



# RESERVE ANALYSIS REPORT

LEVEL 3: FINANCIAL UPDATE

**University Glen Townhomes**

Camarillo, CA

Report Period: Jul 01, 2024 - Jun 30, 2025

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## Reserve Study Introduction

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.

## Reserve Study Introduction

- 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.

## Reserve Study Introduction

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,

## Reserve Study Introduction

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

## Reserve Study Introduction

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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.

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Executive Summary

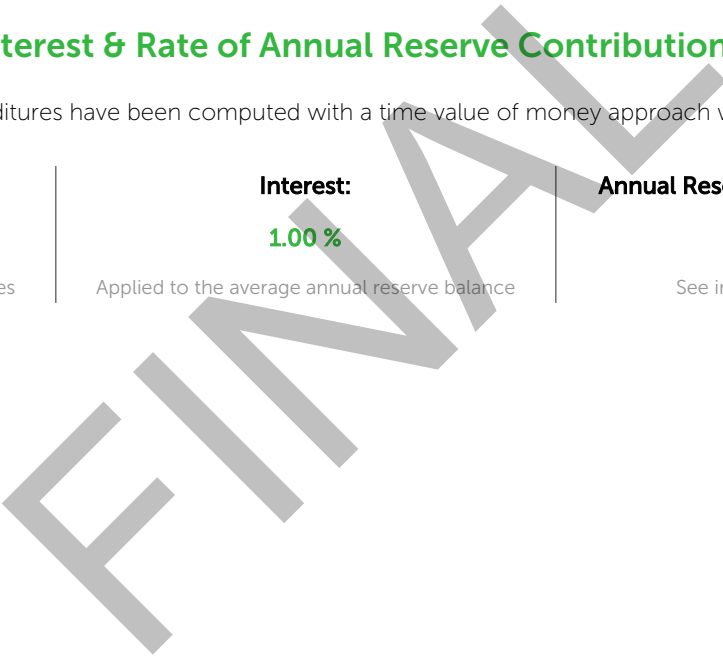
Property Description		Financial Summary	
<b>Property Name:</b>	University Glen Townhomes	<b>Starting Reserve Balance:</b>	\$2,567,339
<b>Location:</b>	Camarillo, CA	<b>Fully Funded Reserve Balance:</b>	\$1,975,985
<b>Project Type:</b>	Townhomes	<b>Percent Funded on 7/1/2024:</b>	130%
<b>Number of Units:</b>	200	<b>Current Replacement Cost:</b>	\$3,774,034
<b>Age of Project:</b>	22 Year(s)	<b>Deficit/Surplus vs. Fully Funded Reserve:</b>	\$591,354 or \$2,956.77 Per Unit Avg

3 phases.  
 2002 - 67  
 2004 - 66  
 2006 - 66

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:

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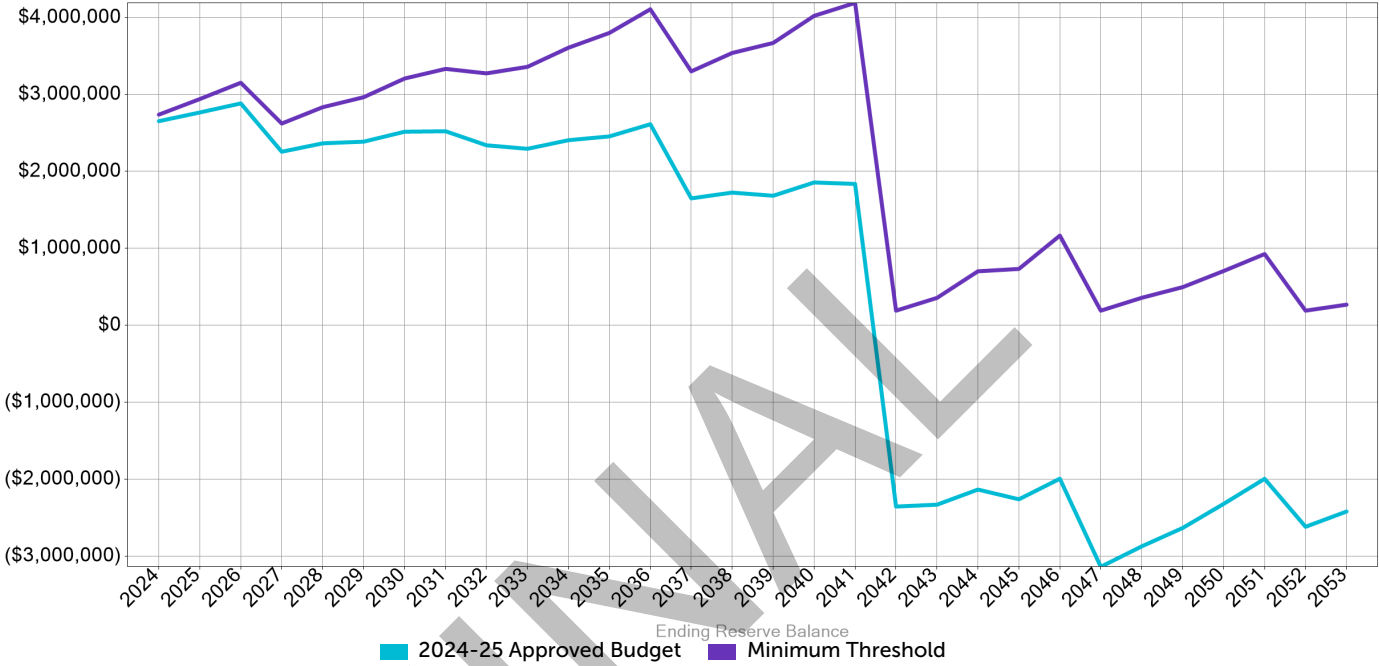


Executive Summary

Summary of Funding Plans

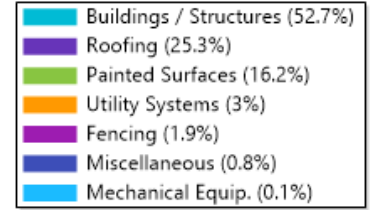
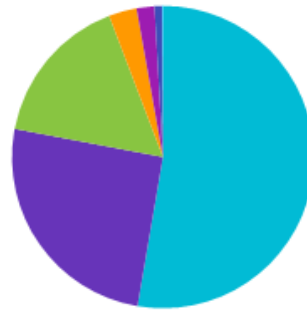
★ Recommended funding plan

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
2024-25 Approved Budget ★	\$273,360	\$113.90	No	2042	\$404,227	40%
Minimum Threshold	\$358,012	\$149.17	Yes	N/A	\$2,231,379	61%



## Expenditures by Category

Current Replacement Cost: \$3,774,034.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Buildings / Structures	1-35	0-18	\$1,988,861	\$1,281,847	\$95,682	\$986,590	\$65,350
Fencing	15-30	9-14	\$70,000	\$30,749	\$3,667	\$23,667	\$2,504
Mechanical Equip.	1-1	0-0	\$5,000	\$6,496	\$5,000	\$5,000	\$3,415
Miscellaneous	1-1	0-0	\$31,568	\$41,015	\$31,568	\$31,568	\$21,561
Painted Surfaces	5-10	0-4	\$609,689	\$466,298	\$87,618	\$358,892	\$59,842
Roofing	25-25	3-21	\$955,009	\$592,937	\$38,200	\$456,362	\$26,091
Utility Systems	1-1	0-0	\$113,907	\$147,996	\$113,907	\$113,907	\$77,798
<b>Totals</b>			<b>\$3,774,034</b>	<b>\$2,567,339</b>	<b>\$375,642</b>	<b>\$1,975,985</b>	<b>\$256,560</b>

Current Replacement Cost: \$3,774,034

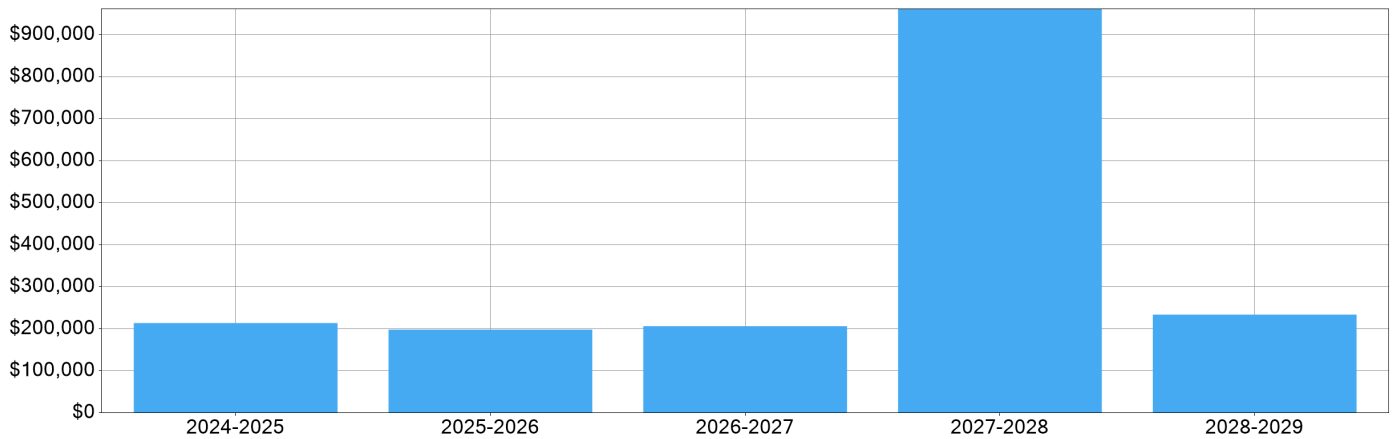
Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Buildings / Structures</b>								
French / Sliding Doors - Repair Allowance <i>(To Be Determined)</i> Notes: Repair Allowance		1	0	\$15,000.00 / ALW	1	\$15,000*	\$15,000*	Management
French / Sliding Doors - Replace <i>(To Be Determined)</i>		35	18	\$2,142.40 / EA	261	\$559,166*	\$1,132,769*	Management
Termite Inspection/Repair Allowance Notes: Termite Inspection and Repair Allowance		1	0	\$10,000.00 / ALW	1	\$10,000	\$10,000	Management
Windows, Screens & Hardware - Repair Allowance Notes: Repair Allowance		1	0	\$30,000.00 / ALW	1	\$30,000	\$30,000	On File
Windows, Screens & Hardware - Replace		35	18	\$639.60 / EA	3,047	\$1,948,861	\$3,948,035	On File
<b>Totals</b>						<b>\$1,988,861</b>	<b>\$3,988,035</b>	
* Non-reserve components excluded from totals								
<b>Fencing</b>								
Wood Fencing / Gates - Replace		15	14	\$22.16 / LF	1,805	\$40,000	\$69,267	Management
Wrought Iron - Replacement		30	9	\$11.30 / LF	2,655	\$30,000	\$42,699	Management
<b>Totals</b>						<b>\$70,000</b>	<b>\$111,966</b>	
<b>Light Fixtures</b>								
Exterior Lights - Replace <i>(Maintenance / Operating)</i>		25	7	\$213.20 / EA	400	\$85,280*	\$112,223*	Management
Illuminated Unit Signs - Replace <i>(Maintenance / Operating)</i>		18	1	\$187.20 / EA	200	\$37,440*	\$38,938*	On File
<b>Totals</b>						<b>\$0</b>	<b>\$0</b>	
* Non-reserve components excluded from totals								
<b>Mechanical Equip.</b>								
Furnaces - Townhomes <i>(To Be Determined)</i>		25	24	\$8,000.00 / Total	1	\$8,000*	\$16,262*	Management
Furnaces - Townhomes - Phase 1 Replacement <i>(To Be Determined)</i> Notes: Phase 1 replacement		25	3	\$5,000.00 / EA	71	\$355,000*	\$387,918*	Management
Furnaces - Townhomes - Phase 2 Replacement <i>(To Be Determined)</i> Notes: Phase 2 Replacement Phase 1 replacement		25	5	\$5,000.00 / EA	51	\$255,000*	\$295,615*	Management
Furnaces - Townhomes - Phase 3 Replacement <i>(To Be Determined)</i> Notes: Phase 3 Replacement Phase 2 Replacement Phase 1 replacement		25	7	\$5,000.00 / EA	78	\$390,000*	\$479,651*	Management
HVAC Furnace - Replace		1	0	\$5,000.00 / EA	1	\$5,000	\$5,000	On File
<b>Totals</b>						<b>\$5,000</b>	<b>\$5,000</b>	
* Non-reserve components excluded from totals								
<b>Miscellaneous</b>								

# Component Inventory

Component	GL Code	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Insurance Deductible (Slab Leak)		1	0	\$31,567.82 / ALW	1	\$31,568	\$31,568	Management
<b>Totals</b>						<b>\$31,568</b>	<b>\$31,568</b>	
<b>Painted Surfaces</b>								
Building Trim - Repaint		5	3	\$1,170.00 / EA	200	\$234,000	\$263,218	On File
Stucco Surfaces - Repaint		10	3	\$1,716.00 / EA	200	\$343,200	\$386,053	On File
Wood Fencing (Townhomes) - Repaint		5	4	\$5.15 / LF	1,805	\$9,296	\$10,875	Management
Wrought Iron Fencing (Townhomes) - Repaint		5	0	\$8.74 / LF	2,655	\$23,193	\$23,193	Management
<b>Totals</b>						<b>\$609,689</b>	<b>\$683,339</b>	
<b>Property Access</b>								
Garage Door - Maintenance (Allowance) (To Be Determined)		1	0	\$25,000.00 / ALW	1	\$25,000*	\$25,000*	Management
Garage Doors - Replace (To Be Determined)		25	7	\$2,500.00 / EA	200	\$500,000*	\$657,966*	On File
<b>Totals</b>						<b>\$0</b>	<b>\$0</b>	
* Non-reserve components excluded from totals								
<b>Roofing</b>								
Tile Roof - Replace (Phase 1) - Townhomes		25	3	\$5,107.00 / EA	17	\$86,819	\$97,660	Management
Tile Roof - Replace (Phase 2) - Townhomes		25	5	\$5,107.00 / EA	12	\$61,284	\$74,561	Management
Tile Roof - Replace (Phase 3) - Townhomes		25	7	\$5,107.00 / EA	19	\$97,033	\$127,689	Management
Tile Roof - Replace (Phase 4) - Townhomes		25	9	\$5,107.00 / EA	18	\$91,926	\$130,839	Management
Tile Roof - Replace (Phase 5) - Townhomes		25	11	\$5,107.00 / EA	13	\$66,391	\$102,206	Management
Tile Roof - Replace (Phase 6) - Townhomes		25	13	\$5,107.00 / EA	19	\$97,033	\$161,567	Management
Tile Roof - Replace (Phase 7) - Townhomes		25	15	\$5,107.00 / EA	18	\$91,926	\$165,554	Management
Tile Roof - Replace (Phase 8) - Townhomes		25	17	\$5,107.00 / EA	20	\$102,140	\$198,959	Management
Tile Roof - Replace (Phase 9) - Townhomes		25	19	\$5,107.00 / EA	18	\$91,926	\$193,674	Management
Tile Roof - Replace (Phase 99) - Townhomes		25	21	\$5,107.00 / EA	33	\$168,531	\$384,043	Management
<b>Totals</b>						<b>\$955,009</b>	<b>\$1,636,751</b>	
<b>Utility Systems</b>								
Re-piping - Townhomes - (Repair Allowance)		1	0	\$7.57 / ALW	300,944	\$113,907	\$113,907	Management
<b>Totals</b>						<b>\$113,907</b>	<b>\$113,907</b>	

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

Anticipated Expenditures (5 Years)



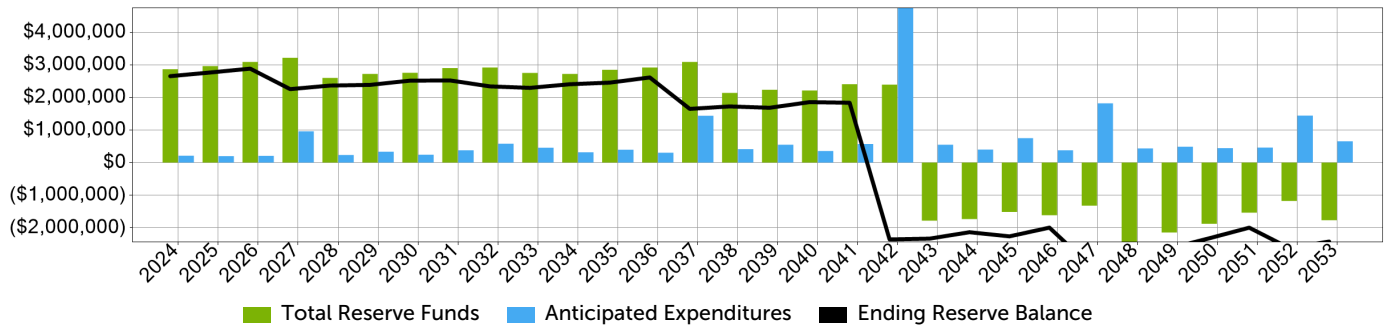
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2024-2025</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,000
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$31,568
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$113,907
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,000
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$30,000
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$23,193
					<b>Total for 2024-2025:</b>	<b>\$213,668</b>
<b>2025-2026</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,200
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$32,831
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$118,464
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,400
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$31,200
					<b>Total for 2025-2026:</b>	<b>\$198,094</b>
<b>2026-2027</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,408
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$34,144
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$123,202
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,816
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$32,448
					<b>Total for 2026-2027:</b>	<b>\$206,018</b>
<b>2027-2028</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$263,218
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,624
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$35,510
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$128,130

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Stucco Surfaces - Repaint				Painted Surfaces	\$343,200	\$386,053
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$11,249
Tile Roof - Replace (Phase 1) - Townhomes				Roofing	\$86,819	\$97,660
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$33,746
<b>Total for 2027-2028:</b>						<b>\$961,190</b>
<b>2028-2029</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,849
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$36,930
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$133,255
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$11,699
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$35,096
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$10,875
<b>Total for 2028-2029:</b>						<b>\$233,704</b>

FINAL

This plan represents a first-year reserve contribution of \$273,360 or \$113.90 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 \$2,567,339 as of Jul 1, 2024, 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.



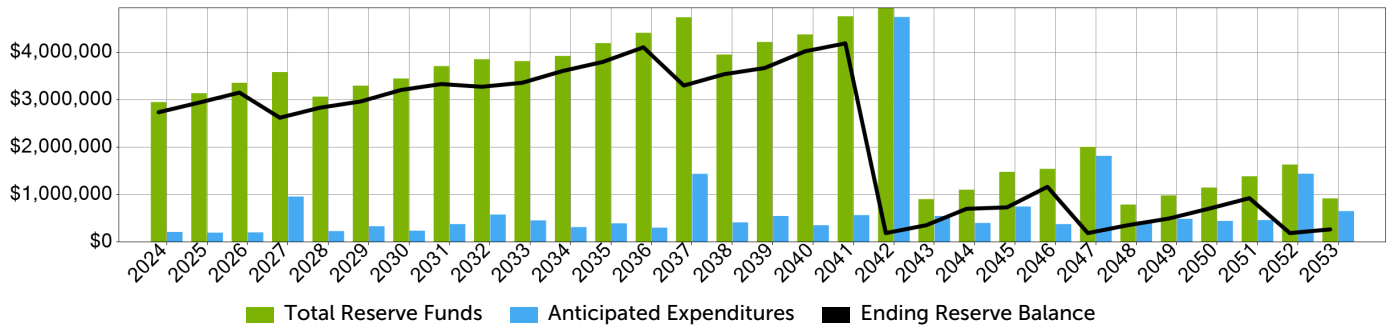
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Ending Percent Funded
2024-2025	\$273,360	\$113.90	\$2,567,339	\$25,972	\$2,866,671	\$213,668	\$2,653,003	\$2,223,477	119%
2025-2026	\$284,294	\$118.46	\$2,653,003	\$26,961	\$2,964,258	\$198,094	\$2,766,164	\$2,512,692	110%
2026-2027	\$295,666	\$123.19	\$2,766,164	\$28,110	\$3,089,940	\$206,018	\$2,883,922	\$2,821,487	102%
2027-2028	\$307,493	\$128.12	\$2,883,922	\$25,571	\$3,216,986	\$961,190	\$2,255,796	\$2,374,157	95%
2028-2029	\$319,793	\$133.25	\$2,255,796	\$22,988	\$2,598,577	\$233,704	\$2,364,873	\$2,683,096	88%
2029-2030	\$332,584	\$138.58	\$2,364,873	\$23,639	\$2,721,097	\$334,521	\$2,386,576	\$2,917,825	82%
2030-2031	\$345,888	\$144.12	\$2,386,576	\$24,390	\$2,756,854	\$241,012	\$2,515,842	\$3,278,204	77%
2031-2032	\$359,723	\$149.88	\$2,515,842	\$25,065	\$2,900,630	\$378,341	\$2,522,289	\$3,529,949	71%
2032-2033	\$374,112	\$155.88	\$2,522,289	\$24,189	\$2,920,590	\$580,924	\$2,339,666	\$3,601,642	65%
2033-2034	\$389,077	\$162.12	\$2,339,666	\$23,053	\$2,751,796	\$457,875	\$2,293,921	\$3,825,559	60%
2034-2035	\$404,640	\$168.60	\$2,293,921	\$23,381	\$2,721,941	\$316,281	\$2,405,661	\$4,227,932	57%
2035-2036	\$420,825	\$175.34	\$2,405,661	\$24,184	\$2,850,669	\$395,434	\$2,455,236	\$4,587,213	54%
2036-2037	\$437,658	\$182.36	\$2,455,236	\$25,216	\$2,918,110	\$304,957	\$2,613,153	\$5,079,017	51%
2037-2038	\$455,164	\$189.65	\$2,613,153	\$21,208	\$3,089,526	\$1,439,803	\$1,649,723	\$4,435,273	37%
2038-2039	\$473,371	\$197.24	\$1,649,723	\$16,788	\$2,139,882	\$415,205	\$1,724,677	\$4,857,380	36%
2039-2040	\$492,306	\$205.13	\$1,724,677	\$16,957	\$2,233,940	\$550,357	\$1,683,582	\$5,182,873	32%
2040-2041	\$511,998	\$213.33	\$1,683,582	\$17,612	\$2,213,192	\$356,756	\$1,856,436	\$5,750,874	32%
2041-2042	\$532,478	\$221.87	\$1,856,436	\$18,377	\$2,407,291	\$569,985	\$1,837,306	\$6,088,331	30%
2042-2043	\$553,777	\$230.74	\$1,837,306	\$0	\$2,391,083	\$4,747,169	(\$2,356,086)	\$2,123,022	0%
2043-2044	\$575,928	\$239.97	(\$2,356,086)	\$0	(\$1,780,158)	\$551,356	(\$2,331,514)	\$2,391,876	0%
2044-2045	\$598,965	\$249.57	(\$2,331,514)	\$0	(\$1,732,549)	\$402,439	(\$2,134,987)	\$2,856,652	0%
2045-2046	\$622,924	\$259.55	(\$2,134,987)	\$0	(\$1,512,063)	\$749,729	(\$2,261,792)	\$3,010,343	0%
2046-2047	\$647,841	\$269.93	(\$2,261,792)	\$0	(\$1,613,951)	\$380,313	(\$1,994,264)	\$3,587,139	0%
2047-2048	\$673,755	\$280.73	(\$1,994,264)	\$0	(\$1,320,509)	\$1,818,159	(\$3,138,669)	\$2,725,723	0%
2048-2049	\$700,705	\$291.96	(\$3,138,669)	\$0	(\$2,437,964)	\$435,174	(\$2,873,138)	\$3,303,595	0%
2049-2050	\$728,733	\$303.64	(\$2,873,138)	\$0	(\$2,144,405)	\$489,628	(\$2,634,034)	\$3,884,806	0%
2050-2051	\$757,882	\$315.78	(\$2,634,034)	\$0	(\$1,876,151)	\$444,912	(\$2,321,064)	\$4,574,101	0%
2051-2052	\$788,198	\$328.42	(\$2,321,064)	\$0	(\$1,532,866)	\$462,709	(\$1,995,575)	\$5,312,325	0%
2052-2053	\$819,726	\$341.55	(\$1,995,575)	\$0	(\$1,175,850)	\$1,443,258	(\$2,619,108)	\$5,101,765	0%
2053-2054	\$852,515	\$355.21	(\$2,619,108)	\$0	(\$1,766,593)	\$654,202	(\$2,420,795)	\$5,746,518	0%

# Minimum Threshold

Min Balance: \$190,000 (5% of Current Replacement Cost)

Report as of: 5/22/2024 | Start Date: 7/1/2024

This plan represents the minimum annual reserve contribution of \$358,012 or \$149.17 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 \$190,000 (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
2024-2025	\$358,012	\$149.17	\$2,567,339	\$26,395	\$2,951,746	\$213,668	\$2,738,078	\$2,223,477	123%
2025-2026	\$372,332	\$155.14	\$2,738,078	\$28,252	\$3,138,662	\$198,094	\$2,940,568	\$2,512,692	117%
2026-2027	\$387,226	\$161.34	\$2,940,568	\$30,312	\$3,358,105	\$206,018	\$3,152,088	\$2,821,487	112%
2027-2028	\$402,715	\$167.80	\$3,152,088	\$28,729	\$3,583,531	\$961,190	\$2,622,341	\$2,374,157	110%
2028-2029	\$418,823	\$174.51	\$2,622,341	\$27,149	\$3,068,313	\$233,704	\$2,834,610	\$2,683,096	106%
2029-2030	\$435,576	\$181.49	\$2,834,610	\$28,851	\$3,299,037	\$334,521	\$2,964,516	\$2,917,825	102%
2030-2031	\$452,999	\$188.75	\$2,964,516	\$30,705	\$3,448,220	\$241,012	\$3,207,209	\$3,278,204	98%
2031-2032	\$471,119	\$196.30	\$3,207,209	\$32,536	\$3,710,864	\$378,341	\$3,332,523	\$3,529,949	94%
2032-2033	\$489,964	\$204.15	\$3,332,523	\$32,870	\$3,855,357	\$580,924	\$3,274,433	\$3,601,642	91%
2033-2034	\$509,562	\$212.32	\$3,274,433	\$33,003	\$3,816,999	\$457,875	\$3,359,124	\$3,825,559	88%
2034-2035	\$529,945	\$220.81	\$3,359,124	\$34,660	\$3,923,728	\$316,281	\$3,607,448	\$4,227,932	85%
2035-2036	\$551,143	\$229.64	\$3,607,448	\$36,853	\$4,195,444	\$395,434	\$3,800,010	\$4,587,213	83%
2036-2037	\$573,188	\$238.83	\$3,800,010	\$39,341	\$4,412,540	\$304,957	\$4,107,583	\$5,079,017	81%
2037-2038	\$596,116	\$248.38	\$4,107,583	\$36,857	\$4,740,556	\$1,439,803	\$3,300,754	\$4,435,273	74%
2038-2039	\$619,961	\$258.32	\$3,300,754	\$34,031	\$3,954,746	\$415,205	\$3,539,540	\$4,857,380	73%
2039-2040	\$644,759	\$268.65	\$3,539,540	\$35,867	\$4,220,167	\$550,357	\$3,669,809	\$5,182,873	71%
2040-2041	\$670,549	\$279.40	\$3,669,809	\$38,267	\$4,378,626	\$356,756	\$4,021,870	\$5,750,874	70%
2041-2042	\$697,371	\$290.57	\$4,021,870	\$40,856	\$4,760,097	\$569,985	\$4,190,112	\$6,088,331	69%
2042-2043	\$725,266	\$302.19	\$4,190,112	\$21,792	\$4,937,169	\$4,747,169	\$190,000	\$2,123,022	9%
2043-2044	\$714,635	\$297.76	\$190,000	\$2,716	\$907,352	\$551,356	\$355,996	\$2,391,876	15%
2044-2045	\$743,220	\$309.68	\$355,996	\$5,264	\$1,104,480	\$402,439	\$702,041	\$2,856,652	25%
2045-2046	\$772,949	\$322.06	\$702,041	\$7,137	\$1,482,127	\$749,729	\$732,398	\$3,010,343	24%
2046-2047	\$803,867	\$334.94	\$732,398	\$9,442	\$1,545,707	\$380,313	\$1,165,394	\$3,587,139	32%
2047-2048	\$836,022	\$348.34	\$1,165,394	\$6,743	\$2,008,159	\$1,818,159	\$190,000	\$2,725,723	7%
2048-2049	\$599,866	\$249.94	\$190,000	\$2,723	\$792,589	\$435,174	\$357,415	\$3,303,595	11%
2049-2050	\$623,860	\$259.94	\$357,415	\$4,245	\$985,520	\$489,628	\$495,892	\$3,884,806	13%
2050-2051	\$648,815	\$270.34	\$495,892	\$5,978	\$1,150,685	\$444,912	\$705,772	\$4,574,101	15%
2051-2052	\$674,767	\$281.15	\$705,772	\$8,118	\$1,388,657	\$462,709	\$925,949	\$5,312,325	17%
2052-2053	\$701,758	\$292.40	\$925,949	\$5,552	\$1,633,258	\$1,443,258	\$190,000	\$5,101,765	4%
2053-2054	\$729,828	\$304.10	\$190,000	\$2,278	\$922,106	\$654,202	\$267,904	\$5,746,518	5%



Current Percent Funded: 130%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
<b>BUILDINGS / STRUCTURES</b>								
Termite Inspection/Repair Allowance	1	0	1	\$10,000	\$12,993	\$10,000	\$10,000	\$6,830
Windows, Screens & Hardware - Repair Allowance	1	0	1	\$30,000	\$38,978	\$30,000	\$30,000	\$20,490
Windows, Screens & Hardware - Replace	35	18	17	\$1,948,861	\$1,229,876	\$55,682	\$946,590	\$38,030
			<b>Total</b>	<b>\$1,988,861</b>	<b>\$1,281,847</b>	<b>\$95,682</b>	<b>\$986,590</b>	<b>\$65,350</b>
<b>FENCING</b>								
Wood Fencing / Gates - Replace	15	14	1	\$40,000	\$3,465	\$2,667	\$2,667	\$1,821
Wrought Iron - Replacement	30	9	21	\$30,000	\$27,285	\$1,000	\$21,000	\$683
			<b>Total</b>	<b>\$70,000</b>	<b>\$30,749</b>	<b>\$3,667</b>	<b>\$23,667</b>	<b>\$2,504</b>
<b>MECHANICAL EQUIP.</b>								
HVAC Furnace - Replace	1	0	1	\$5,000	\$6,496	\$5,000	\$5,000	\$3,415
			<b>Total</b>	<b>\$5,000</b>	<b>\$6,496</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$3,415</b>
<b>MISCELLANEOUS</b>								
Insurance Deductible (Slab Leak)	1	0	1	\$31,568	\$41,015	\$31,568	\$31,568	\$21,561
			<b>Total</b>	<b>\$31,568</b>	<b>\$41,015</b>	<b>\$31,568</b>	<b>\$31,568</b>	<b>\$21,561</b>
<b>PAINTED SURFACES</b>								
Building Trim - Repaint	5	3	2	\$234,000	\$121,612	\$46,800	\$93,600	\$31,964
Stucco Surfaces - Repaint	10	3	7	\$343,200	\$312,137	\$34,320	\$240,240	\$23,440
Wood Fencing (Townhomes) - Repaint	5	4	1	\$9,296	\$2,416	\$1,859	\$1,859	\$1,270
Wrought Iron Fencing (Townhomes) - Repaint	5	0	5	\$23,193	\$30,134	\$4,639	\$23,193	\$3,168
			<b>Total</b>	<b>\$609,689</b>	<b>\$466,298</b>	<b>\$87,618</b>	<b>\$358,892</b>	<b>\$59,842</b>
<b>ROOFING</b>								
Tile Roof - Replace (Phase 1) - Townhomes	25	3	22	\$86,819	\$99,265	\$3,473	\$76,401	\$2,372
Tile Roof - Replace (Phase 2) - Townhomes	25	5	20	\$61,284	\$63,700	\$2,451	\$49,027	\$1,674
Tile Roof - Replace (Phase 3) - Townhomes	25	7	18	\$97,033	\$90,772	\$3,881	\$69,864	\$2,651
Tile Roof - Replace (Phase 4) - Townhomes	25	9	16	\$91,926	\$76,440	\$3,677	\$58,833	\$2,511
Tile Roof - Replace (Phase 5) - Townhomes	25	11	14	\$66,391	\$48,306	\$2,656	\$37,179	\$1,814
Tile Roof - Replace (Phase 6) - Townhomes	25	13	12	\$97,033	\$60,515	\$3,881	\$46,576	\$2,651
Tile Roof - Replace (Phase 7) - Townhomes	25	15	10	\$91,926	\$47,775	\$3,677	\$36,770	\$2,511
Tile Roof - Replace (Phase 8) - Townhomes	25	17	8	\$102,140	\$42,466	\$4,086	\$32,685	\$2,790
Tile Roof - Replace (Phase 9) - Townhomes	25	19	6	\$91,926	\$28,665	\$3,677	\$22,062	\$2,511
Tile Roof - Replace (Phase 99) - Townhomes	25	21	4	\$168,531	\$35,035	\$6,741	\$26,965	\$4,604
			<b>Total</b>	<b>\$955,009</b>	<b>\$592,937</b>	<b>\$38,200</b>	<b>\$456,362</b>	<b>\$26,091</b>
<b>UTILITY SYSTEMS</b>								
Re-piping - Townhomes - (Repair Allowance)	1	0	1	\$113,907	\$147,996	\$113,907	\$113,907	\$77,798
			<b>Total</b>	<b>\$113,907</b>	<b>\$147,996</b>	<b>\$113,907</b>	<b>\$113,907</b>	<b>\$77,798</b>
			<b>Totals</b>	<b>\$3,774,034</b>	<b>\$2,567,339</b>	<b>\$375,642</b>	<b>\$1,975,985</b>	<b>\$256,560</b>

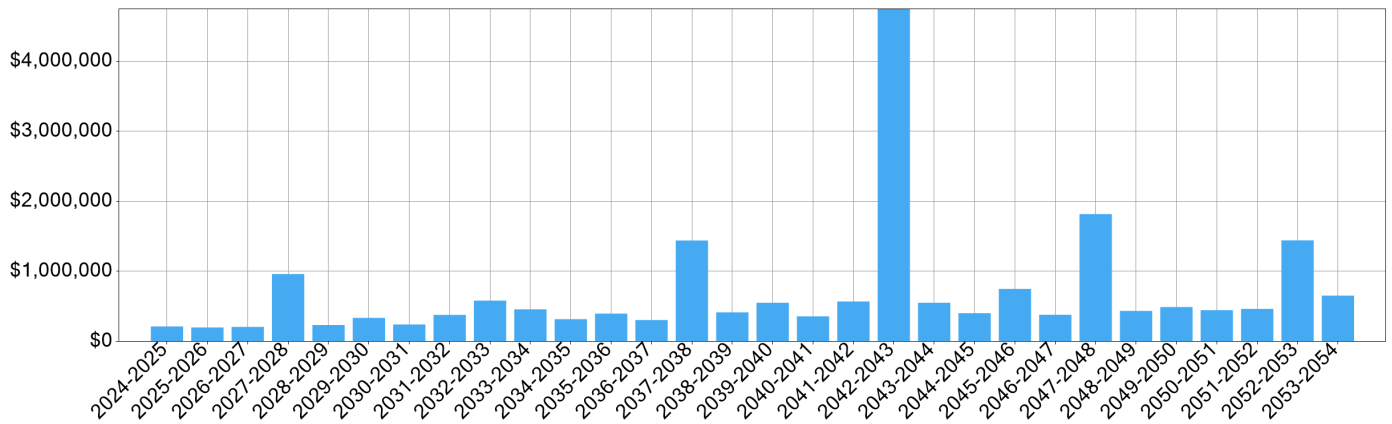
Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) \* E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) \* (F) = (G)

# Reserve Allocation Report

Component	GL Code	2024-25 Approved Budget	Minimum Threshold
<b>BUILDINGS / STRUCTURES</b>			
Termite Inspection/Repair Allowance		\$7,277	\$9,531
Windows, Screens & Hardware - Repair Allowance		\$21,831	\$28,592
Windows, Screens & Hardware - Replace		\$40,520	\$53,068
	<b>Total</b>	<b>\$69,629</b>	<b>\$91,191</b>
<b>FENCING</b>			
Wood Fencing / Gates - Replace		\$1,941	\$2,542
Wrought Iron - Replacement		\$728	\$953
	<b>Total</b>	<b>\$2,668</b>	<b>\$3,495</b>
<b>MECHANICAL EQUIP.</b>			
HVAC Furnace - Replace		\$3,639	\$4,765
	<b>Total</b>	<b>\$3,639</b>	<b>\$4,765</b>
<b>MISCELLANEOUS</b>			
Insurance Deductible (Slab Leak)		\$22,972	\$30,086
	<b>Total</b>	<b>\$22,972</b>	<b>\$30,086</b>
<b>PAINTED SURFACES</b>			
Building Trim - Repaint		\$34,057	\$44,604
Stucco Surfaces - Repaint		\$24,975	\$32,709
Wood Fencing (Townhomes) - Repaint		\$1,353	\$1,772
Wrought Iron Fencing (Townhomes) - Repaint		\$3,376	\$4,421
	<b>Total</b>	<b>\$63,761</b>	<b>\$83,506</b>
<b>ROOFING</b>			
Tile Roof - Replace (Phase 1) - Townhomes		\$2,527	\$3,310
Tile Roof - Replace (Phase 2) - Townhomes		\$1,784	\$2,336
Tile Roof - Replace (Phase 3) - Townhomes		\$2,824	\$3,699
Tile Roof - Replace (Phase 4) - Townhomes		\$2,676	\$3,504
Tile Roof - Replace (Phase 5) - Townhomes		\$1,933	\$2,531
Tile Roof - Replace (Phase 6) - Townhomes		\$2,824	\$3,699
Tile Roof - Replace (Phase 7) - Townhomes		\$2,676	\$3,504
Tile Roof - Replace (Phase 8) - Townhomes		\$2,973	\$3,894
Tile Roof - Replace (Phase 9) - Townhomes		\$2,676	\$3,504
Tile Roof - Replace (Phase 99) - Townhomes		\$4,906	\$6,425
	<b>Total</b>	<b>\$27,799</b>	<b>\$36,408</b>
<b>UTILITY SYSTEMS</b>			
Re-piping - Townhomes - (Repair Allowance)		\$82,892	\$108,561
	<b>Total</b>	<b>\$82,892</b>	<b>\$108,561</b>
	<b>Totals</b>	<b>\$273,360</b>	<b>\$358,012</b>

Anticipated Expenditures (30 Years)

Report as of: 5/22/2024 | Start Date: 7/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2024-2025</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,000
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$31,568
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$113,907
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,000
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$30,000
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$23,193
					<b>Total for 2024-2025:</b>	<b>\$213,668</b>
<b>2025-2026</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,200
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$32,831
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$118,464
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,400
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$31,200
					<b>Total for 2025-2026:</b>	<b>\$198,094</b>
<b>2026-2027</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,408
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$34,144
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$123,202
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$10,816
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$32,448
					<b>Total for 2026-2027:</b>	<b>\$206,018</b>
<b>2027-2028</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$263,218
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,624
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$35,510
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$128,130

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Stucco Surfaces - Repaint				Painted Surfaces	\$343,200	\$386,053
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$11,249
Tile Roof - Replace (Phase 1) - Townhomes				Roofing	\$86,819	\$97,660
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$33,746
<b>Total for 2027-2028:</b>						<b>\$961,190</b>
<b>2028-2029</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$5,849
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$36,930
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$133,255
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$11,699
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$35,096
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$10,875
<b>Total for 2028-2029:</b>						<b>\$233,704</b>
<b>2029-2030</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$6,083
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$38,407
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$138,586
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$12,167
Tile Roof - Replace (Phase 2) - Townhomes				Roofing	\$61,284	\$74,561
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$36,500
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$28,218
<b>Total for 2029-2030:</b>						<b>\$334,521</b>
<b>2030-2031</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$6,327
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$39,943
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$144,129
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$12,653
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$37,960
<b>Total for 2030-2031:</b>						<b>\$241,012</b>
<b>2031-2032</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$6,580
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$41,541
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$149,894
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$13,159
Tile Roof - Replace (Phase 3) -				Roofing	\$97,033	\$127,689

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Townhomes						
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$39,478
<b>Total for 2031-2032:</b>						<b>\$378,341</b>
<b>2032-2033</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$320,245
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$6,843
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$43,203
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$155,890
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$13,686
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$41,057
<b>Total for 2032-2033:</b>						<b>\$580,924</b>
<b>2033-2034</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$7,117
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$44,931
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$162,126
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$14,233
Tile Roof - Replace (Phase 4) - Townhomes				Roofing	\$91,926	\$130,839
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$42,699
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$13,231
Wrought Iron - Replacement				Fencing	\$30,000	\$42,699
<b>Total for 2033-2034:</b>						<b>\$457,875</b>
<b>2034-2035</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$7,401
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$46,728
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$168,611
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$14,802
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$44,407
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$34,331
<b>Total for 2034-2035:</b>						<b>\$316,281</b>
<b>2035-2036</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$7,697
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$48,597
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$175,355
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$15,395
Tile Roof - Replace (Phase 5) - Townhomes				Roofing	\$66,391	\$102,206
Windows, Screens & Hardware -				Buildings / Structures	\$30,000	\$46,184

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Repair Allowance						
<b>Total for 2035-2036:</b>						<b>\$395,434</b>
<b>2036-2037</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$8,005
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$50,541
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$182,369
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$16,010
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$48,031
<b>Total for 2036-2037:</b>						<b>\$304,957</b>
<b>2037-2038</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$389,627
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$8,325
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$52,563
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$189,664
Stucco Surfaces - Repaint				Painted Surfaces	\$343,200	\$571,453
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$16,651
Tile Roof - Replace (Phase 6) - Townhomes				Roofing	\$97,033	\$161,567
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$49,952
<b>Total for 2037-2038:</b>						<b>\$1,439,803</b>
<b>2038-2039</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$8,658
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$54,665
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$197,251
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$17,317
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$51,950
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$16,097
Wood Fencing / Gates - Replace				Fencing	\$40,000	\$69,267
<b>Total for 2038-2039:</b>						<b>\$415,205</b>
<b>2039-2040</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$9,005
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$56,852
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$205,141
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$18,009
Tile Roof - Replace (Phase 7) - Townhomes				Roofing	\$91,926	\$165,554
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$54,028
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$41,769

# Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>Total for 2039-2040:</b>						<b>\$550,357</b>
<b>2040-2041</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$9,365
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$59,126
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$213,346
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$18,730
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$56,189
<b>Total for 2040-2041:</b>						<b>\$356,756</b>
<b>2041-2042</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$9,740
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$61,491
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$221,880
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$19,479
Tile Roof - Replace (Phase 8) - Townhomes				Roofing	\$102,140	\$198,959
Windows, Screens & Hardware - Repair Allowance				Buildings / Structures	\$30,000	\$58,437
<b>Total for 2041-2042:</b>						<b>\$569,985</b>
<b>2042-2043</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$474,041
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$10,129
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$63,951
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$230,755
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$20,258
Windows, Screens & Hardware - Replace				Buildings / Structures	\$1,948,861	\$3,948,035
<b>Total for 2042-2043:</b>						<b>\$4,747,169</b>
<b>2043-2044</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$10,534
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$66,509
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$239,986
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$21,068
Tile Roof - Replace (Phase 9) - Townhomes				Roofing	\$91,926	\$193,674
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$19,585
<b>Total for 2043-2044:</b>						<b>\$551,356</b>
<b>2044-2045</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$10,956
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$69,169
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$249,585
Termite Inspection/Repair				Buildings / Structures	\$10,000	\$21,911

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Allowance						
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$50,818
<b>Total for 2044-2045:</b>						<b>\$402,439</b>
<b>2045-2046</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$11,394
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$71,936
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$259,568
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$22,788
Tile Roof - Replace (Phase 99) - Townhomes				Roofing	\$168,531	\$384,043
<b>Total for 2045-2046:</b>						<b>\$749,729</b>
<b>2046-2047</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$11,850
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$74,813
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$269,951
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$23,699
<b>Total for 2046-2047:</b>						<b>\$380,313</b>
<b>2047-2048</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$576,743
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$12,324
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$77,806
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$280,749
Stucco Surfaces - Repaint				Painted Surfaces	\$343,200	\$845,890
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$24,647
<b>Total for 2047-2048:</b>						<b>\$1,818,159</b>
<b>2048-2049</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$12,817
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$80,918
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$291,979
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$25,633
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$23,828
<b>Total for 2048-2049:</b>						<b>\$435,174</b>
<b>2049-2050</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$13,329
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$84,155
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$303,658
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$26,658
Wrought Iron Fencing (Townhomes) - Repaint				Painted Surfaces	\$23,193	\$61,828
<b>Total for 2049-2050:</b>						<b>\$489,628</b>



Anticipated Expenditures (30 Years)

Report as of: 5/22/2024 | Start Date: 7/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2050-2051</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$13,862
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$87,521
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$315,805
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$27,725
<b>Total for 2050-2051:</b>						<b>\$444,912</b>
<b>2051-2052</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$14,417
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$91,022
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$328,437
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$28,834
<b>Total for 2051-2052:</b>						<b>\$462,709</b>
<b>2052-2053</b>						
Building Trim - Repaint				Painted Surfaces	\$234,000	\$701,697
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$14,994
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$94,663
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$341,574
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$29,987
Tile Roof - Replace (Phase 1) - Townhomes				Roofing	\$86,819	\$260,344
<b>Total for 2052-2053:</b>						<b>\$1,443,258</b>
<b>2053-2054</b>						
HVAC Furnace - Replace				Mechanical Equip.	\$5,000	\$15,593
Insurance Deductible (Slab Leak)				Miscellaneous	\$31,568	\$98,449
Re-piping - Townhomes - (Repair Allowance)				Utility Systems	\$113,907	\$355,237
Termite Inspection/Repair Allowance				Buildings / Structures	\$10,000	\$31,187
Wood Fencing (Townhomes) - Repaint				Painted Surfaces	\$9,296	\$28,990
Wood Fencing / Gates - Replace				Fencing	\$40,000	\$124,746
<b>Total for 2053-2054:</b>						<b>\$654,202</b>

Component Photos & Details

Buildings / Structures



NO IMAGE AVAILABLE

**French / Sliding Doors - Repair Allowance**

*To Be Determined*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2007	Unit Price	\$15,000.00 / ALW
Effective Age	1	Current Cost	\$15,000
Source	Management	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: Repair Allowance



NO IMAGE AVAILABLE

**French / Sliding Doors - Replace**

*To Be Determined*

Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	261 EA
Date in Service	2007	Unit Price	\$2,142.40 / EA
Effective Age	17	Current Cost	\$559,166
Source	Management	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



NO IMAGE AVAILABLE

**Termite Inspection/Repair Allowance**

*Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2023	Unit Price	\$10,000.00 / ALW
Effective Age	1	Current Cost	\$10,000
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$12,993
Cost Center		Annual Fully Funding Requirement	\$10,000
Project Number		Fully Funded Reserve Balance	\$10,000
Owner		Annual Reserve Contribution	\$6,830

Notes: Termite Inspection and Repair Allowance

Component Photos & Details



NO IMAGE AVAILABLE

**Windows, Screens & Hardware - Repair Allowance**

*Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2025	Unit Price	\$30,000.00 / ALW
Effective Age	1	Current Cost	\$30,000
Source	On File	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$38,978
Cost Center		Annual Fully Funding Requirement	\$30,000
Project Number		Fully Funded Reserve Balance	\$30,000
Owner		Annual Reserve Contribution	\$20,490

Description: replaced on as needed basis.

Notes: Repair Allowance



NO IMAGE AVAILABLE

**Windows, Screens & Hardware - Replace**

*Reserve Component*

Useful Life	35 Year(s)	Replacement %	100.00%
Remaining Life	18 Year(s)	Quantity / Units	3,047 EA
Date in Service	2007	Unit Price	\$639.60 / EA
Effective Age	17	Current Cost	\$1,948,861
Source	On File	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$1,229,876
Cost Center		Annual Fully Funding Requirement	\$55,682
Project Number		Fully Funded Reserve Balance	\$946,590
Owner		Annual Reserve Contribution	\$38,030

Description: replaced on as needed basis.

**Fencing**



NO IMAGE AVAILABLE

**Wood Fencing / Gates - Replace**

*Reserve Component*

Useful Life	15 Year(s)	Replacement %	100.00%
Remaining Life	14 Year(s)	Quantity / Units	1,805 LF
Date in Service	2023	Unit Price	\$22.16 / LF
Effective Age	1	Current Cost	\$40,000
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$3,465
Cost Center		Annual Fully Funding Requirement	\$2,667
Project Number		Fully Funded Reserve Balance	\$2,667
Owner		Annual Reserve Contribution	\$1,821

Component Photos & Details



NO IMAGE AVAILABLE

**Wrought Iron - Replacement**

*Reserve Component*

Useful Life	30 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	2,655 LF
Date in Service	2007	Unit Price	\$11.30 / LF
Effective Age	21	Current Cost	\$30,000
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$27,285
Cost Center		Annual Fully Funding Requirement	\$1,000
Project Number		Fully Funded Reserve Balance	\$21,000
Owner		Annual Reserve Contribution	\$683

Light Fixtures



NO IMAGE AVAILABLE

**Exterior Lights - Replace**

*Maintenance / Operating*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	400 EA
Date in Service	2006	Unit Price	\$213.20 / EA
Effective Age	18	Current Cost	\$85,280
Source	Management	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



NO IMAGE AVAILABLE

**Illuminated Unit Signs - Replace**

*Maintenance / Operating*

Useful Life	18 Year(s)	Replacement %	100.00%
Remaining Life	1 Year(s)	Quantity / Units	200 EA
Date in Service	2006	Unit Price	\$187.20 / EA
Effective Age	17	Current Cost	\$37,440
Source	On File	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

Mechanical Equip.



NO IMAGE AVAILABLE

**Furnaces - Townhomes**

*To Be Determined*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	24 Year(s)	Quantity / Units	1 Total
Date in Service	2023	Unit Price	\$8,000.00 / Total
Effective Age	1	Current Cost	\$8,000
Source	Management	Inflation Rate	3.00%
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

**Furnaces - Townhomes - Phase 1 Replacement**

*To Be Determined*



NO IMAGE AVAILABLE

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	71 EA
Date in Service	2002	Unit Price	\$5,000.00 / EA
Effective Age	22	Current Cost	\$355,000
Source	Management	Inflation Rate	3.00%
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: Phase 1 replacement

**Furnaces - Townhomes - Phase 2 Replacement**

*To Be Determined*



NO IMAGE AVAILABLE

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	51 EA
Date in Service	2004	Unit Price	\$5,000.00 / EA
Effective Age	20	Current Cost	\$255,000
Source	Management	Inflation Rate	3.00%
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: Phase 2 Replacement  
Phase 1 replacement

Component Photos & Details



NO IMAGE AVAILABLE

**Furnaces - Townhomes - Phase 3 Replacement**

*To Be Determined*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	78 EA
Date in Service	2006	Unit Price	\$5,000.00 / EA
Effective Age	18	Current Cost	\$390,000
Source	Management	Inflation Rate	3.00%
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: Phase 3 Replacement  
Phase 2 Replacement  
Phase 1 replacement



NO IMAGE AVAILABLE

**HVAC Furnace - Replace**

*Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 EA
Date in Service	2006	Unit Price	\$5,000.00 / EA
Effective Age	1	Current Cost	\$5,000
Source	On File	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$6,496
Cost Center		Annual Fully Funding Requirement	\$5,000
Project Number		Fully Funded Reserve Balance	\$5,000
Owner		Annual Reserve Contribution	\$3,415

Description: responsible for heater maintenancr.. 200 units. As of 2023,

Miscellaneous



NO IMAGE AVAILABLE

**Insurance Deductible (Slab Leak)**

*Reserve Component*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2023	Unit Price	\$31,567.82 / ALW
Effective Age	1	Current Cost	\$31,568
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$41,015
Cost Center		Annual Fully Funding Requirement	\$31,568
Project Number		Fully Funded Reserve Balance	\$31,568
Owner		Annual Reserve Contribution	\$21,561

Painted Surfaces



NO IMAGE AVAILABLE

**Building Trim - Repaint**

*Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	200 EA
Date in Service	2017	Unit Price	\$1,170.00 / EA
Effective Age	2	Current Cost	\$234,000
Source	On File	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$121,612
Cost Center		Annual Fully Funding Requirement	\$46,800
Project Number		Fully Funded Reserve Balance	\$93,600
Owner		Annual Reserve Contribution	\$31,964

**Stucco Surfaces - Repaint**

*Reserve Component*



NO IMAGE AVAILABLE

Useful Life	10 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	200 EA
Date in Service	2017	Unit Price	\$1,716.00 / EA
Effective Age	7	Current Cost	\$343,200
Source	On File	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$312,137
Cost Center		Annual Fully Funding Requirement	\$34,320
Project Number		Fully Funded Reserve Balance	\$240,240
Owner		Annual Reserve Contribution	\$23,440

**Wood Fencing (Townhomes) - Repaint**

*Reserve Component*



NO IMAGE AVAILABLE

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	4 Year(s)	Quantity / Units	1,805 LF
Date in Service	2023	Unit Price	\$5.15 / LF
Effective Age	1	Current Cost	\$9,296
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$2,416
Cost Center		Annual Fully Funding Requirement	\$1,859
Project Number		Fully Funded Reserve Balance	\$1,859
Owner		Annual Reserve Contribution	\$1,270



NO IMAGE AVAILABLE

**Wrought Iron Fencing (Townhomes) - Repaint**

*Reserve Component*

Useful Life	5 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	2,655 LF
Date in Service	2023	Unit Price	\$8.74 / LF
Effective Age	5	Current Cost	\$23,193
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$30,134
Cost Center		Annual Fully Funding Requirement	\$4,639
Project Number		Fully Funded Reserve Balance	\$23,193
Owner		Annual Reserve Contribution	\$3,168

**Property Access**



NO IMAGE AVAILABLE

**Garage Door - Maintenance (Allowance)**

*To Be Determined*

Useful Life	1 Year(s)	Replacement %	100.00%
Remaining Life	0 Year(s)	Quantity / Units	1 ALW
Date in Service	2022	Unit Price	\$25,000.00 / ALW
Effective Age	1	Current Cost	\$25,000
Source	Management	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

**Garage Doors - Replace**

*To Be Determined*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	200 EA
Date in Service	2006	Unit Price	\$2,500.00 / EA
Effective Age	18	Current Cost	\$500,000
Source	On File	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



NO IMAGE AVAILABLE



Component Photos & Details

Roofing



NO IMAGE AVAILABLE

**Tile Roof - Replace (Phase 1) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	3 Year(s)	Quantity / Units	17 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	22	Current Cost	\$86,819
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$99,265
Cost Center		Annual Fully Funding Requirement	\$3,473
Project Number		Fully Funded Reserve Balance	\$76,401
Owner		Annual Reserve Contribution	\$2,372

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Tile Roof - Replace (Phase 2) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	5 Year(s)	Quantity / Units	12 EA
Date in Service	2004	Unit Price	\$5,107.00 / EA
Effective Age	20	Current Cost	\$61,284
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$63,700
Cost Center		Annual Fully Funding Requirement	\$2,451
Project Number		Fully Funded Reserve Balance	\$49,027
Owner		Annual Reserve Contribution	\$1,674

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Tile Roof - Replace (Phase 3) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	7 Year(s)	Quantity / Units	19 EA
Date in Service	2006	Unit Price	\$5,107.00 / EA
Effective Age	18	Current Cost	\$97,033
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$90,772
Cost Center		Annual Fully Funding Requirement	\$3,881
Project Number		Fully Funded Reserve Balance	\$69,864
Owner		Annual Reserve Contribution	\$2,651

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 4) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	9 Year(s)	Quantity / Units	18 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	16	Current Cost	\$91,926
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$76,440
Cost Center		Annual Fully Funding Requirement	\$3,677
Project Number		Fully Funded Reserve Balance	\$58,833
Owner		Annual Reserve Contribution	\$2,511

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 5) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	11 Year(s)	Quantity / Units	13 EA
Date in Service	2004	Unit Price	\$5,107.00 / EA
Effective Age	14	Current Cost	\$66,391
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$48,306
Cost Center		Annual Fully Funding Requirement	\$2,656
Project Number		Fully Funded Reserve Balance	\$37,179
Owner		Annual Reserve Contribution	\$1,814

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 6) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	13 Year(s)	Quantity / Units	19 EA
Date in Service	2006	Unit Price	\$5,107.00 / EA
Effective Age	12	Current Cost	\$97,033
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$60,515
Cost Center		Annual Fully Funding Requirement	\$3,881
Project Number		Fully Funded Reserve Balance	\$46,576
Owner		Annual Reserve Contribution	\$2,651

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.

Component Photos & Details



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 7) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	15 Year(s)	Quantity / Units	18 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	10	Current Cost	\$91,926
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$47,775
Cost Center		Annual Fully Funding Requirement	\$3,677
Project Number		Fully Funded Reserve Balance	\$36,770
Owner		Annual Reserve Contribution	\$2,511

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 8) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	17 Year(s)	Quantity / Units	20 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	8	Current Cost	\$102,140
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$42,466
Cost Center		Annual Fully Funding Requirement	\$4,086
Project Number		Fully Funded Reserve Balance	\$32,685
Owner		Annual Reserve Contribution	\$2,790

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 9) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	19 Year(s)	Quantity / Units	18 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	6	Current Cost	\$91,926
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$28,665
Cost Center		Annual Fully Funding Requirement	\$3,677
Project Number		Fully Funded Reserve Balance	\$22,062
Owner		Annual Reserve Contribution	\$2,511

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.

Component Photos & Details



NO IMAGE AVAILABLE

**Title Roof - Replace (Phase 99) - Townhomes**

*Reserve Component*

Useful Life	25 Year(s)	Replacement %	100.00%
Remaining Life	21 Year(s)	Quantity / Units	33 EA
Date in Service	2002	Unit Price	\$5,107.00 / EA
Effective Age	4	Current Cost	\$168,531
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$35,035
Cost Center		Annual Fully Funding Requirement	\$6,741
Project Number		Fully Funded Reserve Balance	\$26,965
Owner		Annual Reserve Contribution	\$4,604

Description: Onsite FM team says they are 40-50L. No replacement been done. Does not appear to be clear deterioration of the entire member. Blocks in 2-6 units. One block where we have had minor repairs. There are 48 Townhouse Blocks. Need to phase out replacements.

Utility Systems



NO IMAGE AVAILABLE

**Re-piping - Townhomes - (Repair Allowance)**

*Reserve Component*

Useful Life	1 Year(s)	Replacement %	5.00%
Remaining Life	0 Year(s)	Quantity / Units	300,944 ALW
Date in Service	2002	Unit Price	\$7.57 / ALW
Effective Age	1	Current Cost	\$113,907
Source	Management	Inflation Rate	4.00%
GL Code		Starting Reserve Balance	\$147,996
Cost Center		Annual Fully Funding Requirement	\$113,907
Project Number		Fully Funded Reserve Balance	\$113,907
Owner		Annual Reserve Contribution	\$77,798

Notes: Allowance for plumbing repairs.