

Fanno Creek Townhomes Owner's Association  
 Estimated Reserves Study as of  
 12/31/2020  
 Capital Expenses

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 12/31/2019	Estimated Replacement Cost as of 12/31/2020	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2020
10/01/2002	1001 - Asphalt			6391	\$ 4.10	\$ 26,203.10	35	\$ 26,648.55	\$ 63,910.00	58.30%	\$ 33,324.50	\$ 166.00	18.25
10/01/2002	1002 - Asphalt Overlay			6391	\$ 2.87	\$ 18,342.17	35	\$ 18,653.99	\$ 31,955.00	41.62%	\$ 16,662.25	\$ 83.00	18.25
10/01/2002	1003 - Asphalt Seal Coat			6391	\$ 0.28	\$ 1,789.48	15	\$ 1,819.90	\$ 1,278.20	-42.38%	\$ 1,278.20	\$ 7.75	15.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7565	1	\$ 24,484.69	\$ 24,484.69	45	\$ 24,900.93	\$ 27,600.00	9.78%	\$ 11,193.33	\$ 55.76	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7565	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 1	7565	1	\$ 8,160.00	\$ 8,160.00	20	\$ 8,298.72	\$ 8,445.60	1.74%	\$ 4,046.85	\$ 38.39	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7565	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7565	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 1	7565	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
10/01/2002	1007 - Siding Fiber Cement	Building 1	7575	1	\$ 15,234.38	\$ 15,234.38	45	\$ 15,493.36	\$ 25,340.00	38.86%	\$ 10,276.78	\$ 51.19	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7575	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 1	7575	1	\$ 6,285.00	\$ 6,285.00	20	\$ 6,391.85	\$ 7,754.04	17.57%	\$ 3,715.48	\$ 35.25	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7575	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7575	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7585	1	\$ 15,234.38	\$ 15,234.38	45	\$ 15,493.36	\$ 25,340.00	38.86%	\$ 10,276.78	\$ 51.19	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7585	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 1	7585	1	\$ 6,285.00	\$ 6,285.00	20	\$ 6,391.85	\$ 7,754.04	17.57%	\$ 3,715.48	\$ 35.25	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7585	2	\$ 71.35	\$ 142.70	30	\$ 146.13	\$ 148.61	1.67%	\$ 90.41	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7585	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7595	1	\$ 24,484.69	\$ 24,484.69	45	\$ 24,900.93	\$ 25,340.00	1.73%	\$ 10,276.78	\$ 51.19	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7595	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 1	7595	1	\$ 8,160.00	\$ 8,160.00	20	\$ 8,298.72	\$ 7,754.04	-7.02%	\$ 3,715.48	\$ 35.25	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7595	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7595	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 1	7595	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
10/01/2002	1005 - Roof	Building 1		4062	\$ 5.51	\$ 22,381.62	30	\$ 22,762.11	\$ 24,600.00	7.47%	\$ 14,965.00	\$ 74.55	18.25
10/01/2002	1015 - Concrete	Building 1		872	\$ 7.49	\$ 6,531.28	30	\$ 6,642.31	\$ 6,976.00	4.78%	\$ 4,243.73	\$ 21.14	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7525	1	\$ 32,906.25	\$ 32,906.25	45	\$ 33,465.66	\$ 27,600.00	-21.25%	\$ 11,193.33	\$ 55.76	18.25
01/21/2019	1010 - Gutters & Downspouts	Building 2	7525	1	\$ 780.00	\$ 780.00	30	\$ 793.26	\$ 806.75	1.67%	\$ 52.29	\$ 2.44	1.94
06/01/2011	1017 - Paint Exterior	Building 2	7525	1	\$ 8,968.00	\$ 8,968.00	20	\$ 9,120.46	\$ 8,445.60	-7.99%	\$ 4,046.85	\$ 38.39	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7525	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7525	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 2	7525	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
10/01/2002	1007 - Siding Fiber Cement	Building 2	7535	1	\$ 20,657.81	\$ 20,657.81	45	\$ 21,008.99	\$ 27,600.00	23.88%	\$ 11,193.33	\$ 55.76	18.25
03/07/2020	1010g - Gutters & Downspouts	Building 2	7535	1	\$ 1,325.00	\$ 1,325.00	30	\$ 823.77	\$ 1,325.00	37.83%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7535	1	\$ 7,885.00	\$ 7,885.00	20	\$ 8,019.05	\$ 8,445.60	5.05%	\$ 4,046.85	\$ 38.39	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7535	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7535	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7545	1	\$ 20,657.81	\$ 20,657.81	45	\$ 21,008.99	\$ 27,600.00	23.88%	\$ 11,193.33	\$ 55.76	18.25
03/07/2020	1010f - Gutters & Downspouts	Building 2	7545	1	\$ 1,325.00	\$ 1,325.00	30	\$ 823.77	\$ 1,325.00	37.83%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7545	1	\$ 7,885.00	\$ 7,885.00	20	\$ 8,019.05	\$ 8,445.60	5.05%	\$ 4,046.85	\$ 38.39	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7545	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7545	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7555	1	\$ 32,906.25	\$ 32,906.25	45	\$ 33,465.66	\$ 27,600.00	-21.25%	\$ 11,193.33	\$ 55.76	18.25
03/07/2020	1010e - Gutters & Downspouts	Building 2	7555	1	\$ 1,325.00	\$ 1,325.00	30	\$ 823.77	\$ 1,325.00	37.83%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7555	1	\$ 8,968.00	\$ 8,968.00	20	\$ 9,120.46	\$ 8,445.60	-7.99%	\$ 4,046.85	\$ 38.39	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7555	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7555	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 2	7555	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
10/01/2002	1005 - Roof	Building 2		3966	\$ 5.51	\$ 21,852.66	30	\$ 22,224.16	\$ 24,000.00	7.40%	\$ 14,600.00	\$ 72.73	18.25
10/01/2002	1015 - Concrete	Building 2		1088	\$ 7.49	\$ 8,149.12	30	\$ 8,287.66	\$ 8,704.00	4.78%	\$ 5,294.93	\$ 26.38	18.25

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 12/31/2019	Estimated Replacement Cost as of 12/31/2020	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2020
10/01/2002	1007 - Siding Fiber Cement	Building 3	7570	1	\$ 21,937.50	\$ 21,937.50	45	\$ 22,310.44	\$ 22,900.00	2.57%	\$ 9,287.22	\$ 46.26	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7570	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 3	7570	1	\$ 6,750.00	\$ 6,750.00	20	\$ 6,864.75	\$ 7,007.40	2.04%	\$ 3,357.71	\$ 31.85	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7570	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7570	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 3	7570	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
10/01/2002	1007 - Siding Fiber Cement	Building 3	7580	1	\$ 15,843.75	\$ 15,843.75	45	\$ 16,113.09	\$ 22,900.00	29.64%	\$ 9,287.22	\$ 46.26	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7580	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
06/01/2011	1017 - Paint Exterior	Building 3	7580	1	\$ 4,875.00	\$ 4,875.00	20	\$ 4,957.88	\$ 7,007.40	29.25%	\$ 3,357.71	\$ 31.85	9.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7580	2	\$ 71.35	\$ 142.70	30	\$ 145.13	\$ 147.60	1.67%	\$ 89.79	\$ 0.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7580	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
10/01/2002	1007 - Siding Fiber Cement	Building 3	7590	1	\$ 21,937.50	\$ 21,937.50	45	\$ 22,310.44	\$ 22,900.00	2.57%	\$ 9,287.22	\$ 46.26	18.25
10/01/2002	1010 - Gutters & Downspouts	Building 3	7590	1	\$ 810.00	\$ 810.00	30	\$ 823.77	\$ 1,325.00	37.83%	\$ 806.04	\$ 4.02	18.25
10/23/2020	1017 - Paint Exterior	Building 3	7590	1	\$ 4,750.00	\$ 4,750.00	20	\$ 6,864.75	\$ 7,007.40	2.04%	\$ 66.18	\$ 31.85	0.19
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7590	2	\$ 71.35	\$ 142.70	30	\$ 1,445.13	\$ 1,469.70	1.67%	\$ 894.07	\$ 4.45	18.25
10/01/2002	1020 - Lighting Recessed Can	Building 3	7590	1	\$ 71.35	\$ 71.35	30	\$ 72.56	\$ 73.79	1.67%	\$ 44.89	\$ 0.22	18.25
06/01/2011	1021 - Porch Columns	Building 3	7590	1	\$ 600.00	\$ 600.00	15	\$ 610.20	\$ 620.57	1.67%	\$ 396.48	\$ 3.76	9.58
12/09/2020	1005 - Roof	Building 3		3182	\$ 7.50	\$ 23,858.00	30	\$ 17,830.88	\$ 23,858.00	25.26%	\$ 48.60	\$ 72.30	0.06
10/01/2002	1015 - Concrete	Building 3		1173	\$ 7.49	\$ 8,785.77	30	\$ 8,935.13	\$ 9,384.00	4.78%	\$ 5,708.60	\$ 28.44	18.25
									\$ 585,436.12		\$ 259,306.59	\$ 1,593.21	

\$ 132.77  
Cost/Lot/month

Roof est calculated per square = 100 sq feet

Siding, painting, concrete & asphalt calculated per sq ft

01/01/2020 Reserves Balance	\$ 9,900.78		
01/01/2020 Savings Balance	\$ 7,527.33		
12/31/2020 Reserves Balance		\$ 17,664.49	
12/31/2020 Savings Balance		\$ 13,528.51	
12/31/2020 Estimated Total Funds Available		\$ 31,193.00	
Fund % of Calculated Replacement		12.03%	

2021 Monthly Reserves transfer increases to \$ 1,460.44

2021 Monthly Savings transfer decreases to \$ 289.71