Michael Callahan(RS) Associates, LLC.

Townhouse Sample

AnyCity, AnyState Account Smaple - Version 1 January 1, 2019



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Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Michael Callahan & Associates, LLC. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated every two-three years due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Michael Callahan & Associates, LLC. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Part I

Introduction

Preparing the annual budget and overseeing the organization's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the organization and set the level and quality of service for all of the association's activities.

Funding Options

When a major repair or replacement is required in a community, an organization has essentially three options available to address the expenditure:

The first, and only logical means that the Board has to ensure its ability to maintain the assets for which it

is obligated, is by assessing an adequate level of reserves.

Whereas, if the organization was setting aside reserves for this purpose, using the vehicle of the regularly assessed monthly fees, it would have had the full term of the life of the roof, for example, to accumulate the necessary moneys.

The second option is for the organization to **acquire a loan** from a lending institution in order to effect the required repairs. In many cases, banks will lend to an organization. With this method, the <u>current</u> board is pledging the <u>future</u> assets of an organization.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the organization's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on maintaining the organization by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update** <u>with</u> site inspection, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update** <u>without</u> site inspection, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

The Reserve Study: A Physical and a Financial Analysis

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the organization's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the organization is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the organization, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

| Utilities: | Bank Service Charges | Accounting |
|-----------------|--------------------------|-------------------------|
| Electricity | Dues & Publications | Painting |
| Gas | Licenses, Permits & Fees | Repair Expenses: |
| Water | Insurance(s) | Roof Repairs |
| Telephone | Services: | Equipment Repairs |
| Cable TV | Landscaping | Minor Concrete Repairs |
| Administrative: | | Operating Contingency |
| C 1' | | |

Supplies

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

| Roof Replacements | Lighting Replacement |
|--------------------------------|-----------------------|
| Reserve Study | Equipment Replacement |
| Deck Resurfacing | |
| Fencing Replacement | |
| Asphalt Seal Coating | |
| Asphalt Repairs | |
| Asphalt Overlays | |
| Interior Furnishings | |
| ting is Normally Excluded for: | |

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an organization's governing documents. Examples include the complete replacement of foundations, wiring (electrical services) and plumbing (water & Sewer services). Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the organization's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the

future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the organization should avoid any major shortfalls. However, to remain accurate, the report should be updated every two – three years to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The organization can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Michael Callahan & Associates, LLC. Threshold and the Michael Callahan & Associates, LLC. Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Michael Callahan & Associates, LLC. Component Funding model is based upon the component methodology.

Funding Strategies

Once an organization has established its funding goals, the organization can select an appropriate funding plan. There are four basic strategies from which most organizations select. It is recommended that the organization consult professionals to determine the best strategy or combination of plans that best suit the organization's need. Additionally, organizations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Organizations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an organization has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a

measure of the adequacy of an organization's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = Age <u>divided by</u> Useful Life <u>the results multiplied by</u> Current Replacement Cost

When an organization's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Michael Callahan & Associates, LLC. **Threshold Funding Model (Minimum Funding)**. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An organization using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

The Michael Callahan & Associates, LLC. **Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

The Michael Callahan & Associates, LLC. **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the organization's current fiscal year funding level and a timeframe (yrs) projection is calculated to illustrate the adequacy of the current funding over time.

The Michael Callahan & Associates, LLC. **Recommended Assessment Funding Model**. This method is also based upon the cash flow funding concept. The reserve assessment is set (directed) at a level that will properly fund the reserves over a timeframe (yrs) projections and is calculated to illustrate the needed funding over time.

The Michael Callahan & Associates, LLC. **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

Component Funding Model Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution <u>does not</u> apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section,

this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The Michael Callahan & Associates, LLC. software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels.

Funding Reserves

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The organization should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the organization's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

Users' Guide to your Reserve Analysis Study

Part II of your Michael Callahan & Associates, LLC. Report contains the reserve analysis study for your organization. There are seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the organization as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Michael Callahan & Associates, LLC. Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Twenty-year or Thirty-year projections add to the usefulness of your reserve analysis study.

Definitions

Report I.D.

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report has been prepared for organizations with fiscal years ending December 31^{st} , the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases have been included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the organization will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside

\$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those organizations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

Investment Yield Before Taxes

The average interest rate anticipated by the organization based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments made regarding aging of the components on the basis of construction date or date of acceptance by the organization.

Monthly Assessment

The assessment to reserves required by the organization each month.

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, organization standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of organization design and organizational documents, a review of established organization precedents, and discussion with appropriate organization representative(s).

A Multi-Purpose Tool

Your Michael Callahan & Associates, LLC. Report is an important part of your organization's budgetary process. Following its recommendations should ensure the organization's smooth budgetary transitions from one fiscal year to the next. In addition Michael Callahan & Associates, LLC. reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the organization's annual audit.
- The Michael Callahan & Associates, LLC. reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your Michael Callahan & Associates, LLC. Report is also a detailed inventory of the organization's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Michael Callahan & Associates, LLC. Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair.
- Since the Michael Callahan & Associates, LLC. reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- Your Michael Callahan & Associates, LLC. Report provides a record of the time, cost, and quantities of past reserve replacements. At times the organization's management company and board of directors are transitory which may result in the loss of these important records.

Designation/Award

In March 2000, Michael Callahan was awarded the Reserve Specialist (RS) designation from Community Associations Institute (CAI). Mr. Callahan was the 48th person in the United States to receive this professional designation.

The RS designation was developed by CAI for professional reserve analysts who wish to confirm to their peers and/or clients that they have demonstrated a basic level of competency within the industry. The RS designation is awarded to reserve analysts who are dedicated to the highest standards of professionalism and reserve analysis preparation.

In 1999 Michael Callahan, RS was awarded the CAI-Community Association Professional of the Year Award. In 2003 Michael Callahan, RS was awarded the CAI-Association Professional Service Award.

Consultant certifies that:

1) Consultant has no other involvement with association which could result in actual or perceived

conflicts of interest.

2) Component conditional assessments were developed by actual field observation.

3) Financial assumptions used in this analysis are listed on the Funding Assessment Summary.

4) Consultant is a Reserve Specialist (RS) designee.

5) Future updates of this report performed by Michael Callahan & Associates, LLC. would range in cost from 1/3 to 1/2 the original cost to perform the reserve analysis. The Association is entitled to one set of free revisions to the original report. A revision is not an update. A revision is to make changes adjustments to the original report after the client has had time to review the report. The changes/adjustments must be made available to MCA within 90 days of receiving the first draft of the report. Revision changes/adjustments must be for past repairs/replacements, future repair/replacement adjustments/changes are considered an update if they are for the current fiscal year or future fiscal years.

6) There are no material issues known to consultant at this time which would cause a distortion of the association's situation.

7) It is assumed that all building assets/construction was built to code at the time of construction and was built with proper application, unless otherwise noted throughout the report and/or if information stating otherwise was provided to Michael Callahan & Associates, LLC. by the client. Michael Callahan & Associates, LLC. will not and did not do any testing for construction defects. No testing was done for any building codes.

8) The findings in this report are an opinion based on an actual visual on-site-inspection and from information provided to Michael Callahan & Associates, LLC. by the client. No testing of any kind was performed during the visual on-site-inspection. This report does not include destructive testing results. The visual on-site-inspection consists of a visual inspection of all accessible areas. Conditions or issues that could not be detected by a visual inspection are not the responsibility of Michael Callahan & Associates, LLC. or any consultant of Michael Callahan & Associates, LLC. Michael Callahan & Associates, LLC. is not required to report issues of any kind on any component.

9) No warranty, expressed or implied is made concerning services performed for this report, including the Consultant's findings, recommendations or professional advice.

10) LIMITATIONS OF RESERVE ANALYSIS

This reserve analysis is intended as a tool for the association's Board of Directors to be used in evaluating the association's current physical and financial condition with regard to reserve components. The results of this reserve analysis represent the independent opinion of the preparer. There is no implied warranty or guarantee of this work product.

For the purposes of this reserve analysis, it has been assumed that all components have been installed properly, no construction defects exist and all components are operational. Additionally, it has been assumed that all components will be maintained properly in the future.

The representations set forth in this reserve analysis are based on the best information and estimates of the preparer as of the date of this analysis. These estimates are subject to change. This reserve analysis

includes estimates of replacement costs and life expectancies as well as assumptions regarding future events. Some estimates are projections of future events based on information currently available and are not necessarily indicative of the actual future outcome. The longer the time period between the estimate and the estimated event, the more likely the possibility or error and/or discrepancy. For example, some assumptions inevitably will not materialize and unanticipated events and circumstances many occur subsequent to the preparation of this reserve analysis. Therefore, the actual replacement costs and remaining lives may vary from this reserve analysis and the variation may be significant.

Additionally, inflation and other economic events may impact this reserve analysis, particularly over an extended period of time and those events could have a significant and negative impact on the accuracy of this reserve analysis and, further, the funds available to meet the association's obligation for repair, replacement or other maintenance of major components during their estimated useful life. Furthermore, the occurrence of vandalism, severe weather conditions, earthquakes, floods, acts of nature or other unforeseen events cannot be predicted and/or accounted for and excluded when assessing life expectancy, repair and/or replacement costs of the components.

Townhouse Sample AnyCity, AnyState MCA Current Assessment Funding Model Summary (Cash Flow)

| | | Report Parameters | |
|--|---|---|--------------------------|
| Report Date Account Number | January 1, 2019 Smaple | Inflation | 2.00% |
| Version Budget Year Beginning Budget Year Ending | I January 1, 2019 December 31, 2019 | Interest Rate on Reserve Deposit Tax Rate on Interest Contingency | 2.00% 30.00% 1.00% |
| Total Units Phase Development | 89 3 of 3 | 2019 Beginning Balance | \$165,590 |

Townhouse Sample is located in AnyCity AnyState the property consists of 89 residential units.

For budgeting purposes Michael Callahan & Associates, LLC. will use January, 1 1981 for all original components. Components replaced since original will be noted throughout the report with the placed-in-service replacement date or an estimated replacement date.

The Official Michael Callahan & Associates, LLC. visual on-site-inspection was performed on July, 18 2018.

The detail section of this reserve study will have information on all assets included in this report. Some assets may be listed for inventory purposes only.

The anticipated reserve fund balance is based on current reserve fund & contribution information that was provided to MCA, LLC. by the client.

Fiscal Year January, 1 2019 Beginning Balance: \$165,590

Current Assessment Funding Model. This model type is also referred to as a Cash Flow model or Statutory Funding model. This analysis is based on the current annual assessment, parameters, and reserve fund balance. Because It is calculated using the current annual assessment, it will give an accurate projection of how well the association is funded for the next 20 years of planned reserve expenditures.

Asset repair & replacement costs are estimates based on National Data, Local Contractors, provided bid proposals from the client, and actual costs provided by the client.

| Current Assessment Funding Model Summary of Calculations | |
|--|-------------|
| Required Annual Contribution | \$88,045.00 |
| \$989.27 per unit annually | |
| Average Net Annual Interest Earned | \$2,717.26 |
| Total Annual Allocation to Reserves | \$90,762.26 |
| \$1.019.80 per unit annually | |

Townhouse Sample MCA Current Assessment Funding Model Projection

Beginning Balance: \$165,590

| | | | | | Projected | Fully | |
|------|-----------|--------------|----------|--------------|-----------|-----------|---------|
| | Current | Annual | Annual | Annual | Ending | Funded | Percent |
| Year | Cost | Contribution | Interest | Expenditures | Reserves | Reserves | Funded |
| | | | | | | | |
| 2019 | 2,977,277 | 88,045 | 2,717 | 59,545 | 196,807 | 1,550,393 | 13% |
| 2020 | 3,021,120 | 113,259 | 2,579 | 125,817 | 186,829 | 1,586,952 | 12% |
| 2021 | 3,081,542 | 120,055 | 3,430 | 61,904 | 248,409 | 1,708,550 | 15% |
| 2022 | 3,143,173 | 127,258 | 4,035 | 87,444 | 292,259 | 1,809,743 | 16% |
| 2023 | 3,206,036 | 134,893 | 5,058 | 65,866 | 366,344 | 1,938,236 | 19% |
| 2024 | 3,270,157 | 142,987 | 5,356 | 126,748 | 387,938 | 2,009,976 | 19% |
| 2025 | 3,335,560 | 151,566 | 6,258 | 92,497 | 453,265 | 2,121,332 | 21% |
| 2026 | 3,402,271 | 160,660 | 6,993 | 114,449 | 506,469 | 2,215,884 | 23% |
| 2027 | 3,470,317 | 170,300 | 6,405 | 219,258 | 463,915 | 2,215,348 | 21% |
| 2028 | 3,390,337 | 180,518 | 6,017 | 214,680 | 435,769 | 2,155,346 | 20% |
| 2029 | 3,336,244 | 191,349 | 3,854 | 351,832 | 279,139 | 1,986,119 | 14% |
| 2030 | 3,154,294 | 202,830 | 5,293 | 103,884 | 383,378 | 2,056,663 | 19% |
| 2031 | 3,217,380 | 214,999 | 3,983 | 313,854 | 288,506 | 1,926,035 | 15% |
| 2032 | 3,281,727 | 227,899 | 6,214 | 72,571 | 450,048 | 2,041,870 | 22% |
| 2033 | 3,347,362 | 241,573 | 7,723 | 139,997 | 559,348 | 2,094,275 | 27% |
| 2034 | 3,414,309 | 256,068 | 9,731 | 120,321 | 704,826 | 2,170,885 | 32% |
| 2035 | 3,482,595 | 271,432 | 10,158 | 250,671 | 735,745 | 2,119,218 | 35% |
| 2036 | 3,552,247 | 287,718 | 12,029 | 164,248 | 871,244 | 2,157,882 | 40% |
| 2037 | 3,616,151 | 304,981 | 14,005 | 175,889 | 1,014,341 | 2,174,154 | 47% |
| 2038 | 3,688,474 | 323,280 | 16,005 | 194,411 | 1,159,214 | 2,182,338 | 53% |
| | | | | | | | |

Townhouse Sample MCA Current Assessment Funding Model VS Fully Funded Chart



The Current Assessment Funding Model is based on the <u>current</u> annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association will be funded for the projected years of planned reserve expenditures.



| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|---------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|--|---------------------------------------|--|--|--|
| Beginning Balance Annual Assessment Interest Earned | 165,590 88,045 2,717 | 196,807 113,259 2,579 | 186,829 120,055 3,430 | 248,409 127,258 4,035 | 292,259 134,893 5,058 | 366,344 142,987 5,356 | 387,938 151,566 6,258 | 453,265 160,660 6,993 | 506,469 170,300 6,405 | 463,915 180,518 6,017 |
| Expenditures Fully Funded Reserves Percent Fully Funded Ending Balance | 59,545 1,550,393 13% 196 807 | 125,817 1,586,952 12% 186,829 | 61,904 1,708,550 15% 248 409 | 87,444 1,809,743 16% 292 259 | 65,866 1,938,236 19% 366 344 | 126,748 2,009,976 19% 387 938 | 92,497 2,121,332 21% 453 265 | 114,449 2,215,884 23% 506 469 | 219,258 2,215,348 21% 463 915 | 214,680 2,155,346 20% 435,769 |
| | 170,007 | 100,027 | 240,407 | 272,237 | 500,544 | 567,756 | 433,203 | 500,407 | +05,715 | чээ,707 |
| Description Asphalt Overlay - Driveway - Unit 1010 Asphalt Overlay - PUD Area, Replacement Asphalt Overlay - The Barns Area, Entrance Ro | | | | | | | | | | |
| Asphalt Overlay - The Barns Area, Replacement Chimney Cap & Cupola - Repairs & Replaceme Comments | Unfunded | 2,550 | | 2,653 | | 2,760 | | 2,872 | | 2,988 |
| Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche | U | | | | | | 44,748 | 45,643 | | |
| Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | 46,556 | 47,487 |
| Drainage, Septic, & Water Main - Repairs & Re Garage Door - Replacements | 14,000 | 14,280 3,468 | 14,566 3,537 | 14,857 3,608 | 15,154 3,680 | 15,457 3,754 | 15,766 3,829 | 16,082 3,906 | 16,403 3,984 | 16,731 4,063 |
| Garage Door - Replacements, 2019 Gates, Fencing, & Retaining Wall - Repairs & | 5,100 | 5,100 | | 5,306 | | 5,520 | | 5,743 | | 5,975 |
| Grounds - Lighting Gutter & Downspout - Replacements | | | | | | | | | | |
| Gutter & Downspout - Replacements 2011 Roofs - Asphalt Shingle (Architectural), 1999 | | | | | | 60,614 | | | | |
| Roofs - Asphalt Shingle (Architectural), 2000 Roofs - Asphalt Shingle (Architectural), 2001 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2002 Roofs - Asphalt Shingle (Architectural), 2003 | | | | | | | | | | |
| Roots - Asphalt Shingle (Architectural), 2004 Roofs - Asphalt Shingle (Architectural), 2005 | | | | | | | | | | |
| Roots - Asphalt Shingle (Architectural), 2006 Roofs - Asphalt Shingle (Architectural), 2007 | | | | | | | | | | |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---------------|---------|---------|--------|--------|---------|--------|-----------|---------|------------------|
| Description | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2008 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2009 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2010 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2011 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2012 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2014 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2015 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2018 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2019 | 30,150 | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2020 | | 64,719 | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2021 | | | 17,791 | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2022 | | | | 23,877 | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2023 | | | | | 19,971 | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2035 | | | | | | | | | | |
| Septic System - Upgrades, 2027 | | | | | | | | | 117,166 | |
| Septic System - Upgrades, 2028 | | | | | | | | | | 119,509 |
| Septic System - Upgrades, 2029 | | | | | | | | | | |
| Siding/Trim - Maintenance/Replacement | | | | | | | | | | |
| Walkway, Patio, & Terrace - Repairs & Replace | | 10,200 | | 10,612 | | 11,041 | | 11,487 | | 11,951 |
| Window/Door - Repairs & Replacements | | 25,500 | 26,010 | 26,530 | 27,061 | 27,602 | 28,154 | 28,717 | 29,291 | |
| Window/Door - Repairs & Replacements | | | | | | | | | 5,858 | 5,975 |
| Window/Door - Repairs & Replacements, 2019 | 10,295 | | | | | | | | | |
| N | = = = = = = = | 105.015 | (1.00.4 | 07 444 | (= 0((| 126 840 | 02.405 | 11 4 4 40 | 210 250 | A1 4 (00) |
| Year lotal: | 59,545 | 125,817 | 61,904 | 87,444 | 65,866 | 126,748 | 92,497 | 114,449 | 219,258 | 214,680 |

| | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|--|--|--|--|---------------------------------------|--|--|--|--|--|--|
| Beginning Balance Annual Assessment Interest Earned | 435,769 191,349 3,854 | 279,139 202,830 5,293 | 383,378 214,999 3,983 | 288,506 227,899 6,214 | 450,048 241,573 7,723 | 559,348 256,068 9,731 | 704,826 271,432 10,158 | 735,745 287,718 12,029 | 871,244 304,981 14,005 | 1,014,341 323,280 16,005 |
| Expenditures Fully Funded Reserves Percent Fully Funded Ending Balance | 351,832 1,986,119 14% 279,139 | 103,884 2,056,663 19% 383 378 | 313,854 1,926,035 15% 288 506 | 72,571 2,041,870 22% 450.048 | 139,997 2,094,275 27% 559 348 | 120,321 2,170,885 32% 704 826 | 250,671 2,119,218 35% 735 745 | 164,248 2,157,882 40% 871 244 | 175,889 2,174,154 47% 1,014,341 | 194,411 2,182,338 53% 1 159 214 |
| Enung Dalance | 279,139 | 565,576 | 288,500 | 450,040 | 559,540 | 704,820 | 155,145 | 071,244 | 1,014,541 | 1,139,214 |
| Description | | | | | | | | | | |
| Asphalt Overlay - Driveway - Unit 1010 Asphalt Overlay - PUD Area, Replacement | 12,190 | | | | | | | | | |
| Asphalt Overlay - The Barns Area, Entrance Ro Asphalt Overlay - The Barns Area, Replacement | 68,538 | | | | | | | | | |
| Chimney Cap & Cupola - Repairs & Replaceme Comments | Unfunded | 3,108 | | 3,234 | | 3,365 | | 3,501 | | 3,642 |
| Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Drainage, Septic, & Water Main - Repairs & Re Garage Door - Replacements | 17,066 4,145 | 17,407 4,227 | 17,755 4,312 | 18,110 4,398 | 18,473 4,486 | 18,842 4,576 | 19,219 4,667 | 19,603 4,761 | 19,995 4,856 | 20,395 4,953 |
| Garage Door - Replacements, 2019 Gates, Fencing, & Retaining Wall - Repairs & | | 6,217 | | 6,468 | | 6,729 | | 7,001 | | 7,284 |
| Grounds - Lighting Gutter & Downspout - Replacements | | | 206,688 | | | | | | 66,842 | |
| Gutter & Downspout - Replacements 2011 Roofs - Asphalt Shingle (Architectural), 1999 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2000 Roofs - Asphalt Shingle (Architectural), 2001 | | 54,273 | 78,758 | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2002 Roofs - Asphalt Shingle (Architectural), 2003 | | | | 20,956 | 110,440 | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2004 Roofs - Asphalt Shingle (Architectural), 2005 | | | | | , - | 66,620 | 179,766 | | | |
| Roofs - Asphalt Shingle (Architectural), 2006 Roofs - Asphalt Shingle (Architectural), 2007 | | | | | | | , | 108,379 | 84,195 | |

| | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|---------|---------|---------|--------|---------|---------|---------|---------|---------|---------|
| Description | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2008 | | | | | | | | | | 143,569 |
| Roofs - Asphalt Shingle (Architectural), 2009 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2010 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2011 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2012 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2014 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2015 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2018 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2019 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2020 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2021 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2022 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2023 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2035 | | | | | | | 40,154 | | | |
| Septic System - Upgrades, 2027 | | | | | | | | | | |
| Septic System - Upgrades, 2028 | | | | | | | | | | |
| Septic System - Upgrades, 2029 | 243,799 | | | | | | | | | |
| Siding/Trim - Maintenance/Replacement | | | | | | | | | | |
| Walkway, Patio, & Terrace - Repairs & Replace | | 12,434 | | 12,936 | | 13,459 | | 14,002 | | 14,568 |
| Window/Door - Repairs & Replacements | | | | | | | | | | |
| Window/Door - Repairs & Replacements | 6,095 | 6,217 | 6,341 | 6,468 | 6,597 | 6,729 | 6,864 | 7,001 | | |
| Window/Door - Repairs & Replacements, 2019 | | | | | | | | | | |
| Year Total: = | 351,832 | 103,884 | 313,854 | 72,571 | 139,997 | 120,321 | 250,671 | 164,248 | 175,889 | 194,411 |

Townhouse Sample AnyCity, AnyState MCA Recommended Assessment Funding Model Summary (Cash Flow)

| | | ĺ | Report Parameters | |
|---|--|---|--|--|
| Report Date Account Number Version Budget Year Beginning Budget Year Ending | January 1, 2019 Smaple 1 January 1, 2019 December 31, 2019 | | Inflation Annual Assessment Increase Interest Rate on Reserve Deposit Tax Rate on Interest Contingency | 2.00% 5.00% 2.00% 30.00% 1.00% |
| Total Units Phase Development | 89 3 of 3 | | 2019 Beginning Balance | \$165,590 |

Townhouse Sample is located in AnyCity AnyState the property consists of 89 residential units.

For budgeting purposes Michael Callahan & Associates, LLC. will use January, 1 1981 for all original components. Components replaced since original will be noted throughout the report with the placed-in-service replacement date or an estimated replacement date.

The Official Michael Callahan & Associates, LLC. visual on-site-inspection was performed on July, 18 2018.

The detail section of this reserve study will have information on all assets included in this report. Some assets may be listed for inventory purposes only.

The anticipated reserve fund balance is based on current reserve fund & contribution information that was provided to MCA, LLC. by the client.

Fiscal Year January, 1 2019 Beginning Balance: \$165,590

Recommended Assessment Funding Model. This model type is also referred to as a Cash Flow model or Statutory Funding model. This analysis is based on the a recommended annual assessment, parameters, and the current reserve fund balance. Because It is calculated using a recommended annual assessment, it will give an accurate projection of how well the association is funded for the projected years of planned reserve expenditures.

Asset repair & replacement costs are estimates based on National Data, Local Contractors, provided bid proposals from the client, and actual costs provided by the client.

| Recommended Assessment Funding Summary of Calculations | |
|---|--------------|
| Required Annual Contribution | \$132,000.00 |
| <i>\$1,483.15 per unit annually</i> | |
| Average Net Annual Interest Earned | \$3,332.63 |
| Total Annual Allocation to Reserves | \$135,332.63 |
| \$1.520.59 per unit annually | |

Townhouse Sample MCA Recommended Assessment Funding Model Projection

Beginning Balance: \$165,590

| | | | | | Projected | Fully | |
|------|-----------|--------------|----------|--------------|-----------|-----------|---------|
| | Current | Annual | Annual | Annual | Ending | Funded | Percent |
| Year | Cost | Contribution | Interest | Expenditures | Reserves | Reserves | Funded |
| 2019 | 2,977,277 | 132,000 | 3,333 | 59,545 | 241,378 | 1,550,393 | 16% |
| 2020 | 3,021,120 | 138,600 | 3,558 | 125,817 | 257,719 | 1,586,952 | 16% |
| 2021 | 3,081,542 | 145,530 | 4,779 | 61,904 | 346,124 | 1,708,550 | 20% |
| 2022 | 3,143,173 | 152,806 | 5,761 | 87,444 | 417,248 | 1,809,743 | 23% |
| 2023 | 3,206,036 | 160,447 | 7,166 | 65,866 | 518,994 | 1,938,236 | 27% |
| 2024 | 3,270,157 | 168,469 | 7,850 | 126,748 | 568,565 | 2,009,976 | 28% |
| 2025 | 3,335,560 | 176,893 | 9,141 | 92,497 | 662,102 | 2,121,332 | 31% |
| 2026 | 3,402,271 | 185,737 | 10,267 | 114,449 | 743,657 | 2,215,884 | 34% |
| 2027 | 3,470,317 | 195,024 | 10,072 | 219,258 | 729,494 | 2,215,348 | 33% |
| 2028 | 3,390,337 | 204,775 | 10,074 | 214,680 | 729,664 | 2,155,346 | 34% |
| 2029 | 3,336,244 | 215,014 | 8,300 | 351,832 | 601,145 | 1,986,119 | 30% |
| 2030 | 3,154,294 | 225,765 | 10,122 | 103,884 | 733,149 | 2,056,663 | 36% |
| 2031 | 3,217,380 | 237,053 | 9,189 | 313,854 | 665,536 | 1,926,035 | 35% |
| 2032 | 3,281,727 | 248,906 | 11,786 | 72,571 | 853,657 | 2,041,870 | 42% |
| 2033 | 3,347,362 | 261,351 | 13,650 | 139,997 | 988,661 | 2,094,275 | 47% |
| 2034 | 3,414,309 | 274,419 | 15,999 | 120,321 | 1,158,758 | 2,170,885 | 53% |
| 2035 | 3,482,595 | 288,139 | 16,747 | 250,671 | 1,212,974 | 2,119,218 | 57% |
| 2036 | 3,552,247 | 302,546 | 18,918 | 164,248 | 1,370,189 | 2,157,882 | 63% |
| 2037 | 3,616,151 | 317,674 | 21,168 | 175,889 | 1,533,142 | 2,174,154 | 71% |
| 2038 | 3,688,474 | 333,557 | 23,412 | 194,411 | 1,695,700 | 2,182,338 | 78% |

Townhouse Sample MCA Recommended Assessment Funding Model VS Fully Funded



The Recommended Assessment Funding Model is based on a (directed) annual assessment, parameters, and reserve fund balance. Because it is calculated using a (directed) annual assessment, it will give the accurate projection of how well the association will be funded over the projected years of planned reserve expenditures.

Townhouse Sample MCA Recommended Assessment Annual Expenditure Chart



| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|---------------------------------------|--|---------------------------------------|---------------------------------------|---------------------------------------|--|---------------------------------------|--|--|--|
| Beginning Balance Annual Assessment Interest Earned | 165,590 132,000 3,333 | 241,378 138,600 3,558 | 257,719 145,530 4,779 | 346,124 152,806 5,761 | 417,248 160,447 7,166 | 518,994 168,469 7,850 | 568,565 176,893 9,141 | 662,102 185,737 10,267 | 743,657 195,024 10,072 | 729,494 204,775 10,074 |
| Expenditures Fully Funded Reserves Percent Fully Funded Ending Balance | 59,545 1,550,393 16% 241,378 | 125,817 1,586,952 16% 257,719 | 61,904 1,708,550 20% 346,124 | 87,444 1,809,743 23% 417,248 | 65,866 1,938,236 27% 518,994 | 126,748 2,009,976 28% 568,565 | 92,497 2,121,332 31% 662,102 | 114,449 2,215,884 34% 743,657 | 219,258 2,215,348 33% 729,494 | 214,680 2,155,346 34% 729,664 |
| Description Asphalt Overlay - Driveway - Unit 1010 | | | | | | | | | | |
| Asphalt Overlay - PUD Area, Replacement Asphalt Overlay - The Barns Area, Entrance Ro Asphalt Overlay - The Barns Area, Replacement | | | | | | | | | | |
| Chimney Cap & Cupola - Repairs & Replaceme Comments | Unfunded | 2,550 | | 2,653 | | 2,760 | 11 5 10 | 2,872 | | 2,988 |
| Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche Deck, Stairway, & Landing - (The Barns), Sche. | | | | | | | 44,/48 | 45,643 | 46 556 | |
| Deck, Stairway, & Landing - (The Barns), Sche. Drainage, Septic, & Water Main - Repairs & Re. | 14,000 | 14,280 | 14,566 | 14,857 | 15,154 | 15,457 | 15,766 | 16,082 | 16,403 | 47,487 16,731 |
| Garage Door - Replacements Garage Door - Replacements, 2019 | 5,100 | 3,468 | 3,537 | 3,608 | 3,680 | 3,754 | 3,829 | 3,906 | 3,984 | 4,063 |
| Gates, Fencing, & Retaining Wall - Repairs & Grounds - Lighting Gutter & Downspout - Replacements | | 5,100 | | 5,306 | | 5,520 | | 5,743 | | 5,975 |
| Gutter & Downspout - Replacements 2011 Roofs - Asphalt Shingle (Architectural), 1999 Roofs - Asphalt Shingle (Architectural), 2000 | | | | | | 60,614 | | | | |
| Roofs - Asphalt Shingle (Architectural), 2001 Roofs - Asphalt Shingle (Architectural), 2002 Roofs - Asphalt Shingle (Architectural), 2003 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2003 Roofs - Asphalt Shingle (Architectural), 2004 Roofs - Asphalt Shingle (Architectural), 2005 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2006 Roofs - Asphalt Shingle (Architectural), 2007 | | | | | | | | | | |

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|--------|---------|--------|--------|--------|---------|--------|---------|---------|---------|
| Description | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2008 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2009 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2010 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2011 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2012 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2014 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2015 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2018 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2019 | 30,150 | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2020 | | 64,719 | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2021 | | | 17,791 | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2022 | | | | 23,877 | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2023 | | | | | 19,971 | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2035 | | | | | | | | | | |
| Septic System - Upgrades, 2027 | | | | | | | | | 117,166 | |
| Septic System - Upgrades, 2028 | | | | | | | | | | 119,509 |
| Septic System - Upgrades, 2029 | | | | | | | | | | |
| Siding/Trim - Maintenance/Replacement | | | | | | | | | | |
| Walkway, Patio, & Terrace - Repairs & Replace | | 10,200 | | 10,612 | | 11,041 | | 11,487 | | 11,951 |
| Window/Door - Repairs & Replacements | | 25,500 | 26,010 | 26,530 | 27,061 | 27,602 | 28,154 | 28,717 | 29,291 | |
| Window/Door - Repairs & Replacements | | | | | | | | | 5,858 | 5,975 |
| Window/Door - Repairs & Replacements, 2019 | 10,295 | | | | | | | | | |
| Vear Total: = | 50 545 | 125 817 | 61 00/ | 87 111 | 65 866 | 126 748 | 02 407 | 11/ //0 | 210 259 | 214 690 |
| ival iulai. | 37,343 | 123,017 | 01,904 | 0/,444 | 05,000 | 120,/40 | 92,497 | 114,449 | 219,238 | 214,080 |

| | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|-----------------------------|------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Beginning Balance Annual Assessment Interest Earned | 729,664 215,014 8,300 | 601,145 225,765 10,122 | 733,149 237,053 9,189 | 665,536 248,906 11,786 | 853,657 261,351 13,650 | 988,661 274,419 15,999 | 1,158,758 288,139 16,747 | 1,212,974 302,546 18,918 | 1,370,189 317,674 21,168 | 1,533,142 333,557 23,412 |
| Expenditures | 351,832 | 103,884 | 313,854 | 72,571 | 139,997 | 120,321 | 250,671 | 164,248 | 175,889 | 194,411 |
| Fully Funded Reserves | 1,986,119 | 2,056,663 | 1,926,035 | 2,041,870 | 2,094,275 | 2,170,885 | 2,119,218 | 2,157,882 | 2,174,154 | 2,182,338 |
| Percent Fully Funded | 30% | 36% | 35% | 42% | 47% | 53% | 57% | 63% | 71% | 78% |
| Ending Balance | 601,145 | 733,149 | 665,536 | 853,657 | 988,661 | 1,158,758 | 1,212,974 | 1,370,189 | 1,533,142 | 1,695,700 |
| | | | | | | | | | | |
| Description | | | | | | | | | | |
| Asphalt Overlay - Driveway - Unit 1010 | 12,190 | | | | | | | | | |
| Asphalt Overlay - PUD Area, Replacement | | | | | | | | | | |
| Asphalt Overlay - The Barns Area, Entrance Ro | 68,538 | | | | | | | | | |
| Asphalt Overlay - The Barns Area, Replacement | | | | | | | | | | |
| Chimney Cap & Cupola - Repairs & Replaceme | | 3,108 | | 3,234 | | 3,365 | | 3,501 | | 3,642 |
| Comments | Unfunded | | | | | | | | | |
| Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Deck, Stairway, & Landing - (The Barns), Sche | | | | | | | | | | |
| Drainage, Septic, & Water Main - Repairs & Re | 17,066 | 17,407 | 17,755 | 18,110 | 18,473 | 18,842 | 19,219 | 19,603 | 19,995 | 20,395 |
| Garage Door - Replacements | 4,145 | 4,227 | 4,312 | 4,398 | 4,486 | 4,576 | 4,667 | 4,761 | 4,856 | 4,953 |
| Garage Door - Replacements, 2019 | | | | | | | | | | |
| Gates, Fencing, & Retaining Wall - Repairs & | | 6,217 | | 6,468 | | 6,729 | | 7,001 | | 7,284 |
| Grounds - Lighting | | | | | | | | | 66,842 | |
| Gutter & Downspout - Replacements | | | 206,688 | | | | | | | |
| Gutter & Downspout - Replacements 2011 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 1999 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2000 | | 54,273 | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2001 | | | 78,758 | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2002 | | | | 20,956 | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2003 | | | | | 110,440 | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2004 | | | | | | 66,620 | | | | |
| Roofs - Asphalt Shingle (Architectural), 2005 | | | | | | | 179,766 | | | |
| Roofs - Asphalt Shingle (Architectural), 2006 | | | | | | | | 108,379 | | |
| Roofs - Asphalt Shingle (Architectural), 2007 | | | | | | | | | 84,195 | |

| | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|---------|---------|---------|--------|---------|---------|---------|---------|---------|---------|
| Description | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2008 | | | | | | | | | | 143,569 |
| Roofs - Asphalt Shingle (Architectural), 2009 | | | | | | | | | | , |
| Roofs - Asphalt Shingle (Architectural), 2010 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2011 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2012 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2014 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2015 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2018 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2019 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2020 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2021 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2022 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2023 | | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectural), 2035 | | | | | | | 40,154 | | | |
| Septic System - Upgrades, 2027 | | | | | | | | | | |
| Septic System - Upgrades, 2028 | | | | | | | | | | |
| Septic System - Upgrades, 2029 | 243,799 | | | | | | | | | |
| Siding/Trim - Maintenance/Replacement | | | | | | | | | | |
| Walkway, Patio, & Terrace - Repairs & Replace | | 12,434 | | 12,936 | | 13,459 | | 14,002 | | 14,568 |
| Window/Door - Repairs & Replacements | | | | | | | | | | |
| Window/Door - Repairs & Replacements | 6,095 | 6,217 | 6,341 | 6,468 | 6,597 | 6,729 | 6,864 | 7,001 | | |
| Window/Door - Repairs & Replacements, 2019 | | | | | | | | | | |
| Year Total: | 351.832 | 103.884 | 313.854 | 72,571 | 139,997 | 120,321 | 250,671 | 164,248 | 175,889 | 194,411 |

Townhouse Sample MCA Distribution of Accumulated Reserves

| Description | Remaining Life | Replacement Year | Assigned Reserves | Fully Funded Reserves |
|---|-------------------|---------------------|----------------------|--------------------------|
| Siding/Trim - Maintenance/Replacement | 0 | 2019 | | |
| Garage Door - Replacements 2019 | 0 | 2019 | 5 100 | 5 100 |
| Window/Door - Renairs & Replacements 20 | Ő | 2019 | 10 295 | 10 295 |
| Drainage Septic & Water Main - Repairs & | Ő | 2019 | 14 000 | 14 000 |
| Roofs - Asphalt Shingle (Architectural) 2019 | 0 | 2019 | 30,150 | 30,150 |
| Chimney Can & Cupola - Repairs & Replace | 1 | 2020 | 1 250 | 1 250 |
| Garage Door - Replacements | 1 | 2020 | 1 700 | 1 700 |
| Gates, Fencing, & Retaining Wall - Repairs | 1 | 2020 | 2,500 | 2,500 |
| Walkway, Patio, & Terrace - Repairs & Repl. | 1 | 2020 | 5.000 | 5.000 |
| Window/Door - Repairs & Replacements | 1 | 2020 | 12,500 | 12,500 |
| Roofs - Asphalt Shingle (Architectural), 2020 | 1 | 2020 | 61,637 | 61,637 |
| Roofs - Asphalt Shingle (Architectural), 2021 | 2 | 2021 | 16,150 | 16,150 |
| Roofs - Asphalt Shingle (Architectural), 2022 | 3 | 2022 | 20,676 | 20,676 |
| Roofs - Asphalt Shingle (Architectural), 2023 | 4 | 2023 | 16,508 | 16,508 |
| Roofs - Asphalt Shingle (Architectural), 1999 | 5 | 2024 | 43,920 | 43,920 |
| Deck, Stairway, & Landing - (The Barns), Sc. | . 6 | 2025 | * 9,713 | 31,788 |
| Deck, Stairway, & Landing - (The Barns), Sc. | . 7 | 2026 | , | 30,763 |
| Window/Door - Repairs & Replacements | 8 | 2027 | | 556 |
| Deck, Stairway, & Landing - (The Barns), Sc. | . 8 | 2027 | | 29,801 |
| Septic System - Upgrades, 2027 | 8 | 2027 | | 80,952 |
| Deck, Stairway, & Landing - (The Barns), Sc. | . 9 | 2028 | | 28,898 |
| Septic System - Upgrades, 2028 | 9 | 2028 | | 79,070 |
| Asphalt Overlay - Driveway - Unit 1010 | 10 | 2029 | | 6,667 |
| Asphalt Overlay - The Barns Area, Entrance | 10 | 2029 | | 37,483 |
| Septic System - Upgrades, 2029 | 10 | 2029 | | 154,545 |
| Roofs - Asphalt Shingle (Architectural), 2000 | 11 | 2030 | | 27,645 |
| Roofs - Asphalt Shingle (Architectural), 2001 | 12 | 2031 | | 37,260 |
| Gutter & Downspout - Replacements | 12 | 2031 | | 99,886 |
| Roofs - Asphalt Shingle (Architectural), 2002 | 13 | 2032 | | 9,180 |
| Roofs - Asphalt Shingle (Architectural), 2003 | 14 | 2033 | | 44,640 |
| Roofs - Asphalt Shingle (Architectural), 2004 | 15 | 2034 | | 24,750 |
| Roofs - Asphalt Shingle (Architectural), 2035 | 16 | 2035 | | 13,650 |
| Roofs - Asphalt Shingle (Architectural), 2005 | 16 | 2035 | | 61,110 |
| Roofs - Asphalt Shingle (Architectural), 2006 | 17 | 2036 | | 33,540 |
| Grounds - Lighting | 18 | 2037 | | 13,104 |
| Roofs - Asphalt Shingle (Architectural), 2007 | 18 | 2037 | | 23,580 |
| Roofs - Asphalt Shingle (Architectural), 2008 | 19 | 2038 | | 36,135 |
| Roofs - Asphalt Shingle (Architectural), 2009 | 20 | 2039 | | 31,650 |
| Roofs - Asphalt Shingle (Architectural), 2010 | 21 | 2040 | | 10,800 |
| Roofs - Asphalt Shingle (Architectural), 2011 | 22 | 2041 | | 13,320 |

Townhouse Sample MCA Distribution of Accumulated Reserves

| Description | Remaining Life | Replacement Year | Assigned Reserves | Fully Funded Reserves |
|---|-------------------|---------------------|----------------------|--------------------------|
| Gutter & Downspout - Replacements 2011 | 22 | 2041 | | 23,216 |
| Roofs - Asphalt Shingle (Architectural), 2012 | 23 | 2042 | | 4,410 |
| Asphalt Overlay - The Barns Area, Replacem. | . 23 | 2042 | | 36,294 |
| Asphalt Overlay - PUD Area, Replacement | 23 | 2042 | | 160,251 |
| Roofs - Asphalt Shingle (Architectural), 2014 | 25 | 2044 | | 4,425 |
| Roofs - Asphalt Shingle (Architectural), 2015 | 26 | 2045 | | 2,880 |
| Roofs - Asphalt Shingle (Architectural), 2018 | 29 | 2048 | | 930 |
| Comments | 1 | Unfunded | | |
| Total Asset Sur | mmary | | \$251,099 | \$1,434,565 |
| Contingency at | 1.00% | | \$2,536 | \$14,491 |
| Summar | y Total | | \$253,635 | \$1,449,055 |
| | | | | |
| Dercen | t Fully Fun | ded 18% | | |

Percent Fully Funded 18% Current Average Liability per Unit (Total Units: 89) -\$13,432

'*' Indicates Partially Funded

Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2019 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 14,000 |
| Garage Door - Replacements, 2019 | 5,100 |
| Roofs - Asphalt Shingle (Architectural), 2019 | 30,150 |
| Siding/Trim - Maintenance/Replacement | |
| Window/Door - Repairs & Replacements, 2019 | 10,295 |
| Total for 2019 | \$59,545 |
| Replacement Year 2020 | |
| Chimney Cap & Cupola - Repairs & Replacements | 2,550 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 14,280 |
| Garage Door - Replacements | 3,468 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 5,100 |
| Roofs - Asphalt Shingle (Architectural), 2020 | 64,719 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 10,200 |
| Window/Door - Repairs & Replacements | 25,500 |
| Total for 2020 | \$125,817 |
| Replacement Year 2021 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 14,566 |
| Garage Door - Replacements | 3,537 |
| Roofs - Asphalt Shingle (Architectural), 2021 | 17,791 |
| Siding/Trim - Maintenance/Replacement | |
| Window/Door - Repairs & Replacements | 26,010 |
| Total for 2021 | \$61,904 |
| Replacement Year 2022 | |
| Chimney Cap & Cupola - Repairs & Replacements | 2,653 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 14,857 |
| Garage Door - Replacements | 3,608 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 5,306 |
| Roofs - Asphalt Shingle (Architectural), 2022 | 23,877 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 10,612 |
| Window/Door - Repairs & Replacements | 26,530 |
| Total for 2022 | \$87,444 |

Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2023 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 15,154 |
| Garage Door - Replacements | 3,680 |
| Roofs - Asphalt Shingle (Architectural), 2023 | 19,971 |
| Siding/Trim - Maintenance/Replacement | |
| Window/Door - Repairs & Replacements | 27,061 |
| Total for 2023 | \$65,866 |
| Replacement Year 2024 | |
| Chimney Cap & Cupola - Repairs & Replacements | 2,760 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 15,457 |
| Garage Door - Replacements | 3,754 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 5,520 |
| Roofs - Asphalt Shingle (Architectural), 1999 | 60,614 |
| Siding/Trim - Maintenance/Replacement | , |
| Walkway, Patio, & Terrace - Repairs & Replacements | 11,041 |
| Window/Door - Repairs & Replacements | 27,602 |
| Total for 2024 | \$126,748 |
| Replacement Year 2025 | |
| Deck, Stairway, & Landing - (The Barns), Schedule #1 | 44,748 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 15,766 |
| Garage Door - Replacements | 3,829 |
| Siding/Trim - Maintenance/Replacement | , |
| Window/Door - Repairs & Replacements | 28,154 |
| Total for 2025 | \$92,497 |
| Replacement Year 2026 | |
| Chimney Cap & Cupola - Repairs & Replacements | 2.872 |
| Deck, Stairway, & Landing - (The Barns), Schedule #2 | 45.643 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 16,082 |
| Garage Door - Replacements | 3,906 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 5,743 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 11,487 |
| Window/Door - Repairs & Replacements | 28,717 |
| Total for 2026 | \$114,449 |

Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2027 | |
| Deck, Stairway, & Landing - (The Barns), Schedule #3 | 46,556 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 16,403 |
| Garage Door - Replacements | 3,984 |
| Septic System - Upgrades, 2027 | 117,166 |
| Siding/Trim - Maintenance/Replacement | , |
| Window/Door - Repairs & Replacements | 29.291 |
| Window/Door - Repairs & Replacements | 5.858 |
| Total for 2027 | \$219,258 |
| | |
| Replacement Year 2028 | 2 000 |
| Chimney Cap & Cupola - Repairs & Replacements | 2,988 |
| Deck, Stairway, & Landing - (The Barns), Schedule #4 | 47,487 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 16,731 |
| Garage Door - Replacements | 4,063 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 5,975 |
| Septic System - Upgrades, 2028 | 119,509 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 11,951 |
| Window/Door - Repairs & Replacements | 5,975 |
| Total for 2028 | \$214,680 |
| Replacement Vear 2029 | |
| Asphalt Overlay - Driveway - Unit 1010 | 12 190 |
| Asphalt Overlay - The Barns Area Entrance Road Replacement | 68 538 |
| Drainage Sentic & Water Main - Renairs & Renlacements | 17 066 |
| Garage Door Replacements | 17,000 |
| Santic System Ungrades 2020 | 7/13 700 |
| Septie System - Opgrades, 2029 Siding/Trim Maintenance/Penlacement | 245,799 |
| Window/Door - Repairs & Replacements | 6 095 |
| | 0,095 |
| Total for 2029 | \$351,832 |
| Replacement Year 2030 | |
| Chimney Cap & Cupola - Repairs & Replacements | 3,108 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 17,407 |
| Garage Door - Replacements | 4,227 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 6,217 |
| Roofs - Asphalt Shingle (Architectural), 2000 | 54,273 |
| Siding/Trim - Maintenance/Replacement | <i>,</i> |
Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2030 continued | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 12,434 |
| Window/Door - Repairs & Replacements | 6,217 |
| Total for 2030 | \$103,884 |
| Replacement Year 2031 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 17,755 |
| Garage Door - Replacements | 4,312 |
| Gutter & Downspout - Replacements | 206,688 |
| Roofs - Asphalt Shingle (Architectural), 2001 | 78,758 |
| Siding/Trim - Maintenance/Replacement | |
| Window/Door - Repairs & Replacements | 6,341 |
| Total for 2031 | \$313,854 |
| Replacement Year 2032 | |
| Chimney Cap & Cupola - Repairs & Replacements | 3.234 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 18,110 |
| Garage Door - Replacements | 4,398 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 6,468 |
| Roofs - Asphalt Shingle (Architectural), 2002 | 20,956 |
| Siding/Trim - Maintenance/Replacement | , |
| Walkway, Patio, & Terrace - Repairs & Replacements | 12,936 |
| Window/Door - Repairs & Replacements | 6,468 |
| Total for 2032 | \$72,571 |
| Ranlacamant Vaar 2033 | |
| Drainage Sentic & Water Main - Renairs & Renlacements | 18 473 |
| Garage Door - Replacements | 4 486 |
| Roofs - Asphalt Shingle (Architectural) 2003 | 110 440 |
| Siding/Trim - Maintenance/Replacement | 110,110 |
| Window/Door - Repairs & Replacements | 6,597 |
| Total for 2033 | \$139,997 |
| Renlacement Vear 2034 | |
| Chimney Can & Cupola - Renairs & Replacements | 3 365 |
| Drainage Septic & Water Main - Repairs & Replacements | 18 842 |
| Garage Door - Replacements | 4 576 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 6,729 |

Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2034 continued | |
| Roofs - Asphalt Shingle (Architectural), 2004 | 66.620 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 13,459 |
| Window/Door - Repairs & Replacements | 6,729 |
| Total for 2034 | \$120,321 |
| Replacement Year 2035 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 19,219 |
| Garage Door - Replacements | 4,667 |
| Roofs - Asphalt Shingle (Architectural), 2005 | 179,766 |
| Roofs - Asphalt Shingle (Architectural), 2035 | 40,154 |
| Siding/Trim - Maintenance/Replacement | |
| Window/Door - Repairs & Replacements | 6,864 |
| Total for 2035 | \$250,671 |
| Replacement Year 2036 | |
| Chimney Cap & Cupola - Repairs & Replacements | 3,501 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 19,603 |
| Garage Door - Replacements | 4,761 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 7,001 |
| Roofs - Asphalt Shingle (Architectural), 2006 | 108,379 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 14,002 |
| Window/Door - Repairs & Replacements | 7,001 |
| Total for 2036 | \$164,248 |
| Replacement Year 2037 | |
| Drainage, Septic, & Water Main - Repairs & Replacements | 19,995 |
| Garage Door - Replacements | 4,856 |
| Grounds - Lighting | 66,842 |
| Roofs - Asphalt Shingle (Architectural), 2007 | 84,195 |
| Siding/Trim - Maintenance/Replacement | |
| Total for 2037 | \$175,889 |
| Replacement Year 2038 | |
| Chimney Cap & Cupola - Repairs & Replacements | 3,642 |
| Drainage, Septic, & Water Main - Repairs & Replacements | 20,395 |

Townhouse Sample MCA Annual Expenditure Detail

| Description | Expenditures |
|---|--------------|
| Replacement Year 2038 continued | |
| Garage Door - Replacements | 4,953 |
| Gates, Fencing, & Retaining Wall - Repairs & Replacements | 7,284 |
| Roofs - Asphalt Shingle (Architectural), 2008 | 143,569 |
| Siding/Trim - Maintenance/Replacement | |
| Walkway, Patio, & Terrace - Repairs & Replacements | 14,568 |
| Total for 2038 | \$194,411 |

| Asphalt Overlay - Driv | eway - Unit 1010 - 20 | 29 | |
|------------------------|-----------------------|---------------------------|---------------|
| | | 1 Total | @ \$10,000.00 |
| Asset ID | 1193 | Asset Cost | \$10,000.00 |
| | | Percent Replacement | 100% |
| | Streets/Asphalt | Future Cost | \$12,189.94 |
| Placed in Service | January 1999 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2029 | Annual Assessment | \$371.17 |
| Remaining Life | 10 | Interest Contribution | \$5.20 |
| | | Reserve Allocation | \$376.37 |
| | | | |



Asphalt Overlay - PUD Area, Replacement - 2042

| | | 211,320 sq.ft. | @ \$3.25 |
|-------------------|-----------------|---------------------------|----------------|
| Asset ID | 1047 | Asset Cost | \$686,790.00 |
| | | Percent Replacement | 100% |
| | Streets/Asphalt | Future Cost | \$1,082,998.64 |
| Placed in Service | January 2012 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2042 | Annual Assessment | \$13,053.61 |
| Remaining Life | 23 | Interest Contribution | \$182.75 |
| | | Reserve Allocation | \$13,236.36 |

Asphalt Overlay - PUD Area, Replacement continued...



The total area includes the main drives, parking areas, and all of the driveway areas.

A good maintenance cycle along with 'as-needed' repairs and/or replacement to the asphalt overlay will help the overlay to last the estimated 20-30 year Useful Life. In most cases repairs and/or replacements to areas of the asphalt overlay will not increase the overall Useful Life of the asphalt overlay.

The estimated cost used is for an asphalt overlay replacement. It does not include a complete foundation replacement. Any areas of the foundation that require repairs and/or replacements should be addressed at the time of the overlay replacement. The overall condition of the asphalt overlay and the foundation should be monitored over time. If the foundation starts to show major failure, the funding for the asphalt overlay replacement should be adjusted to cover foundation work also.

Typically an overlay application' has a much shorter Useful Life than an asphalt 'overlay replacement'. Most asphalt pavements are built on a gravel base which is generally at least as thick as the asphalt layer, although some 'full depth' pavements are built directly on the native sub grade. In areas with very soft or expansive sub grades such as clay or peat, thick gravel bases or stabilization of the sub grade with Portland cement or lime can be required. The actual material used in paving is termed HMA (Hot Mix Asphalt), and it is usually applied using a free floating screed.

Advantages of asphalt roadways include relatively low noise, relatively low cost compared with other paving methods, and ease of repair. Disadvantages include less durability than other paving methods, less tensile strength than concrete, the tendency to become slick and soft in hot weather and a certain amount of hydrocarbon pollution to soil and groundwater or waterways.

Although asphalt has been around for millions of years in crude oil, it doesn't last forever when used for paving roads. Few of us can have missed jolting over cracks and ruts in heavily trafficked roads. A number of factors impinge on the performance of asphalt. These include its composition, the crude oil source, the type and amount of aggregate used, the presence of moisture, the method of road construction, temperature and, of course, the volume of traffic.

Ideally, asphalt used for paving roads should remain consistent in all weather conditions. However, many asphalt roads soften in summer and suffer from rutting or permanent deformation, as it is also called. At low temperatures, neutral molecules in asphalt arrange

Asphalt Overlay - PUD Area, Replacement continued...

themselves into more organized structural forms. As a result, the material hardens, becomes brittle and cracks under the stress of heavy traffic loads. This is known as thermal and fatigue cracking.

Asphalts also lose their plasticity and therefore harden and crack or crumble when they lose their more volatile lower molecular weight constituents or when these constituents are oxidized. This process is known as aging. Moisture from rain and other sources can also invade and damage asphalts, particularly aged or oxidized asphalts. Most asphalt areas can be expected to last approximately 20-30 years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

As pavement systems primarily fail due to fatigue (in a manner similar to metals). Several pavement design methods have been developed to determine the thickness and composition of pavement required to carry predicted traffic loads for a given period of time. Pavement design methods are continuously evolving. Heavily loaded trucks can do more than 10,000 times the damage done by a normal passenger car. Passenger cars are considered to have no practical effect on a pavement's service life.

| | ce Road Replacement - 2029 | Barns Area, Entrance | Asphalt Overlay - The H |
|-------------|----------------------------|----------------------|-------------------------|
| @ \$3.25 | 17,300 sq.ft. | | |
| \$56,225.00 | Asset Cost | 1191 | Asset ID |
| 100% | Percent Replacement | | |
| \$68,537.96 | Future Cost | Streets/Asphalt | |
| none | Assigned Reserves | January 1999 | Placed in Service |
| | - | 30 | Useful Life |
| \$2,086.93 | Annual Assessment | 2029 | Replacement Year |
| \$29.22 | Interest Contribution | 10 | Remaining Life |
| \$2,116.14 | Reserve Allocation | | _ |

Asphalt Overlay - The Barns Area, Entrance Road Replacement continued...



This line item is for the entrance roadway to the Barns area from the Pillars to the mailbox area.

| nent - 2042 | Barns Area, Replacen | Asphalt Overlay - The |
|-----------------------|---|--|
| 47,860 sq.ft. | | |
| Asset Cost | 1120 | Asset ID |
| Percent Replacement | | |
| Future Cost | Streets/Asphalt | |
| Assigned Reserves | January 2012 | Placed in Service |
| - | 30 | Useful Life |
| Annual Assessment | 2042 | Replacement Year |
| Interest Contribution | 23 | Remaining Life |
| Reserve Allocation | | _ |
| | hent - 2042 47,860 sq.ft. Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment Interest Contribution Reserve Allocation | Barns Area, Replacement - 2042 47,860 sq.ft. 1120 Streets/Asphalt January 2012 30 2042 Annual Assessment 23 Interest Contribution Reserve Allocation |



The total area includes the main drives, parking areas, and all of the driveway areas.

Asphalt Maintenance:

Crack filling is done with liquid asphalt, cutbacks and asphalt emulsions and is considered temporary work.

Asphalt Overlay - The Barns Area, Replacement continued...

Crack sealing has two primary purposes:

- To prevent the intrusion of water through the crack into the underlying pavement structure.
- To prevent extraneous materials from entering the crack and causing further deterioration as the pavement expands and contracts with temperature changes.

Crack sealing where cracks are subject to expansion and contraction is done using a specially prepared hot-poured sealant. Depending on the climate, the materials used, the pavement conditions and the technique used, crack sealing will last three to eight years.

Hairline cracks: Cracks that are 1/8 inches (3 millimeters) or less in width are too small to seal effectively. If there are numerous hairline cracks over a large area, then a surface seal such as fog seal, chip seal, slurry seal or sand seal should be used. The particular surface seal must be fluid enough to flow into the all the hairline cracks.

Small, medium and large cracks: Cracks that are 1/8 inch or slightly larger are usually routed to a width of 1/2 inch or greater to provide a reservoir for the sealant. The crack is then cleaned and sealed. If the cracks are more than 2 inches deep, a backer rod should be installed to conserve sealant.

Cracks that are $\frac{1}{2}$ inch to $\frac{3}{4}$ inch wide usually need only cleaning and sealing. Install a backer rod if cracks are more than 2 inches deep. Cracks that are larger than $\frac{3}{4}$ -inches wide should be filled with an asphalt emulsion slurry seal, a hot mix asphalt sand mix, or a hot-poured sealant.

The time of year when the crack filling is done will affect the performance of the sealant. Most cracks will open and close, depending on the season of the year. Crack sealing should be carried out when the cracks are in the middle of their opening range, which usually equates to spring or fall. Cracks filled in summer, when they are at minimum width, will be under-filled in the winter. Cracks filled in the winter, when they are at maximum width, will be over-filled in the summer and traffic may pull the crack filling material out of the crack.

Crack sealing materials: Asphalt crack sealing materials must have good adhesion or bonding. They must be elastic yet resist softening. They must be easy to apply yet resist cracking, aging and weathering. Also, they must be compatible with asphalt pavement.

Asphalt emulsions, asphalt cements and fiberized asphalt are used for crack filling. Asphalt rubber, rubberized asphalt, low-modulus rubberized asphalt and self-leveling silicone are used for crack sealing.

Crack sealing procedures: For crack sealing, the most important aspect of the procedure is the preparation of the crack for treatment. Also, the season when the crack sealing is done will affect its performance.

If the cracks need to be routed or sawed to remove extraneous material, it should be done

Asphalt Overlay - The Barns Area, Replacement continued...

before cleaning the cracks. The routing or sawing is best accomplished using a vertical-spindle router, rotary-impact router, or a random-crack saw. After doing the routing or sawing, clean the cracks using high-pressure air, sandblasting, wire brushing, hot air blasting or high-pressure water.

Cleaning the cracks is an essential step to ensure that the sealant will adhere to the sides of the crack. After cleaning, check the cracks for depth. A backer rod should be placed in large deep cracks to conserve sealant. The backer rod should be a compressible, non-shrinking, non-absorbent material with a melting point higher than the temperature of the sealant. The backer rod should be about 25 percent wider than the crack, to prevent slipping or floating out after placing the sealant.

After the cracks are prepared, they are sealed with liquid asphalt. Equipment used for crack sealing or filling varies from truck-mounted pressure applicators with hand wands to pour pots. Each type of equipment can heat and maintain the temperature of the sealant in the 450F range.

No matter what type of equipment is used, the crack should be filled with sealant material from the bottom to the top of the crack to prevent air bubbles from forming. The air bubbles create weak spots in the sealant. Pour only the amount of material that will fill the crack. Don't try to completely fill the crack because it is a waste of filler. Coat the vertical surfaces of the crack with a small excess of filler deposited in the bottom of the crack. To prevent tracking, the filler should be 1/8 to 1/4 inch below the top of the crack. If necessary, use a squeegee to remove excess sealant on the pavement surface, and then blot with sand or limestone dust.

Patching: Patching is the process of filling potholes or excavated areas in the asphalt pavement. Quick repair of potholes or other pavement disintegration helps control further deterioration and expensive repair of the pavement. Without timely patching, water can enter the subgrade and cause larger and more serious pavement failures.

A full-depth or deep patch is considered a permanent repair, while a thin surface patch or a "throw and go" pothole repair is usually temporary. Materials for patching include hot mix asphalt, asphalt emulsion mixes, stockpile patching mixes, and proprietary patching mixes with special blends of aggregate and modified binders.

Full-depth patching is the removal of the entire pavement surface layer, regardless of its thickness, over the patching area. Deep patching is the removal of four inches or more of the pavement surface course. Full-depth patching applies to either asphalt or concrete pavements, but deep patching applies only to asphalt pavements.

Asphalt areas will crack to some degree. If the cracks are addressed properly the damage to the asphalt can be kept to a minimum. All asphalt damaged areas should be addressed immediately.

Streets/Asphalt - Total Current Cost\$908,560Assigned Reserves\$0Fully Funded Reserves\$240,695

| Roofs - Asphalt Shingle | (Architectural), 199 | 99 - 2024 | |
|-------------------------|----------------------|---------------------------|---------------|
| | | 1 Total | @ \$54,900.00 |
| Asset ID | 1099 | Asset Cost | \$54,900.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$60,614.04 |
| Placed in Service | January 1999 | Assigned Reserves | \$43,920.00 |
| Useful Life | 30 | | |
| Adjustment | -5 | Annual Assessment | \$853.76 |
| Replacement Year | 2024 | Interest Contribution | \$626.83 |
| Remaining Life | 5 | Reserve Allocation | \$1,480.59 |
| | | | |



| 2,400 - sq.ft. of roofing (unit 1010) | æ | \$4.50 = | \$10,800.00 |
|---------------------------------------|-----|----------|-------------|
| 2,500 - sq.ft. of roofing (unit 8) | (a) | 4.50 = | 11,250.00 |
| 3,100 - sq.ft. of roofing (unit 14) | a | 4.50 = | 13,950.00 |
| 4,200 - sq.ft. of roofing (unit 24) | @ | 4.50 = | 18,900.00 |
| | | Total = | \$54,900.00 |

The estimated cost used is for a quality 25-30 year rated asphalt composition shingle, all new underlayment, flashing and drip edge. A provision should be included in any work contract for the replacement of sheathing. Most likely some of the sheathing will require replacement. However, until the roofing system is removed from the roof deck it is next to impossible to know how much if any of the sheathing will require replacement.

Roofing Specifications: Suggestions:

- All work to be performed shall be done in a manner consistent with generally accepted building practices and shall meet or exceed the state building codes.

Roofing:

- 25-30 Year rated Architectural Asphalt Composition Shingle (chemical treated)

- Roofing paper to be a Gracie Triflex style synthetic roofing paper
- All eaves to have at least 6' of Ice & Shield
- All valleys to have Ice & Shield

Roofs - Asphalt Shingle (Architectural), 1999 continued...

- All transistion areas to have Ice & Shield applied the entire length of the transition area
- All new ventilation installed
- All flashing to be replaced
- All drip edge to be replaced

A new properly installed roof will greatly reduce potential leaking issues and damage to the building. Not only is a new roof a protective measure against damage to the building, it can also increase the value of the building and each individual unit. It is a fact that buildings in a good state of repair have a much higher value rate then those with out dated, failing components.

| gle (Architectural), 2 | 000 - 2030 | | |
|--|--|--|---|
| 1121 | A Percent Rer | 1 Total (sset Cost | a) \$43,650.00 \$43,650.00 100% |
| Roofing January 2000 30 2030 11 | ng Future Cost 00 Assigned Reserves 30 30 Annual Assessment 11 Interest Contribution Reserve Allocation | | \$54,273.29 none \$1,491.69 <u>\$20.88</u> \$1,512.57 |
| | | | |
| fing (unit 2) fing (unit 5) fing (unit 1) fing (unit 3) | $\begin{array}{ccc} @ & $4.50 = \\ @ & 4.50 = \\ @ & 4.50 = \\ @ & 4.50 = \\ @ & 4.50 = \\ & Total = \end{array}$ | \$9,000.00 9,000.00 13,950.00 11,700.00 \$43,650.00 | |
| | gle (Architectural), 2 1121 Roofing January 2000 30 2030 11 | gle (Architectural), 2000 - 20301121A Percent Rep Roofing January 2000 30 2030Ansigned Assigned 30 20302030Annual As 1111Interest Cor Reserve AInterest Cor Reserve AImage: Second | I TotalI Total1 Total1121Asset CostPercent ReplacementRoofingFuture CostJanuary 2000Assigned Reserves302030Annual Assessment11Interest ContributionReserve AllocationReserve Allocationfing (unit 2)@\$4.50 =\$9,000.00fing (unit 5)@@\$4.50 =\$9,000.00fing (unit 1)@@\$4.50 =\$1,700.00Total =\$43,650.00 |

Maintaining the roof in a good state of repair is important to the service the roof provides. All roofs over a period of time collect debris, such as leaves or garbage. This debris can collect

Roofs - Asphalt Shingle (Architectural), 2000 continued...

in between or behind other objects that project from a roof, like your chimney, or pipes. It's important that debris be removed from the roof on a regular basis (at least two times or more a year), so water on the roof won't contribute to deterioration of the asphalt.

Moss and algae formations on a roof can contribute to the deterioration of asphalt shingles. Algae or moss growing on the roof should be removed.

Shingle tabs that might have come loose should be repaired. Shingles that have been damaged or are missing, remove the damaged shingles and replace the ones that are missing as soon as possible.

In order for water to flow properly off the roof and into rain gutters. Check both the downspouts and the gutter to make sure debris hasn't collected in them which could interfere with the proper functioning of the gutters.

Inspect the roof for tree branches that have grown onto the roof and may be creating wear as they are blown by the wind. If branches are scraping on the roof, trim the trees to prevent leaves and branches from collecting.

Cleaning the roof should be done safely without doing damage to the roof itself.

All mold and mildew need to grow is a food source, moisture and heat. The roof is the perfect source. The materials used to attach shingles to the home can be a source of nutrients for mold and mildew.

Removing snow from the roof is important. The weight from the snow can cause collapse and the moisture can cause rotting. Remove it immediately.

| Roofs - Asphalt Shingle | (Architectural), 200 | 1 - 2031 | |
|-------------------------|----------------------|---------------------------|---------------|
| | | 1 Total | @ \$62,100.00 |
| Asset ID | 1129 | Asset Cost | \$62,100.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$78,757.81 |
| Placed in Service | January 2001 | Assigned Reserves | none |
| Useful Life | 30 | _ | |
| Replacement Year | 2031 | Annual Assessment | \$1,970.14 |
| Remaining Life | 12 | Interest Contribution | \$27.58 |
| - | | Reserve Allocation | \$1,997.72 |

Roofs - Asphalt Shingle (Architectural), 2001 continued...



| 3,800 - sq.ft. of roofing (unit 16) | @ | \$4.50 = | \$17,100.00 |
|-------------------------------------|---|----------|-------------|
| 4,500 - sq.ft. of roofing (unit 33) | @ | 4.50 = | 20,250.00 |
| 5,500 - sq.ft. of roofing (unit 92) | @ | 4.50 = | 24,750.00 |
| | | Total = | \$62,100.00 |

Growth on a roof can cause premature roof failure. The growth can get up under the shingles allowing for water to wick up the shingles. This can not only cause roof damage it can also cause insulation rot, and interior component damage.

Removing the growth can be done with a soft-wash with a fungus detergent to help prevent future growth.

| | - 2032 | e (Architectural), 2002 | Roofs - Asphalt Shingle |
|---------------|---------------------------|-------------------------|-------------------------|
| @ \$16,200.00 | 1 Total | | |
| \$16,200.00 | Asset Cost | 1126 | Asset ID |
| 100% | Percent Replacement | | |
| \$20,956.43 | Future Cost | Roofing | |
| none | Assigned Reserves | January 2002 | Placed in Service |
| | | 30 | Useful Life |
| \$480.45 | Annual Assessment | 2032 | Replacement Year |
| \$6.73 | Interest Contribution | 13 | Remaining Life |
| \$487.18 | Reserve Allocation | | |

Roofs - Asphalt Shingle (Architectural), 2002 continued...



a

3,600 - sq.ft. of roofing (unit 10)

\$4.50 = \$16,200.00Total = \$16,200.00

| Roofs - Asphalt Shingle | (Architectural), 200 | 03 - 2033 | |
|-------------------------|----------------------|-----------------------|---------------|
| | | 1 Total | @ \$83,700.00 |
| Asset ID | 1133 | Asset Cost | \$83,700.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$110,440.37 |
| Placed in Service | January 2003 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2033 | Annual Assessment | \$2,334.34 |
| Remaining Life | 14 | Interest Contribution | \$32.68 |
| | | Reserve Allocation | \$2,367.02 |



| 3,000 - sq.ft. of roofing (unit 27) | a | \$4.50 = | \$13,500.00 |
|-------------------------------------|---|----------|-------------|
| 5,100 - sq.ft. of roofing (unit 38) | a | 4.50 = | 22,950.00 |
| 3,100 - sq.ft. of roofing (unit 46) | a | 4.50 = | 13,950.00 |
| 3,000 - sq.ft. of roofing (unit 47) | a | 4.50 = | 13,500.00 |
| 4,400 - sq.ft. of roofing (unit 91) | a | 4.50 = _ | 19,800.00 |

Roofs - Asphalt Shingle (Architectural), 2003 continued...

Total = \$83,700.00

Siding at transition areas should be 1 1/2inches to 2 inches above the roof line (shingle). All transition wall areas should have both flashing (step) and ice and shield up the transition wall.

The two issues at transition areas are wood rot and roof growth. If the siding is too close to the roof line water gets trapped between the siding and the roof. The water will eventually cause the wood siding to rot/discolor. The water will also create food for growth (fungus/moss).

| Roofs - Asphalt Shingl | e (Architectural), 20 | 004 - 2034 | |
|------------------------|-----------------------|-----------------------|---------------|
| | | 1 Total | @ \$49,500.00 |
| Asset ID | 1131 | Asset Cost | \$49,500.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$66,620.48 |
| Placed in Service | January 2004 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2034 | Annual Assessment | \$1,304.85 |
| Remaining Life | 15 | Interest Contribution | \$18.27 |
| - | | Reserve Allocation | \$1,323.12 |



| 4,000 - sq.ft. of roofing (unit 20) | @ | \$4.50 = | \$18,000.00 |
|-------------------------------------|---|----------|-------------|
| 3,300 - sq.ft. of roofing (unit 31) | @ | 4.50 = | 14,850.00 |
| 3,700 - sq.ft. of roofing (unit 40) | @ | 4.50 = | 16,650.00 |
| | | Total = | \$49,500.00 |

Trees overhanging the roof area is the biggest contributor to roof damage caused by growth. The trees should be trimmed back. The tree limbs do not have to be completely trimmed back from the roof, just enough to allow for either sunlight to reach the roof surface and/or added air flow over the roof area. No part of the tree should be touching any part of the bldg.

| Roofs - Asphalt Shingl | le (Architectural), 2 | 005 - 2035 | |
|------------------------|-----------------------|-----------------------|----------------|
| | | 1 Total | @ \$130,950.00 |
| Asset ID | 1128 | Asset Cost | \$130,950.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$179,766.29 |
| Placed in Service | January 2005 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2035 | Annual Assessment | \$3,277.22 |
| Remaining Life | 16 | Interest Contribution | \$45.88 |
| | | Reserve Allocation | \$3,323.10 |
| | | | |



| 3,400 - sq.ft. of roofing (unit 12) | (a) | \$4.50 = | \$15,300.00 |
|-------------------------------------|-----|----------|--------------|
| 3,100 - sq.ft. of roofing (unit 23) | @ | 4.50 = | 13,950.00 |
| 2,900 - sq.ft. of roofing (unit 25) | @ | 4.50 = | 13,050.00 |
| 2,900 - sq.ft. of roofing (unit 26) | @ | 4.50 = | 13,050.00 |
| 3,100 - sq.ft. of roofing (unit 28) | @ | 4.50 = | 13,950.00 |
| 2,900 - sq.ft. of roofing (unit 29) | @ | 4.50 = | 13,050.00 |
| 3,600 - sq.ft. of roofing (unit 32) | a | 4.50 = | 16,200.00 |
| 3,000 - sq.ft. of roofing (unit 34) | @ | 4.50 = | 13,500.00 |
| 4,200 - sq.ft. of roofing (unit 42) | @ | 4.50 = | 18,900.00 |
| | | Total = | \$130,950.00 |

Deep valleys can trap debris, growth and snow build up is a common issue. The valleys should be kept free of all three. The valley of a roof is a designed area for water to run off the roof as quickly as possible (where two roof lines meet). If the valley is blocked, the water flow will either be trapped in the valley or it could wick under the shingles causing leaking issues.

| Roofs - Asphalt Shing | le (Architectural), | 2006 - 2036 | | |
|---|--|-------------|---------------------------------------|------------------|
| | | | 1 Tot | al @ \$77,400.00 |
| Asset ID | 1130 | | Asset Co | st \$77,400.00 |
| | | Perce | nt Replaceme | ent 100% |
| | Roofing | | Future Co | st \$108,378.68 |
| Placed in Service | January 2006 | Ass | signed Reserv | res none |
| Useful Life | 30 | | C | |
| Replacement Year | 2036 | Ann | ual Assessme | nt \$1,846.19 |
| Remaining Life | 17 | Intere | est Contributio | on \$25.85 |
| 0 | | Res | erve Allocatio | on \$1,872.04 |
| 3,100 - sq.ft. of roofi 3,000 - sq.ft. of roofi 4,200 - sq.ft. of roofi | ng (unit 17) ng (unit 37) ng (unit 48) | | 50 = \$13,9 50 = 13,5 50 = 13,5 | 50.00 00.00 |
| 4,200 - sq.ft. of roofi | ng (unit 48) | <i>a</i> 4. | 50 = 18,9 | 00.00 |
| 4,100 - sq.ft. of roofi | ng (unit 49) | <i>@</i> 4. | 50 = 18,4 | 50.00 |
| 2,800 - sq.ft. of roofi | ng (unit 54) | <i>@</i> 4. | 50 = 12,6 | 00.00 |
| | | То | tal = \$77,4 | 00.00 |
| | | | | |

Roofs - Asphalt Shingle (Architectural), 2007 - 2037

| | 1 Total | @ \$58,950.00 |
|--------------|---|---|
| 1123 | Asset Cost | \$58,950.00 |
| | Percent Replacement | 100% |
| Roofing | Future Cost | \$84,195.12 |
| January 2007 | Assigned Reserves | none |
| 30 | | |
| 2037 | Annual Assessment | \$1,344.79 |
| 18 | Interest Contribution | \$18.83 |
| | Reserve Allocation | \$1,363.62 |
| | 1123 Roofing January 2007 30 2037 18 | 1 Total11231123Asset CostPercent ReplacementRoofingFuture CostJanuary 2007Assigned Reserves302037Annual Assessment18Interest ContributionReserve Allocation |

Roofs - Asphalt Shingle (Architectural), 2007 continued...



| 2,700 - sq.ft. of roofing (unit 6) | @ | \$4.50 = | \$12,150.00 |
|-------------------------------------|---|----------|-------------|
| 2,400 - sq.ft. of roofing (unit 19) | @ | 4.50 = | 10,800.00 |
| 4,200 - sq.ft. of roofing (unit 30) | @ | 4.50 = | 18,900.00 |
| 3,800 - sq.ft. of roofing (unit 45) | @ | 4.50 = | 17,100.00 |
| | | Total = | \$58,950.00 |

| Roofs - Asphalt Shingle | (Architectural), 200 | 8 - 2038 | |
|-------------------------|----------------------|-----------------------|---------------|
| | | 1 Total | @ \$98,550.00 |
| Asset ID | 1127 | Asset Cost | \$98,550.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$143,568.74 |
| Placed in Service | January 2008 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2038 | Annual Assessment | \$2,156.75 |
| Remaining Life | 19 | Interest Contribution | \$30.19 |
| | | Reserve Allocation | \$2,186.94 |



| 3,100 - sq.ft. of roofing (unit 11) | a | \$4.50 = | \$13,950.00 |
|-------------------------------------|---|----------|-------------|
| 2,900 - sq.ft. of roofing (unit 43) | a | 4.50 = | 13,050.00 |

Roofs - Asphalt Shingle (Architectural), 2008 continued...

| 2,600 - sq.ft. of roofing (unit 44) | @ | 4.50 = | 11,700.00 |
|--|---|---------|-------------|
| 3,400 - sq.ft. of roofing (unit 56-59) | a | 4.50 = | 15,300.00 |
| 7,600 - sq.ft. of roofing (unit 60-71) | @ | 4.50 = | 34,200.00 |
| 2,300 - sq.ft. of roofing (unit 72-73) | @ | 4.50 = | 10,350.00 |
| | | Total = | \$98,550.00 |

| Roofs - Asphalt Shingle | (Architectural), 200 | 9 - 2039 | |
|-------------------------|----------------------|-----------------------|---------------|
| | | 1 Total | @ \$94,950.00 |
| Asset ID | 1124 | Asset Cost | \$94,950.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$141,090.70 |
| Placed in Service | January 2009 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2039 | Annual Assessment | \$1,998.97 |
| Remaining Life | 20 | Interest Contribution | \$27.99 |
| | | Reserve Allocation | \$2,026.96 |



| 2,100 - sq.ft. of roofing (unit 7) (a) $$4.50 =$ | \$9,450.00 |
|---|-------------|
| 2,600 - sq.ft. of roofing (unit 15) @ $4.50 =$ | 11,700.00 |
| 2,900 - sq.ft. of roofing (unit 21) @ $4.50 =$ | 13,050.00 |
| 3,600 - sq.ft. of roofing (unit 35) @ $4.50 =$ | 16,200.00 |
| 2,900 - sq.ft. of roofing (unit 36) @ $4.50 =$ | 13,050.00 |
| 3,900 - sq.ft. of roofing (unit 50) @ $4.50 =$ | 17,550.00 |
| 1,700 - sq.ft. of roofing (unit 55) @ $4.50 =$ | 7,650.00 |
| 1,400 - sq.ft. of roofing (unit 89-90) @ $4.50 =$ | 6,300.00 |
| Total = | \$94,950.00 |

| Roofs - Asphalt Shingle | (Architectural), 2010 | 0 - 2040 | |
|-------------------------|-----------------------|---------------------------|---------------|
| | | 1 Total | @ \$36,000.00 |
| Asset ID | 1125 | Asset Cost | \$36,000.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$54,563.99 |
| Placed in Service | January 2010 | Assigned Reserves | none |
| Useful Life | 30 | - | |
| Replacement Year | 2040 | Annual Assessment | \$730.91 |
| Remaining Life | 21 | Interest Contribution | \$10.23 |
| - | | Reserve Allocation | \$741.14 |
| | | | |



| 2,400 - sq.ft. of roofing (unit 9) | a | \$4.50 = | \$10,800.00 |
|-------------------------------------|---|----------|-------------|
| 2,200 - sq.ft. of roofing (unit 13) | @ | 4.50 = | 9,900.00 |
| 3,400 - sq.ft. of roofing (unit 41) | @ | 4.50 = | 15,300.00 |
| | | Total = | \$36,000.00 |

Roofs - Asphalt Shingle (Architectural), 2011 - 2041

| | | | | 1 Total | @ \$49,950.00 |
|---------------------------|--------------|---|--------------|------------|---------------|
| Asset ID | 1132 | | A | sset Cost | \$49,950.00 |
| | | | Percent Rep | lacement | 100% |
| | Roofing | | Fut | ture Cost | \$77,221.68 |
| Placed in Service | January 2011 | | Assigned | Reserves | none |
| Useful Life | 30 | | | | |
| Replacement Year | 2041 | | Annual As | sessment | \$980.22 |
| Remaining Life | 22 | | Interest Con | tribution | \$13.72 |
| | | | Reserve A | llocation | \$993.94 |
| 1,900 - sq.ft. of roofing | (unit 22) | @ | \$4.50 = | \$8,550.00 | |
| 3,600 - sq.ft. of roofing | (unit 51) | @ | 4.50 = | 16,200.00 | |
| 5,600 - sq.ft. of roofing | (unit 53) | @ | 4.50 = | 25,200.00 | - |

Roofs - Asphalt Shingle (Architectural), 2011 continued...

Total = \$49,950.00

| Roofs - Asphalt Shingle | (Architectural), 201 | 2 - 2042 | |
|-------------------------|----------------------|---------------------------|---------------|
| | | 1 Total | @ \$18,900.00 |
| Asset ID | 1122 | Asset Cost | \$18,900.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$29,803.39 |
| Placed in Service | January 2012 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2042 | Annual Assessment | \$359.23 |
| Remaining Life | 23 | Interest Contribution | \$5.03 |
| | | Reserve Allocation | \$364.26 |

| 1,700 - sq.ft. of roofing (unit 4) | @ | \$4.50 = | \$7,650.00 |
|-------------------------------------|---|----------|-------------|
| 2,500 - sq.ft. of roofing (unit 18) | @ | 4.50 = | 11,250.00 |
| | | Total = | \$18,900.00 |

| Roofs - Asphalt Shingle | (Architectural), 201 | 14 - 2044 | |
|-------------------------|----------------------|---------------------------|---------------|
| | | 1 Total | @ \$26,550.00 |
| Asset ID | 1135 | Asset Cost | \$26,550.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$43,558.09 |
| Placed in Service | January 2014 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Replacement Year | 2044 | Annual Assessment | \$475.98 |
| Remaining Life | 25 | Interest Contribution | \$6.66 |
| - | | Reserve Allocation | \$482.64 |

| Roofs - Asphalt Shingle | (Architectural), 201 | 15 - 2045 | | |
|---------------------------|----------------------|---|-----------------|--|
| | | 1 Total | @ \$21,600.00 | |
| Asset ID | 1134 | Asset Cost \$21,600 | | |
| | | Percent Replacement | 100% | |
| | Roofing | Future Cost | \$36,145.83 | |
| Placed in Service | January 2015 | Assigned Reserves | none | |
| Useful Life | 30 | C | | |
| Replacement Year | 2045 | Annual Assessment | \$377.00 | |
| Remaining Life | 26 | Interest Contribution | \$5.28 | |
| 5 | | Reserve Allocation | \$382.28 | |
| 4,800 - sq.ft. of roofing | (garage) | @ $$4.50 = $21,600.0$ Total = \$21,600.0 | <u>)0</u>)0 | |
| Roofs - Asphalt Shingle | (Architectural), 201 | 18 - 2048 | | |
| | | 1 Total | @ \$27,900.00 | |
| Asset ID | 1136 | Asset Cost | \$27,900.00 | |
| | | Percent Replacement | 100% | |
| | Roofing | Future Cost | \$49,546.07 | |
| Placed in Service | January 2018 | Assigned Reserves | none | |
| Useful Life | 30 | | | |
| Replacement Year | 2048 | Annual Assessment | \$453.15 | |
| Remaining Life | 29 | Interest Contribution | \$6.34 | |
| _ | | Reserve Allocation | \$459.49 | |
| | | | | |

Roofs - Asphalt Shingle (Architectural), 2019 continued...

3,600 - sq.ft. of roofing (unit 86)

 $\begin{array}{c} @ & 4.50 = \underline{16,200.00} \\ \text{Total} = & \$30,150.00 \end{array}$

Roofs - Asphalt Shingle (Architectural), 2020 - 2020

| | | 1 Total | @ \$63,450.00 |
|-------------------|--------------|---------------------------|---------------|
| Asset ID | 1139 | Asset Cost | \$63,450.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$64,719.00 |
| Placed in Service | January 1985 | Assigned Reserves | \$61,637.14 |
| Useful Life | 30 | | |
| Adjustment | 5 | Annual Assessment | \$719.84 |
| Replacement Year | 2020 | Interest Contribution | \$873.00 |
| Remaining Life | 1 | Reserve Allocation | \$1,592.84 |
| | | | |

| 3,900 - sq.ft. of roofing (unit 82) | @ | \$4.50 = | \$17,550.00 |
|-------------------------------------|---|----------|-------------|
| 3,400 - sq.ft. of roofing (unit 83) | @ | 4.50 = | 15,300.00 |
| 3,400 - sq.ft. of roofing (unit 84) | @ | 4.50 = | 15,300.00 |
| 3,400 - sq.ft. of roofing (unit 85) | @ | 4.50 = | 15,300.00 |
| | | Total = | \$63,450.00 |

Roofs - Asphalt Shingle (Architectural), 2021 - 2021

| @ \$17,100.00 | 1 Total | | |
|---------------|---------------------|--------------|-------------------|
| \$17,100.00 | Asset Cost | 1137 | Asset ID |
| 100% | Percent Replacement | | |
| \$17,790.84 | Future Cost | Roofing | |
| \$16,150.00 | Assigned Reserves | January 1985 | Placed in Service |
| | | 30 | Useful Life |
| ¢100.05 | Annual Agaggment | 6 | 1 directment |
| | | | |

| Roofs - Asphalt Shing | gle (Architectural), 2 | 2022 - 2022) | |
|------------------------|------------------------|--|-----------------|
| | | 1 Total | @ \$22.500.00 |
| Asset ID | 1141 | Asset Cost | \$22,500.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$23,877.18 |
| Placed in Service | January 1985 | Assigned Reserves | \$20,675.68 |
| Useful Life | 30 | C | |
| Adjustment | 7 | Annual Assessment | \$247.49 |
| Replacement Year | 2022 | Interest Contribution | <u>\$292.92</u> |
| Remaining Life | 3 | Reserve Allocation | \$540.42 |
| 5,000 - sq.ft. of root | fing (unit 94) | @ $$4.50 = $22,500.$ Total = $$22,500.$ | <u>00</u> 00 |
| Roofs - Asphalt Shing | gle (Architectural), 2 | 2023 - 2023 | |
| · | | 1 Total | @ \$18.450.00 |
| Asset ID | 1140 | Asset Cost | \$18,450.00 |
| | | Percent Replacement | 100% |
| | Roofing | Future Cost | \$19,970.87 |
| Placed in Service | January 1985 | Assigned Reserves | \$16,507.89 |
| Useful Life | 30 | - | |
| Adjustment | 8 | Annual Assessment | \$200.05 |
| Replacement Year | 2023 | Interest Contribution | <u>\$233.91</u> |
| Remaining Life | 4 | Reserve Allocation | \$433.96 |

Roofs - Asphalt Shingle (Architectural), 2035 continued...

| 1,900 - sq.ft. of roofing (garage) | a) | 4.50 = | 8,550.00 |
|------------------------------------|----|---------|-------------|
| 1,900 - sq.ft. of roofing (garage) | a | 4.50 = | 8,550.00 |
| | | Total = | \$29,250.00 |

| Roofing - Total Current Cost | \$1,132,650 |
|-------------------------------------|-------------|
| Assigned Reserves | \$189,041 |
| Fully Funded Reserves | \$568,946 |

| Chimney Cap & Cu | pola - Repairs & Replac | ements - 2020 | |
|-------------------|-------------------------|-----------------------|--------------|
| | | 1 Total | @ \$2,500.00 |
| Asset ID | 1180 | Asset Cost | \$2,500.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$2,550.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$1,250.00 |
| Useful Life | 2 | - | |
| Replacement Year | 2020 | Annual Assessment | \$416.05 |
| Remaining Life | 1 | Interest Contribution | \$23.32 |
| C | | Reserve Allocation | \$439.38 |



This line item is set up as an annual expense to address any 'as-needed' repairs and/or replacements of chimney caps or cupolas.

The maintenance/PM to the chimney cap would be to keep it protected. The easiest form of protection is to paint the the actual metal chimney cap.

Maintenance to the cupolas would be addressed at the time of either siding or roof repairs/replacements.

| Deck, Stairway, & I | anding - (The Barns) |), Schedule #1 - 2025 | |
|---------------------|----------------------------|-----------------------|----------------|
| | | 1 Total | @ \$158,940.00 |
| Asset ID | 1184 | Asset Cost | \$39,735.00 |
| | | Percent Replacement | 25% |
| | Building Components | Future Cost | \$44,748.06 |
| Placed in Service | January 1995 | Assigned Reserves | \$9,712.94 |
| Useful Life | 30 | | |
| Replacement Year | 2025 | Annual Assessment | \$1,784.95 |
| Remaining Life | 6 | Interest Contribution | \$160.97 |
| | | Reserve Allocation | \$1,945.92 |
| | | | |

Deck, Stairway, & Landing - (The Barns), Schedule #1 continued...



This line item is set up to address the needed replacement of the decks, stairways, and landing areas located in The Barns area of the property. This includes both the multi-unit buildings as well as the individual homes.

The replacement schedule as been set up over a four year period of time.

There are multiple deck, stairway, and landing styles and sizes. The total replacement cost is based on the full replacement of all the decks, stairways, and landings.

Maintenance to the decks, stairways, and Landings: Don't trap dirt. Trapped dirt or moisture on the deck's surface can cause wood rot, growth, and discoloring.

Sweeping a deck on a regular basis to prevent accumulations of dirt or leaves that can stain the deck surface.

When there's snowfall, shovel the snow off the deck as soon as possible.

Have the deck professionally cleaned and sealed at least every 4 to 6 years to protect it against the rain and sun.

If the deck is new, have it professionally cleaned to kill any mildew spores in the wood and to remove any surface impurities that may prevent deck sealing products from penetrating. Then have it sealed with a waterproof sealer. But be sure to wait at least 60 days after a wooden deck is built to have it cleaned and stained; wood has to "age" first.

Seal the deck to protect it against moisture from rain and dew, which will cause the wood to swell. Sealing the deck will also protect it against the sun, which can shrink and dry the wood. The alternating cycles of expanding and shrinking will cause the wood to warp, cup, crack and gray.

Pressure treated wood alone does nothing to protect the deck against weather. In fact, pressure treated wood without sealant applied is even more porous and vulnerable to the weather. It is recommended that the sealant not be put on for 60days if the deck (wood) is new.

Avoid painting or staining the deck with a solid stain because these finishes eventually peel and

Deck, Stairway, & Landing - (The Barns), Schedule #1 continued...

require a significant amount of maintenance. Oil-based stains are usually the best because they protect the deck and fade gradually and naturally.

Replace any rotted boards as needed to avoid having to replace the whole deck. Regular maintenance should also include tightening loose boards or railings.

| Deck, Stairway, & I | anding - (The Barns) | , Schedule #2 - 2026 | |
|---------------------|----------------------|-----------------------|----------------|
| | | 1 Total | @ \$158,940.00 |
| Asset ID | 1186 | Asset Cost | \$39,735.00 |
| | | Percent Replacement | 25% |
| | Building Components | Future Cost | \$45,643.02 |
| Placed in Service | January 1995 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Adjustment | 1 | Annual Assessment | \$2,028.09 |
| Replacement Year | 2026 | Interest Contribution | \$28.39 |
| Remaining Life | 7 | Reserve Allocation | \$2,056.49 |



Deck, Stairway, & Landing - (The Barns), Schedule #3 - 2027

| | | 1 Total | @ \$158,940.00 |
|-------------------|----------------------------|-----------------------|----------------|
| Asset ID | 1187 | Asset Cost | \$39,735.00 |
| | | Percent Replacement | 25% |
| | Building Components | Future Cost | \$46,555.89 |
| Placed in Service | January 1995 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Adjustment | 2 | Annual Assessment | \$1,797.32 |
| Replacement Year | 2027 | Interest Contribution | \$25.16 |
| Remaining Life | 8 | Reserve Allocation | \$1,822.48 |
| | | | |

Deck, Stairway, & Landing - (The Barns), Schedule #3 continued...



| Deck, Stairway, & I | Landing - (The Barns), S | Schedule #4 - 2028 | |
|---|--|--|--|
| | | 1 Total | @ \$158,940.00 |
| Asset ID | 1188 | Asset Cost | \$39,735.00 |
| | | Percent Replacement | 25% |
| | Building Components | Future Cost | \$47,487.00 |
| Placed in Service | January 1995 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Adjustment | 3 | Annual Assessment | \$1,618.06 |
| Replacement Year | 2028 | Interest Contribution | \$22.65 |
| Remaining Life | 9 | Reserve Allocation | \$1,640.71 |
| | | | |
| Garage Door - Repla | acements - 2020 | 1 Total | @ \$3,400.00 |
| Garage Door - Repla Asset ID | acements - 2020 1156 | 1 Total Asset Cost | @ \$3,400.00 \$3,400.00 |
| Garage Door - Repla Asset ID | acements - 2020 1156 | 1 Total Asset Cost Percent Replacement | @ \$3,400.00 \$3,400.00 100% |
| Garage Door - Repla Asset ID | acements - 2020 1156 Building Components | 1 Total Asset Cost Percent Replacement Future Cost | @ \$3,400.00 \$3,400.00 100% \$3,468.00 |
| Garage Door - Repla Asset ID Placed in Service | acements - 2020 1156 Building Components January 2018 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves | @ \$3,400.00 \$3,400.00 100% \$3,468.00 \$1,700.00 |
| Garage Door - Repla Asset ID Placed in Service Useful Life | acements - 2020 1156 Building Components January 2018 1 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves | @ \$3,400.00 \$3,400.00 100% \$3,468.00 \$1,700.00 |
| Garage Door - Repla Asset ID Placed in Service Useful Life Adjustment | acements - 2020 1156 Building Components January 2018 1 1 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment | @ \$3,400.00 \$3,400.00 100% \$3,468.00 \$1,700.00 \$565.83 |
| Garage Door - Repla Asset ID Placed in Service Useful Life Adjustment Replacement Year | acements - 2020 1156 Building Components January 2018 1 1 2020 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment Interest Contribution | @ \$3,400.00 \$3,400.00 100% \$3,468.00 \$1,700.00 \$565.83 <u>\$31.72</u> |

Garage Door - Replacements continued...



4 - garage doors
(a)
$$\$850.00 = \$3,400.00$$

Total = $\$3400.00$

According to the client about 3-5 garage doors get replaced each year. This line item is set up based on 4 garage doors per year.

The estianted replacement cost is for the complete replacement of the sectional garage door only. The estimated cost does not include any remote openers.

There is not a lot of PM maintenance to be performed on a garage door. The most common repair is damage caused by something hitting the garage door.

A common repair to metal section garage doors is the lower panel replacement. These panels often rust. Estimated costs for lower panel replacements can ranage greatly depending on the size of the garage door, model, and make. Cost range could be \$400-\$1,200.00. The panel replacements at times can be as much as a complete door replacement.

| Garage Door - Repla | acements, 2019 - 2019 | | |
|---------------------|-----------------------|---------------------------|---------------|
| | | 1 Total | @ \$5,100.00 |
| Asset ID | 1195 | Asset Cost | \$5,100.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$5,100.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$5,100.00 |
| Useful Life | 1 | - | |
| Replacement Year | 2019 | Annual Assessment | No Assessment |
| Remaining Life | 0 | Interest Contribution | \$0.00 |
| - | | Reserve Allocation | |

| Gates, Fencing, & R | etaining Wall - Repairs | & Replacements - 2020 | |
|---------------------|-------------------------|-----------------------|--------------|
| | | 1 Total | @ \$5,000.00 |
| Asset ID | 1181 | Asset Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$5,100.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$2,500.00 |
| Useful Life | 2 | - | |
| Replacement Year | 2020 | Annual Assessment | \$832.11 |
| Remaining Life | 1 | Interest Contribution | \$46.65 |
| - | | Reserve Allocation | \$878.76 |



Typically, these types of components are repaired and/or replaced (areas) on an 'as-needed' basis. The set up is based on a set dollar amount to address needed repairs and/or replacements (area). The set dollar amount should be adjusted accordingly over time based on actual expenses in order to maintain gates, fencing, and Association retaining wall in a safe, good state of repair.

Retaining Wall Maintenance: A wood retaining wall can add both function and beauty to your landscape. Wood is a durable building material that is very easy to work with.

A wood wall must be regularly maintained or else it can start to deteriorate.

Wood and water do not mix. Keep water away from the wall.

Once the wood retaining wall is built/rebuilt, then seal it with some sort of weather protection. Reapply at least once every two years after that.

Bugs can do a lot of damage to wood retaining walls. Ants, termites and some flying insects can make their home in the posts and eat away at the middle of it until they crumble. Spray pesticides around the retaining wall to make sure bugs stay away.

Keep growth and weeds from growing between the wood. This can cause bowing, weak points, and even cause the wall to lean or fall over.

Wood rot areas should be replaced ASAP. The wood rot will cause a weak point that could

Gates, Fencing, & Retaining Wall - Repairs & Replacements continued...

cause the wall to collapse.

| Gutter & Downspou | t - Replacements - 2031 | | |
|-------------------|-------------------------|-----------------------|----------------|
| | | 1 Total | @ \$162,972.00 |
| Asset ID | 1161 | Asset Cost | \$162,972.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$206,687.90 |
| Placed in Service | January 2000 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Adjustment | 1 | Annual Assessment | \$5,170.33 |
| Replacement Year | 2031 | Interest Contribution | \$72.38 |
| Remaining Life | 12 | Reserve Allocation | \$5,242.71 |



| 13,581 | - lin.ft. of gutters & downspouts | @ | \$12.00 = | \$162,972.00 |
|--------|-----------------------------------|---|-----------|--------------|
| | | | Total = | \$162,972.00 |

According to the client none of the gutters and downspouts are original to the build date of the property. The gutters and downspouts were added in a later year(s).

This line item is set up to address the needed replacement of the gutters and downspouts that were not replaced or added in 2011.

The placed-in-service date has been estimated. If the actual placed-in-service date becomes available an adjustment can be made.

| Gutter & Downspout - Replacements 2011 - 2041 | | | | |
|---|---------------------|---------------------------|--------------|--|
| | | 1 Total | @\$87,060.00 | |
| Asset ID | 1160 | Asset Cost | \$87,060.00 | |
| | | Percent Replacement | 100% | |
| | Building Components | Future Cost | \$134,592.99 | |
| Placed in Service | January 2011 | Assigned Reserves | none | |
| Useful Life | 30 | | | |
| Replacement Year | 2041 | Annual Assessment | \$1,708.47 | |
| Remaining Life | 22 | Interest Contribution | \$23.92 | |
| | | Reserve Allocation | \$1,732.38 | |

According to the client a major gutter & downspouts project took place in 2011. This project addressed the need for 4,618lin.ft. of gutters and 2,637lin.ft. of downspouts.

For budgeting purposes this line item will address all of the gutters & downspouts addressed in 2011.

| 7,255 - lin.ft. of gutters & downspouts | a | \$12.00 = | \$87,060.00 |
|---|---|-----------|-------------|
| | | Total = | \$87,060.00 |

The gutters & downspouts have been set up to be replaced at the time of the roof replacements. Each replacement line item corresponds with the roofs to be replaced in the same scheduled year.

The most common problem with gutters and downspouts is clogging. All sorts of things find their way into our gutters. These things build up over time, filling the gutters and stopping the flow of water. When this occurs, water has nowhere to go but over the edges, eventually causing damage. The most important task in maintaining your gutters and downspouts is keeping them free of debris, which allows water to easily flow down the gutter, into the downspout, and away from the home. Doing so requires maintenance of the gutters and downspouts. Cleaning the gutters and downspouts in the spring after the buds and/or seedlings have fallen from the trees and then again in the fall after the leaves have fallen from the trees.

| Sontia System Una | radas 2027 2027 | | |
|---------------------|----------------------------|-----------------------|----------------|
| Septic System - Opg | grades, 2027 - 2027 | 1 Total | @ \$100,000.00 |
| Asset ID | 1150 | Asset Cost | \$100,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$117,165.94 |
| Placed in Service | January 1985 | Assigned Reserves | none |
| Useful Life | 30 | | |
| Adjustment | 12 | Annual Assessment | \$4,523.26 |
| Replacement Year | 2027 | Interest Contribution | \$63.33 |
| Remaining Life | 8 | Reserve Allocation | \$4,586.58 |
| | | | |

According to the information supplied to MCA the septic systems throughout the property are

Septic System - Upgrades, 2027 continued...

original. Some mechanicals (pumps, motors, controls) have been replaced over time. One solid seperation tank has also been replaced.

The septic upgrade line items are set up to help cover the cost to upgrade the system and/or replace components as needed. The most common upgrade or replacement is the leaching fields.

Three septic line items have been set up.

Septic System Maintenance: The septic system service provider will perform needed maintenance on the system.

| | 1 0000 0000 | | |
|---|---|--|---|
| Septic System - Upg | rades, 2028 - 2028 | 1 Total | @ \$100,000.00 |
| Asset ID | 1158 | Asset Cost | \$100,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$119,509.26 |
| Placed in Service | January 1985 | Assigned Reserves | none |
| Useful Life | 30 | - | |
| Adjustment | 13 | Annual Assessment | \$4,072.12 |
| Replacement Year | 2028 | Interest Contribution | \$57.01 |
| Remaining Life | 9 | Reserve Allocation | \$4,129.13 |
| <u></u> | | | |
| | | | |
| Septic System - Upg | rades, 2029 - 2029 | 1 Total | @ \$200,000.00 |
| Septic System - Upg Asset ID | rades, 2029 - 2029 1159 | 1 Total Asset Cost | @ \$200,000.00 \$200,000.00 |
| Septic System - Upg Asset ID | rades, 2029 - 2029 1159 | 1 Total Asset Cost Percent Replacement | @ \$200,000.00 \$200,000.00 100% |
| Septic System - Upg Asset ID | rades, 2029 - 2029 1159 Building Components | 1 Total Asset Cost Percent Replacement Future Cost | <pre>@ \$200,000.00 \$200,000.00 100% \$243,798.88</pre> |
| Septic System - Upg Asset ID Placed in Service | rades, 2029 - 2029 1159 Building Components January 1985 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves | @ \$200,000.00 \$200,000.00 100% \$243,798.88 none |
| Septic System - Upg Asset ID Placed in Service Useful Life | rades, 2029 - 2029 1159 Building Components January 1985 30 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves | @ \$200,000.00 \$200,000.00 100% \$243,798.88 none |
| Septic System - Upg Asset ID Placed in Service Useful Life Adjustment | rades, 2029 - 2029 1159 Building Components January 1985 30 14 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment | @ \$200,000.00 \$200,000.00 100% \$243,798.88 none \$7,423.48 |
| Septic System - Upg Asset ID Placed in Service Useful Life Adjustment Replacement Year | rades, 2029 - 2029 1159 Building Components January 1985 30 14 2029 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment Interest Contribution | @ \$200,000.00 \$200,000.00 100% \$243,798.88 none \$7,423.48 \$103.93 |
| Septic System - Upg Asset ID Placed in Service Useful Life Adjustment Replacement Year Remaining Life | rades, 2029 - 2029 1159 Building Components January 1985 30 14 2029 10 | 1 Total Asset Cost Percent Replacement Future Cost Assigned Reserves Annual Assessment Interest Contribution Reserve Allocation | @ \$200,000.00 \$200,000.00 100% \$243,798.88 none \$7,423.48 <u>\$103.93</u> \$7,527.41 |

| Siding/Trim - Mainte | enance/Replacement - 2019 | | |
|----------------------|---------------------------|---------------------------|---------------|
| | | 1 Comment | @ \$0.00 |
| Asset ID | 1190 | Asset Cost | 0 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | |
| Placed in Service | January 2018 | Assigned Reserves | none |
| Useful Life | 1 | - | |
| Replacement Year | 2019 | Annual Assessment | No Assessment |
| Remaining Life | 0 | Interest Contribution | \$0.00 |
| - | | Reserve Allocation | |
| | | | |

There were noted areas of wood rot throughout the property. The cause is most likely due to age and original installation. The pictures show different areas of the buildings that have wood rot.

The greatest threat to wood is water saturation. This causes rot, growth, and structurual breakdown of the wood. Signs of water saturation areas: paint no longer adheres to the wood, painted areas look wet longer, discoloring through the paint, paint blisters, bowing of the siding, separation from the sheathing, and visible rot.

Wood siding and wood trim require a lot of prep work before and during installation. All field cut ends need to be primed and painted, proper nailing (location and nail type), and the siding needs to painted or stained.

The actual installation of the siding/trim can also be a huge factor in the useful life of the wood siding/trim. Properly installed wood siding/trim should last 30yrs. with routine maintenance and paint/stain cycles, however, improperly installed wood siding/trim could see issues within the first few years.

One of the major issues at LHF is the installation of the wood siding. Many areas show signs of improper nailing, nailing location, and transition area issues.

Improper nails can rust causing both rust spots throughout the wood siding and wood rot around the rusting nail which causes the siding to pop from the sheathing. This causes separation which can lead to water intrusion behind the siding.
Siding/Trim - Maintenance/Replacement continued...

A hot dipped galvanized nail or a SS nail is the best option for the Northeast area for wood siding installation.

Improper nail location can cause lifting issues with the wood siding boards. The lifting can cause the wood to crack, separate, which could also allow for water intrusion behind the siding.

Nailing into the studs is the best location on the building with a proper distance from the top of the siding board.

Improper transition installation is very common cause of wood rot due to water saturation. When the wood siding/trim is install to close to the next transition component (in most causes the roof line) this causes water to get trapped between the wood siding and the roof line. The water does not flow from the area causing both siding/trim wood rot and roof shingle damage/growth.

New installation guidelines recommended at least a 1 1/2-2 inch gap between transition area components in order to allow for water flow.

Wood trim, window/door frame replacement options.

Fiber Cement: Cement, sand, and cellulose are the basic ingredients in fiber cement, and trim boards come with a smooth or woodgrain finish. Depending on the board width, the cost range per lin.ft. is \$1.35 to \$2.95

Cellular PVC trim can be cut and shaped just like wood, with regular woodworking tools. Many Cellular PVC trims are pre-colored and don't even need to be painted. Cellular PVC does not absorb moisture, a characteristic that also makes PVC the only trim product that can be installed in areas where standing water may develop. Boards are available with smooth finishes on both sides, or with a smooth finish on one side and a wood-grain finish on the other. Depending on the board width, the cost range per lin.ft. is \$1.95-\$3.25

Wood Composite: Composed of wood fibers, phenolic resins, and wax, wood-composite trim can also be cut and shaped like solid wood. Field-cut edges need to be primed, and one manufacturer recommends a coat of paint as well. Boards come factory-primed and with a smooth finish on one side and a wood-grain finish on the other. Depending on the board width, the cost range per lin.ft. is \$1.50-\$2.95

Replacing wood siding with an alternative composite material is a great way to reduce paint cycles (if not completely elliminate), reduce 'as-needed' repairs and/or replacements.

Other benefits of going to a composite material is most are insect, rot, and discoloring resistant. Also, most can be painted with no issues and have a longer paint cycle useful life.

Typically, the cost adjustment for replacing wood with a composite is about a 20%-30% increase in upfront material and installation cost.

In the case of Long Hill Farm. The current annual spending of \$30,000.00 on wood siding,

Siding/Trim - Maintenance/Replacement continued...

wood trim, and wood window/door frames would increase to \$36,000.00-\$39,000.00 based on the same amount of area being replaced.

An estimated range of full wall replacements would be \$7,704.00 to \$17,400.00 depending on the total area of the wall and amount of windows/door to be addressed.

An estimated range of full bldg. replacements would be \$30,816.00 to \$69,600.00 depending on the total area of the bldg. and the amount of windows/doors to be addressed.

It is not recommended that a composite material be added to an area with wood siding. If an alternative composite material is going to be used for replacements of wood siding. The whole area with the wood siding would need to be replaced (example: full side of a bldg., trim, frames, and wood siding would be replaced).

This type of full area replacement would increase the upfront cost, however, the annual maintenance, paint cycle cost, and needed replacements cost would be greatly reduced or even elliminated saving a lot more money over the long term than the upfront cost.

| Walkway, Patio, & T | Terrace - Repairs & H | Replacements - 2020 | |
|---------------------|----------------------------|-----------------------|---------------|
| | | 1 Total | @ \$10,000.00 |
| Asset ID | 1182 | Asset Cost | \$10,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$10,200.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$5,000.00 |
| Useful Life | 2 | | |
| Replacement Year | 2020 | Annual Assessment | \$1,664.22 |
| Remaining Life | 1 | Interest Contribution | \$93.30 |
| | | Reserve Allocation | \$1,757.52 |

Walkway, Patio, & Terrace - Repairs & Replacements continued...



According to the client the Association is only responsible for a portion of the walkways, patios, and terrace areas.

This line item is set up in order to address needed repairs and/or replacements to these areas.

Concrete Maintenance/Repairs:

Crack filling: Repairs the first sign of a crack. Cutd are made into the small cracks of your concrete and then filled with a self-leveling concrete urethane caulking.

Joint / Expansion Caulking: Urethane caulk is used in the joint to give the concrete the ability to expand and contract.

Patching: Repairs chipping or small areas of loose concrete. A common repair material used for this type of repair is Hydraulic Cement.

Grinding: Repairs two joining sections of concrete when one side is too high. This service grinds down the high side for a smooth transition.

Concrete Stabilization (a.k.a. Mud Jacking): Repairs uneven concrete when a side is too low or sinking. This stabilization service cored holes and a cementious slurry is pumped into the concrete to stabilize the concrete.

Sealing: A common problem with concrete due to the elements and age is corrosion. Sealing the surface blocks the pores in the concrete and forms a protective layer to prevent the absorption of water and salt into the concrete.

Power Washing: Cleaning extends the service life and beauty of your concrete.

Protective Coating: Chemical resistant, epoxy coatings, protects concrete from deterioration and provides an attractive finish.

Preventative maintenance is an ongoing process that needs regular monitoring. Concrete with large cracks or that has started crumbling may be in need of structural repair instead of preventative maintenance.

| Window/Door - Rep | airs & Replacements | - 2020 | |
|-------------------|----------------------------|-----------------------|---------------|
| | | 1 Total | @ \$25,000.00 |
| Asset ID | 1149 | Asset Cost | \$25,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$25,500.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$12,500.00 |
| Useful Life | 1 | - | |
| Adjustment | 1 | Annual Assessment | \$4,160.55 |
| Replacement Year | 2020 | Interest Contribution | \$233.25 |
| Remaining Life | 1 | Reserve Allocation | \$4,393.80 |
| | | | |



This line item is for the actual replacement of windows and exterior doors.

The set dollar amount is based on the estimated cost supplied to MCA by the client.

| Window/Door - Rep | airs & Replacements | - 2027 | |
|-------------------|----------------------------|---------------------------|--------------|
| | | 1 Total | @ \$5,000.00 |
| Asset ID | 1189 | Asset Cost | \$5,000.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$5,858.30 |
| Placed in Service | January 2018 | Assigned Reserves | none |
| Useful Life | 1 | | |
| Adjustment | 8 | Annual Assessment | \$226.16 |
| Replacement Year | 2027 | Interest Contribution | \$3.17 |
| Remaining Life | 8 | Reserve Allocation | \$229.33 |

This line item is for the actual replacement of windows and exterior doors.

| Window/Door - Rep | airs & Replacements, | 2019 - 2019 | |
|-------------------|----------------------|-----------------------|---------------|
| | | 1 Total | @ \$10,295.00 |
| Asset ID | 1192 | Asset Cost | \$10,295.00 |
| | | Percent Replacement | 100% |
| | Building Components | Future Cost | \$10,295.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$10,295.00 |
| Useful Life | 1 | - | |
| Replacement Year | 2019 | Annual Assessment | No Assessment |
| Remaining Life | 0 | Interest Contribution | \$0.00 |
| | | Reserve Allocation | |

This line item is for the actual replacement of windows and exterior doors.

| Building Components - Total Current Cost | \$875,267 |
|---|-----------|
| Assigned Reserves | \$48,058 |
| Fully Funded Reserves | \$597,820 |

| Drainage, Septic, & | Water Main - Repair | s & Replacements - 2019 | |
|---------------------|---------------------|---------------------------|---------------|
| | | 1 Total | @ \$14,000.00 |
| Asset ID | 1183 | Asset Cost | \$14,000.00 |
| | | Percent Replacement | 100% |
| | Grounds Components | Future Cost | \$14,000.00 |
| Placed in Service | January 2018 | Assigned Reserves | \$14,000.00 |
| Useful Life | 1 | | |
| Replacement Year | 2019 | Annual Assessment | \$4,632.56 |
| Remaining Life | 0 | Interest Contribution | \$64.86 |
| | | Reserve Allocation | \$4,697.42 |

The client has requested a line item set up to address needed drainage, septic, and water main issues.

The set dollar amount is based on the estimate supplied to MCA by the client.

| Casuada Lishting | 2027 | | |
|---------------------|--------------------|---------------------------|---------------|
| Grounds - Lignung - | 2037 | 1 Total | @ \$46,800.00 |
| Asset ID | 1090 | Asset Cost | \$46,800.00 |
| | | Percent Replacement | 100% |
| | Grounds Components | Future Cost | \$66,841.92 |
| Placed in Service | January 2012 | Assigned Reserves | none |
| Useful Life | 25 | - | |
| Replacement Year | 2037 | Annual Assessment | \$1,067.62 |
| Remaining Life | 18 | Interest Contribution | \$14.95 |
| - | | Reserve Allocation | \$1,082.57 |



This line item is for the complete replacement of the light pole, light fixture, and re-wiring.

39 - light poles w/fixture

| Grounds Components - Total Current Cost | \$60,800 |
|---|----------|
| Assigned Reserves | \$14,000 |
| Fully Funded Reserves | \$27,104 |

| Commonto | | | |
|-------------------|--------------|-----------------------|---------------|
| Comments | | 1 Comment | |
| Asset ID | 1119 | Asset Cost | |
| | | Percent Replacement | 100% |
| | Comments | Future Cost | |
| Placed in Service | January 2018 | Assigned Reserves | none |
| Useful Life | 1 | | |
| Replacement Year | 2019 | Annual Assessment | No Assessment |
| Remaining Life | 0 | Interest Contribution | \$0.00 |
| | | Reserve Allocation | |

Concrete - Concrete (All Areas) - Typically, budgeting for concrete repairs and/or replacements as a reserve component is excluded as it is anticipated that any repairs and/or replacements will be addressed immediately to avoid further damage and for safety concerns. Good maintenance would not allow the needs for repairs to accumulate to a point that the repairs would become a major expense. Minor repairs and/or area replacements, as needed, should be addressed immediately as a maintenance issue using the client's annual operational budget and/or reserve fund contingency funds. Should the client request, funding for concrete can be included.

Areas incuded but not limited to:

- Foundations/Walls

- Concrete Steps/walkways

Painting - Painting is not considered a reserve funding expense.

Pumps - Typically the replacement of pumps is done on an 'as-needed' basis when a pump fails. It is very difficult to determine the useful Life and/or Remaining Life of a pump.

Building Codes - A Reserve Study does not address building codes. Building codes are addressed by local, state, and Federal standards of building (Inspectors). Permits are required to build. All structures and provided services to the structures must be inspected and pass the building codes requirements.

| Comments - Total Current Cost | \$0 |
|--------------------------------------|------------|
| Assigned Reserves | \$0 |
| Fully Funded Reserves | \$0 |

Detail Report Summary

Total of All Assets

| Assigned Reserves | \$251,098.65 |
|---------------------|--------------|
| Annual Contribution | \$87,164.55 |
| Annual Interest | \$3,902.05 |
| Annual Allocation | \$91,066.60 |

Contingency at 1.00%

| Assigned Reserves | \$2,536.35 |
|---------------------|------------|
| Annual Contribution | \$880.45 |
| Annual Interest | \$39.41 |
| Annual Allocation | \$919.86 |

Grand Total

| \$253,635.00 |
|--------------|
| \$88,045.00 |
| \$3,941.47 |
| \$91,986.46 |
| |

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| 1194 | Roofs - Asphalt Shingle (Architectural), 2019 | 2019 | 2-44 |
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| | Total Funded Assets | 47 | |
| | Total Unfunded Assets | <u> 1</u> | |
| | Total Assets | 48 | |

Townhouse Sample MCA Funding Model Reserve Ending Balance Comparison Chart



The chart above compares the projected reserve ending balances of the funding models over the projected years.

Townhouse Sample MCA Funding Model Comparison by Percent Funded



The chart above compares the three funding models by the percentage fully funded over the projected years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Townhouse Sample MCA Funding Model Assessment Comparison Chart



The chart above compares the annual assessment of the tfunding models over the projected years.

Townhouse Sample MCA Asset Summary Report

| | Q | ~~ ~ ⁰ | * | ~ | ile, | and the second | Sallingo | i st | |
|--|-------|-------------------|---------|----|------|----------------|--------------|-----------------|------------|
| Description | Asser | Dar Service | Carer | S. | Agi | ي. م | Cor Contro S | , Open | Vill |
| Streets/Asphalt | | | | | | | | | |
| Asphalt Overlay - Driveway - Unit 1 | 1193 | 2029 | 10,000 | 30 | 0 | 10 | 12,190 | 1 @ | 10,000.00 |
| Asphalt Overlay - PUD Area, Replac | 1047 | 2042 | 686,790 | 30 | 0 | 23 | 1,082,9992 | 211320 <i>@</i> | 3.25 |
| Asphalt Overlay - The Barns Area, | 1191 | 2029 | 56,225 | 30 | 0 | 10 | 68,538 | 17300 <i>@</i> | 3.25 |
| Asphalt Overlay - The Barns Area, | 1120 | 2042 | 155,545 | 30 | 0 | 23 | 245,279 | 47860 @ | 3.25 |
| Roofing | | | | | | | | | |
| Roofs - Asphalt Shingle (Architectur | 1099 | 2024 | 54,900 | 30 | -5 | 5 | 60,614 | 1@ | 54,900.00 |
| Roofs - Asphalt Shingle (Architectur | 1121 | 2030 | 43,650 | 30 | 0 | 11 | 54,273 | 1@ | 43,650.00 |
| Roofs - Asphalt Shingle (Architectur | 1129 | 2031 | 62,100 | 30 | 0 | 12 | 78,758 | 1@ | 62,100.00 |
| Roofs - Asphalt Shingle (Architectur | 1126 | 2032 | 16,200 | 30 | 0 | 13 | 20,956 | 1@ | 16,200.00 |
| Roofs - Asphalt Shingle (Architectur | 1133 | 2033 | 83,700 | 30 | 0 | 14 | 110,440 | 1@ | 83,700.00 |
| Roofs - Asphalt Shingle (Architectur | 1131 | 2034 | 49,500 | 30 | 0 | 15 | 66,620 | 1@ | 49,500.00 |
| Roofs - Asphalt Shingle (Architectur | 1128 | 2035 | 130,950 | 30 | 0 | 16 | 179,766 | 1@ | 130,950.00 |
| Roofs - Asphalt Shingle (Architectur | 1130 | 2036 | 77,400 | 30 | 0 | 17 | 108,379 | 1@ | 77,400.00 |
| Roofs - Asphalt Shingle (Architectur | 1123 | 2037 | 58,950 | 30 | 0 | 18 | 84,195 | 1@ | 58,950.00 |
| Roofs - Asphalt Shingle (Architectur | 1127 | 2038 | 98,550 | 30 | 0 | 19 | 143,569 | 1@ | 98,550.00 |
| Roofs - Asphalt Shingle (Architectur | 1124 | 2039 | 94,950 | 30 | 0 | 20 | 141,091 | 1@ | 94,950.00 |
| Roofs - Asphalt Shingle (Architectur | 1125 | 2040 | 36,000 | 30 | 0 | 21 | 54,564 | 1@ | 36,000.00 |
| Roofs - Asphalt Shingle (Architectur. | 1132 | 2041 | 49,950 | 30 | 0 | 22 | 77,222 | 1@ | 49,950.00 |
| Roofs - Asphalt Shingle (Architectur | 1122 | 2042 | 18,900 | 30 | 0 | 23 | 29,803 | 1 @ | 18,900.00 |
| Roofs - Asphalt Shingle (Architectur | 1135 | 2044 | 26,550 | 30 | 0 | 25 | 43,558 | 1 @ | 26,550.00 |
| Roofs - Asphalt Shingle (Architectur | 1134 | 2045 | 21,600 | 30 | 0 | 26 | 36,146 | 1 @ | 21,600.00 |
| Roofs - Asphalt Shingle (Architectur | 1136 | 2048 | 27,900 | 30 | 0 | 29 | 49,546 | 1 @ | 27,900.00 |
| Roofs - Asphalt Shingle (Architectur | 1194 | 2019 | 30,150 | 30 | 0 | 0 | 30,150 | 1 @ | 30,150.00 |
| Roofs - Asphalt Shingle (Architectur | 1139 | 2020 | 63,450 | 30 | 5 | 1 | 64,719 | 1 @ | 63,450.00 |
| Roofs - Asphalt Shingle (Architectur | 1137 | 2021 | 17,100 | 30 | 6 | 2 | 17,791 | 1 @ | 17,100.00 |
| Roofs - Asphalt Shingle (Architectur | 1141 | 2022 | 22,500 | 30 | 7 | 3 | 23,877 | 1 @ | 22,500.00 |
| Roofs - Asphalt Shingle (Architectur | 1140 | 2023 | 18,450 | 30 | 8 | 4 | 19,971 | 1 @ | 18,450.00 |
| Roofs - Asphalt Shingle (Architectur | 1138 | 2035 | 29,250 | 30 | 0 | 16 | 40,154 | 1 @ | 29,250.00 |
| Building Components | | | | | | | | | |
| Chimney Cap & Cupola - Repairs & | 1180 | 2020 | 2,500 | 2 | 0 | 1 | 2,550 | 1 @ | 2,500.00 |
| Deck, Stairway, & Landing - (The B. | 1184 | 2025 | 39,735 | 30 | 0 | 6 | 44,748 | 1 @ | 158,940.00 |
| Deck, Stairway, & Landing - (The B | 1186 | 2026 | 39,735 | 30 | 1 | 7 | 45,643 | 1 @ | 158,940.00 |
| Deck, Stairway, & Landing - (The B | 1187 | 2027 | 39,735 | 30 | 2 | 8 | 46,556 | 1 @ | 158,940.00 |
| Deck, Stairway, & Landing - (The B | 1188 | 2028 | 39,735 | 30 | 3 | 9 | 47,487 | 1 @ | 158,940.00 |
| Garage Door - Replacements | 1156 | 2020 | 3,400 | 1 | 1 | 1 | 3,468 | 1 @ | 3,400.00 |
| Garage Door - Replacements, 2019 | 1195 | 2019 | 5,100 | 1 | 0 | 0 | 5,100 | 1 @ | 5,100.00 |
| Gates, Fencing, & Retaining Wall | 1181 | 2020 | 5.000 | 2 | 0 | 1 | 5.100 | 1 @ | 5,000.00 |
| Gutter & Downspout - Replacements | 1161 | 2031 | 162,972 | 30 | 1 | 12 | 206,688 | 1 @ | 162,972.00 |
| Gutter & Downspout - Replacements | 1160 | 2041 | 87,060 | 30 | 0 | 22 | 134,593 | 1 @ | 87,060.00 |
| Septic System - Upgrades, 2027 | 1150 | 2027 | 100,000 | 30 | 12 | 8 | 117,166 | 1 @ | 100,000.00 |
| Septic System - Upgrades, 2028 | 1158 | 2028 | 100,000 | 30 | 13 | 9 | 119,509 | 1 @ | 100,000.00 |

Townhouse Sample MCA Asset Summary Report

| Description | Asser D | Sent Sent | Contraction of | C. Section | Adi Ili | A Contraction | AND FUNCOS | Contraction | J'AN OS |
|------------------------------------|---------|-----------|----------------|---------------|---------|---------------|------------|-------------|------------|
| Building Components continued | | | | | | | | | |
| Septic System - Upgrades, 2029 | 1159 | 2029 | 200,000 | 30 | 14 | 10 | 243,799 | 1 @ | 200,000.00 |
| Siding/Trim - Maintenance/Replace | 1190 | 2019 | | 1 | 0 | 0 | | 1 @ | |
| Walkway, Patio, & Terrace - Repair | 1182 | 2020 | 10,000 | 2 | 0 | 1 | 10,200 | 1 @ | 10,000.00 |
| Window/Door - Repairs & Replacem | 1149 | 2020 | 25,000 | 1 | 1 | 1 | 25,500 | 1 @ | 25,000.00 |
| Window/Door - Repairs & Replacem | 1189 | 2027 | 5,000 | 1 | 8 | 8 | 5,858 | 1@ | 5,000.00 |
| Window/Door - Repairs & Replacem | 1192 | 2019 | 10,295 | 1 | 0 | 0 | 10,295 | 1@ | 10,295.00 |
| Grounds Components | | | | | | | | | |
| Drainage, Septic, & Water Main - R | 1183 | 2019 | 14,000 | 1 | 0 | 0 | 14,000 | 1 @ | 14,000.00 |
| Grounds - Lighting | 1090 | 2037 | 46,800 | 25 | 0 | 18 | 66,842 | 1 @ | 46,800.00 |
| Comments | | | | | | | | | |

Comments

1119 Unfunded