

Fanno Creek Townhomes Owner's Association  
 Estimated Reserves Study as of  
 12/31/2021

Capital Expenses

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 12/31/2020	Estimated Replacement Cost as of 9/30/2021	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2021
10/01/2002	1001 - Asphalt			6391	\$ 4.10	\$ 26,203.10	35	\$ 63,910.00	\$ 41,541.50	-53.85%	\$ 35,150.50	\$ 166.00	19.25
10/01/2002	1002 - Asphalt Overlay			6391	\$ 2.87	\$ 18,342.17	35	\$ 31,955.00	\$ 19,939.92	-60.26%	\$ 17,575.25	\$ 83.00	19.25
10/01/2002	1003 - Asphalt Seal Coat			6391	\$ 0.28	\$ 1,789.48	15	\$ 1,278.20	\$ 2,236.85	42.86%	\$ 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	\$ 27,600.00	\$ 26,750.00	-3.18%	\$ 11,806.67	\$ 55.76	19.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7565	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25
10/01/2002	1017 - Paint Exterior	Building 1	7565	1	\$ 8,160.00	\$ 8,160.00	20	\$ 8,445.60	\$ 8,560.00	1.34%	\$ 8,128.89	\$ 38.39	19.25
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7565	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7565	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
10/01/2002	1021 - Porch Columns	Building 1	7565	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 620.57	\$ 3.76	15.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7575	1	\$ 15,234.38	\$ 15,234.38	45	\$ 25,340.00	\$ 25,450.00	0.43%	\$ 10,839.89	\$ 51.19	19.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7575	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25
10/01/2002	1017 - Paint Exterior	Building 1	7575	1	\$ 6,285.00	\$ 6,285.00	20	\$ 7,754.04	\$ 7,950.00	2.46%	\$ 7,463.26	\$ 35.25	19.25
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7575	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
06/01/2011	1020 - Lighting Recessed Can	Building 1	7575	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 26.03	\$ 0.22	10.58
06/01/2011	1007 - Siding Fiber Cement	Building 1	7585	1	\$ 15,234.38	\$ 15,234.38	45	\$ 25,340.00	\$ 25,452.00	0.44%	\$ 5,959.59	\$ 51.19	10.58
06/01/2011	1010 - Gutters & Downspouts	Building 1	7585	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 467.43	\$ 4.02	10.58
06/01/2011	1017 - Paint Exterior	Building 1	7585	1	\$ 6,285.00	\$ 6,285.00	20	\$ 7,754.04	\$ 7,950.00	2.46%	\$ 4,103.18	\$ 35.25	10.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7585	2	\$ 71.35	\$ 142.70	30	\$ 148.61	\$ 165.00	9.93%	\$ 95.36	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7585	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7595	1	\$ 24,484.69	\$ 24,484.69	45	\$ 25,340.00	\$ 26,750.00	5.27%	\$ 10,839.89	\$ 51.19	19.25
10/01/2002	1010 - Gutters & Downspouts	Building 1	7595	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25
10/01/2002	1017 - Paint Exterior	Building 1	7595	1	\$ 8,160.00	\$ 8,160.00	20	\$ 7,754.04	\$ 8,560.00	9.42%	\$ 7,463.26	\$ 35.25	19.25
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7595	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 1	7595	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
10/01/2002	1021 - Porch Columns	Building 1	7595	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 620.57	\$ 3.76	15.00
06/01/2011	1005 - Roof	Building 1		4062	\$ 5.51	\$ 22,381.62	30	\$ 24,600.00	\$ 30,465.00	19.25%	\$ 8,678.33	\$ 74.55	10.58
06/01/2011	1015 - Concrete	Building 1		872	\$ 7.49	\$ 6,531.28	30	\$ 6,976.00	\$ 7,063.20	1.23%	\$ 2,460.98	\$ 21.14	10.58
10/01/2002	1007 - Siding Fiber Cement	Building 2	7525	1	\$ 32,906.25	\$ 32,906.25	45	\$ 27,600.00	\$ 26,750.00	-3.18%	\$ 11,806.67	\$ 55.76	19.25
01/21/2019	1010 - Gutters & Downspouts	Building 2	7525	1	\$ 780.00	\$ 780.00	30	\$ 806.75	\$ 1,335.00	39.57%	\$ 79.18	\$ 2.44	2.94
06/01/2011	1017 - Paint Exterior	Building 2	7525	1	\$ 8,968.00	\$ 8,968.00	20	\$ 8,445.60	\$ 8,200.00	-3.00%	\$ 4,469.13	\$ 38.39	10.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7525	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7525	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
06/01/2011	1021 - Porch Columns	Building 2	7525	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 437.85	\$ 3.76	10.58
10/01/2002	1007 - Siding Fiber Cement	Building 2	7535	1	\$ 20,657.81	\$ 20,657.81	45	\$ 27,600.00	\$ 26,750.00	-3.18%	\$ 11,806.67	\$ 55.76	19.25
03/07/2020	1010g - Gutters & Downspouts	Building 2	7535	1	\$ 1,325.00	\$ 1,325.00	30	\$ 1,325.00	\$ 1,335.00	0.75%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7535	1	\$ 7,885.00	\$ 7,885.00	20	\$ 8,445.60	\$ 8,200.00	-3.00%	\$ 4,469.13	\$ 38.39	10.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7535	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7535	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7545	1	\$ 20,657.81	\$ 20,657.81	45	\$ 27,600.00	\$ 26,750.00	-3.18%	\$ 11,806.67	\$ 55.76	19.25
03/07/2020	1010f - Gutters & Downspouts	Building 2	7545	1	\$ 1,325.00	\$ 1,325.00	30	\$ 1,325.00	\$ 1,335.00	0.75%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7545	1	\$ 7,885.00	\$ 7,885.00	20	\$ 8,445.60	\$ 8,200.00	-3.00%	\$ 4,469.13	\$ 38.39	10.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7545	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7545	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7555	1	\$ 32,906.25	\$ 32,906.25	45	\$ 27,600.00	\$ 26,750.00	-3.18%	\$ 11,806.67	\$ 55.76	19.25
03/07/2020	1010e - Gutters & Downspouts	Building 2	7555	1	\$ 1,325.00	\$ 1,325.00	30	\$ 1,325.00	\$ 1,335.00	0.75%		\$ 4.02	
06/01/2011	1017 - Paint Exterior	Building 2	7555	1	\$ 8,968.00	\$ 8,968.00	20	\$ 8,445.60	\$ 8,200.00	-3.00%	\$ 4,469.13	\$ 38.39	10.58
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7555	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25
10/01/2002	1020 - Lighting Recessed Can	Building 2	7555	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25
06/01/2011	1021 - Porch Columns	Building 2	7555	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 437.85	\$ 3.76	10.58
10/01/2002	1005 - Roof	Building 2		3966	\$ 5.51	\$ 21,852.66	30	\$ 24,000.00	\$ 29,745.00	19.31%	\$ 15,400.00	\$ 72.73	19.25
10/01/2002	1015 - Concrete	Building 2		1088	\$ 7.49	\$ 8,149.12	30	\$ 8,704.00	\$ 8,812.80	1.23%	\$ 5,585.07	\$ 26.38	19.25

Placed in Service Date	Description	Building	Location	Quantity	Cost	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 12/31/2020	Estimated Replacement Cost as of 9/30/2021	Rate of Inflation	Calculated Replacement	Cost per lot per year	Number of years to 12/31/2021	
10/01/2002	1007 - Siding Fiber Cement	Building 3	7570	1	\$ 21,937.50	\$ 21,937.50	45	\$ 22,900.00	\$ 21,750.00	-5.29%	\$ 9,796.11	\$ 46.26	19.25	
10/01/2002	1010 - Gutters & Downspouts	Building 3	7570	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25	
06/01/2011	1017 - Paint Exterior	Building 3	7570	1	\$ 6,750.00	\$ 6,750.00	20	\$ 7,007.40	\$ 7,200.00	2.68%	\$ 3,708.08	\$ 31.85	10.58	
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7570	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25	
10/01/2002	1020 - Lighting Recessed Can	Building 3	7570	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25	
06/01/2011	1021 - Porch Columns	Building 3	7570	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 437.85	\$ 3.76	10.58	
10/01/2002	1007 - Siding Fiber Cement	Building 3	7580	1	\$ 15,843.75	\$ 15,843.75	45	\$ 22,900.00	\$ 21,750.00	-5.29%	\$ 9,796.11	\$ 46.26	19.25	
10/01/2002	1010 - Gutters & Downspouts	Building 3	7580	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25	
06/01/2011	1017 - Paint Exterior	Building 3	7580	1	\$ 4,875.00	\$ 4,875.00	20	\$ 7,007.40	\$ 7,200.00	2.68%	\$ 3,708.08	\$ 31.85	10.58	
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7580	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25	
10/01/2002	1020 - Lighting Recessed Can	Building 3	7580	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25	
10/01/2002	1007 - Siding Fiber Cement	Building 3	7590	1	\$ 21,937.50	\$ 21,937.50	45	\$ 22,900.00	\$ 21,750.00	-5.29%	\$ 9,796.11	\$ 46.26	19.25	
10/01/2002	1010 - Gutters & Downspouts	Building 3	7590	1	\$ 810.00	\$ 810.00	30	\$ 1,325.00	\$ 1,335.00	0.75%	\$ 850.21	\$ 4.02	19.25	
06/01/2011	1017 - Paint Exterior	Building 3	7590	1	\$ 6,750.00	\$ 6,750.00	20	\$ 7,007.40	\$ 7,200.00	2.68%	\$ 3,708.08	\$ 31.85	10.58	
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7590	2	\$ 71.35	\$ 142.70	30	\$ 147.60	\$ 165.00	10.55%	\$ 94.71	\$ 0.45	19.25	
10/01/2002	1020 - Lighting Recessed Can	Building 3	7590	1	\$ 71.35	\$ 71.35	30	\$ 73.79	\$ 85.00	13.19%	\$ 47.35	\$ 0.22	19.25	
06/01/2011	1021 - Porch Columns	Building 3	7590	1	\$ 600.00	\$ 600.00	15	\$ 620.57	\$ 650.00	4.53%	\$ 437.85	\$ 3.76	10.58	
10/01/2002	1005 - Roof	Building 3		3182	\$ 5.51	\$ 17,532.82	30	\$ 19,200.00	\$ 23,865.00	19.55%	\$ 12,320.00	\$ 58.18	19.25	
10/01/2002	1015 - Concrete	Building 3		1173	\$ 7.49	\$ 8,785.77	30	\$ 9,384.00	\$ 9,501.30	1.23%	\$ 6,021.40	\$ 28.44	19.25	
									\$ 579,455.99	\$ 558,577.57		\$ 286,872.49	\$ 1,575.09	

\$ 131.26  
Cost/Lot/month

Roof est calculated per square = 100 sq feet  
Siding, painting, concrete & asphalt calculated per sq ft

01/01/2021 Reserves Balance		\$ 17,664.49
01/01/2021 Savings Balance		\$ 13,528.51
10/01/2021 Reserves Balance		\$ 18,916.47
Oct thru Dec Monthly Transfers	\$ 1,250.15	\$ 3,750.45
Reserves Total		\$ 22,666.92
10/01/2021 Savings Balance		\$ 8,028.84
Oct thru Dec Monthly Transfers	\$ 500.00	\$ 1,500.00
Savings Total		\$ 9,528.84
12/31/2021 Estimated Reserves Balance		\$ 22,666.92
12/31/2021 Estimated Savings Balance		\$ 9,528.84
12/31/2021 Estimated Total Funds Available		\$ 32,195.76
Fund % of Calculated Replacement		11.22%

New Roof Buildings 1 & 2 in 2025 requires est of \$60,210.00  
Without any other capital expenditures this requires saving at least \$15K per year begin 2022

2022 Monthly Reserves & Savings transfers \$ 1,750.15  
Annual Savings \$21,001.80