



RESERVE ANALYSIS REPORT

Two Forty Place Townhomes

Oklahoma City, OK

Report Period: Jan 01, 2026 - Dec 31, 2026

Two Forty Place Association

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The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Reserve Allocation: A comparison of your reserve allocation based on a component level across multiple funding plan options.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/%: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

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- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going ?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It’s important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don’t agree or don’t plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it’s important to give you options. That’s why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don’t like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you’ll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It’s okay if the two don’t match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

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For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

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contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has

to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Property Description		Financial Summary	
Property Name:	Two Forty Place Townhomes	Starting Reserve Balance:	\$100,000
Location:	Oklahoma City, OK	Fully Funded Reserve Balance:	\$2,270,558
Project Type:	Condominium	Percent Funded on 1/1/2026:	4%
Number of Units:	52	Current Replacement Cost:	\$2,508,488
Age of Project:	46 Year(s)	Deficit/Surplus vs. Fully Funded Reserve:	(\$2,170,558) or (\$41,741.49) Per Unit Avg

Level 2 Onsite completed in 2025.

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

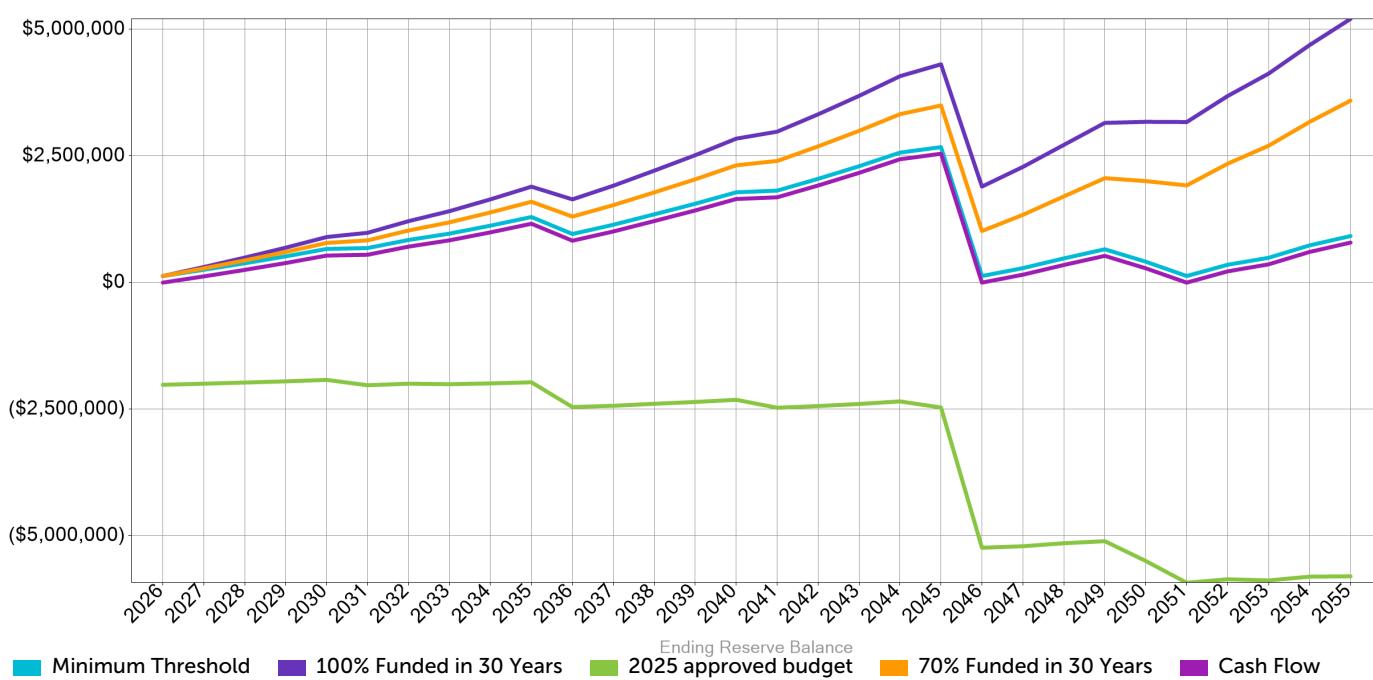
Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

Inflation:	Interest:	Annual Reserve Contribution Increase:
4.00 %	1.00 %	Varies
Applied to the anticipated expenditures	Applied to the average annual reserve balance	See individual funding models

Summary of Funding Plans

★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (If Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Minimum Threshold ★	\$2,171,778	\$3,480.41	Yes	N/A	\$988,704	47%
100% Funded in 30 Years	\$2,171,778	\$3,480.41	Yes	N/A	\$2,443,461	98%
2025 approved budget	\$24,960	\$40.00	No	2026	(\$3,313,417)	0%
70% Funded in 30 Years	\$2,171,778	\$3,480.41	Yes	N/A	\$1,801,264	75%
Cash Flow	\$2,042,425	\$3,273.12	Yes	N/A	\$857,637	38%



Expenditures by Category

Current Replacement Cost: \$2,508,488.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Concrete Surfaces	7-10	0-2	\$191,302	\$8,367	\$19,327	\$189,988	\$3,680
Fencing, Gates & Walls	8-50	0-8	\$184,770	\$8,050	\$5,442	\$182,770	\$1,036
Landscaping	2-2	1-1	\$4,000	\$88	\$2,000	\$2,000	\$381
Lighting & Electrical	20-50	0-21	\$94,080	\$2,551	\$2,263	\$57,923	\$431
Miscellaneous	5-50	0-20	\$235,020	\$9,847	\$6,822	\$223,574	\$1,299
Roofing & Chimneys	20-40	0-35	\$1,043,896	\$44,759	\$49,695	\$1,016,282	\$9,461
Siding	5-30	0-29	\$755,420	\$26,338	\$45,557	\$598,020	\$8,673
Totals			\$2,508,488	\$100,000	\$131,106	\$2,270,558	\$24,960

Component Inventory

Current Replacement Cost: \$2,508,488

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Cabana								
Cabana - Ext (Refurbish) <i>(Other)</i>		0	0	\$0.00 /	1	\$0*	\$0*	Inspector
Notes: This area has been decommissioned and has been converted into a storage space. Remaining life adjusted to 15 years due to prioritization of projects. To be reviewed and adjusted as needed.								
Cabana - Int (Refurbish) <i>(Other)</i>		0	0	\$0.00 /	1	\$0*	\$0*	Inspector
Notes: This area has been decommissioned and has been converted into a storage space. Remaining life adjusted to 15 years due to prioritization of projects. To be reviewed and adjusted as needed.								
Cabana - Mechanical Equipment <i>(Other)</i>		0	0	\$0.00 /	1	\$0*	\$0*	Inspector
Notes: This area has been decommissioned and has been converted into a storage space. Includes furnace & water heater. Remaining life adjusted to 10 years due to prioritization of projects. To be reviewed and adjusted as needed.								
Totals						\$0	\$0	

* Non-reserve components excluded from totals

Concrete Surfaces								
Concrete - Drive/Parking <i>(Contingency-15%)</i>		10	0	\$16.00 / SF	76,750	\$184,200	\$184,200	Inspector
Notes: Multiple areas of the system are in need of replacement due to deterioration.								
Concrete - Drive/Parking (Speed Bumps) <i>(Other)</i>		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: To be incorporated into the reserve plan upon installation.								
Concrete - Drive/Parking (Stripe/Fire Lane)		7	2	\$4,600.00 / Total	1	\$4,600	\$4,975	Inspector
Notes: Completed in 2021.								
Concrete - Walkways <i>(Contingency-2%)</i>		10	0	\$16.00 / SF	7,820	\$2,502	\$2,502	Inspector
Notes: Multiple areas of the system are in need of replacement due to deterioration/trip hazards.								
Totals						\$191,302	\$191,678	

* Non-reserve components excluded from totals

Fencing, Gates & Walls								
Metal Fencing (4') - Dog Park <i>(Paint)</i>		8	0	\$10.00 / LF	225	\$2,250	\$2,250	Inspector
Notes: Recommend touch up painting be completed in interim of projected life.								
Metal Fencing (4') - Dog Park <i>(Replace)</i>		45	8	\$50.00 / LF	225	\$11,250	\$15,396	Inspector
Notes: Contingency for repairs and or needed replacements to the perimeter cast retaining walls. Cost and cycle of contingency should be reviewed and adjusted as needed annually.								
Ret Walls (Cast) - Perimeter <i>(Contingency-20%)</i>		50	0	\$225.00 / SF	2,156	\$97,020	\$97,020	Inspector
Notes: This system is in poor condition and has reached the end of its useful life.								
In poor condition. Life extended to 4 years due to priority of other needs. Repairs may be required during the interim.								
Totals						\$184,770	\$188,916	

Landscaping								
Landscape - <i>Drainage/Plantings/Tree Maint</i>		2	1	\$4,000.00 / Total	1	\$4,000	\$4,160	Inspector
Notes: Reported 23 tree's to be removed in 2019-20 for an estimated 20K and funded from outside the reserve account. Current allowance is for \$1,000 every 2 years for on-going planting and tree maintenance.								
Totals						\$4,000	\$4,160	

Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Lighting & Electrical								
Bldg Fixtures (Ceiling/Wall)	20	0		\$140.00 / EA	52	\$7,280	\$7,280	Inspector
Notes: To be in conjunction with the siding project. Cost may vary based on type of fixture.								
Cabana Ext Fixtures	20	9		\$250.00 / EA	4	\$1,000	\$1,423	Inspector
Main Distribution Panel, 100	50	19		\$1,500.00 / EA	52	\$78,000	\$164,334	Inspector
AMP (Replace)								
Post Fixtures - Streets (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: Rented from city. Handled through operating budget.								
Post Fixtures - Walkways	27	21		\$975.00 / EA	8	\$7,800	\$17,774	Inspector
Notes: Included as being replaced in 2019-20 from outside the reserve fund.								
Totals						\$94,080	\$190,812	
* Non-reserve components excluded from totals								
Miscellaneous								
Balconies (8) - Removed (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: Removed and replaced with covered porch.								
Dog Park - Furnishings (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Inspector
Notes: The area has various furnishings that can be replaced on an "As Needed" basis via the community's operating budget. May require maintenance during interim of RUL.								
Doors - Garage (Individual Homeowner Responsibility)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Doors - Unit Entry (Individual Homeowner Responsibility)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Foundation - Repair Contingency	50	0		\$4,000.00 / Unit(s)	52	\$208,000	\$208,000	Inspector
Notes: Various locations with deficiencies were observed during the 2025 site visit.								
Costs may vary. Recommend association obtain bids and additional evaluations by a licensed professional to determine specific costs and time data.								
HVAC Roof Pipes - Replace (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: Replaced from loan. To be maintained (repaired or replaced) from operating budget. Awaiting total cost of work completed.								
Mailboxes	26	20		\$135.00 / EA	52	\$7,020	\$15,382	Inspector
Notes: To be replaced in 2019.								
Mailboxes - Pavilion Lights/Siding/Roofing (Repairs/Replacement)	26	20		\$5,000.00 / Total	1	\$5,000	\$10,956	Inspector
Notes: New Pavilion constructed in 2020.								
Plumbing (Common) - Repair Contingency	5	0		\$10,000.00 / Total	1	\$10,000	\$10,000	Inspector
Notes: General contingency for repairs and or needed replacements to the common area plumbing. Cycle and costs to be reviewed and adjusted as needed on an annual basis. Current allocation based off of reported history of expenses. Recommend a full review of common area plumbing by licensed professional.								
Security - Cameras/Recorder (Other)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: To be incorporated into the reserve plan upon installation.								
Signage - Directional/Parking (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Signage - Entry Wall	25	11		\$5,000.00 / Total	1	\$5,000	\$7,697	Inspector
Termite Treatment (Maintenance / Operating)	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study
Notes: Under contract for treatment.								
Windows/Slider Doors	0	0		\$0.00 /	0	\$0*	\$0*	Previous Study

Component Inventory

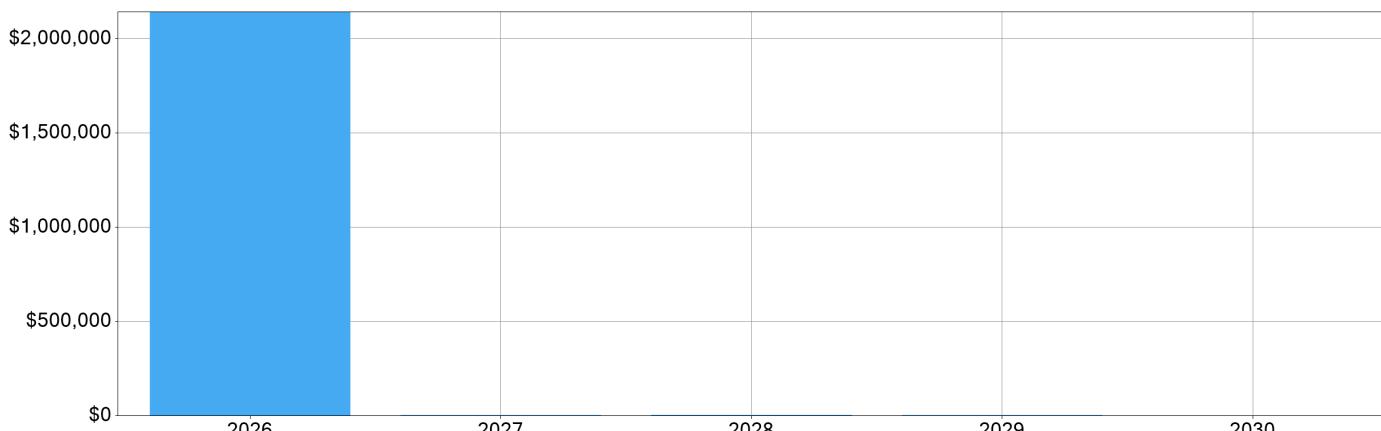
Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<i>(Individual Homeowner Responsibility)</i>								
						Totals	\$235,020	\$252,035
* Non-reserve components excluded from totals								
Roofing & Chimneys								
Chimney Repairs - Ph 1		40	35	\$20,000.00 / Total	1	\$20,000	\$78,922	Inspector
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.								
Chimney Repairs - Ph 2		40	0	\$20,000.00 / Total	1	\$20,000	\$20,000	Inspector
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.								
Chimney Repairs - Ph 3		40	0	\$20,000.00 / Total	1	\$20,000	\$20,000	Inspector
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.								
Chimney Repairs - Ph 4		40	0	\$20,000.00 / Total	1	\$20,000	\$20,000	Inspector
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.								
Chimney Repairs - Ph 5		40	0	\$20,000.00 / Total	1	\$20,000	\$20,000	Inspector
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.								
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)		20	0	\$10.00 / SF	91,500	\$915,000	\$915,000	Inspector
Notes: Includes allowance for repairs to underlayment and support structures. Cost of repairs may vary. Current maintenance for ventilation and flashing being completed outside of the reserve fund. Recommend association begin obtaining bids for reroofing.								
Roofing - Gutters & Downspouts		20	7	\$12.00 / LF	2,408	\$28,896	\$38,025	Inspector
Notes: Located at Garage Roofing only. All gutters and downspouts located at the front entry side has been installed by the individual owner.								
Roofing - Maint/Repairs/Eval (Maintenance / Operating)		0	0	\$0.00 /	0	\$0*	\$0*	Previous Study
						Totals	\$1,043,896	\$1,111,947
* Non-reserve components excluded from totals								
Siding								
Siding - Brick Repair/Replace (Contingency 5%)		10	0	\$45.00 / SF	26,600	\$59,850	\$59,850	Inspector
Notes: It was pointed out during the site that multiple areas of the system require major repair and reattachment to the building structure. To address this, the repair contingency budget has been increased for 2025 to help meet the financial needs associated with this work.								
Contingency for repairs and or replacements to the brick surfaces. Amount and cycle to be reviewed and adjusted as needed.								
Siding - Ext Paint Mailboxes - Pavilion		5	0	\$4.00 / SF	500	\$2,000	\$2,000	Inspector
Siding - Ext Paint Units (Wood/Metal)		5	0	\$4.00 / SF	24,080	\$96,320	\$96,320	Inspector
Siding - Wood Siding (T1-11) Chimney/Roofing		30	24	\$175,000.00 / Total	1	\$175,000	\$448,578	Inspector
Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners. Funded from loan.								
Siding - Wood Siding (T1-11) Chimney/Roofing Bldg 820-24		30	29	\$18,000.00 / Total	1	\$18,000	\$56,136	Inspector
Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners.								
Siding - Wood Siding (T1-11) Chimney/Roofing Replace		30	0	\$17.50 / SF	23,100	\$404,250	\$404,250	Inspector
Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners. Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners.								
						Totals	\$755,420	\$1,067,134

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) ,

Component Inventory

SQ = Square(s) , TN = Ton(s), LS = Lump Sum

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2026						
Bldg Fixtures (Ceiling/Wall)				Lighting & Electrical	\$7,280	\$7,280
Chimney Repairs - Ph 2				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 3				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 4				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 5				Roofing & Chimneys	\$20,000	\$20,000
Concrete - Drive/Parking (Contingency-15%)				Concrete Surfaces	\$184,200	\$184,200
Concrete - Walkways (Contingency-2%)				Concrete Surfaces	\$2,502	\$2,502
Foundation - Repair Contingency				Miscellaneous	\$208,000	\$208,000
Metal Fencing (4') - Dog Park (Paint)				Fencing, Gates & Walls	\$2,250	\$2,250
Plumbing (Common) - Repair Contingency				Miscellaneous	\$10,000	\$10,000
Ret Walls (Cast) - Perimeter (Contingency-20%)				Fencing, Gates & Walls	\$97,020	\$97,020
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)				Roofing & Chimneys	\$915,000	\$915,000
Siding - Brick Repair/Replace (Contingency 5%)				Siding	\$59,850	\$59,850
Siding - Ext Paint Mailboxes - Pavilion				Siding	\$2,000	\$2,000
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$96,320
Siding - Wood Siding (T1-11) Chimney/Roofing Replace				Siding	\$404,250	\$404,250
Wood Fencing (6') - Perimeter				Fencing, Gates & Walls	\$74,250	\$74,250
Total for 2026:						\$2,142,922
2027						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$4,160
Total for 2027:						\$4,160
2028						
Concrete - Drive/Parking (Stripe/Fire Lane)				Concrete Surfaces	\$4,600	\$4,975
Total for 2028:						\$4,975

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2029						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$4,499
Total for 2029:						\$4,499
2030						
Total for 2030:						\$0

Minimum Threshold

Min Balance: \$130,000 (5% of Current Replacement Cost)

Two Forty Place Townhomes

Units: 52 | Start Date: 1/1/2026

This plan represents the minimum annual reserve contribution of \$2,171,778 or \$3,480.41 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$130,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



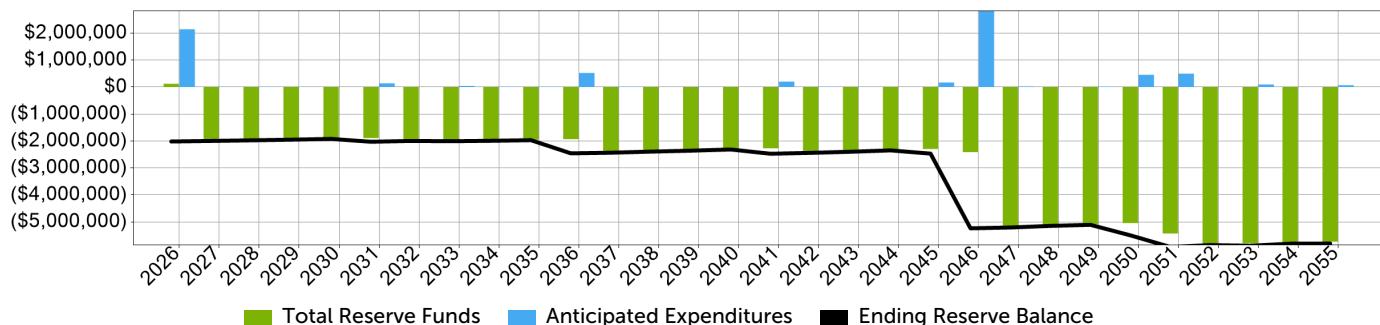
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$2,171,778	\$3,480.41	\$100,000	\$1,144	\$2,272,922	\$2,142,922	\$130,000	\$269,091	48%
2027	\$125,680	\$201.41	\$130,000	\$1,908	\$257,587	\$4,160	\$253,427	\$417,333	61%
2028	\$130,707	\$209.47	\$253,427	\$3,163	\$387,297	\$4,975	\$382,322	\$576,329	66%
2029	\$135,935	\$217.85	\$382,322	\$4,480	\$522,738	\$4,499	\$518,238	\$748,079	69%
2030	\$141,373	\$226.56	\$518,238	\$5,889	\$665,500	\$0	\$665,500	\$937,513	71%
2031	\$147,028	\$235.62	\$665,500	\$6,707	\$819,235	\$136,654	\$682,581	\$998,784	68%
2032	\$152,909	\$245.05	\$682,581	\$7,590	\$843,080	\$0	\$843,080	\$1,211,262	70%
2033	\$159,025	\$254.85	\$843,080	\$9,009	\$1,011,114	\$43,289	\$967,825	\$1,394,121	69%
2034	\$165,386	\$265.04	\$967,825	\$10,413	\$1,143,624	\$18,476	\$1,125,149	\$1,617,276	70%
2035	\$172,002	\$275.64	\$1,125,149	\$12,043	\$1,309,193	\$13,664	\$1,295,530	\$1,861,826	70%
2036	\$178,882	\$286.67	\$1,295,530	\$11,223	\$1,485,634	\$525,298	\$960,337	\$1,591,821	60%
2037	\$186,037	\$298.14	\$960,337	\$10,464	\$1,156,838	\$13,855	\$1,142,983	\$1,850,991	62%
2038	\$193,478	\$310.06	\$1,142,983	\$12,397	\$1,348,858	\$0	\$1,348,858	\$2,143,332	63%
2039	\$201,218	\$322.46	\$1,348,858	\$14,461	\$1,564,537	\$6,660	\$1,557,877	\$2,449,172	64%
2040	\$209,266	\$335.36	\$1,557,877	\$16,625	\$1,783,768	\$0	\$1,783,768	\$2,783,254	64%
2041	\$217,637	\$348.78	\$1,783,768	\$17,914	\$2,019,320	\$202,282	\$1,817,038	\$2,929,771	62%
2042	\$226,342	\$362.73	\$1,817,038	\$19,238	\$2,062,618	\$12,830	\$2,049,788	\$3,289,001	62%
2043	\$235,396	\$377.24	\$2,049,788	\$21,636	\$2,306,820	\$7,792	\$2,299,028	\$3,678,055	63%
2044	\$244,812	\$392.33	\$2,299,028	\$24,214	\$2,568,055	\$0	\$2,568,055	\$4,101,399	63%
2045	\$254,604	\$408.02	\$2,568,055	\$26,090	\$2,848,749	\$172,762	\$2,675,987	\$4,373,053	61%
2046	\$264,789	\$424.34	\$2,675,987	\$13,960	\$2,954,736	\$2,824,735	\$130,000	\$1,909,011	7%
2047	\$180,978	\$290.03	\$130,000	\$2,070	\$313,049	\$26,889	\$286,160	\$2,268,118	13%
2048	\$188,218	\$301.63	\$286,160	\$3,803	\$478,180	\$0	\$478,180	\$2,681,982	18%
2049	\$195,746	\$313.70	\$478,180	\$5,655	\$679,581	\$21,197	\$658,384	\$3,103,283	21%
2050	\$203,576	\$326.24	\$658,384	\$5,330	\$867,290	\$454,346	\$412,945	\$3,104,403	13%
2051	\$211,719	\$339.29	\$412,945	\$2,701	\$627,365	\$497,365	\$130,000	\$3,074,807	4%
2052	\$220,188	\$352.87	\$130,000	\$2,401	\$352,589	\$0	\$352,589	\$3,575,828	10%
2053	\$228,995	\$366.98	\$352,589	\$4,197	\$585,781	\$94,851	\$490,930	\$4,013,365	12%
2054	\$238,155	\$381.66	\$490,930	\$6,100	\$735,185	\$0	\$735,185	\$4,582,774	16%
2055	\$247,682	\$396.93	\$735,185	\$8,232	\$991,098	\$71,729	\$919,369	\$5,116,717	18%

This plan represents first-year reserve contribution of \$2,171,778 or \$3,480.41 monthly per unit and incorporates the following variable annual increases in funding: 4% in years 1-29. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 1 years									
2026	\$2,171,778	\$3,480.41	\$100,000	\$1,144	\$2,272,922	\$2,142,922	\$130,000	\$269,091	48%
Duration: 29 years									
2027	\$180,000	\$288.46	\$130,000	\$2,179	\$312,179	\$4,160	\$308,019	\$417,333	74%
2028	\$187,200	\$300.00	\$308,019	\$3,991	\$499,210	\$4,975	\$494,235	\$576,329	86%
2029	\$194,688	\$312.00	\$494,235	\$5,893	\$694,816	\$4,499	\$690,317	\$748,079	92%
2030	\$202,476	\$324.48	\$690,317	\$7,916	\$900,708	\$0	\$900,708	\$937,513	96%
2031	\$210,575	\$337.46	\$900,708	\$9,377	\$1,120,659	\$136,654	\$984,005	\$998,784	99%
2032	\$218,998	\$350.96	\$984,005	\$10,935	\$1,213,937	\$0	\$1,213,937	\$1,211,262	100%
2033	\$227,757	\$365.00	\$1,213,937	\$13,062	\$1,454,756	\$43,289	\$1,411,468	\$1,394,121	101%
2034	\$236,868	\$379.60	\$1,411,468	\$15,207	\$1,663,542	\$18,476	\$1,645,066	\$1,617,276	102%
2035	\$246,342	\$394.78	\$1,645,066	\$17,614	\$1,909,023	\$13,664	\$1,895,359	\$1,861,826	102%
2036	\$256,196	\$410.57	\$1,895,359	\$17,608	\$2,169,163	\$525,298	\$1,643,865	\$1,591,821	103%
2037	\$266,444	\$426.99	\$1,643,865	\$17,702	\$1,928,011	\$13,855	\$1,914,156	\$1,850,991	103%
2038	\$277,102	\$444.07	\$1,914,156	\$20,527	\$2,211,785	\$0	\$2,211,785	\$2,143,332	103%
2039	\$288,186	\$461.84	\$2,211,785	\$23,525	\$2,523,496	\$6,660	\$2,516,835	\$2,449,172	103%
2040	\$299,713	\$480.31	\$2,516,835	\$26,667	\$2,843,216	\$0	\$2,843,216	\$2,783,254	102%
2041	\$311,702	\$499.52	\$2,843,216	\$28,979	\$3,183,897	\$202,282	\$2,981,615	\$2,929,771	102%
2042	\$324,170	\$519.50	\$2,981,615	\$31,373	\$3,337,157	\$12,830	\$3,324,327	\$3,289,001	101%
2043	\$337,137	\$540.28	\$3,324,327	\$34,890	\$3,696,354	\$7,792	\$3,688,562	\$3,678,055	100%
2044	\$350,622	\$561.89	\$3,688,562	\$38,639	\$4,077,823	\$0	\$4,077,823	\$4,101,399	99%
2045	\$364,647	\$584.37	\$4,077,823	\$41,738	\$4,484,208	\$172,762	\$4,311,446	\$4,373,053	99%
2046	\$379,233	\$607.74	\$4,311,446	\$30,887	\$4,721,566	\$2,824,735	\$1,896,831	\$1,909,011	99%
2047	\$394,402	\$632.05	\$1,896,831	\$20,806	\$2,312,039	\$26,889	\$2,285,149	\$2,268,118	101%
2048	\$410,178	\$657.34	\$2,285,149	\$24,902	\$2,720,230	\$0	\$2,720,230	\$2,681,982	101%
2049	\$426,585	\$683.63	\$2,720,230	\$29,229	\$3,176,044	\$21,197	\$3,154,848	\$3,103,283	102%
2050	\$443,649	\$710.98	\$3,154,848	\$31,495	\$3,629,992	\$454,346	\$3,175,646	\$3,104,403	102%
2051	\$461,395	\$739.41	\$3,175,646	\$31,577	\$3,668,617	\$497,365	\$3,171,252	\$3,074,807	103%
2052	\$479,851	\$768.99	\$3,171,252	\$34,112	\$3,685,215	\$0	\$3,685,215	\$3,575,828	103%
2053	\$499,045	\$799.75	\$3,685,215	\$38,873	\$4,223,132	\$94,851	\$4,128,281	\$4,013,365	103%
2054	\$519,006	\$831.74	\$4,128,281	\$43,878	\$4,691,165	\$0	\$4,691,165	\$4,582,774	102%
2055	\$539,767	\$865.01	\$4,691,165	\$49,252	\$5,280,184	\$71,729	\$5,208,455	\$5,116,717	102%

This plan represents a first-year reserve contribution of \$24,960 or \$40.00 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 1% per year, and assumes an annual reserve contribution increases of 4%. Based on the projected starting reserve balance of \$100,000 as of Jan 1, 2026, this plan will not meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$24,960	\$40.00	\$100,000	\$0	\$124,960	\$2,142,922	(\$2,017,962)	\$269,091	0%
2027	\$25,958	\$41.60	(\$2,017,962)	\$0	(\$1,992,004)	\$4,160	(\$1,996,164)	\$417,333	0%
2028	\$26,997	\$43.26	(\$1,996,164)	\$0	(\$1,969,167)	\$4,975	(\$1,974,143)	\$576,329	0%
2029	\$28,077	\$44.99	(\$1,974,143)	\$0	(\$1,946,066)	\$4,499	(\$1,950,565)	\$748,079	0%
2030	\$29,200	\$46.79	(\$1,950,565)	\$0	(\$1,921,366)	\$0	(\$1,921,366)	\$937,513	0%
2031	\$30,368	\$48.67	(\$1,921,366)	\$0	(\$1,890,998)	\$136,654	(\$2,027,653)	\$998,784	0%
2032	\$31,582	\$50.61	(\$2,027,653)	\$0	(\$1,996,070)	\$0	(\$1,996,070)	\$1,211,262	0%
2033	\$32,846	\$52.64	(\$1,996,070)	\$0	(\$1,963,225)	\$43,289	(\$2,006,513)	\$1,394,121	0%
2034	\$34,159	\$54.74	(\$2,006,513)	\$0	(\$1,972,354)	\$18,476	(\$1,990,830)	\$1,617,276	0%
2035	\$35,526	\$56.93	(\$1,990,830)	\$0	(\$1,955,304)	\$13,664	(\$1,968,968)	\$1,861,826	0%
2036	\$36,947	\$59.21	(\$1,968,968)	\$0	(\$1,932,021)	\$525,298	(\$2,457,319)	\$1,591,821	0%
2037	\$38,425	\$61.58	(\$2,457,319)	\$0	(\$2,418,894)	\$13,855	(\$2,432,749)	\$1,850,991	0%
2038	\$39,962	\$64.04	(\$2,432,749)	\$0	(\$2,392,787)	\$0	(\$2,392,787)	\$2,143,332	0%
2039	\$41,560	\$66.60	(\$2,392,787)	\$0	(\$2,351,227)	\$6,660	(\$2,357,887)	\$2,449,172	0%
2040	\$43,223	\$69.27	(\$2,357,887)	\$0	(\$2,314,665)	\$0	(\$2,314,665)	\$2,783,254	0%
2041	\$44,952	\$72.04	(\$2,314,665)	\$0	(\$2,269,713)	\$202,282	(\$2,471,995)	\$2,929,771	0%
2042	\$46,750	\$74.92	(\$2,471,995)	\$0	(\$2,425,245)	\$12,830	(\$2,438,075)	\$3,289,001	0%
2043	\$48,620	\$77.92	(\$2,438,075)	\$0	(\$2,389,456)	\$7,792	(\$2,397,247)	\$3,678,055	0%
2044	\$50,564	\$81.03	(\$2,397,247)	\$0	(\$2,346,683)	\$0	(\$2,346,683)	\$4,101,399	0%
2045	\$52,587	\$84.27	(\$2,346,683)	\$0	(\$2,294,096)	\$172,762	(\$2,466,858)	\$4,373,053	0%
2046	\$54,690	\$87.64	(\$2,466,858)	\$0	(\$2,412,167)	\$2,824,735	(\$5,236,903)	\$1,909,011	0%
2047	\$56,878	\$91.15	(\$5,236,903)	\$0	(\$5,180,025)	\$26,889	(\$5,206,914)	\$2,268,118	0%
2048	\$59,153	\$94.80	(\$5,206,914)	\$0	(\$5,147,761)	\$0	(\$5,147,761)	\$2,681,982	0%
2049	\$61,519	\$98.59	(\$5,147,761)	\$0	(\$5,086,242)	\$21,197	(\$5,107,438)	\$3,103,283	0%
2050	\$63,980	\$102.53	(\$5,107,438)	\$0	(\$5,043,458)	\$454,346	(\$5,497,804)	\$3,104,403	0%
2051	\$66,539	\$106.63	(\$5,497,804)	\$0	(\$5,431,264)	\$497,365	(\$5,928,629)	\$3,074,807	0%
2052	\$69,201	\$110.90	(\$5,928,629)	\$0	(\$5,859,429)	\$0	(\$5,859,429)	\$3,575,828	0%
2053	\$71,969	\$115.33	(\$5,859,429)	\$0	(\$5,787,460)	\$94,851	(\$5,882,311)	\$4,013,365	0%
2054	\$74,848	\$119.95	(\$5,882,311)	\$0	(\$5,807,463)	\$0	(\$5,807,463)	\$4,582,774	0%
2055	\$77,842	\$124.75	(\$5,807,463)	\$0	(\$5,729,622)	\$71,729	(\$5,801,351)	\$5,116,717	0%

This plan represents first-year reserve contribution of \$2,171,778 or \$3,480.41 monthly per unit and incorporates the following variable annual increases in funding: 4% in years 1-29. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
Duration: 1 years									
2026	\$2,171,778	\$3,480.41	\$100,000	\$1,144	\$2,272,922	\$2,142,922	\$130,000	\$269,091	48%
Duration: 29 years									
2027	\$153,000	\$245.19	\$130,000	\$2,044	\$285,044	\$4,160	\$280,884	\$417,333	67%
2028	\$159,120	\$255.00	\$280,884	\$3,580	\$443,584	\$4,975	\$438,608	\$576,329	76%
2029	\$165,485	\$265.20	\$438,608	\$5,191	\$609,284	\$4,499	\$604,785	\$748,079	81%
2030	\$172,104	\$275.81	\$604,785	\$6,908	\$783,797	\$0	\$783,797	\$937,513	84%
2031	\$178,988	\$286.84	\$783,797	\$8,050	\$970,835	\$136,654	\$834,181	\$998,784	84%
2032	\$186,148	\$298.31	\$834,181	\$9,273	\$1,029,601	\$0	\$1,029,601	\$1,211,262	85%
2033	\$193,594	\$310.25	\$1,029,601	\$11,048	\$1,234,243	\$43,289	\$1,190,954	\$1,394,121	85%
2034	\$201,338	\$322.66	\$1,190,954	\$12,824	\$1,405,115	\$18,476	\$1,386,639	\$1,617,276	86%
2035	\$209,391	\$335.56	\$1,386,639	\$14,845	\$1,610,875	\$13,664	\$1,597,212	\$1,861,826	86%
2036	\$217,767	\$348.99	\$1,597,212	\$14,434	\$1,829,413	\$525,298	\$1,304,115	\$1,591,821	82%
2037	\$226,477	\$362.94	\$1,304,115	\$14,104	\$1,544,697	\$13,855	\$1,530,842	\$1,850,991	83%
2038	\$235,536	\$377.46	\$1,530,842	\$16,486	\$1,782,864	\$0	\$1,782,864	\$2,143,332	83%
2039	\$244,958	\$392.56	\$1,782,864	\$19,020	\$2,046,842	\$6,660	\$2,040,182	\$2,449,172	83%
2040	\$254,756	\$408.26	\$2,040,182	\$21,676	\$2,316,614	\$0	\$2,316,614	\$2,783,254	83%
2041	\$264,946	\$424.59	\$2,316,614	\$23,479	\$2,605,040	\$202,282	\$2,402,758	\$2,929,771	82%
2042	\$275,544	\$441.58	\$2,402,758	\$25,341	\$2,703,643	\$12,830	\$2,690,813	\$3,289,001	82%
2043	\$286,566	\$459.24	\$2,690,813	\$28,302	\$3,005,681	\$7,792	\$2,997,890	\$3,678,055	82%
2044	\$298,029	\$477.61	\$2,997,890	\$31,469	\$3,327,388	\$0	\$3,327,388	\$4,101,399	81%
2045	\$309,950	\$496.71	\$3,327,388	\$33,960	\$3,671,297	\$172,762	\$3,498,536	\$4,373,053	80%
2046	\$322,348	\$516.58	\$3,498,536	\$22,473	\$3,843,357	\$2,824,735	\$1,018,622	\$1,909,011	53%
2047	\$335,242	\$537.25	\$1,018,622	\$11,728	\$1,365,591	\$26,889	\$1,338,702	\$2,268,118	59%
2048	\$348,652	\$558.74	\$1,338,702	\$15,130	\$1,702,484	\$0	\$1,702,484	\$2,681,982	63%
2049	\$362,598	\$581.09	\$1,702,484	\$18,732	\$2,083,813	\$21,197	\$2,062,617	\$3,103,283	66%
2050	\$377,101	\$604.33	\$2,062,617	\$20,240	\$2,459,958	\$454,346	\$2,005,612	\$3,104,403	65%
2051	\$392,186	\$628.50	\$2,005,612	\$19,530	\$2,417,328	\$497,365	\$1,919,963	\$3,074,807	62%
2052	\$407,873	\$653.64	\$1,919,963	\$21,239	\$2,349,075	\$0	\$2,349,075	\$3,575,828	66%
2053	\$424,188	\$679.79	\$2,349,075	\$25,137	\$2,798,400	\$94,851	\$2,703,549	\$4,013,365	67%
2054	\$441,155	\$706.98	\$2,703,549	\$29,241	\$3,173,946	\$0	\$3,173,946	\$4,582,774	69%
2055	\$458,802	\$735.26	\$3,173,946	\$33,675	\$3,666,422	\$71,729	\$3,594,693	\$5,116,717	70%

Cash Flow

Statutory Funding – Minimum \$0.00

Two Forty Place Townhomes

Units: 52 | Start Date: 1/1/2026

This plan represents the annual reserve contribution (Year-1) of \$2,042,425 or \$3,273.12 monthly per unit. It takes into account a component inflation factor of 4% per year, annual average interest rate of 1% per year and a variable assumed contribution rate calculated to meet the cash flow requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2026	\$2,042,425	\$3,273.12	\$100,000	\$498	\$2,142,922	\$2,142,922	\$0	\$269,091	0%
2027	\$126,560	\$202.82	\$0	\$612	\$127,172	\$4,160	\$123,012	\$417,333	29%
2028	\$131,622	\$210.93	\$123,012	\$1,863	\$256,498	\$4,975	\$251,522	\$576,329	44%
2029	\$136,887	\$219.37	\$251,522	\$3,177	\$391,587	\$4,499	\$387,087	\$748,079	52%
2030	\$142,363	\$228.15	\$387,087	\$4,583	\$534,033	\$0	\$534,033	\$937,513	57%
2031	\$148,057	\$237.27	\$534,033	\$5,397	\$687,487	\$136,654	\$550,833	\$998,784	55%
2032	\$153,980	\$246.76	\$550,833	\$6,278	\$711,090	\$0	\$711,090	\$1,211,262	59%
2033	\$160,139	\$256.63	\$711,090	\$7,695	\$878,924	\$43,289	\$835,635	\$1,394,121	60%
2034	\$166,544	\$266.90	\$835,635	\$9,097	\$1,011,276	\$18,476	\$992,801	\$1,617,276	61%
2035	\$173,206	\$277.57	\$992,801	\$10,726	\$1,176,732	\$13,664	\$1,163,068	\$1,861,826	62%
2036	\$180,134	\$288.68	\$1,163,068	\$9,905	\$1,353,108	\$525,298	\$827,810	\$1,591,821	52%
2037	\$187,340	\$300.22	\$827,810	\$9,146	\$1,024,295	\$13,855	\$1,010,440	\$1,850,991	55%
2038	\$194,833	\$312.23	\$1,010,440	\$11,079	\$1,216,352	\$0	\$1,216,352	\$2,143,332	57%
2039	\$202,627	\$324.72	\$1,216,352	\$13,143	\$1,432,121	\$6,660	\$1,425,461	\$2,449,172	58%
2040	\$210,732	\$337.71	\$1,425,461	\$15,308	\$1,651,501	\$0	\$1,651,501	\$2,783,254	59%
2041	\$219,161	\$351.22	\$1,651,501	\$16,599	\$1,887,261	\$202,282	\$1,684,979	\$2,929,771	58%
2042	\$227,927	\$365.27	\$1,684,979	\$17,925	\$1,930,832	\$12,830	\$1,918,002	\$3,289,001	58%
2043	\$237,044	\$379.88	\$1,918,002	\$20,326	\$2,175,372	\$7,792	\$2,167,581	\$3,678,055	59%
2044	\$246,526	\$395.07	\$2,167,581	\$22,908	\$2,437,015	\$0	\$2,437,015	\$4,101,399	59%
2045	\$256,387	\$410.88	\$2,437,015	\$24,788	\$2,718,191	\$172,762	\$2,545,429	\$4,373,053	58%
2046	\$266,643	\$427.31	\$2,545,429	\$12,664	\$2,824,736	\$2,824,735	\$0	\$1,909,011	0%
2047	\$182,173	\$291.94	\$0	\$776	\$182,950	\$26,889	\$156,061	\$2,268,118	7%
2048	\$189,460	\$303.62	\$156,061	\$2,508	\$348,029	\$0	\$348,029	\$2,681,982	13%
2049	\$197,039	\$315.77	\$348,029	\$4,360	\$549,427	\$21,197	\$528,231	\$3,103,283	17%
2050	\$204,920	\$328.40	\$528,231	\$4,035	\$737,186	\$454,346	\$282,841	\$3,104,403	9%
2051	\$213,117	\$341.53	\$282,841	\$1,407	\$497,365	\$497,365	\$0	\$3,074,807	0%
2052	\$221,642	\$355.20	\$0	\$1,108	\$222,750	\$0	\$222,750	\$3,575,828	6%
2053	\$230,508	\$369.40	\$222,750	\$2,906	\$456,164	\$94,851	\$361,312	\$4,013,365	9%
2054	\$239,728	\$384.18	\$361,312	\$4,812	\$605,852	\$0	\$605,852	\$4,582,774	13%
2055	\$249,317	\$399.55	\$605,852	\$6,946	\$862,115	\$71,729	\$790,386	\$5,116,717	15%

Current Percent Funded: 4%

Component	UL	RUL	Effective	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve	Annual Reserve Contrib.
	Age							
	A	B	C				G	H
CONCRETE SURFACES								
Concrete - Drive/Parking (Contingency-15%)	10	0	10	\$184,200	\$8,113	\$18,420	\$184,200	\$3,507
Concrete - Drive/Parking (Stripe/Fire Lane)	7	2	5	\$4,600	\$145	\$657	\$3,286	\$125
Concrete - Walkways (Contingency-2%)	10	0	10	\$2,502	\$110	\$250	\$2,502	\$48
			Total	\$191,302	\$8,367	\$19,327	\$189,988	\$3,680
FENCING, GATES & WALLS								
Metal Fencing (4') - Dog Park (Paint)	8	0	8	\$2,250	\$99	\$281	\$2,250	\$54
Metal Fencing (4') - Dog Park (Replace)	45	8	37	\$11,250	\$407	\$250	\$9,250	\$48
Ret Walls (Cast) - Perimeter (Contingency-20%)	50	0	50	\$97,020	\$4,273	\$1,940	\$97,020	\$369
Wood Fencing (6') - Perimeter	25	0	25	\$74,250	\$3,270	\$2,970	\$74,250	\$565
			Total	\$184,770	\$8,050	\$5,442	\$182,770	\$1,036
LANDSCAPING								
Landscape - Drainage/Plantings/Tree Maint	2	1	1	\$4,000	\$88	\$2,000	\$2,000	\$381
			Total	\$4,000	\$88	\$2,000	\$2,000	\$381
LIGHTING & ELECTRICAL								
Bldg Fixtures (Ceiling/Wall)	20	0	20	\$7,280	\$321	\$364	\$7,280	\$69
Cabana Ext Fixtures	20	9	11	\$1,000	\$24	\$50	\$550	\$10
Main Distribution Panel, 100 AMP (Replace)	50	19	31	\$78,000	\$2,130	\$1,560	\$48,360	\$297
Post Fixtures - Walkways	27	21	6	\$7,800	\$76	\$289	\$1,733	\$55
			Total	\$94,080	\$2,551	\$2,263	\$57,923	\$431
MISCELLANEOUS								
Foundation - Repair Contingency	50	0	50	\$208,000	\$9,161	\$4,160	\$208,000	\$792
Mailboxes	26	20	6	\$7,020	\$71	\$270	\$1,620	\$51
Mailboxes - Pavilion Lights/Siding/Roofing (Repairs/Replacement)	26	20	6	\$5,000	\$51	\$192	\$1,154	\$37
Plumbing (Common) - Repair Contingency	5	0	5	\$10,000	\$440	\$2,000	\$10,000	\$381
Signage - Entry Wall	25	11	14	\$5,000	\$123	\$200	\$2,800	\$38
			Total	\$235,020	\$9,847	\$6,822	\$223,574	\$1,299
ROOFING & CHIMNEYS								
Chimney Repairs - Ph 1	40	35	5	\$20,000	\$110	\$500	\$2,500	\$95
Chimney Repairs - Ph 2	40	0	40	\$20,000	\$881	\$500	\$20,000	\$95
Chimney Repairs - Ph 3	40	0	40	\$20,000	\$881	\$500	\$20,000	\$95
Chimney Repairs - Ph 4	40	0	40	\$20,000	\$881	\$500	\$20,000	\$95
Chimney Repairs - Ph 5	40	0	40	\$20,000	\$881	\$500	\$20,000	\$95
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)	20	0	20	\$915,000	\$40,298	\$45,750	\$915,000	\$8,710
Roofing - Gutters & Downspouts	20	7	13	\$28,896	\$827	\$1,445	\$18,782	\$275
			Total	\$1,043,896	\$44,759	\$49,695	\$1,016,282	\$9,461
SIDING								
Siding - Brick Repair/Replace (Contingency 5%)	10	0	10	\$59,850	\$2,636	\$5,985	\$59,850	\$1,139
Siding - Ext Paint Mailboxes - Pavilion	5	0	5	\$2,000	\$88	\$400	\$2,000	\$76
Siding - Ext Paint Units (Wood/Metal)	5	0	5	\$96,320	\$4,242	\$19,264	\$96,320	\$3,667
Siding - Wood Siding (T1-11) Chimney/Roofing	30	24	6	\$175,000	\$1,541	\$5,833	\$35,000	\$1,111
Siding - Wood Siding (T1-11) Chimney/Roofing Bldg 820-24	30	29	1	\$18,000	\$26	\$600	\$600	\$114
Siding - Wood Siding (T1-11) Chimney/Roofing Replace	30	0	30	\$404,250	\$17,804	\$13,475	\$404,250	\$2,565
			Total	\$755,420	\$26,338	\$45,557	\$598,020	\$8,673
			Totals	\$2,508,488	\$100,000	\$131,106	\$2,270,558	\$24,960

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual

Percent Funded Analysis

Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

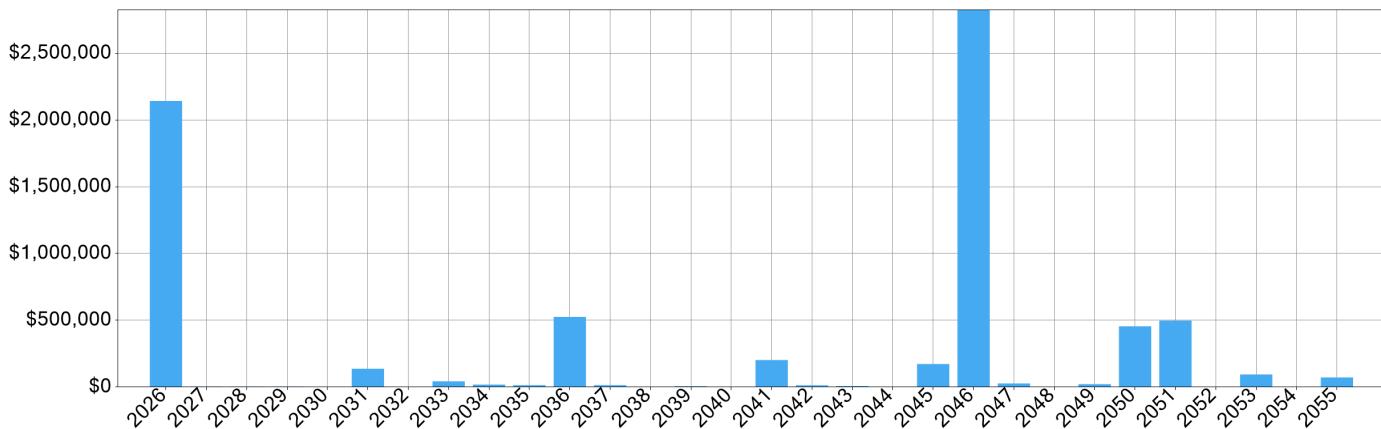
Reserve Allocation Report

Two Forty Place Townhomes

Units: 52 | Start Date: 1/1/2026

Component	GL Code	2025 approved budget	Minimum Cash Flow Threshold		100% Funded in 30 Years	70% Funded in 30 Years
CONCRETE SURFACES						
Concrete - Drive/Parking (Contingency-15%)		\$3,507	\$305,127	\$286,954	\$305,127	\$305,127
Concrete - Drive/Parking (Stripe/Fire Lane)		\$125	\$10,886	\$10,237	\$10,886	\$10,886
Concrete - Walkways (Contingency-2%)		\$48	\$4,145	\$3,898	\$4,145	\$4,145
	Total	\$3,680	\$320,158	\$301,089	\$320,158	\$320,158
FENCING, GATES & WALLS						
Metal Fencing (4') - Dog Park (Paint)		\$54	\$4,659	\$4,381	\$4,659	\$4,659
Metal Fencing (4') - Dog Park (Replace)		\$48	\$4,141	\$3,895	\$4,141	\$4,141
Ret Walls (Cast) - Perimeter (Contingency-20%)		\$369	\$32,143	\$30,228	\$32,143	\$32,143
Wood Fencing (6') - Perimeter		\$565	\$49,198	\$46,268	\$49,198	\$49,198
	Total	\$1,036	\$90,141	\$84,772	\$90,141	\$90,141
LANDSCAPING						
Landscape - Drainage/Plantings/Tree Maint		\$381	\$33,130	\$31,157	\$33,130	\$33,130
	Total	\$381	\$33,130	\$31,157	\$33,130	\$33,130
LIGHTING & ELECTRICAL						
Bldg Fixtures (Ceiling/Wall)		\$69	\$6,030	\$5,671	\$6,030	\$6,030
Cabana Ext Fixtures		\$10	\$828	\$779	\$828	\$828
Main Distribution Panel, 100 AMP (Replace)		\$297	\$25,841	\$24,302	\$25,841	\$25,841
Post Fixtures - Walkways		\$55	\$4,785	\$4,500	\$4,785	\$4,785
	Total	\$431	\$37,485	\$35,252	\$37,485	\$37,485
MISCELLANEOUS						
Foundation - Repair Contingency		\$792	\$68,910	\$64,806	\$68,910	\$68,910
Mailboxes		\$51	\$4,473	\$4,206	\$4,473	\$4,473
Mailboxes - Pavilion Lights/Siding/Roofing (Repairs/Replacement)		\$37	\$3,186	\$2,996	\$3,186	\$3,186
Plumbing (Common) - Repair Contingency		\$381	\$33,130	\$31,157	\$33,130	\$33,130
Signage - Entry Wall		\$38	\$3,313	\$3,116	\$3,313	\$3,313
	Total	\$1,299	\$113,012	\$106,281	\$113,012	\$113,012
ROOFING & CHIMNEYS						
Chimney Repairs - Ph 1		\$95	\$8,283	\$7,789	\$8,283	\$8,283
Chimney Repairs - Ph 2		\$95	\$8,283	\$7,789	\$8,283	\$8,283
Chimney Repairs - Ph 3		\$95	\$8,283	\$7,789	\$8,283	\$8,283
Chimney Repairs - Ph 4		\$95	\$8,283	\$7,789	\$8,283	\$8,283
Chimney Repairs - Ph 5		\$95	\$8,283	\$7,789	\$8,283	\$8,283
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)		\$8,710	\$757,849	\$712,711	\$757,849	\$757,849
Roofing - Gutters & Downspouts		\$275	\$23,933	\$22,508	\$23,933	\$23,933
	Total	\$9,461	\$823,195	\$774,165	\$823,195	\$823,195
SIDING						
Siding - Brick Repair/Replace (Contingency 5%)		\$1,139	\$99,142	\$93,237	\$99,142	\$99,142
Siding - Ext Paint Mailboxes - Pavilion		\$76	\$6,626	\$6,231	\$6,626	\$6,626
Siding - Ext Paint Units (Wood/Metal)		\$3,667	\$319,108	\$300,102	\$319,108	\$319,108
Siding - Wood Siding (T1-11) Chimney/Roofing		\$1,111	\$96,629	\$90,874	\$96,629	\$96,629
Siding - Wood Siding (T1-11) Chimney/Roofing Bldg 820-24		\$114	\$9,939	\$9,347	\$9,939	\$9,939
Siding - Wood Siding (T1-11) Chimney/Roofing Replace		\$2,565	\$223,214	\$209,919	\$223,213	\$223,213
	Total	\$8,673	\$754,658	\$709,710	\$754,658	\$754,658
	Totals	\$24,960	\$2,171,778	\$2,042,425	\$2,171,778	\$2,171,778

Anticipated Expenditures (30 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2026						
Bldg Fixtures (Ceiling/Wall)				Lighting & Electrical	\$7,280	\$7,280
Chimney Repairs - Ph 2				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 3				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 4				Roofing & Chimneys	\$20,000	\$20,000
Chimney Repairs - Ph 5				Roofing & Chimneys	\$20,000	\$20,000
Concrete - Drive/Parking (Contingency-15%)				Concrete Surfaces	\$184,200	\$184,200
Concrete - Walkways (Contingency-2%)				Concrete Surfaces	\$2,502	\$2,502
Foundation - Repair Contingency				Miscellaneous	\$208,000	\$208,000
Metal Fencing (4') - Dog Park (Paint)				Fencing, Gates & Walls	\$2,250	\$2,250
Plumbing (Common) - Repair Contingency				Miscellaneous	\$10,000	\$10,000
Ret Walls (Cast) - Perimeter (Contingency-20%)				Fencing, Gates & Walls	\$97,020	\$97,020
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)				Roofing & Chimneys	\$915,000	\$915,000
Siding - Brick Repair/Replace (Contingency 5%)				Siding	\$59,850	\$59,850
Siding - Ext Paint Mailboxes - Pavilion				Siding	\$2,000	\$2,000
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$96,320
Siding - Wood Siding (T1-11) Chimney/Roofing Replace				Siding	\$404,250	\$404,250
Wood Fencing (6') - Perimeter				Fencing, Gates & Walls	\$74,250	\$74,250
Total for 2026:						\$2,142,922
2027						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$4,160
Total for 2027:						\$4,160
2028						
Concrete - Drive/Parking (Stripe/Fire Lane)				Concrete Surfaces	\$4,600	\$4,975
Total for 2028:						\$4,975

Anticipated Expenditures (30 Years)

Two Forty Place Townhomes

Units: 52 | Start Date: 1/1/2026

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2029						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$4,499
						Total for 2029: \$4,499
2030						
						Total for 2030: \$0
2031						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$4,867
Plumbing (Common) - Repair Contingency				Miscellaneous	\$10,000	\$12,167
Siding - Ext Paint Mailboxes - Pavilion				Siding	\$2,000	\$2,433
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$117,188
						Total for 2031: \$136,654
2032						
						Total for 2032: \$0
2033						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$5,264
Roofing - Gutters & Downspouts				Roofing & Chimneys	\$28,896	\$38,025
						Total for 2033: \$43,289
2034						
Metal Fencing (4') - Dog Park (Paint)				Fencing, Gates & Walls	\$2,250	\$3,079
Metal Fencing (4') - Dog Park (Replace)				Fencing, Gates & Walls	\$11,250	\$15,396
						Total for 2034: \$18,476
2035						
Cabana Ext Fixtures				Lighting & Electrical	\$1,000	\$1,423
Concrete - Drive/Parking (Stripe/Fire Lane)				Concrete Surfaces	\$4,600	\$6,547
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$5,693
						Total for 2035: \$13,664
2036						
Concrete - Drive/Parking (Contingency-15%)				Concrete Surfaces	\$184,200	\$272,661
Concrete - Walkways (Contingency-2%)				Concrete Surfaces	\$2,502	\$3,704
Plumbing (Common) - Repair Contingency				Miscellaneous	\$10,000	\$14,802
Siding - Brick Repair/Replace (Contingency 5%)				Siding	\$59,850	\$88,593
Siding - Ext Paint Mailboxes - Pavilion				Siding	\$2,000	\$2,960
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$142,577
						Total for 2036: \$525,298
2037						

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Landscape -				Landscaping	\$4,000	\$6,158
Drainage/Plantings/Tree Maint						
Signage - Entry Wall				Miscellaneous	\$5,000	\$7,697
					Total for 2037:	\$13,855
2038					Total for 2038:	\$0
2039						
Landscape -				Landscaping	\$4,000	\$6,660
Drainage/Plantings/Tree Maint						
					Total for 2039:	\$6,660
2040					Total for 2040:	\$0
2041						
Landscape -				Landscaping	\$4,000	\$7,204
Drainage/Plantings/Tree Maint						
Plumbing (Common) - Repair				Miscellaneous	\$10,000	\$18,009
Contingency						
Siding - Ext Paint Mailboxes -				Siding	\$2,000	\$3,602
Pavillion						
Siding - Ext Paint Units				Siding	\$96,320	\$173,467
(Wood/Metal)						
					Total for 2041:	\$202,282
2042						
Concrete - Drive/Parking				Concrete Surfaces	\$4,600	\$8,616
(Stripe/Fire Lane)						
Metal Fencing (4') - Dog Park				Fencing, Gates & Walls	\$2,250	\$4,214
(Paint)						
					Total for 2042:	\$12,830
2043						
Landscape -				Landscaping	\$4,000	\$7,792
Drainage/Plantings/Tree Maint						
					Total for 2043:	\$7,792
2044					Total for 2044:	\$0
2045						
Landscape -				Landscaping	\$4,000	\$8,427
Drainage/Plantings/Tree Maint						
Main Distribution Panel, 100				Lighting & Electrical	\$78,000	\$164,334
AMP (Replace)						
					Total for 2045:	\$172,762
2046						
Bldg Fixtures (Ceiling/Wall)				Lighting & Electrical	\$7,280	\$15,951
Concrete - Drive/Parking				Concrete Surfaces	\$184,200	\$403,605
(Contingency-15%)						
Concrete - Walkways				Concrete Surfaces	\$2,502	\$5,483
(Contingency-2%)						
Mailboxes				Miscellaneous	\$7,020	\$15,382
Mailboxes - Pavilion						
Lights/Siding/Roofing				Miscellaneous	\$5,000	\$10,956
(Repairs/Replacement)						
Plumbing (Common) - Repair				Miscellaneous	\$10,000	\$21,911

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Contingency						
Roofing - Asphalt Shingles (Class 4 Impact-Resistant)				Roofing & Chimneys	\$915,000	\$2,004,878
Siding - Brick Repair/Replace (Contingency 5%)				Siding	\$59,850	\$131,139
Siding - Ext Paint Mailboxes - Pavillion				Siding	\$2,000	\$4,382
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$211,049
Total for 2046:						\$2,824,735
2047						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$9,115
Post Fixtures - Walkways				Lighting & Electrical	\$7,800	\$17,774
Total for 2047:						\$26,889
2048						
Total for 2048:						\$0
2049						
Concrete - Drive/Parking (Stripe/Fire Lane)				Concrete Surfaces	\$4,600	\$11,338
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$9,859
Total for 2049:						\$21,197
2050						
Metal Fencing (4') - Dog Park (Paint)				Fencing, Gates & Walls	\$2,250	\$5,767
Siding - Wood Siding (T1-11) Chimney/Roofing				Siding	\$175,000	\$448,578
Total for 2050:						\$454,346
2051						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$10,663
Plumbing (Common) - Repair				Miscellaneous	\$10,000	\$26,658
Contingency						
Siding - Ext Paint Mailboxes - Pavillion				Siding	\$2,000	\$5,332
Siding - Ext Paint Units (Wood/Metal)				Siding	\$96,320	\$256,773
Wood Fencing (6') - Perimeter				Fencing, Gates & Walls	\$74,250	\$197,938
Total for 2051:						\$497,365
2052						
Total for 2052:						\$0
2053						
Landscape - Drainage/Plantings/Tree Maint				Landscaping	\$4,000	\$11,533
Roofing - Gutters & Downspouts				Roofing & Chimneys	\$28,896	\$83,318
Total for 2053:						\$94,851
2054						
Total for 2054:						\$0
2055						
Cabana Ext Fixtures				Lighting & Electrical	\$1,000	\$3,119

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Landscape -				Landscaping	\$4,000	\$12,475
Drainage/Plantings/Tree Maint						
Siding - Wood Siding (T1-11)				Siding	\$18,000	\$56,136
Chimney/Roofing Bldg 820-24						
Total for 2055:						\$71,729

Component Photos & Details

Cabana



Cabana - Ext (Refurbish)

		Other
Useful Life	0 Year(s)	Replacement %
Remaining Life	0 Year(s)	Quantity / Units
Date in Service		Unit Price
Effective Age	0	Current Cost
Source	Inspector	Inflation Rate
GL Code		Starting Reserve Balance
Cost Center		Annual Fully Funding Requirement
Project Number		Fully Funded Reserve Balance \$0
Owner		Annual Reserve Contribution \$0

Notes: This area has been decommissioned and has been converted into a storage space.

Remaining life adjusted to 15 years due to prioritization of projects. To be reviewed and adjusted as needed.



Cabana - Int (Refurbish)

		Other
Useful Life	0 Year(s)	Replacement %
Remaining Life	0 Year(s)	Quantity / Units
Date in Service		Unit Price
Effective Age	0	Current Cost
Source	Inspector	Inflation Rate
GL Code		Starting Reserve Balance
Cost Center		Annual Fully Funding Requirement
Project Number		Fully Funded Reserve Balance \$0
Owner		Annual Reserve Contribution \$0

Notes: This area has been decommissioned and has been converted into a storage space.

Remaining life adjusted to 15 years due to prioritization of projects. To be reviewed and adjusted as needed.



Cabana - Mechanical Equipment

		Other
Useful Life	0 Year(s)	Replacement %
Remaining Life	0 Year(s)	Quantity / Units
Date in Service		Unit Price
Effective Age	0	Current Cost
Source	Inspector	Inflation Rate
GL Code		Starting Reserve Balance
Cost Center		Annual Fully Funding Requirement
Project Number		Fully Funded Reserve Balance \$0
Owner		Annual Reserve Contribution \$0

Notes: This area has been decommissioned and has been converted into a storage space.

Includes furnace & water heater. Remaining life adjusted to 10 years due to prioritization of projects. To be reviewed and adjusted as needed.

Component Photos & Details

Concrete Surfaces



Concrete - Drive/Parking (Contingency-15%)

Concrete - Drive/Parking (Contingency-15%)				Reserve Component
Useful Life	10 Year(s)	Replacement %	15.00%	
Remaining Life	0 Year(s)	Quantity / Units	76,750 SF	
Date in Service		Unit Price	\$16.00 / SF	
Effective Age	10	Current Cost	\$184,200	
Source	Inspector	Inflation Rate	4.00%	
GL Code		Starting Reserve Balance	\$8,113	
Cost Center		Annual Fully Funding Requirement	\$18,420	
Project Number		Fully Funded Reserve Balance	\$184,200	
Owner		Annual Reserve Contribution	\$3,507	

Notes: Multiple areas of the system are in need of replacement due to deterioration.



Concrete - Drive/Parking (Speed Bumps)

Concrete - Drive/Parking (Speed Bumps)				Other
Useful Life	0 Year(s)	Replacement %	0.00%	
Remaining Life	0 Year(s)	Quantity / Units	0	
Date in Service		Unit Price	\$0.00 /	
Effective Age	0	Current Cost	\$0	
Source	Previous Study	Inflation Rate	4.00%	
GL Code		Starting Reserve Balance	\$0	
Cost Center		Annual Fully Funding Requirement	\$0	
Project Number		Fully Funded Reserve Balance	\$0	
Owner		Annual Reserve Contribution	\$0	

Notes: To be incorporated into the reserve plan upon installation.



Concrete - Drive/Parking (Stripe/Fire Lane)

Concrete - Drive/Parking (Stripe/Fire Lane)				Reserve Component
Useful Life	7 Year(s)	Replacement %	100.00%	
Remaining Life	2 Year(s)	Quantity / Units	1 Total	
Date in Service		Unit Price	\$4,600.00 / Total	
Effective Age	5	Current Cost	\$4,600	
Source	Inspector	Inflation Rate	4.00%	
GL Code		Starting Reserve Balance	\$145	
Cost Center		Annual Fully Funding Requirement	\$657	
Project Number		Fully Funded Reserve Balance	\$3,286	
Owner		Annual Reserve Contribution	\$125	

Notes: Completed in 2021.

**Concrete - Walkways (Contingency-2%)****Reserve Component**

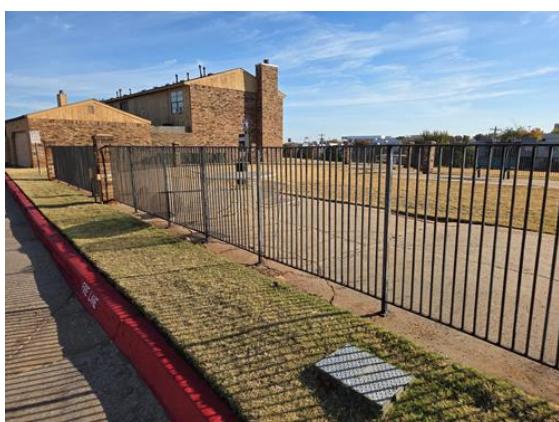
Useful Life	10 Year(s)	Replacement %	2.00%
Remaining Life	0 Year(s)	Quantity / Units	7,820 SF
Date in Service		Unit Price	\$16.00 / SF
Effective Age	10	Current Cost	\$2,502
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$110
Cost Center		Annual Fully Funding Requirement	\$250
Project Number		Fully Funded Reserve Balance	\$2,502
Owner		Annual Reserve Contribution	\$48

Notes: Multiple areas of the system are in need of replacement due to deterioration/trip hazards.

Fencing, Gates & Walls**Metal Fencing (4') - Dog Park (Paint)****Reserve Component**

Useful Life	8 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	225 LF
Date in Service		Unit Price	\$10.00 / LF
Effective Age	8	Current Cost	\$2,250
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$99
Cost Center		Annual Fully Funding Requirement	\$281
Project Number		Fully Funded Reserve Balance	\$2,250
Owner		Annual Reserve Contribution	\$54

Notes: Recommend touch up painting be completed in interim of projected life.

**Metal Fencing (4') - Dog Park (Replace)****Reserve Component**

Useful Life	45 Year(s)	Replacement %	100.00%
Remaining Life	8 Year(s)	Quantity / Units	225 LF
Date in Service		Unit Price	\$50.00 / LF
Effective Age	37	Current Cost	\$11,250
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$407
Cost Center		Annual Fully Funding Requirement	\$250
Project Number		Fully Funded Reserve Balance	\$9,250
Owner		Annual Reserve Contribution	\$48



Ret Walls (Cast) - Perimeter (Contingency-20%)			Reserve Component
Useful Life	50 Year(s)	Replacement %	20.00%
Remaining Life	0 Year(s)	Quantity / Units	2,156 SF
Date in Service		Unit Price	\$225.00 / SF
Effective Age	50	Current Cost	\$97,020
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,273
Cost Center		Annual Fully Funding Requirement	\$1,940
Project Number		Fully Funded Reserve Balance	\$97,020
Owner		Annual Reserve Contribution	\$369

Notes: Contingency for repairs and or needed replacements to the perimeter cast retaining walls. Cost and cycle of contingency should be reviewed and adjusted as needed annually.



Wood Fencing (6') - Perimeter			Reserve Component
Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1,485 LF
Date in Service		Unit Price	\$50.00 / LF
Effective Age	25	Current Cost	\$74,250
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,270
Cost Center		Annual Fully Funding Requirement	\$2,970
Project Number		Fully Funded Reserve Balance	\$74,250
Owner		Annual Reserve Contribution	\$565

Notes: This system is in poor condition and has reached the end of its useful life.
In poor condition. Life extended to 4 years due to priority of other needs. Repairs may be required during the interim.

Landscaping



Landscape - Drainage/Plantings/Tree Maint			Reserve Component
Useful Life	2 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$4,000.00 / Total
Effective Age	1	Current Cost	\$4,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$88
Cost Center		Annual Fully Funding Requirement	\$2,000
Project Number		Fully Funded Reserve Balance	\$2,000
Owner		Annual Reserve Contribution	\$381

Notes: Reported 23 tree's to be removed in 2019-20 for an estimated 20K and funded from outside the reserve account. Current allowance is for \$1,000 every 2 years for on-going planting and tree maintenance.

Component Photos & Details

Lighting & Electrical



Bldg Fixtures (Ceiling/Wall)

Reserve Component			
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	52 EA
Date in Service		Unit Price	\$140.00 / EA
Effective Age	20	Current Cost	\$7,280
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$321
Cost Center		Annual Fully Funding Requirement	\$364
Project Number		Fully Funded Reserve Balance	\$7,280
Owner		Annual Reserve Contribution	\$69

Notes: To be in conjunction with the siding project. Cost may vary based on type of fixture.



Cabana Ext Fixtures

Reserve Component			
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	4 EA
Date in Service		Unit Price	\$250.00 / EA
Effective Age	11	Current Cost	\$1,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$24
Cost Center		Annual Fully Funding Requirement	\$50
Project Number		Fully Funded Reserve Balance	\$550
Owner		Annual Reserve Contribution	\$10



Main Distribution Panel, 100 AMP (Replace)

Reserve Component			
Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	52 EA
Date in Service		Unit Price	\$1,500.00 / EA
Effective Age	31	Current Cost	\$78,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,130
Cost Center		Annual Fully Funding Requirement	\$1,560
Project Number		Fully Funded Reserve Balance	\$48,360
Owner		Annual Reserve Contribution	\$297

Component Photos & Details



Post Fixtures - Streets		Maintenance / Operating	
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: Rented from city. Handled through operating budget.



Post Fixtures - Walkways		Reserve Component	
Useful Life	27 Year(s)	Replacement %	100.00%
Remaining Life	21 Year(s)	Quantity / Units	8 EA
Date in Service		Unit Price	\$975.00 / EA
Effective Age	6	Current Cost	\$7,800
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$76
Cost Center		Annual Fully Funding Requirement	\$289
Project Number		Fully Funded Reserve Balance	\$1,733
Owner		Annual Reserve Contribution	\$55

Notes: Included as being replaced in 2019-20 from outside the reserve fund.

Miscellaneous



Balconies (8) - Removed		Maintenance / Operating	
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: Removed and replaced with covered porch.



Dog Park - Furnishings

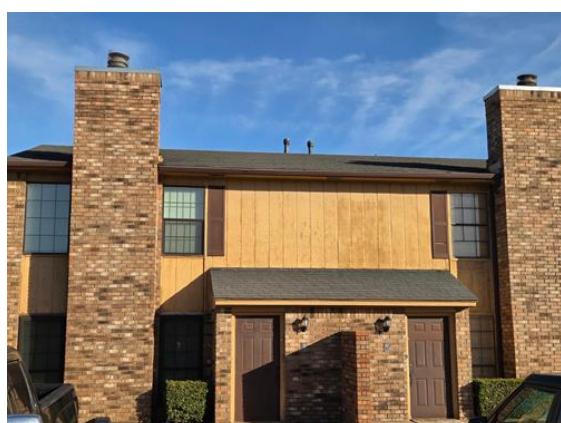
Maintenance / Operating			
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: The area has various furnishings that can be replaced on an "As Needed" basis via the community's operating budget. May require maintenance during interim of RUL.



Doors - Garage

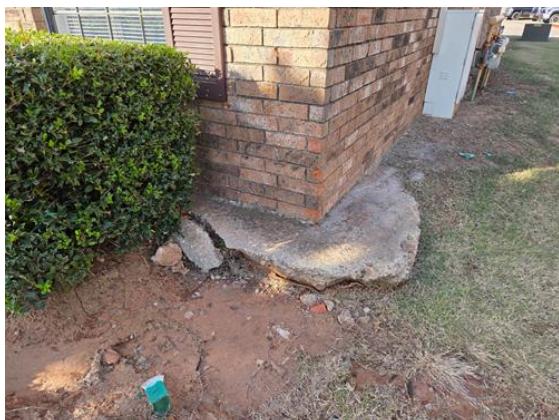
Individual Homeowner Responsibility			
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0



Doors - Unit Entry

Individual Homeowner Responsibility			
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Component Photos & Details



Foundation - Repair Contingency			Reserve Component
Useful Life	50 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	52 Unit(s)
Date in Service		Unit Price	\$4,000.00 / Unit(s)
Effective Age	50	Current Cost	\$208,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$9,161
Cost Center		Annual Fully Funding Requirement	\$4,160
Project Number		Fully Funded Reserve Balance	\$208,000
Owner		Annual Reserve Contribution	\$792

Notes: Various locations with deficiencies were observed during the 2025 site visit.

Costs may vary. Recommend association obtain bids and additional evaluations by a licensed professional to determine specific costs and time data.



HVAC Roof Pipes - Replace			Maintenance / Operating
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: Replaced from loan. To be maintained (repaired or replaced) from operating budget. Awaiting total cost of work completed.



Mailboxes			Reserve Component
Useful Life	26 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	52 EA
Date in Service		Unit Price	\$135.00 / EA
Effective Age	6	Current Cost	\$7,020
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$71
Cost Center		Annual Fully Funding Requirement	\$270
Project Number		Fully Funded Reserve Balance	\$1,620
Owner		Annual Reserve Contribution	\$51

Notes: To be replaced in 2019.

Component Photos & Details


**Mailboxes - Pavilion Lights/Siding/Roofing
(Repairs/Replacement)**
Reserve Component

Useful Life	26 Year(s)	Replacement %	100.00%
Remaining Life	20 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$5,000.00 / Total
Effective Age	6	Current Cost	\$5,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$51
Cost Center		Annual Fully Funding Requirement	\$192
Project Number		Fully Funded Reserve Balance	\$1,154
Owner		Annual Reserve Contribution	\$37

Notes: New Pavillion constructed in 2020.


Plumbing (Common) - Repair Contingency
Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$10,000.00 / Total
Effective Age	5	Current Cost	\$10,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$440
Cost Center		Annual Fully Funding Requirement	\$2,000
Project Number		Fully Funded Reserve Balance	\$10,000
Owner		Annual Reserve Contribution	\$381

Notes: General contingency for repairs and or needed replacements to the commo0n area plumbing. Cycle and costs to be reviewed and adjusted as needed on an annual basis. Current allocation based off of reported history of expenses. Recommend a full review of common area plumbing by licnesed professional.

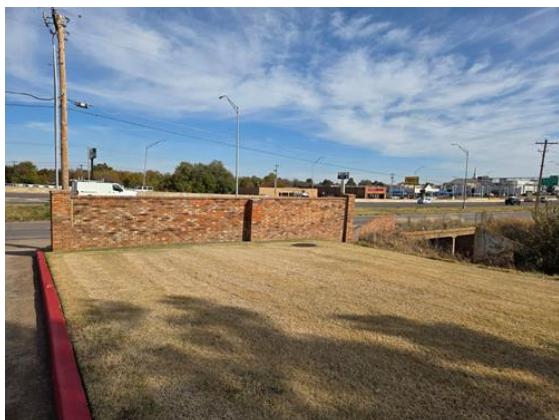

**NO IMAGE
AVAILABLE**
Security - Cameras/Recorder
Other

Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: To be incorporated into the reserve plan upon installation.

**Signage - Directional/Parking***Maintenance / Operating*

Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

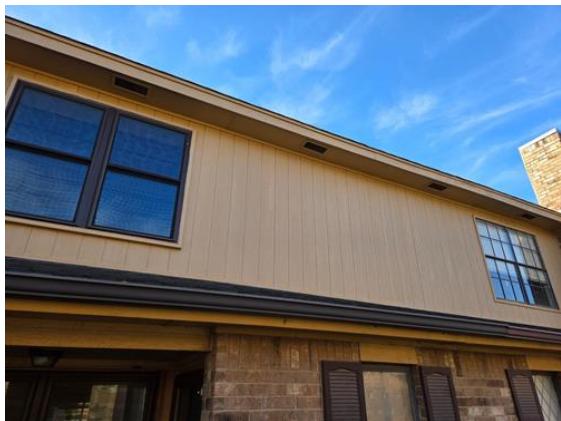
**Signage - Entry Wall***Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$5,000.00 / Total
Effective Age	14	Current Cost	\$5,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$123
Cost Center		Annual Fully Funding Requirement	\$200
Project Number		Fully Funded Reserve Balance	\$2,800
Owner		Annual Reserve Contribution	\$38

**Termite Treatment***Maintenance / Operating*

Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Notes: Under contract for treatment.

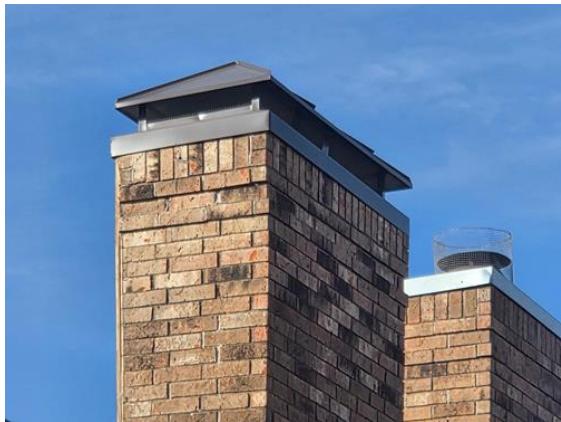


Windows/Slider Doors

Individual Homeowner Responsibility

Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Roofing & Chimneys



Chimney Repairs - Ph 1

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	35 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$20,000.00 / Total
Effective Age	5	Current Cost	\$20,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$110
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$2,500
Owner		Annual Reserve Contribution	\$95

Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.



Chimney Repairs - Ph 2

Reserve Component

Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$20,000.00 / Total
Effective Age	40	Current Cost	\$20,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$881
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$20,000
Owner		Annual Reserve Contribution	\$95

Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.

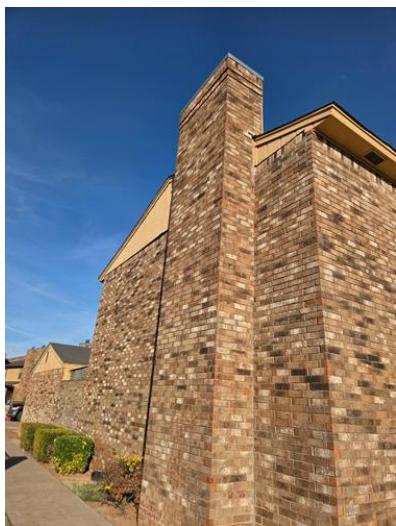
Component Photos & Details



Chimney Repairs - Ph 3

Reserve Component			
Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$20,000.00 / Total
Effective Age	40	Current Cost	\$20,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$881
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$20,000
Owner		Annual Reserve Contribution	\$95

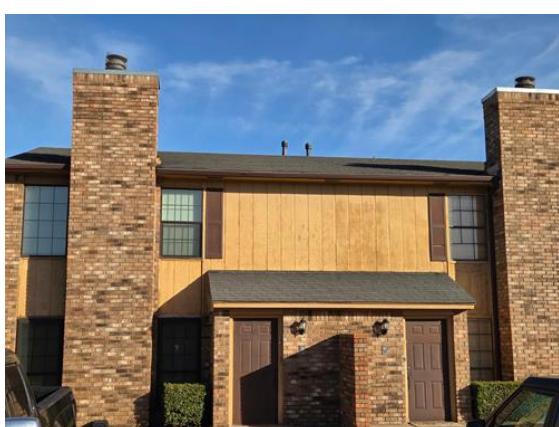
Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.



Chimney Repairs - Ph 4

Reserve Component			
Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$20,000.00 / Total
Effective Age	40	Current Cost	\$20,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$881
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$20,000
Owner		Annual Reserve Contribution	\$95

Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.



Chimney Repairs - Ph 5

Reserve Component			
Useful Life	40 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$20,000.00 / Total
Effective Age	40	Current Cost	\$20,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$881
Cost Center		Annual Fully Funding Requirement	\$500
Project Number		Fully Funded Reserve Balance	\$20,000
Owner		Annual Reserve Contribution	\$95

Notes: Scope of repairs include but not limited to the Chimney Crown Rebuild, Tuckpointing, Spalled Brick Replacement, Partial Structural Rebuild, Foundation/Base Repair, etc.



Roofing - Asphalt Shingles (Class 4 Impact-Resistant)			Reserve Component
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	91,500 SF
Date in Service		Unit Price	\$10.00 / SF
Effective Age	20	Current Cost	\$915,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$40,298
Cost Center		Annual Fully Funding Requirement	\$45,750
Project Number		Fully Funded Reserve Balance	\$915,000
Owner		Annual Reserve Contribution	\$8,710

Notes: Includes allowance for repairs to underlayment and support structures. Cost of repairs may vary. Current maintenance for ventilation and flashing being completed outside of the reserve fund. Recommend association begin obtaining bids for reroofing.



Roofing - Gutters & Downspouts			Reserve Component
Useful Life	20 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	2,408 LF
Date in Service		Unit Price	\$12.00 / LF
Effective Age	13	Current Cost	\$28,896
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$827
Cost Center		Annual Fully Funding Requirement	\$1,445
Project Number		Fully Funded Reserve Balance	\$18,782
Owner		Annual Reserve Contribution	\$275

Notes: Located at Garage Roofing only. All gutters and downspouts located at the front entry side has been installed by the individual owner.



Roofing - Maint/Repairs/Eval			Maintenance / Operating
Useful Life	0 Year(s)	Replacement %	0.00%
Remaining Life	0 Year(s)	Quantity / Units	0
Date in Service		Unit Price	\$0.00 /
Effective Age	0	Current Cost	\$0
Source	Previous Study	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$0
Cost Center		Annual Fully Funding Requirement	\$0
Project Number		Fully Funded Reserve Balance	\$0
Owner		Annual Reserve Contribution	\$0

Component Photos & Details

Siding



Siding - Brick Repair/Replace (Contingency 5%)

Reserve Component

Useful Life	10 Year(s)	Replacement %	5.00%
Remaining Life	0 Year(s)	Quantity / Units	26,600 SF
Date in Service		Unit Price	\$45.00 / SF
Effective Age	10	Current Cost	\$59,850
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,636
Cost Center		Annual Fully Funding Requirement	\$5,985
Project Number		Fully Funded Reserve Balance	\$59,850
Owner		Annual Reserve Contribution	\$1,139

Notes:

It was pointed out during the site that multiple areas of the system require major repair and reattachment to the building structure. To address this, the repair contingency budget has been increased for 2025 to help meet the financial needs associated with this work.

Contingency for repairs and or replacements to the brick surfaces. Amount and cycle to be reviewed and adjusted as needed.



Siding - Ext Paint Mailboxes - Pavilion

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	500 SF
Date in Service	2020	Unit Price	\$4.00 / SF
Effective Age	5	Current Cost	\$2,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$88
Cost Center		Annual Fully Funding Requirement	\$400
Project Number		Fully Funded Reserve Balance	\$2,000
Owner		Annual Reserve Contribution	\$76



Siding - Ext Paint Units (Wood/Metal)

Reserve Component

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	24,080 SF
Date in Service		Unit Price	\$4.00 / SF
Effective Age	5	Current Cost	\$96,320
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$4,242
Cost Center		Annual Fully Funding Requirement	\$19,264
Project Number		Fully Funded Reserve Balance	\$96,320
Owner		Annual Reserve Contribution	\$3,667

Component Photos & Details



Siding - Wood Siding (T1-11) Chimney/Roofing			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	1 Total
Date in Service		Unit Price	\$175,000.00 / Total
Effective Age	6	Current Cost	\$175,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,541
Cost Center		Annual Fully Funding Requirement	\$5,833
Project Number		Fully Funded Reserve Balance	\$35,000
Owner		Annual Reserve Contribution	\$1,111

Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners.
Funded from loan.



Siding - Wood Siding (T1-11) Chimney/Roofing Bldg 820-24			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	29 Year(s)	Quantity / Units	1 Total
Date in Service	2019	Unit Price	\$18,000.00 / Total
Effective Age	1	Current Cost	\$18,000
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$26
Cost Center		Annual Fully Funding Requirement	\$600
Project Number		Fully Funded Reserve Balance	\$600
Owner		Annual Reserve Contribution	\$114

Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners.



Siding - Wood Siding (T1-11) Chimney/Roofing Replace			Reserve Component
Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	23,100 SF
Date in Service		Unit Price	\$17.50 / SF
Effective Age	30	Current Cost	\$404,250
Source	Inspector	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$17,804
Cost Center		Annual Fully Funding Requirement	\$13,475
Project Number		Fully Funded Reserve Balance	\$404,250
Owner		Annual Reserve Contribution	\$2,565

Notes: Does not include the siding within the patio's between Garages and Units. These surfaces are reported to be the responsibility of the individual homeowners.
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