

**Fanno Creek Townhomes Owner's Association
Estimated Reserves Study as of
12/31/2019**

Capital Expenses

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Replacement Cost as of 06/08/2018	Estimated Replacement Cost as of 12/31/2019	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2019
10/01/2002	1001 - Asphalt			6391	\$4.10	\$ 26,203.10	35	\$ 26,203.10	\$ 26,648.55	1.67%	\$ 13,133.93	\$ 69.22	17.25
10/01/2002	1002 - Asphalt Overlay			6391	\$2.87	\$ 18,342.17	35	\$ 18,342.17	\$ 18,653.99	1.67%	\$ 9,193.75	\$ 48.45	17.25
10/01/2002	1003 - Asphalt Seal Coat			6391	\$0.28	\$ 1,789.48	15	\$ 1,789.48	\$ 1,819.90	1.67%	\$ 1,819.90	\$ 11.03	15.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7565	1	\$ 24,484.69	\$ 24,484.69	45	\$ 24,484.69	\$ 24,900.93	1.67%	\$ 9,545.36	\$ 50.30	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7565	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 1	7565	1	\$ 8,160.00	\$ 8,160.00	20	\$ 8,160.00	\$ 8,298.72	1.67%	\$ 3,561.53	\$ 37.72	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7565	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7565	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 1	7565	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1007 - Siding Fiber Cement	Building 1	7575	1	\$ 15,234.38	\$ 15,234.38	45	\$ 15,234.38	\$ 15,493.36	1.67%	\$ 5,939.12	\$ 31.30	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7575	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 1	7575	1	\$ 6,285.00	\$ 6,285.00	20	\$ 6,285.00	\$ 6,391.85	1.67%	\$ 2,743.17	\$ 29.05	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7575	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7575	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7585	1	\$ 15,234.38	\$ 15,234.38	45	\$ 15,234.38	\$ 15,493.36	1.67%	\$ 5,939.12	\$ 31.30	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7585	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 1	7585	1	\$ 6,285.00	\$ 6,285.00	20	\$ 6,285.00	\$ 6,391.85	1.67%	\$ 2,743.17	\$ 29.05	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7585	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7585	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7595	1	\$ 24,484.69	\$ 24,484.69	45	\$ 24,484.69	\$ 24,900.93	1.67%	\$ 9,545.36	\$ 50.30	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7595	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 1	7595	1	\$ 8,160.00	\$ 8,160.00	20	\$ 8,160.00	\$ 8,298.72	1.67%	\$ 3,561.53	\$ 37.72	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7595	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7595	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 1	7595	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1005 - Roof	Building 1		4062	\$5.51	\$ 22,381.62	30	\$ 22,381.62	\$ 22,762.11	1.67%	\$ 13,088.21	\$ 68.98	17.25
10/01/2002	1015 - Concrete	Building 1		872	\$7.49	\$ 6,531.28	30	\$ 6,531.28	\$ 6,642.31	1.67%	\$ 3,819.33	\$ 20.13	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7525	1	\$ 32,906.25	\$ 32,906.25	45	\$ 32,906.25	\$ 33,465.66	1.67%	\$ 12,828.50	\$ 67.61	17.25
01/21/2019	1010 - Gutters & Downspouts	Building 2	7525	1	\$780.00	\$ 780.00	30	\$ 780.00	\$ 793.26	1.67%	\$ 24.97	\$ 2.40	0.94
06/01/2011	1017 - Paint Exterior	Building 2	7525	1	\$ 8,968.00	\$ 8,968.00	20	\$ 8,968.00	\$ 9,120.46	1.67%	\$ 3,914.20	\$ 41.46	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7525	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7525	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 2	7525	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1007 - Siding Fiber Cement	Building 2	7535	1	\$ 20,657.81	\$ 20,657.81	45	\$ 20,657.81	\$ 21,008.99	1.67%	\$ 8,053.45	\$ 42.44	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 2	7535	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 2	7535	1	\$ 7,885.00	\$ 7,885.00	20	\$ 7,885.00	\$ 8,019.05	1.67%	\$ 3,441.51	\$ 36.45	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7535	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7535	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7545	1	\$ 20,657.81	\$ 20,657.81	45	\$ 20,657.81	\$ 21,008.99	1.67%	\$ 8,053.45	\$ 42.44	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 2	7545	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 2	7545	1	\$ 7,885.00	\$ 7,885.00	20	\$ 7,885.00	\$ 8,019.05	1.67%	\$ 3,441.51	\$ 36.45	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7545	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7545	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7555	1	\$ 32,906.25	\$ 32,906.25	45	\$ 32,906.25	\$ 33,465.66	1.67%	\$ 12,828.50	\$ 67.61	17.25

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Replacement Cost as of 06/08/2018	Estimated Replacement Cost as of 12/31/2019	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2019
10/01/2002	1010 - Gutters & Downspouts	Building 2	7555	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 2	7555	1	\$ 8,968.00	\$ 8,968.00	20	\$ 8,968.00	\$ 9,120.46	1.67%	\$ 3,914.20	\$ 41.46	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7555	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7555	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 2	7555	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1005 - Roof	Building 2		3966	\$5.51	\$ 21,852.66	30	\$ 21,852.66	\$ 22,224.16	1.67%	\$ 12,778.89	\$ 67.35	17.25
10/01/2002	1015 - Concrete	Building 2		1088	\$7.49	\$ 8,149.12	30	\$ 8,149.12	\$ 8,287.66	1.67%	\$ 4,765.40	\$ 25.11	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 3	7570	1	\$ 21,937.50	\$ 21,937.50	45	\$ 21,937.50	\$ 22,310.44	1.67%	\$ 8,552.33	\$ 45.07	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7570	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 3	7570	1	\$ 6,750.00	\$ 6,750.00	20	\$ 6,750.00	\$ 6,864.75	1.67%	\$ 2,946.12	\$ 31.20	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7570	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7570	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 3	7570	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1007 - Siding Fiber Cement	Building 3	7580	1	\$ 15,843.75	\$ 15,843.75	45	\$ 15,843.75	\$ 16,113.09	1.67%	\$ 6,176.69	\$ 32.55	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7580	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 3	7580	1	\$ 4,875.00	\$ 4,875.00	20	\$ 4,875.00	\$ 4,957.88	1.67%	\$ 2,127.75	\$ 22.54	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7580	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7580	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
10/01/2002	1007 - Siding Fiber Cement	Building 3	7590	1	\$ 21,937.50	\$ 21,937.50	45	\$ 21,937.50	\$ 22,310.44	1.67%	\$ 8,552.33	\$ 45.07	17.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7590	1	\$810.00	\$ 810.00	30	\$ 810.00	\$ 823.77	1.67%	\$ 473.67	\$ 2.50	17.25
06/01/2011	1017 - Paint Exterior	Building 3	7590	1	\$ 6,750.00	\$ 6,750.00	20	\$ 6,750.00	\$ 6,864.75	1.67%	\$ 2,946.12	\$ 31.20	8.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7590	2	\$71.35	\$ 142.70	30	\$ 142.70	\$ 145.13	1.67%	\$ 83.45	\$ 0.44	17.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7590	1	\$71.35	\$ 71.35	30	\$ 71.35	\$ 72.56	1.67%	\$ 41.72	\$ 0.22	17.25
06/01/2011	1021 - Porch Columns	Building 3	7590	1	\$600.00	\$ 600.00	15	\$ 600.00	\$ 610.20	1.67%	\$ 349.17	\$ 3.70	8.58
10/01/2002	1005 - Roof	Building 3		3182	\$5.51	\$ 17,532.82	30	\$ 17,532.82	\$ 17,830.88	1.67%	\$ 10,252.75	\$ 54.03	17.25
10/01/2002	1015 - Concrete	Building 3		1173	\$7.49	\$ 8,785.77	30	\$ 8,785.77	\$ 8,935.13	1.67%	\$ 5,137.70	\$ 27.08	17.25
									\$ 481,710.78		\$ 213,578.44	\$ 1,328.49	
											Cost/Lot/month	\$ 110.71	

01/01/2019 Reserves Balance	\$ 2,475.00	
01/01/2019 Savings Balance	\$ 7,525.00	
8/1/2019 Reserves Balance		\$ 5,362.59
Aug thru Dec Monthly Transfers		\$ 2,062.50
		\$ 7,425.09
End of Year Transfer		\$ 2,575.00
Total		\$ 10,000.09
8/1/2019 Savings Balance		\$ 7,526.58
End of Year Transfer		\$ 2,000.00
Total		\$ 9,526.58
12/31/2019 Estimated Reserves Balance		\$ 12,475.09
12/31/2019 Estimated Savings Balance		\$ 9,526.58
12/31/2019 Estimated Total Funds Available		\$ 22,001.67
Fund % of Calculated Replacement		10.30%

New Roof in 2024 years requires approx \$65K
Without any other capital expenditures this requires saving at least \$12K per year begin 2020