS - Lump Sum

SF - Square Foot

SY - Square Yard