

Fanno Creek Townhomes Owner's Association
Final 2022 Reserves Study estimated as of
12/31/2022

Placed in Service Date	Description	Building	Location	Quantity	Cost (installed)	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 9/30/2021	Estimated Replacement Cost as of 9/01/2022	Rate of Inflation	Calculated Replacement	Cost per lot per year	Useful Life Used
10/01/2002	1001 - Asphalt			6391	\$ 4.10	\$ 19,916.31	50	\$ 39,658.71	\$ 45,376.10	12.60%	\$ 18,377.32	\$ 82.50	20.25
10/01/2002	1002 - Asphalt Overlay			6391	\$ 2.87	\$ 13,941.42	50	\$ 31,112.54	\$ 35,597.87	12.60%	\$ 14,417.14	\$ 64.72	20.25
10/01/2002	1003 - Asphalt Seal Coat			6391	\$ 0.28	\$ 1,360.14	30	\$ 7,150.00	\$ 8,180.48	12.60%	\$ 5,521.82	\$ 24.79	20.25
10/01/2002	1007 - Siding Fiber Cement	Building 1	7565	1	\$ 18,484.00	\$ 18,484.00	20	\$ 25,050.00	\$ 27,285.00	8.19%	\$ 27,285.00	\$ 124.02	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 1	7565	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 1	7565	1	\$ 3,350.00	\$ 3,350.00	10	\$ 5,180.00	\$ 5,890.00	12.05%	\$ 5,890.00	\$ 53.55	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7565	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 1	7565	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 1	7565	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7575	1	\$ 14,234.00	\$ 14,234.00	20	\$ 18,750.00	\$ 20,423.00	8.19%	\$ 20,423.00	\$ 92.83	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 1	7575	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 1	7575	1	\$ 2,710.00	\$ 2,710.00	10	\$ 4,089.00	\$ 4,649.00	12.05%	\$ 4,649.00	\$ 42.26	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7575	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 1	7575	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7585	1	\$ 14,234.00	\$ 14,234.00	20	\$ 18,750.00	\$ 20,423.00	8.19%	\$ 20,423.00	\$ 92.83	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 1	7585	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 1	7585	1	\$ 2,710.00	\$ 2,710.00	10	\$ 4,089.00	\$ 4,649.00	12.05%	\$ 4,649.00	\$ 42.26	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7585	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 1	7585	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1007 - Siding Fiber Cement	Building 1	7595	1	\$ 18,484.00	\$ 18,484.00	20	\$ 25,050.00	\$ 27,285.00	8.19%	\$ 27,285.00	\$ 124.02	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 1	7595	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 1	7595	1	\$ 3,350.00	\$ 3,350.00	10	\$ 5,180.00	\$ 5,890.00	12.05%	\$ 5,890.00	\$ 53.55	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 1	7595	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 1	7595	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 1	7595	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00
10/01/2002	1005 - Roof	Building 1		3966	\$ 10.12	\$ 16,339.92	20	\$ 29,895.32	\$ 40,350.00	25.91%	\$ 40,350.00	\$ 183.41	20.00
10/01/2002	1015 - Concrete	Building 1		872	\$ 9.49	\$ 3,915.28	50	\$ 7,331.89	\$ 8,275.28	11.40%	\$ 3,351.49	\$ 15.05	20.25
10/01/2002	1007 - Siding Fiber Cement	Building 2	7525	1	\$ 19,684.00	\$ 19,684.00	20	\$ 25,950.00	\$ 28,265.00	8.19%	\$ 28,265.00	\$ 128.48	20.00
03/07/2020	1010 - Gutters & Downspouts	Building 2	7525	1	\$ 1,325.00	\$ 1,325.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 422.50	\$ 13.64	2.82
07/21/2011	1017 - Paint Exterior	Building 2	7525	1	\$ 4,825.00	\$ 4,825.00	10	\$ 5,180.00	\$ 5,890.00	12.05%	\$ 5,890.00	\$ 53.55	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7525	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 2	7525	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 2	7525	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00
10/01/2002	1007 - Siding Fiber Cement	Building 2	7535	1	\$ 15,234.00	\$ 15,234.00	20	\$ 20,550.00	\$ 22,382.00	8.19%	\$ 22,382.00	\$ 101.74	20.00
03/07/2020	1010g - Gutters & Downspouts	Building 2	7535	1	\$ 1,325.00	\$ 1,325.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 422.50	\$ 13.64	2.82
07/21/2011	1017 - Paint Exterior	Building 2	7535	1	\$ 3,025.00	\$ 3,025.00	10	\$ 4,089.00	\$ 4,649.00	12.05%	\$ 4,649.00	\$ 42.26	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7535	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 2	7535	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1007 - Siding Fiber Cement	Building 2	7545	1	\$ 15,234.00	\$ 15,234.00	20	\$ 20,550.00	\$ 22,382.00	8.19%	\$ 22,382.00	\$ 101.74	20.00
03/07/2020	1010f - Gutters & Downspouts	Building 2	7545	1	\$ 1,325.00	\$ 1,325.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 422.50	\$ 13.64	2.82
07/21/2011	1017 - Paint Exterior	Building 2	7545	1	\$ 3,025.00	\$ 3,025.00	10	\$ 4,089.00	\$ 4,649.00	12.05%	\$ 4,649.00	\$ 42.26	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7545	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 2	7545	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1007 - Siding Fiber Cement	Building 2	7555	1	\$ 19,684.00	\$ 19,684.00	20	\$ 25,950.00	\$ 28,265.00	8.19%	\$ 28,265.00	\$ 128.48	20.00
03/07/2020	1010e - Gutters & Downspouts	Building 2	7555	1	\$ 1,325.00	\$ 1,325.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 422.50	\$ 13.64	2.82
07/21/2011	1017 - Paint Exterior	Building 2	7555	1	\$ 4,825.00	\$ 4,825.00	10	\$ 5,180.00	\$ 5,890.00	12.05%	\$ 5,890.00	\$ 53.55	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 2	7555	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 2	7555	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 2	7555	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00

Placed in Service Date	Description	Building	Location	Quantity	Cost (installed)	Total Cost	Useful Life in Years	Estimated Replacement Cost as of 9/30/2021	Estimated Replacement Cost as of 9/01/2022	Rate of Inflation	Calculated Replacement	Cost per lot per year	Useful Life Used
10/01/2002	1005 - Roof	Building 2		4062	\$ 10.12	\$ 16,735.44	20	\$ 31,200.78	\$ 42,112.00	25.91%	\$ 42,112.00	\$ 191.42	20.00
10/01/2002	1015 - Concrete	Building 2		1088	\$ 9.49	\$ 4,885.12	50	\$ 9,148.06	\$ 10,325.12	11.40%	\$ 4,181.67	\$ 18.77	20.25
10/01/2002	1007 - Siding Fiber Cement	Building 3	7570	1	\$ 18,750.00	\$ 18,750.00	20	\$ 24,490.32	\$ 26,675.00	8.19%	\$ 26,675.00	\$ 121.25	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 3	7570	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 3	7570	1	\$ 3,250.00	\$ 3,250.00	10	\$ 4,925.00	\$ 5,600.00	12.05%	\$ 5,600.00	\$ 50.91	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7570	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 3	7570	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 3	7570	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00
10/01/2002	1007 - Siding Fiber Cement	Building 3	7580	1	\$ 15,450.00	\$ 15,450.00	20	\$ 20,750.00	\$ 22,600.00	8.19%	\$ 22,600.00	\$ 102.73	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 3	7580	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/01/2002	1017 - Paint Exterior	Building 3	7580	1	\$ 2,550.00	\$ 2,550.00	10	\$ 3,780.00	\$ 4,298.00	12.05%	\$ 4,298.00	\$ 39.07	10.00
10/01/2002	1019 - Lighting Entry Fixtures	Building 3	7580	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 180.00	\$ 1.64	10.00
10/01/2002	1020 - Lighting Recessed Can	Building 3	7580	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1007 - Siding Fiber Cement	Building 3	7590	1	\$ 18,750.00	\$ 18,750.00	20	\$ 24,490.32	\$ 26,675.00	8.19%	\$ 26,675.00	\$ 121.25	20.00
10/01/2002	1010 - Gutters & Downspouts	Building 3	7590	1	\$ 410.00	\$ 410.00	10	\$ 1,335.00	\$ 1,500.00	11.00%	\$ 1,500.00	\$ 13.64	10.00
10/23/2020	1017 - Paint Exterior	Building 3	7590	1	\$ 4,750.00	\$ 4,750.00	10	\$ 4,925.00	\$ 5,600.00	12.05%	\$ 1,225.78	\$ 50.91	2.19
03/06/2020	1019 - Lighting Entry Fixtures	Building 3	7590	2	\$ 48.65	\$ 97.30	10	\$ 157.09	\$ 180.00	12.73%	\$ 50.75	\$ 1.64	2.82
10/01/2002	1020 - Lighting Recessed Can	Building 3	7590	1	\$ 80.00	\$ 80.00	10	\$ 144.00	\$ 165.00	12.73%	\$ 165.00	\$ 1.50	10.00
10/01/2002	1021 - Porch Columns	Building 3	7590	1	\$ 200.00	\$ 200.00	20	\$ 500.00	\$ 650.00	23.08%	\$ 650.00	\$ 2.95	20.00
12/09/2020	1005 - Roof	Building 3		3182	\$ 10.12	\$ 13,109.84	20	\$ 23,858.00	\$ 32,201.84	25.91%	\$ 3,318.58	\$ 146.37	2.06
10/01/2002	1015 - Concrete	Building 3		1173	\$ 9.49	\$ 5,266.77	50	\$ 9,862.75	\$ 11,131.77	11.40%	\$ 4,508.37	\$ 20.24	20.25
								\$ 511,251.68	\$ 588,059.46	13.06%	\$ 481,833.92	\$ 2,712.99	

\$ 226.08
Cost/Lot/month

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

Proper monthly Reserves Savings Amount	\$ 2,486.91
Current reserves transfer	\$ 1,250.15
Difference	\$ 1,236.76
Amt req to cover shortfall	\$ 112.43
2022 Rate of Inflation	13.06%
Estimate 2023 Rate of Inflation	21.06%
Estimated Calculated Replacement	\$ 583,314.05

01/01/2022 Reserves Balance	\$ 22,667.85	
01/01/2022 Savings Balance	\$ 9,529.24	
09/30/2022 Reserves Balance		\$ 33,920.49
Oct thru Dec Monthly Transfers	\$ 1,250.15	\$ 3,750.45
Reserves Total		\$ 37,670.94
09/30/2022 Savings Balance		\$ 14,029.77
Oct thru Dec Monthly Transfers	\$ 500.00	\$ 1,500.00
Savings Total		\$ 15,529.77
12/31/2022 Estimated Reserves Balance		\$ 37,670.94
Less the estimated cost of building 2 roof replacement		\$ (42,111.95)
12/31/2022 Estimated Savings Balance		\$ 15,529.77
12/31/2022 Estimated Total Funds Available		\$ 11,088.76
Fund % of Calculated Replacement		2.30%

01/01/2023 Estimated Reserves Balance	\$ 7,670.94	
01/01/2023 Estimated Savings Balance	\$ 6,529.77	
12/31/2023 Estimated Reserves Balance		\$ 31,912.74
12/31/2023 Estimated Savings Balance		\$ 9,529.77
12/31/2023 Estimated Reserves & Savings Balance		\$ 41,442.51
Fund % of Calculated Replacement		7.10%