

### Initial Capital Reserve Funding Information provided by the Association and agreed Forecasting Assumptions

# Organization: Address:

### **Highlands Condominium Association**

| 3  | Number of Units                              | 46                     |
|----|--|------------------------|
| 4  | Age of Building (in years)                   | 32                     |
| 5a | Study Period (in years)                      | 30                     |
| 5b | Normal Fiscal Year starts:                   | <b>January 1, 2016</b> |
| 5c | Partial Fiscal Year starts:                  | November 1, 2016       |
| 5d | Partial Year Length:                         | 2 months               |
| 6  | Site Inspection Date                         | September 21, 2016     |
| 7  | Reserve Funds at start                       | \$46,725               |
| 8  | Rate of Return on invested Reserve Funds (%) | 0.01%                  |
| 9  | Inflation Rate (%)                           | 2.00%                  |
| 10 | Initial Minimum Threshold                    | \$10,000               |
| 11 |  |                        |
| 12 |  |                        |
| 13 |  |                        |

|                                      | Total/Month | Total Annual | Per Unit/Month | Per Unit/Year | S         | pecial Assessment | s        |
|--------------------------------------|-------------|--------------|----------------|---------------|-----------|-------------------|----------|
| Res. Fund Contrib. (First Year)      | \$1,150     | \$2,300      | \$25.00        | \$50.00       | Years Out | Total/Year        | Per Unit |
| Res. Fund Contrib. (Remaining Years) | \$1,150     | \$13,800     | \$25.00        | \$300.00      |           |                   |          |
| -                                    |             |              |                |               |           |                   |          |
|                                      |             |              |                |               |           |                   |          |
|                                      |             |              |                |               |           |                   |          |
|                                      |             |              |                |               |           |                   |          |

Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves in Year One Increases of \$368 per Month in years 4 and 8 required to maintain positive minimum threshold balances throughout the Planning Period



#### Highlands Condominium Association 1 Organization: 2 Address: 0

| 2 Number of Units                  | Number of Units 46 |                     |                      |                     |                     |                      |                                       |                       |                        | Total Annual       | Per Unit/Month      | Por Unit/Voor       | S.                  | ecial Assessment    | e                  |
|------------------------------------|--------------------|---------------------|----------------------|---------------------|---------------------|----------------------|---------------------------------------|-----------------------|------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
| 4 Age of Building (in years)       |                    |                     |                      | 32                  |                     | Res. Fund Con        |                                       | r)                    | Total/Month<br>\$1,150 | \$2,300            | \$25.00             | \$50.00             | Years Out           | Total/Year          | Per Unit           |
| 5a Study Period (in years)         |                    |                     |                      | 30                  |                     | Res. Fund Con        | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 2                     | \$1,150                | \$13,800           | \$25.00             | \$300.00            |                     |                     |                    |
| 5b Normal Fiscal Year starts:      |                    |                     | Jan                  | uary 1, 2016        |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 5c Partial Fiscal Year starts:     |                    |                     | Nove                 | mber 1. 2016        |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 5d Partial Year Length:            |                    |                     |                      | 2 months            |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 6 Site Inspection Date             |                    |                     | Septem               | ber 21, 2016        |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 7 Reserve Funds at start           |                    |                     |                      | \$46,725            |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 8 Rate of Return on invested Reser | rve Funds (%)      |                     |                      | 0.01%               |                     | ALTERNATI            | VE 1                                  |                       | Total/Month            | Total Annual       | Per Unit/Month      | Per Unit/Year       | SI                  | oecial Assessment   | s                  |
| 9 Inflation Rate (%)               |                    |                     |                      | 2.00%               |                     | Monthly Amou         | nt, (First Year)                      |                       | \$1,656                | \$19,872           | \$36.00             | \$432.00            | Years Out           | Total/Year          | Per Unit           |
| 10 Yearly Threshold                |                    |                     |                      | \$10,000            |                     | Monthly Amou         | nt, (Last Year)                       |                       | \$2,392                | \$28,704           | \$52.00             | \$624.00            |                     |                     |                    |
| 11                                 |                    |                     |                      |                     |                     | -                    |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 12                                 |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| 13                                 |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
|                                    |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
|                                    |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| Fiscal Years:                      |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| Normal: Jan 2016                   | 2016               | 2017                | 2018                 | 2019                | 2020                | 2021                 | 2022                                  | 2023                  | 2024                   | 2025               | 2026                | 2027                | 2028                | 2029                | 2030               |
| Partial: Nov 2016 (2 months)       | 1                  | 2                   | 3                    | 4                   | 5                   | 6                    | 7                                     | 8                     | 9                      | 10                 | 11                  | 12                  | 13                  | 14                  | 15                 |
| Beginning Reserve Fund Balance:    | \$46,725           | \$50,041            | \$66,767             | \$86,645            | \$94,974            | \$113,809            | \$123,995                             | \$69,970              | \$91,393               | \$117,646          | \$59,242            | \$60,817            | \$86,917            | \$115,630           | \$132,727          |
| Revenue:                           | \$3,312            | \$19,872            | \$19.872             | \$19,872            | \$24,288            | \$24,288             | \$24,288                              | \$24,288              | \$28,704               | \$28,704           | \$28,704            | \$28,704            | \$28,704            | \$28,704            | \$28,704           |
| Special Assessments:               | \$5,512            | \$15,872            | \$19,872             | \$19,872            | \$24,288            | \$24,200             | \$24,288                              | \$24,288<br>\$0       | \$20,704               | \$20,704           | \$20,704            | \$20,704            | \$20,704            | \$20,704            | \$20,704           |
| Investment Earnings:               | \$4                | \$5                 | \$0<br>\$7           | \$8                 | \$0<br>\$9          | \$10                 | \$6<br>\$6                            | \$0<br>\$7            | \$0<br>\$9             | \$0<br>\$5         | \$5                 | \$0<br>\$7          | \$9                 | \$11                | \$1                |
| Capital Expenditures:              | \$4<br>\$0         | \$3,152             | \$0                  | \$11,551            | \$5,462             | \$14,111             | \$78,319                              | \$2,872               | \$2,460                | \$87,113           | \$27,134            | \$2,611             | \$0<br>\$0          | \$11,618            | \$148,315          |
| Ending Reserve Balance:            | \$50,041           | \$66,767            | \$86.645             | \$94,974            | \$113,809           | \$123,995            | \$69,970                              | \$91,393              | \$117,646              | \$59,242           | \$60,817            | \$86,917            | \$115,630           | \$132,727           | \$13,117           |
| Percent Funded:                    | 41.15%             | 46.75%              | 53.83%               | 52.13%              | 59.11%              | 59.41%               | 32.22%                                | 54.13%                | 62.73%                 | 28.66%             | 39.23%              | 56.45%              | 66.80%              | 68.30%              | 6.35%              |
| Special Assessment Cost per Unit:  | \$0                | \$0                 | \$0                  | \$0                 | \$0                 | \$0                  | \$0                                   | \$0                   | \$0                    | 20.00%             | \$0                 | \$0                 | \$0                 | \$0                 | \$0                |
| Special Assessment cost per onit.  | 40                 | 40                  | \$0                  | ψŪ                  | <b>4</b> 0          | <b>\$</b> 0          | 40                                    | ψŪ                    | 40                     | 40                 | <b>\$</b> 0         | ψυ                  | ψυ                  | ψŪ                  | \$0                |
|                                    |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| Fiscal Years:                      |                    |                     |                      |                     |                     |                      |                                       |                       |                        |                    |                     |                     |                     |                     |                    |
| Normal: Jan 2016                   | 2031               | 2032                | 2033                 | 2034                | 2035                | 2036                 | 2037                                  | 2038                  | 2039                   | 2040               | 2041                | 2042                | 2043                | 2044                | 2045               |
| Partial: Nov 2016 (2 months)       | 16                 | 17                  | 18                   | 19                  | 20                  | 21                   | 22                                    | 23                    | 24                     | 25                 | 26                  | 27                  | 28                  | 29                  | 30                 |
| Beginning Reserve Fund Balance:    | \$13.117           | \$33,749            | \$56,902             | \$85.613            | \$114.326           | \$141.949            | \$161,247                             | \$160,256             | \$84,472               | \$60.241           | \$38.121            | \$58.053            | \$85,759            | \$113,278           | \$134.033          |
| Revenue:                           | \$13,117           | \$28,704            | \$38,902<br>\$28,704 | \$28,704            | \$114,320           | \$28,704             | \$28,704                              | \$28,704              | \$84,472<br>\$28,704   | \$28,704           | \$28,704            | \$28,033            | \$28,704            | \$113,278           | \$134,033          |
| Special Assessments:               | \$28,704<br>\$0    | \$28,704<br>\$0     | \$28,704<br>\$0      | \$28,704<br>\$0     | \$28,704<br>\$0     | \$28,704<br>\$0      | \$28,704<br>\$0                       | \$28,704<br>\$0       | \$28,704<br>\$0        | \$28,704<br>\$0    | \$28,704<br>\$0     | \$28,704<br>\$0     | \$28,704<br>\$0     | \$28,704<br>\$0     | \$28,704<br>\$0    |
| Investment Earnings:               | \$0<br>\$3         | \$0<br>\$5          | \$0<br>\$7           | \$0<br>\$9          | \$0<br>\$11         | \$0<br>\$13          | \$0<br>\$13                           | \$0<br>\$7            | \$0<br>\$5             | \$0<br>\$3         | \$0<br>\$5          | \$0<br>\$7          | \$0<br>\$9          | \$0<br>\$11         | \$0<br>\$4         |
| Capital Expenditures:              | \$3<br>\$8,075     | \$5<br>\$5,555      | \$7<br>\$0           | \$9<br>\$0          | \$11<br>\$1.093     | \$13<br>\$9,418      | \$13<br>\$29,709                      | \$7<br>\$104,495      | \$5<br>\$52,940        | مە<br>\$50,827     | \$5<br>\$8,777      | \$7<br>\$1,004      | \$9<br>\$1,195      | \$11<br>\$7,959     | \$4<br>\$108,794   |
| Ending Reserve Balance:            | \$8,075            | \$5,555<br>\$56,902 | \$0<br>\$85.613      | \$0<br>\$114.326    | \$1,095             | \$9,418<br>\$161,247 | \$29,709<br>\$160,256                 | \$104,495<br>\$84,472 | \$52,940<br>\$60,241   | \$30,827           | \$8,777<br>\$58,053 | \$1,004<br>\$85,759 | \$1,195             | \$1,959             | \$108,794          |
| Percent Funded:                    | \$33,749<br>29.25% | \$56,902<br>42.12%  | \$85,613<br>54,76%   | \$114,326<br>64.39% | \$141,949<br>71.41% | \$161,247<br>75.08%  | \$160,256<br>69,44%                   | \$84,472<br>35.09%    | \$60,241<br>23,22%     | \$38,121<br>15.43% | \$58,053<br>24,89%  | \$85,759<br>33.23%  | \$113,278<br>42.00% | \$134,033<br>46,72% | \$53,948<br>21.61% |
|                                    | 29.25%<br>\$0      | 42.12%<br>\$0       | 54.76%<br>\$0        | 64.39%<br>\$0       | /1.41%              | /5.08%               | 69.44%<br>\$0                         | 35.09%<br>\$0         | 23.22%<br>\$0          | 15.43%             | 24.89%<br>\$0       | 33.23%<br>\$0       | 42.00%<br>\$0       | 40.72%<br>\$0       | 21.61%<br>\$0      |
| Special Assessment Cost per Unit:  | \$0                | 20                  | 20                   | \$0                 | \$0                 | 20                   | 20                                    | 20                    | \$0                    | \$0                | \$0                 | \$0                 | \$0                 | 20                  | \$0                |

### Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain minimum threshold balances throughout the Planning Period



General Information:

Organization:
 Address:

### Highlands Condominium Association

| 3 Number of Units   |   |  |   |  |   | CURRENT FU  |  |  | Total/Month  | Total Annual   | Per Unit/Month  | Per Unit/Year  | Sp  | oecial Assessment  | s   |
|---|---|--|---|--|---|---|--|--|--|--|---|--|---|--|---|
| 5d Partial Year Length:   |   |  | 32<br>30<br>January 1, 2016<br>November 1, 2016<br>2 months<br>September 21, 2016<br>\$46,725<br>0.01%<br>2.00%<br>\$10,000 |  |   | Res. Fund Contrib. (First Year)         Res. Fund Contrib. (Remaining Years)         ALTERNATIVE 2         Monthly Amount, (First Year)         Monthly Amount, (Last Year) |  |  | \$1,150<br>\$1,150<br>Total/Month<br>\$1,610<br>\$2,645<br>18.00%            | \$2,300<br>\$13,800<br>Total Annual<br>\$19,320<br>\$31,743                  | \$25.00<br>\$25.00<br>Per Unit/Month<br>\$35.00<br>\$57.51                  | \$50.00<br>\$300.00<br>Per Unit/Year<br>\$420.00<br>\$690.07               | Years Out   | Total/Year<br>pecial Assessment<br>Total/Year                                  | Per Unit  |
| Fiscal Years:<br>Normal: Jan 2016<br>Partial: Nov 2016 (2 months)   | 2016<br>1   | 2017<br>2  | 2018<br>3   | 2019<br>4  | 2020<br>5   | 2021<br>6   | 2022<br>7  | 2023<br>8  | 2024<br>9  | 2025<br>10   | 2026<br>11  | 2027<br>12   | 2028<br>13  | 2029<br>14   | 2030<br>15  |
| Beginning Reserve Fund Balance:<br>Revenue:<br>Special Assessments:<br>Investment Earnings:<br>Capital Expenditures:<br>Ending Reserve Balance:<br>Percent Funded:<br>Special Assessment Cost per Unit: | \$46,725<br>\$3,220<br>\$0<br>\$4<br>\$0<br>\$49,949<br>41.08%<br>\$0     | \$49,949<br>\$19,320<br>\$0<br>\$5<br>\$3,152<br>\$66,122<br>46.30%<br>\$0 | \$66,122<br>\$19,320<br>\$0<br>\$7<br>\$0<br>\$85,449<br>53.09%<br>\$0  | \$85,449<br>\$19,320<br>\$0<br>\$11,551<br>\$93,226<br>51.17%<br>\$0     | \$93,226<br>\$22,798<br>\$0<br>\$5,462<br>\$110,570<br>57.43%<br>\$0          | \$110,570<br>\$22,798<br>\$0<br>\$10<br>\$14,111<br>\$119,265<br>57.15%<br>\$0  | \$119,265<br>\$22,798<br>\$0<br>\$5<br>\$78,319<br>\$63,749<br>29.36%<br>\$0   | \$63,749<br>\$22,798<br>\$0<br>\$7<br>\$2,872<br>\$83,682<br>49.57%<br>\$0     | \$83,682<br>\$26,901<br>\$0<br>\$9<br>\$2,460<br>\$108,131<br>57.65%<br>\$0  | \$108,131<br>\$26,901<br>\$0<br>\$4<br>\$87,113<br>\$47,923<br>23.19%<br>\$0 | \$47,923<br>\$26,901<br>\$0<br>\$4<br>\$27,134<br>\$47,694<br>30.77%<br>\$0 | \$47,694<br>\$26,901<br>\$0<br>\$6<br>\$2,611<br>\$71,990<br>46.75%<br>\$0 | \$71,990<br>\$31,743<br>\$0<br>\$8<br>\$0<br>\$103,741<br>59.93%<br>\$0       | \$103,741<br>\$31,743<br>\$0<br>\$10<br>\$11,618<br>\$123,877<br>63.75%<br>\$0 | \$123,877<br>\$31,743<br>\$0<br>\$1<br>\$148,315<br>\$7,306<br>3.54%<br>\$0   |
| Fiscal Years:<br>Normal: Jan 2016<br>Partial: Nov 2016 (2 months)   | 2031<br>16  | 2032<br>17   | 2033<br>18  | 2034<br>19   | 2035<br>20  | 2036<br>21  | 2037<br>22   | 2038<br>23   | 2039<br>24   | 2040<br>25   | 2041<br>26  | 2042<br>27   | 2043<br>28  | 2044<br>29   | 2045<br>30  |
| Beginning Reserve Fund Balance:<br>Revenue:<br>Special Assessments:<br>Investment Earnings:<br>Capital Expenditures:<br>Ending Reserve Balance:<br>Percent Funded:<br>Special Assessment Cost per Unit: | \$7,306<br>\$31,743<br>\$0<br>\$2<br>\$8,075<br>\$30,977<br>26.85%<br>\$0 | \$30,977<br>\$31,743<br>\$0<br>\$5<br>\$5,555<br>\$57,170<br>42.31%<br>\$0 | \$57,170<br>\$31,743<br>\$0<br>\$7<br>\$0<br>\$88,920<br>56.88%<br>\$0  | \$88,920<br>\$31,743<br>\$0<br>\$10<br>\$0<br>\$120,673<br>67.96%<br>\$0 | \$120,673<br>\$31,743<br>\$0<br>\$12<br>\$1,093<br>\$151,336<br>76.13%<br>\$0 | \$151,336<br>\$31,743<br>\$0<br>\$14<br>\$9,418<br>\$173,675<br>80.87%<br>\$0   | \$173,675<br>\$31,743<br>\$0<br>\$14<br>\$29,709<br>\$175,724<br>76.14%<br>\$0 | \$175,724<br>\$31,743<br>\$0<br>\$8<br>\$104,495<br>\$102,981<br>42.78%<br>\$0 | \$102,981<br>\$31,743<br>\$0<br>\$7<br>\$52,940<br>\$81,791<br>31.53%<br>\$0 | \$81,791<br>\$31,743<br>\$0<br>\$5<br>\$50,827<br>\$62,713<br>25.38%<br>\$0  | \$62,713<br>\$31,743<br>\$0<br>\$7<br>\$8,777<br>\$85,686<br>36,74%<br>\$0  | \$85,686<br>\$31,743<br>\$0<br>\$1,004<br>\$116,434<br>45,12%<br>\$0       | \$116,434<br>\$31,743<br>\$0<br>\$12<br>\$1,195<br>\$146,995<br>54.50%<br>\$0 | \$146,995<br>\$31,743<br>\$0<br>\$14<br>\$7,959<br>\$170,793<br>59.53%<br>\$0  | \$170,793<br>\$31,743<br>\$0<br>\$7<br>\$108,794<br>\$93,750<br>37.56%<br>\$0 |

### Alternate Funding Plan No. 3 - Maintain current contribution rate with 3 special assessments in years 1, 10, and 20 required to maintain Minimum Threshold Balances throughout the Planning Period

**Highlands Condominium Association** 1 Organization:

2 Address:

| <ul> <li>Number of Units</li> <li>Age of Building (in years)</li> <li>Study Period (in years)</li> <li>Normal Fiscal Year starts:</li> <li>Partial Fiscal Year starts:</li> <li>Partial Year Length:</li> <li>Site Inspection Date</li> <li>Reserve Funds at start</li> <li>Rate of Return on invested Rese</li> <li>Inflation Rate (%)</li> <li>Yearly Threshold</li> </ul> | Age of Building (in years)32Study Period (in years)30Normal Fiscal Year starts:January 1, 2016Partial Fiscal Year starts:November 1, 2016Partial Year Length:2 monthsSite Inspection DateSeptember 21, 2016Reserve Funds at start\$46,725Rate of Return on invested Reserve Funds (%)0.01%Inflation Rate (%)2.00% |   |   |  |   | CURRENT FU<br>Res. Fund Cont<br>Res. Fund Cont<br>ALTERNATT<br>Monthly Amou<br>Monthly Amou | rib. (First Year<br>rib. (Remaining<br>VE 3<br>nt, (First Year).               | g Years)  | Total/Month<br>\$1,150<br>\$1,150<br>Total/Month<br>\$1,150<br>\$1,150 | Total Annual<br>\$2,300<br>\$13,800<br>Total Annual<br>\$13,800<br>\$13,800              | \$25.00<br>\$25.00   | Per Unit/Year<br>\$50.00<br>\$300.00<br>Per Unit/Year<br>\$300.00<br>\$300.00  | Years Out<br>Years Out<br>Years Out<br>1<br>10                             | pecial Assessment<br>Total/Year<br>pecial Assessment<br>Total/Year<br>75,000.00<br>125,000.00 | Per Unit<br>s Per Unit<br>1,630.43<br>2,717.39                                |
|--|---|---|---|--|---|---|--|---|--|--|--|--|--|---|---|
| 12<br>13<br>Fiscal Years:<br>Normal: Jan 2016  | 2016  | 2017  | 2018  | 2019   | 2020  | 2021  | 2022   | 2023  | 0.00%  | 2025   | 2026   | 2027   | 20   | 2029  | 2,717.39  |
| Partial: Nov 2016 (2 months)   | 1   | 2   | 3   | 4  | 5   | 6   | 7  | 8   | 9  | 10   | 11   | 12   | 13   | 14  | 15  |
| Beginning Reserve Fund Balance:<br>Revenue:<br>Special Assessments:<br>Investment Earnings:<br>Capital Expenditures:<br>Ending Reserve Balance:<br>Percent Funded:<br>Special Assessment Cost per Unit:  | \$46,725<br>\$2,300<br>\$75,000<br>\$10<br>\$0<br>\$124,035<br>102.00%<br>\$1,630   | \$124,035<br>\$13,800<br>\$0<br>\$11<br>\$3,152<br>\$134,694<br>94.31%<br>\$0 | \$134,694<br>\$13,800<br>\$0<br>\$12<br>\$0<br>\$148,506<br>92.26%<br>\$0 | \$148,506<br>\$13,800<br>\$0<br>\$12<br>\$11,551<br>\$150,767<br>82.75%<br>\$0 | \$150,767<br>\$13,800<br>\$10<br>\$5,462<br>\$159,117<br>\$2.65%<br>\$0                 | \$159,117<br>\$13,800<br>\$13<br>\$14,111<br>\$158,818<br>76.10%<br>\$0                     | \$158,818<br>\$13,800<br>\$0<br>\$8<br>\$78,319<br>\$94,307<br>43.43%<br>\$0   | \$94,307<br>\$13,800<br>\$8<br>\$2,872<br>\$105,244<br>62.34%<br>\$0            | \$105,244<br>\$13,800<br>\$0<br>\$2,460<br>\$116,593<br>62.17%<br>\$0  | \$116,593<br>\$13,800<br>\$125,000<br>\$13<br>\$87,113<br>\$168,293<br>81,43%<br>\$2,717 | \$168,293<br>\$13,800<br>\$0<br>\$12<br>\$27,134<br>\$154,971<br>99,98%<br>\$0 | \$154,971<br>\$13,800<br>\$0<br>\$13<br>\$2,611<br>\$166,173<br>107.92%<br>\$0 | \$166,173<br>\$13,800<br>\$0<br>\$14<br>\$0<br>\$179,988<br>103.98%<br>\$0 | \$179,988<br>\$13,800<br>\$0<br>\$15<br>\$11,618<br>\$182,184<br>93.75%<br>\$0                | \$182,184<br>\$13,800<br>\$0<br>\$4<br>\$148,315<br>\$47,674<br>23.08%<br>\$0 |
| Fiscal Years:<br>Normal: Jan 2016<br>Partial: Nov 2016 (2 months)  | 2031<br>16  | 2032<br>17  | 2033<br>18  | 2034<br>19   | 2035<br>20  | 2036<br>21  | 2037<br>22   | 2038<br>23  | 2039<br>24   | 2040<br>25   | 2041<br>26   | 2042<br>27   | 2043<br>28   | 2044<br>29  | 2045<br>30  |
| Beginning Reserve Fund Balance:<br>Revenue:<br>Special Assessments:<br>Investment Earnings:<br>Capital Expenditures:<br>Ending Reserve Balance:<br>Percent Funded:<br>Special Assessment Cost per Unit:  | \$47,674<br>\$13,800<br>\$4<br>\$8,075<br>\$53,403<br>46.28%<br>\$0   | \$53,403<br>\$13,800<br>\$5<br>\$5,555<br>\$61,653<br>45.63%<br>\$0           | \$61,653<br>\$13,800<br>\$6<br>\$0<br>\$75,459<br>48.27%<br>\$0           | \$75,459<br>\$13,800<br>\$0<br>\$7<br>\$0<br>\$89,266<br>50.27%<br>\$0         | \$89,266<br>\$13,800<br>\$125,000<br>\$18<br>\$1,093<br>\$226,991<br>114.19%<br>\$2,717 | \$226,991<br>\$13,800<br>\$19<br>\$9,418<br>\$231,392<br>107.74%<br>\$0                     | \$231,392<br>\$13,800<br>\$0<br>\$17<br>\$29,709<br>\$215,500<br>93.37%<br>\$0 | \$215,500<br>\$13,800<br>\$0<br>\$10<br>\$104,495<br>\$124,815<br>51.85%<br>\$0 | \$124,815<br>\$13,800<br>\$0<br>\$52,940<br>\$85,683<br>33.03%<br>\$0  | \$85,683<br>\$13,800<br>\$0<br>\$4<br>\$50,827<br>\$48,660<br>19.69%<br>\$0              | \$48,660<br>\$13,800<br>\$4<br>\$8,777<br>\$53,687<br>23.02%<br>\$0            | \$53,687<br>\$13,800<br>\$5<br>\$1,004<br>\$66,488<br>25.76%<br>\$0            | \$66,488<br>\$13,800<br>\$6<br>\$1,195<br>\$79,100<br>29,33%<br>\$0        | \$79,100<br>\$13,800<br>\$7<br>\$7,959<br>\$84,947<br>29.61%<br>\$0                           | \$84,947<br>\$13,800<br>\$0<br>\$108,794<br>(\$10,046)<br>-4.02%<br>\$0       |

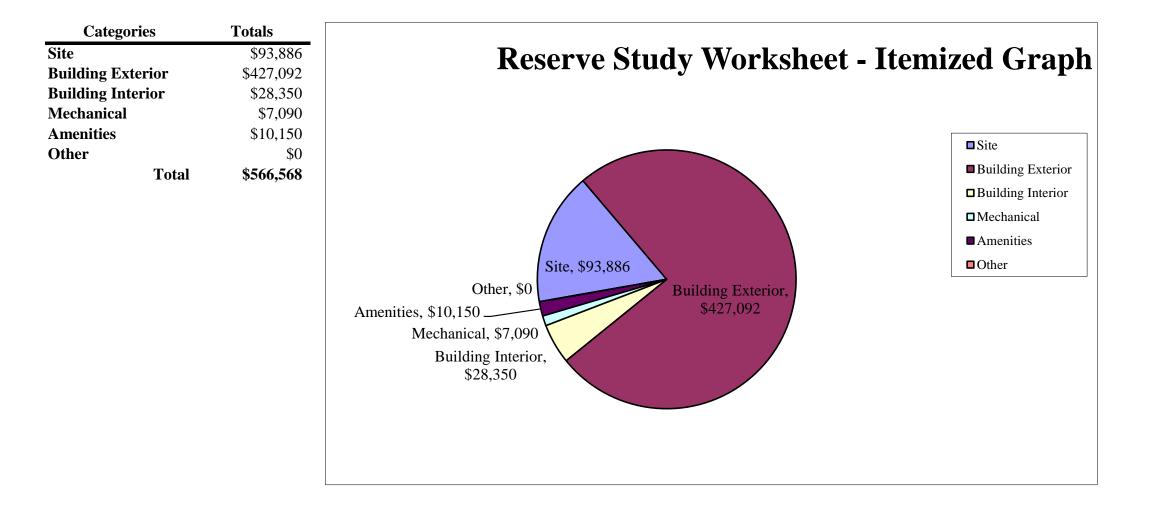


# **Common Component Inventory and Capital Expenditure Planning**



| Let<br>Light Light<br>To be ReplacedQuart<br>Quart<br>UnitVerse<br>VerseVerse<br>VerseWerseFull<br>WerseFull<br>RequiredPlanning<br>RequiredPlanning<br>NotesSite  |                                     |            |             |             | Expected |           |          |               |             | © Criterium Engineers 200       |
|--|-------------------------------------|------------|-------------|-------------|----------|-----------|----------|---------------|-------------|---------------------------------|
| Capital Item<br>To Be ReplacedQuantive<br>Unit CostCapEx<br>Budget(or Frequency<br>YearsVsersMothlyAnnualRequire<br>BalanceFunding<br>BalancePlanning<br>NotesSiteAsphalt-scal/stripe $22,480$ SF $50.18$ $54,046.40$ $6$ $4$ $573.50$ $5882.03$ $51,348.80$ Local contractorAsphalt-scal/stripe $22,480$ SF $51.40$ $531.472.00$ $202$ $23$ $512.060$ $51,447.22$ $(54,720.80)$ Published cost (Olympia)Concrete flatwork repair- $5\%$ of total $22,480$ SF $5.58$ $51,138.32$ $200$ $33$ $5185.49$ $52,225.92$ $59,583.00$ HomewyseFence, wood and latice-replace $160$ LF $22$ $53,200.00$ $40$ $21$ $51.42$ $51,72.00$ HomewyseMonument repair allowance $1$ Lot $2000$ $52,000.00$ $5$ $533.33$ $5400.00$ Engineer's estimateIandscaping-major repair allowance $1$ Lot $750$ $575.00$ $20$ $5$ $57.77.0$ $573.05.00$ Engineer's estimateBulding Exterior $10$ Lot $12275$ $512,77.00$ $25$ $10$ $573.125$ Engineer's estimateRoofs, shingle mansard-replace $132$ Sq $537.00$ $540$ $25$ $443.49.22$ $52,72.97.60$ RS MeansRoofs, shingle mansard-replace $132$ Sq $549.600$ $25$ $44$ $51.352$ $536.00.0$ RS MeansRoofs, shingle mansard-seal  |                                     |            |             |             | -        | Remaining | r        |               | Full        |                                 |
| To Be Replaced         Count Units         Unit cost         Budget         Years         Years         Monthly         Annual         Balance         Notes           Site  | Canital Itam                        | Quantity   |             | ConFy       |          | -         |          | ding Required |             | Planning                        |
| Site         Asphalt-seal/stripe         22,480         SF         \$0.18         \$4,046.40         6         4         \$73.50         \$882.03         \$1,348.80         Local contractor           Asphalt-seal/stripe         22,480         SF         \$1.40         \$31,472.00         20         23         \$120.60         \$1,447.22         \$(4,720.80)         Published cost (Olympia)           Concrete flatwork repair-5% of total         204         SF         5.58         \$1,138.32         10         10         \$9.49         \$113.83         \$0.00         RS Means           Fence, wood and lattice-replace         370         LF         28         \$10,360.00         40         3         \$185.49         \$2,225.92         \$9,583.00         Homewyse           Fence, chain link-replace         160         LF         22         \$3,520.00         40         21         \$11.42         \$137.03         \$1,672.00         Homewyse           Monument repair allowance         1         Lot         1000         \$2,000.00         5         \$33.33         \$400.00         \$0.00         Engineer's estimate           Ladscaping-major repair allowance         1         Lot         750         \$750.00         40         \$39.08         \$49.0.02         \$731.25 <th></th> <th>· ·</th> <th>s Unit cost</th> <th>-</th> <th></th> <th></th> <th></th> <th></th> <th>0</th> <th></th> |                                     | · ·        | s Unit cost | -           |          |           |          |               | 0           |                                 |
| Asphalt-seal/stripe22,480SF\$0.18\$4,046.4064\$73.50\$882.03\$1,348.80Local contractorAsphalt-chip seal22,480SF\$1.40\$31,472.002023\$120.60\$1,447.22(\$4,720.80)Published cost (Olympia)Concrete flatwork repair-5% of total204SF\$5.58\$11,138.321010\$9.49\$113.83\$0.00RS MeansFence, chain link-replace160LF22\$3,520.004021\$11.42\$137.03\$1,672.00HomewyseMonument repair allowance1Lot1000\$1,000.00104\$16.03\$192.36\$600.00Engineer's estimateLandscaping-major repair allowance1Lot2000\$2,000.0055\$333.33\$400.00\$0.00Engineer's estimateLighting, exterior pole and halogen-replace1Lot750\$75.00401\$39.08\$469.02\$73.50.00Internet researchBuilding Exterior1Lot122.75\$12.275.002510\$78.71\$944.50\$7,365.00Internet researchRoofs, asphalt comp-replace132SQ\$376.00\$49,632.002514\$236.22\$2,84.60\$21,11.98.08RS MeansRoofs, asphalt comp-replace163SQ\$293.00\$47,759.002514\$236.22\$2,84.60\$21,11.98.08RS MeansRoofs, shingle mansard-replace132SF\$61.045.008 <td></td> <td>Count Offi</td> <td></td> <td>Duager</td> <td>I curb</td> <td>icuit</td> <td>litoning</td> <td>111111111</td> <td>Duluitee</td> <td>10005</td>   |                                     | Count Offi |             | Duager      | I curb   | icuit     | litoning | 111111111     | Duluitee    | 10005                           |
| Asphalt-chip seal22,480SF\$1.40\$31,472.002023\$120.60\$1,447.22(\$4,720.80)Published cost (Olympia)Concrete flatwork repair-5% of total204SF5.58\$1,138.321010\$9.49\$113.83\$0.00RS MeansFence, wood and lattice-replace370LF28\$10,360.00403\$185.49\$2,225.92\$9,583.00HomewyseFence, chain link-replace160LF22\$3,520.004021\$11.42\$137.03\$1,672.00HomewyseMonument repair allowance1Lot1000\$1,000.00104\$16.03\$192.36\$600.00Engineer's estimateHandrail, missing metal- replace1Lot750\$750.00401\$39.08\$4460.02\$731.25Engineer's estimateBuilding Exterior1Lot12275\$12.275.002510\$78.71\$944.50\$7,365.00Internet researchRoofs, torch down-replace132SQ\$376.00\$49,632.00209\$362.43\$4,349.22\$27,297.60RS MeansRoofs, shingle mansard-replace163SQ\$293.00\$47,759.002514\$236.22\$2.834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SQ\$480.00\$18,720.002514\$236.22\$2.834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SQ\$480.00\$18,720.0025  |                                     | 22.480 SF  | \$0.18      | \$4.046.40  | 6        | 4         | \$73.50  | \$882.03      | \$1.348.80  | Local contractor                |
| Concrete flatwork repair-5% of total204SF5.58\$1,138.321010\$9.49\$113.83\$0.00RS MeansFence, wood and lattice-replace370LF28\$10,360.00403\$185.49\$2,225.92\$9,583.00HomewyseFence, chain link-replace160LF22\$3,520.004021\$11.42\$137.03\$1,672.00HomewyseMonument repair allowance1Lot1000\$1,000.00104\$16.03\$192.36\$600.00Engineer's estimateLandscaping-major repair allowance1Lot750\$750.0055\$33.33\$400.00\$0.00Engineer's estimateHandrail, missing metal- replace1Lot750\$750.00401\$39.08\$469.02\$731.25Engineer's estimateBuilding Exterior1Lot12275\$12,275.002510\$78.71\$944.50\$7,365.00Internet researchBuilding Exterior132SQ\$376.00\$49,632.00209\$362.43\$4,349.22\$27,297.60RS MeansRoofs, sphalt comp-replace163SQ\$293.00\$47,759.002514\$236.22\$2,834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SF\$60.00\$2,340.001001\$120.82\$1,498.85\$2,316.60RS MeansRoofs, shingle mansard-seal39SF\$60.00\$2,340.001001\$120.82 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>. ,</td> <td></td>  |                                     |            |             |             |          |           |          |               | . ,         |                                 |
| Fence, wood and lattice-replace $370$ LF $28$ $\$10,360.00$ $40$ $3$ $\$185.49$ $\$2,225.92$ $\$9,583.00$ HomewyseFence, chain link-replace $160$ LF $22$ $\$3,520.00$ $40$ $21$ $\$11.42$ $\$137.03$ $\$1,672.00$ HomewyseMonument repair allowance $1$ Lot $10000$ $\$1,000.00$ $10$ $4$ $\$16.03$ $\$192.36$ $\$600.00$ Engineer's estimateLandscaping-major repair allowance $1$ Lot $2000$ $\$2,000.00$ $5$ $\$33.33$ $\$400.00$ $\$0.00$ $\$0.00$ Handrail, missing metal-replace $1$ Lot $750$ $\$750.00$ $40$ $1$ $\$39.08$ $\$460.02$ $\$731.25$ Engineer's estimateLighting, exterior pole and halogen-replace $1$ Lot $12275$ $\$12,275.00$ $25$ $10$ $\$78.71$ $\$944.50$ $\$7,365.00$ Internet researchBuilding Exterior $132$ SQ $\$376.00$ $\$49,632.00$ $20$ $9$ $\$362.43$ $\$4,349.22$ $\$27,297.60$ RS MeansRoofs, shingle mansard-replace $132$ SQ $\$376.00$ $\$49,632.00$ $25$ $14$ $\$236.22$ $\$2,834.60$ $\$11,808.00$ RS MeansRoofs, shingle mansard-replace $39$ SQ $\$480.00$ $\$18,720.00$ $25$ $9$ $\$130.71$ $\$1,568.49$ $\$11,908.00$ RS MeansRoofs, shingle mansard-replace $39$ SF $\$60.00$ $\$2,340.00$ $100$ $1$ $\$120.82$ $\$1,49.85$ <td></td>  |                                     |            |             |             |          |           |          |               |             |                                 |
| Fence, chain link-replace160LF22\$3,520.004021\$11.42\$137.03\$1,672.00HomewyseMonument repair allowance1Lot1000\$1,000.00104\$16.03\$192.36\$600.00Engineer's estimateLandscaping-major repair allowance1Lot2000\$2,000.0055\$33.33\$400.00\$0.00Engineer's estimateHandrail, missing metal- replace1Lot750\$750.00401\$39.08\$469.02\$731.25Engineer's estimateLighting, exterior pole and halogen-replace1Lot750\$750.00209\$362.43\$4,349.22\$27,97.60RS MeansBuilding Exterior1Lot12275\$12,275.002514\$236.22\$2,334.60\$21,013.96RS MeansRoofs, storch down-replace163SQ\$293.00\$2514\$236.22\$2,334.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SQ\$480.00\$18,720.00259\$13.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-seal39SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExterior scaulk, paint42,100SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,000.00\$1,500.0055 <td>•</td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>   | •                                   |            |             | . ,         |          |           |          |               |             |                                 |
| Monument repair allowance1Lot1000\$1,000.0104\$16.03\$192.36\$600.00Engineer's estimateLandscaping-major repair allowance1Lot2000\$2,000.0055\$33.33\$400.00\$0.00Engineer's estimateHandrail, missing metal- replace1Lot750\$750.00401\$39.08\$469.02\$731.25Engineer's estimateLighting, exterior pole and halogen-replace1Lot12275\$12,275.002510\$78.71\$944.50\$7,365.00Internet researchBuilding ExteriorLot132 SQ\$376.00\$49,632.00209\$362.43\$4,349.22\$27,297.60RS MeansRoofs, shingle mansard-replace163 SQ\$293.00\$47,759.002514\$236.22\$2,834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39 SQ\$480.00\$18,720.00259\$130.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-seal39 SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExterior steps-replacement allowance1Lot\$1,500.00\$1,500.00\$55\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1,500.00\$55\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500 LF\$50.00  |                                     |            |             |             |          |           |          |               |             | 2                               |
| Landscaping-major repair allowance1Lot2000\$2,000.0055\$33.33\$400.00\$0.00Engineer's estimateHandrail, missing metal- replace1Lot750\$750.00401\$39.08\$469.02\$731.25Engineer's estimateLighting, exterior pole and halogen-replace1Lot12275\$12,275.002510\$78.71\$944.50\$7,365.00Internet researchBuilding ExteriorRoofs, torch down-replace132SQ\$376.00\$49,632.00209\$362.43\$4,349.22\$27,297.60RS MeansRoofs, spingle mansard-replace163SQ\$293.00\$47,759.002514\$236.22\$2,834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SQ\$480.00\$18,720.00259\$130.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-seal39SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExteriors-caulk, paint42,100SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,000.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$55\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony ral  |                                     |            |             |             |          | 4         | \$16.03  |               |             | •                               |
| Handrail, missing metal- replace1Lot750\$750.00401\$39.08\$469.02\$731.25Engineer's estimateLighting, exterior pole and halogen-replace1Lot12275\$12,275.002510\$78.71\$944.50\$7,365.00Internet researchBuilding Exterior   |                                     | 1 L        |             |             |          | 5         |          |               |             |                                 |
| Lighting, exterior pole and halogen-replace       1       Lot       12275       \$12,275.00       25       10       \$78.71       \$944.50       \$7,365.00       Internet research         Building Exterior       Roofs, torch down-replace       132 SQ       \$376.00       \$49,632.00       20       9       \$362.43       \$4,349.22       \$27,297.60       RS Means         Roofs, asphalt comp-replace       163 SQ       \$293.00       \$47,759.00       25       14       \$236.22       \$2,834.60       \$21,013.96       RS Means         Roofs, shingle mansard-replace       39 SQ       \$480.00       \$18,720.00       25       9       \$130.71       \$1,568.49       \$11,980.80       RS Means         Roofs, shingle mansard-replace       39 SF       \$60.00       \$2,340.00       100       1       \$120.82       \$1,449.85       \$2,316.60       RS Means         Exteriors-caulk, paint       42,100 SF       \$1.45       \$61,045.00       8       6       \$766.40       \$9,196.82       \$15,261.25       Homewyse         Exterior steps-replacement allowance       1       Lot       \$1,000.00       \$1,500.00       5       \$5       \$25.00       \$300.00       \$0.00       Engineer's estimate         Deck/balcony structural repair allowance       1  |                                     | 1 L        | ot 750      | \$750.00    | 40       | 1         | \$39.08  | \$469.02      | \$731.25    | -                               |
| Building Exterior         Roofs, torch down-replace       132 SQ       \$376.00       \$49,632.00       20       9       \$362.43       \$4,349.22       \$27,297.60       RS Means         Roofs, asphalt comp-replace       163 SQ       \$293.00       \$47,759.00       25       14       \$236.22       \$2,834.60       \$21,013.96       RS Means         Roofs, shingle mansard-replace       39 SQ       \$480.00       \$18,720.00       25       9       \$130.71       \$1,568.49       \$11,980.80       RS Means         Roofs, shingle mansard-replace       39 SF       \$60.00       \$2,340.00       100       1       \$120.82       \$1,449.85       \$2,316.60       RS Means         Exteriors-caulk, paint       42,100 SF       \$1.45       \$61,045.00       8       6       \$766.40       \$9,196.82       \$15,261.25       Homewyse         Exterior steps-replacement allowance       1       Lot       \$1,000.00       \$1       \$25.00       \$300.00       \$0.00       Engineer's estimate         Deck/balcony structural repair allowance       1       Lot       \$1,000.00       \$5       \$5       \$16.67       \$200.00       \$0.00       Engineer's estimate         Deck/balcony railing-replace       500       LF       \$50.00       \$25,000.00  |                                     |            |             |             |          | 10        |          |               |             |                                 |
| Roofs, torch down-replace132SQ\$376.00\$49,632.00209\$362.43\$4,349.22\$27,297.60RS MeansRoofs, asphalt comp-replace163SQ\$293.00\$47,759.002514\$236.22\$2,834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39SQ\$480.00\$18,720.00259\$130.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-replace39SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExteriors-caulk, paint42,100SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,500.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1,000.0055\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor  |                                     |            |             |             |          |           |          |               |             |                                 |
| Roofs, asphalt comp-replace163 SQ\$293.00\$47,759.002514\$236.22\$2,834.60\$21,013.96RS MeansRoofs, shingle mansard-replace39 SQ\$480.00\$18,720.00259\$130.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-seal39 SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExteriors-caulk, paint42,100 SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,500.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1,000.0055\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840 SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor   | 0                                   | 132 SQ     | \$376.00    | \$49,632.00 | 20       | 9         | \$362.43 | \$4,349.22    | \$27,297.60 | RS Means                        |
| Roofs, shingle mansard-replace39 SQ\$480.00\$18,720.00259\$130.71\$1,568.49\$11,980.80RS MeansRoofs, shingle mansard-seal39 SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExteriors-caulk, paint42,100 SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,500.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1,000.0055\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840 SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor  |                                     | -          |             |             |          | 14        |          |               | \$21,013.96 | RS Means                        |
| Roofs, shingle mansard-seal39 SF\$60.00\$2,340.001001\$120.82\$1,449.85\$2,316.60RS MeansExteriors-caulk, paint42,100 SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,500.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1\$55\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840 SF\$335.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor  |                                     |            |             |             |          | 9         |          |               |             |                                 |
| Exteriors-callk, paint42,100SF\$1.45\$61,045.0086\$766.40\$9,196.82\$15,261.25HomewyseExterior steps-replacement allowance1Lot\$1,500.00\$1\$5\$5\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$5\$5\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor  |                                     |            | \$60.00     |             |          | 1         | \$120.82 |               | \$2,316.60  | RS Means                        |
| Exterior steps-replacement allowance1Lot\$1,500.00\$1,500.0055\$25.00\$300.00\$0.00Engineer's estimateDeck/balcony structural repair allowance1Lot\$1,000.00\$1,000.0055\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor   |                                     | 42,100 SF  | \$1.45      | \$61,045.00 | 8        | 6         | \$766.40 | \$9,196.82    | \$15,261.25 | Homewyse                        |
| Deck/balcony structural repair allowance1Lot\$1,000.00\$1,000.0055\$16.67\$200.00\$0.00Engineer's estimateDeck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor   |                                     | 1 Lot      | \$1,500.00  |             |          | 5         | \$25.00  | \$300.00      |             |                                 |
| Deck/balcony railing-replace500LF\$50.00\$25,000.004030\$62.77\$753.28\$6,250.00HomewyseSun decks-replace840SF\$35.00\$29,400.003024\$94.24\$1,130.86\$5,880.00HomeAdvisor   |                                     | 1 Lot      | \$1,000.00  | \$1,000.00  | 5        | 5         | \$16.67  | \$200.00      |             |                                 |
|  |                                     | 500 LF     | \$50.00     | \$25,000.00 | 40       | 30        | \$62.77  | \$753.28      | \$6,250.00  | Homewyse                        |
| Carports-paint 31,850 SF \$0.26 \$8,281.00 8 5 \$118.13 \$1.417.55 \$3,105.38 RS Means   | Sun decks-replace                   | 840 SF     | \$35.00     | \$29,400.00 | 30       | 24        | \$94.24  | \$1,130.86    | \$5,880.00  | HomeAdvisor                     |
|  | Carports-paint                      | 31,850 SF  | \$0.26      | \$8,281.00  | 8        | 5         | \$118.13 | \$1,417.55    | \$3,105.38  | RS Means                        |
| Shed-replace 1 EA \$850.00 \$850.00 25 25 \$2.83 \$34.00 \$0.00 Internet research  | Shed-replace                        | 1 EA       | \$850.00    | \$850.00    | 25       | 25        | \$2.83   | \$34.00       | \$0.00      | Internet research               |
| Building Interior  | Building Interior                   |            |             |             |          |           |          |               |             |                                 |
| Clubhouse vinyl floor-replace 150 SF \$3.50 \$525.00 25 3 \$9.65 \$115.83 \$462.00 Homewyse  | Clubhouse vinyl floor-replace       | 150 SF     | \$3.50      | \$525.00    | 25       | 3         | \$9.65   | \$115.83      | \$462.00    | Homewyse                        |
| Clubhouse exterior doors-replace 2 EA \$750.00 \$1,500.00 30 15 \$6.73 \$80.79 \$750.00 Internet research  | Clubhouse exterior doors-replace    | 2 EA       | \$750.00    | \$1,500.00  | 30       | 15        | \$6.73   | \$80.79       | \$750.00    | Internet research               |
| Clubhouse bathroom rennovation 1 Lot \$2,500.00 \$2,500.00 15 7 \$23.66 \$283.95 \$1,333.33 Engineer's estimate  | Clubhouse bathroom rennovation      | 1 Lot      | \$2,500.00  | \$2,500.00  | 15       | 7         | \$23.66  | \$283.95      | \$1,333.33  | Engineer's estimate             |
| Laundry machines, older-replace 1 Lot \$7,800.00 \$7,800.00 15 6 \$83.36 \$1,000.29 \$4,680.00 Internet research   | Laundry machines, older-replace     | 1 Lot      | \$7,800.00  | \$7,800.00  | 15       | 6         | \$83.36  | \$1,000.29    | \$4,680.00  | Internet research               |
| Laundry machines, newer-replace 2 EA \$1,300.00 \$2,600.00 15 14 \$15.08 \$180.96 \$173.33 Internet research   | Laundry machines, newer-replace     | 2 EA       | \$1,300.00  | \$2,600.00  | 15       | 14        | \$15.08  | \$180.96      | \$173.33    | Internet research               |
| Mechanical   | Mechanical                          |            |             |             |          |           |          |               |             |                                 |
| Clubhouse baseboard heaters-replace 3 EA \$100.00 \$300.00 40 10 \$1.78 \$21.35 \$225.00 Internet research +installation   | Clubhouse baseboard heaters-replace | 3 EA       | \$100.00    | \$300.00    | 40       | 10        | \$1.78   | \$21.35       | \$225.00    | Internet research +installation |
| Fire panel-replace 1 EA \$2,590.00 \$2,590.00 25 9 \$18.08 \$217.01 \$1,657.60 Grainger + installation   | Fire panel-replace                  | 1 EA       | \$2,590.00  | \$2,590.00  | 25       | 9         | \$18.08  | \$217.01      | \$1,657.60  | Grainger + installation         |
| Water heater-replace         1         EA         \$2,100.00         15         8         \$17.95         \$215.43         \$980.00         Internet research +installation  | Water heater-replace                | 1 EA       | \$2,100.00  | \$2,100.00  | 15       | 8         | \$17.95  | \$215.43      | \$980.00    | Internet research +installation |
| Amenities  | Amenities                           |            |             |             |          |           |          |               |             |                                 |
| Pool-fiberglass repair allowance 1 Lot \$750.00 \$750.00 10 9 \$6.68 \$80.13 \$75.00 HomeAdvisor   | Poo1-fiberglass repair allowance    | 1 Lot      | \$750.00    | \$750.00    | 10       | 9         | \$6.68   | \$80.13       | \$75.00     | HomeAdvisor                     |
| Pool cover-replace 1 EA \$700.00 \$700.00 7 6 \$9.19 \$110.26 \$100.00 Internet research   | Pool cover-replace                  | 1 EA       | \$700.00    | \$700.00    | 7        | 6         | \$9.19   | \$110.26      | \$100.00    | Internet research               |
| Pool equipment-replace 1 Lot \$1,200.00 \$1,200.00 15 9 \$9.40 \$112.84 \$480.00 Angies List   |                                     |            |             |             |          |           |          |               |             |                                 |
| Pool furniture-replace 2 EA \$750.00 \$1,500.00 25 11 \$8.92 \$107.02 \$840.00 Home Depot  | Pool furniture-replace              | 2 EA       | \$750.00    | \$1,500.00  | 25       | 11        | \$8.92   | \$107.02      | \$840.00    | Home Depot                      |
| Snow blower-replace 1 EA \$600.00 \$600.00 15 11 \$4.08 \$48.96 \$160.00 Sears   | Snow blower-replace                 | 1 EA       | \$600.00    | \$600.00    | 15       | 11        | \$4.08   | \$48.96       | \$160.00    | Sears                           |
| Other  | Other                               |            |             |             |          |           |          |               |             |                                 |





# **Reserve Study Worksheet - Itemized Funding**



| Categories        | Reserve<br>Requirement | Beginning<br>Balance | Balance<br>Requiring<br>Funding | Monthly<br>Reserve<br>Funding<br>Required | Annual<br>Reserve<br>Funding<br>Required | Full<br>Funding<br>Balance | Percent<br>Funded |
|-------------------|------------------------|----------------------|---------------------------------|---|--|----------------------------|-------------------|
| Site              | \$66,562               | \$6,371              | \$60,191                        | \$568                                     | \$6,812                                  | \$16,579                   |                   |
| Building Exterior | \$245,527              | \$35,776             | \$209,751                       | \$1,936                                   | \$23,235                                 | \$93,106                   |                   |
| Building Interior | \$14,925               | \$2,843              | \$12,082                        | \$138                                     | \$1,662                                  | \$7,399                    |                   |
| Mechanical        | \$4,990                | \$1,100              | \$3,890                         | \$38                                      | \$454                                    | \$2,863                    |                   |
| Amenities         | \$4,750                | \$636                | \$4,114                         | \$38                                      | \$459                                    | \$1,655                    |                   |
| Other             | \$0                    | \$0                  | \$0                             | \$0                                       | \$0                                      | \$0                        |                   |
| Totals            | \$336,754              | \$46,725             | \$290,029                       | \$2,718                                   | \$32,621                                 | \$121,601                  | 38.4%             |



## Annual Capital Expenditure Budgets -Line Item Budgets in Current Dollars -

**30 Year Projection** 

Annual totals inflated @ 2.00% at the bottom line

|   | Year:<br>Year Number: | 2016 | 2017<br>2 | 2018<br>3 | 2019<br>4 | 2020<br>5 | 2021<br>6 | 2022<br>7 | 2023<br>8     | 2024<br>9 | 2025<br>10 | 2026<br>11 | 2027<br>12 | 2028<br>13 | 2029<br>14 | 2030<br>15 |
|---|-----------------------|------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|-----------|------------|------------|------------|------------|------------|------------|
| Site  | Tear Number.          | 1    | 2         | 5         | +         | 5         | 0         | /         | 8             | 9         | 10         | 11         | 12         | 15         | 14         | 15         |
| Asphalt-seal/stripe   |                       | 0    | 0         | 0         | 0         | 4,046     | 0         | 0         | 0             | 0         | 0          | 4,046      | 0          | 0          | 0          | 0          |
| Asphalt-seal surpe  |                       | 0    | 0         | 0         | 0         | 4,040     | 0         | 0         | 0             | 0         | 0          | 4,040      | 0          | 0          | 0          | 0          |
| Concrete flatwork repair-5% of total                                    |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 1,138      | 0          | 0          | 0          | 0          |
| Fence, wood and lattice-replace   |                       | 0    | 0         | 0         | 10,360    | 0         | 0         | 0         | 0             | 0         | 0          | 1,158      | 0          | 0          | 0          | 0          |
| Fence, chain link-replace   |                       | 0    | 0         | 0         | 10,500    | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Monument repair allowance   |                       | 0    | 0         | 0         | 0         | 1,000     | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 1,000      |
| Landscaping-major repair allowance                                      |                       | 0    | 0         | 0         | 0         | 1,000     | 2,000     | 0         | 0             | 0         | 0          | 2,000      | 0          | 0          | 0          | 1,000      |
| Handrail, missing metal- replace  |                       | 0    | 750       | 0         | 0         | 0         | 2,000     | 0         | 0             | 0         | 0          | 2,000      | 0          | 0          | 0          | 0          |
| Lighting, exterior pole and halogen-replace                             |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 12,275     | 0          | 0          | 0          | 0          |
| Building Exterior   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 12,275     | 0          | 0          | 0          | 0          |
| Roofs, torch down-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 49,632     | 0          | 0          | 0          | 0          | 0          |
| Roofs, asphalt comp-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 49,032     | 0          | 0          | 0          | 0          | 47,759     |
| Roofs, shingle mansard-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 18,720     | 0          | 0          | 0          | 0          | 47,759     |
| Roofs, shingle mansard-replace  |                       | 0    | 2,340     | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 10,720     | 0          | 0          | 0          | 0          | 0          |
| Exteriors-caulk, paint  |                       | 0    | 2,340     | 0         | 0         | 0         | 0         | 61,045    | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 61,045     |
| Exterior steps-replacement allowance                                    |                       | 0    | 0         | 0         | 0         | 0         | 1,500     | 01,045    | 0             | 0         | 0          | 1,500      | 0          | 0          | 0          | 01,045     |
| Deck/balcony structural repair allowance                                |                       | 0    | 0         | 0         | 0         | 0         | 1,000     | 0         | 0             | 0         | 0          | 1,000      | 0          | 0          | 0          | 0          |
| Deck/balcony siluctural repair anowance<br>Deck/balcony railing-replace |                       | 0    | 0         | 0         | 0         | 0         | 1,000     | 0         | 0             | 0         | 0          | 1,000      | 0          | 0          | 0          | 0          |
| Sun decks-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Carports-paint  |                       | 0    | 0         | 0         | 0         | 0         | 8,281     | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 8,281      | 0          |
| Shed-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0,201     | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0,201      | 0          |
| Building Interior   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Clubhouse vinyl floor-replace   |                       | 0    | 0         | 0         | 525       | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Clubhouse exterior doors-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Clubhouse bathroom rennovation  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 2,500         | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Laundry machines, older-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 7,800     | <u>_</u> ,500 | 0         | 0          | 0          | 0          | 0          | 0          | 0          |
| Laundry machines, newer-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0<br>0        | Ő         | 0          | 0          | 0          | 0          | 0          | 2,600      |
| Mechanical  |                       | 0    | Ũ         | 0         | 0         | Ŭ         | 0         | Ŭ         | 0             | Ū,        | 0          | 0          | Ũ          | 0          | 0          | 2,000      |
| Clubhouse baseboard heaters-replace                                     |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 300        | 0          | 0          | 0          | 0          |
| Fire panel-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 2,590      | 0          | 0          | 0          | 0          | 0          |
| Water heater-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 2,100     | 0          | 0          | 0          | Ő          | 0          | 0          |
| Amenities   |                       |      |           |           |           |           |           |           |               | _,        |            |            |            |            |            |            |
| Poo1-fiberglass repair allowance  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 750        | 0          | 0          | 0          | 0          | 0          |
| Pool cover-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 700       | 0             | 0         | 0          | 0          | 0          | 0          | 700        | 0          |
| Pool equipment-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 1,200      | 0          | 0          | 0          | 0          | 0          |
| Pool furniture-replace  |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 1,500      | 0          | 0          | 0          |
| Snow blower-replace   |                       | 0    | 0         | 0         | 0         | 0         | 0         | 0         | 0             | 0         | 0          | 0          | 600        | 0          | 0          | 0          |
| Other   |                       |      |           |           |           |           |           |           |               |           |            |            |            |            |            |            |
|   |                       |      |           |           |           |           |           |           |               |           |            |            |            |            |            |            |
| Total Costs   |                       | 0    | 3,090     | 0         | 10,885    | 5,046     | 12,781    | 69,545    | 2,500         | 2,100     | 72,892     | 22,260     | 2,100      | 0          | 8,981      | 112,404    |
|   |                       |      |           |           |           |           |           |           |               |           |            |            |            |            |            |            |



## Annual Capital Expenditure Budgets -Line Item Budgets in Current Dollars -

**30 Year Projection** 

Annual totals inflated @ 2.00% at the bottom line

|   | Year:<br>Year Number: | 2016  | 2017<br>2 | 2018<br>3 | 2019<br>4 | 2020<br>5 | 2021<br>6 | 2022<br>7 | 2023<br>8 | 2024<br>9 | 2025<br>10 | 2026<br>11 | 2027<br>12 | 2028<br>13 | 2029<br>14   | 2030<br>15 |
|---|-----------------------|-------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|--------------|------------|
| Total Costs Adjusted For 2% Inflation       | rear Number:          | 0     | 3,152     | <u> </u>  | 4 11,551  | 5,462     | 14,111    | 78,319    | 2,872     | 2,460     | 87,113     | 27,134     | 2,611      | 15         | 14<br>11,618 | 13         |
| Fotal Costs Augusted For 270 Initation      | =                     | 0     | 5,152     | 0         | 11,551    | 3,402     | 14,111    | 70,517    | 2,072     | 2,400     | 07,115     | 27,134     | 2,011      | 0          | 11,010       | 140,515    |
|   |                       |       |           |           |           |           |           |           |           |           |            |            |            |            |              |            |
|   | Year:                 | 2031  | 2032      | 2033      | 2034      | 2035      | 2036      | 2037      | 2038      | 2039      | 2040       | 2041       | 2042       | 2043       | 2044         | 2045       |
|   | Year Number:          | 16    | 17        | 18        | 19        | 20        | 21        | 22        | 23        | 24        | 25         | 26         | 27         | 28         | 29           | 30         |
| Site  |                       |       |           |           |           |           |           |           |           |           |            |            |            |            |              |            |
| Asphalt-seal/stripe                         |                       | 0     | 4,046     | 0         | 0         | 0         | 0         | 0         | 4,046     | 0         | 0          | 0          | 0          | 0          | 4,046        | 0          |
| Asphalt-chip seal                           |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 31,472    | 0          | 0          | 0          | 0          | 0            | 0          |
| Concrete flatwork repair-5% of total        |                       | 0     | 0         | 0         | 0         | 0         | 1,138     | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Fence, wood and lattice-replace             |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Fence, chain link-replace                   |                       | 0     | 0         | 0         | 0         | 0         | 0         | 3,520     | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Monument repair allowance                   |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 1,000      | 0          | 0          | 0          | 0            | 0          |
| Landscaping-major repair allowance          |                       | 2,000 | 0         | 0         | 0         | 0         | 2,000     | 0         | 0         | 0         | 0          | 2,000      | 0          | 0          | 0            | 0          |
| Handrail, missing metal- replace            |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Lighting, exterior pole and halogen-replace |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Building Exterior                           |                       |       |           |           |           |           |           |           |           |           |            |            |            |            |              |            |
| Roofs, torch down-replace                   |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 49,632     |
| Roofs, asphalt comp-replace                 |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Roofs, shingle mansard-replace              |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Roofs, shingle mansard-seal                 |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Exteriors-caulk, paint                      |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 61,045    | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Exterior steps-replacement allowance        |                       | 1,500 | 0         | 0         | 0         | 0         | 1,500     | 0         | 0         | 0         | 0          | 1,500      | 0          | 0          | 0            | 0          |
| Deck/balcony structural repair allowance    |                       | 1,000 | 0         | 0         | 0         | 0         | 1,000     | 0         | 0         | 0         | 0          | 1,000      | 0          | 0          | 0            | 0          |
| Deck/balcony railing-replace                |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Sun decks-replace                           |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 29,400     | 0          | 0          | 0          | 0            | 0          |
| Carports-paint                              |                       | 0     | 0         | 0         | 0         | 0         | 0         | 8,281     | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 8,281      |
| Shed-replace                                |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 850        | 0          | 0          | 0            | 0          |
| Building Interior                           |                       |       |           |           |           |           |           |           |           |           |            |            |            |            |              |            |
| Clubhouse vinyl floor-replace               |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 525          | 0          |
| Clubhouse exterior doors-replace            |                       | 1,500 | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Clubhouse bathroom rennovation              |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 2,500     | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Laundry machines, older-replace             |                       | 0     | 0         | 0         | 0         | 0         | 0         | 7,800     | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Laundry machines, newer-replace             |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 2,600      |
| Mechanical                                  |                       |       |           | -         | -         | -         | ÷         |           |           |           |            |            |            |            |              | ,          |
| Clubhouse baseboard heaters-replace         |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Fire panel-replace                          |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          | 0          | 0          | 0          | 0            | 0          |
| Water heater-replace                        |                       | 0     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 2,100     | 0          | 0          | 0          | 0          | 0            | 0          |
| Amenities                                   |                       |       |           |           |           |           |           |           |           |           |            |            |            |            |              |            |

## Current Level of Contribution to Capital Reserves Projected ahead unchanged throughout the Planning Period



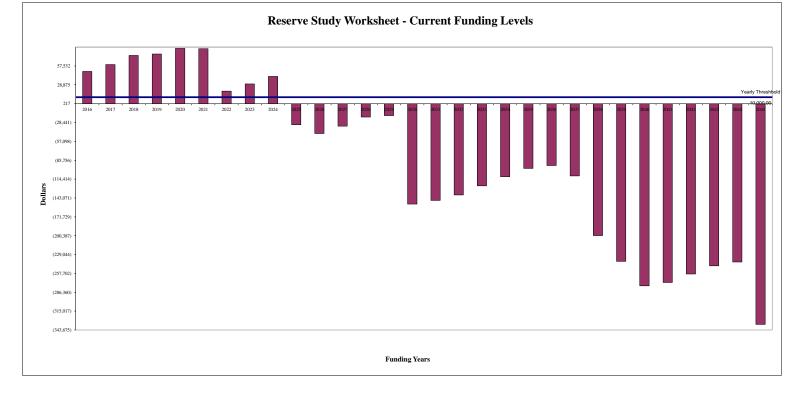
| Year | Year<br>Number | Beginning<br>Reserve Fund<br>Balance | Fee<br>Revenue | Special<br>Assessments | Investment<br>Earnings | Total<br>Revenue | Capital<br>Expenditures | Ending<br>Balance | Minimum<br>Threshold<br>Balance |
|------|----------------|--------------------------------------|----------------|------------------------|------------------------|------------------|-------------------------|-------------------|---------------------------------|
| 2016 | 1              | \$46,725                             | \$2,300        | \$0                    | \$4                    | \$2,304          | \$0                     | \$49,029          | \$10,000                        |
| 2017 | 2              | \$49,029                             | \$13,800       | \$0                    | \$5                    | \$13,805         | \$3,152                 | \$59,682          | \$10,200                        |
| 2018 | 3              | \$59,682                             | \$13,800       | \$0                    | \$6                    | \$13,806         | \$0                     | \$73,488          | \$10,404                        |
| 2019 | 4              | \$73,488                             | \$13,800       | \$0                    | \$6                    | \$13,806         | \$11,551                | \$75,743          | \$10,612                        |
| 2020 | 5              | \$75,743                             | \$13,800       | \$0                    | \$7                    | \$13,807         | \$5,462                 | \$84,087          | \$10,824                        |
| 2021 | 6              | \$84,087                             | \$13,800       | \$0                    | \$7                    | \$13,807         | \$14,111                | \$83,782          | \$11,041                        |
| 2022 | 7              | \$83,782                             | \$13,800       | \$0                    | \$2                    | \$13,802         | \$78,319                | \$19,265          | \$11,262                        |
| 2023 | 8              | \$19,265                             | \$13,800       | \$0                    | \$2                    | \$13,802         | \$2,872                 | \$30,196          | \$11,487                        |
| 2024 | 9              | \$30,196                             | \$13,800       | \$0                    | \$3                    | \$13,803         | \$2,460                 | \$41,538          | \$11,717                        |
| 2025 | 10             | \$41,538                             | \$13,800       | \$0                    | \$0                    | \$13,800         | \$87,113                | (\$31,774)        | \$11,951                        |
| 2026 | 11             | (\$31,774)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$27,134                | (\$45,109)        | \$12,190                        |
| 2027 | 12             | (\$45,109)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$2,611                 | (\$33,920)        | \$12,434                        |
| 2028 | 13             | (\$33,920)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$0                     | (\$20,120)        | \$12,682                        |
| 2029 | 14             | (\$20,120)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$11,618                | (\$17,938)        | \$12,936                        |
| 2030 | 15             | (\$17,938)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$148,315               | (\$152,452)       | \$13,195                        |
| 2031 | 16             | (\$152,452)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$8,075                 | (\$146,728)       | \$13,459                        |
| 2032 | 17             | (\$146,728)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$5,555                 | (\$138,482)       | \$13,728                        |
| 2033 | 18             | (\$138,482)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$0                     | (\$124,682)       | \$14,002                        |
| 2034 | 19             | (\$124,682)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$0                     | (\$110,882)       | \$14,282                        |
| 2035 | 20             | (\$110,882)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$1,093                 | (\$98,175)        | \$14,568                        |
| 2036 | 21             | (\$98,175)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$9,418                 | (\$93,793)        | \$14,859                        |
| 2037 | 22             | (\$93,793)                           | \$13,800       | \$0                    | \$0                    | \$13,800         | \$29,709                | (\$109,702)       | \$15,157                        |
| 2038 | 23             | (\$109,702)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$104,495               | (\$200,397)       | \$15,460                        |
| 2039 | 24             | (\$200,397)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$52,940                | (\$239,537)       | \$15,769                        |
| 2040 | 25             | (\$239,537)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$50,827                | (\$276,563)       | \$16,084                        |
| 2041 | 26             | (\$276,563)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$8,777                 | (\$271,540)       | \$16,406                        |
| 2042 | 27             | (\$271,540)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$1,004                 | (\$258,744)       | \$16,734                        |
| 2043 | 28             | (\$258,744)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$1,195                 | (\$246,139)       | \$17,069                        |
| 2044 | 29             | (\$246,139)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$7,959                 | (\$240,298)       | \$17,410                        |
| 2045 | 30             | (\$240,298)                          | \$13,800       | \$0                    | \$0                    | \$13,800         | \$108,794               | (\$335,292)       | \$17,758                        |

### Reserve Study Worksheet - Current Funding Levels

Beginning Balance as of start of year beginning Jan 2016: \$46,725

|            | CONTRIBU    | TIONS              |
|------------|-------------|--------------------|
| FIRST YR   | REM YRS     |                    |
| \$2,300.00 | \$13,800.00 | per year           |
| \$50.00    | \$300.00    | per unit per year  |
| \$1,150.00 | \$1,150.00  | per month          |
| \$25.00    | \$25.00     | per unit per month |
|            | Threshold:  | \$10,000.00        |

| Projected Annual Funding and Expenditures: |           |           |           |           |          |          |           |           |           |           |           |           |           |           |           |
|--|-----------|-----------|-----------|-----------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Year:                                      | 2016      | 2017      | 2018      | 2019      | 2020     | 2021     | 2022      | 2023      | 2024      | 2025      | 2026      | 2027      | 2028      | 2029      | 2030      |
| Year Number:                               | 1         | 2         | 3         | 4         | 5        | 6        | 7         | 8         | 9         | 10        | 11        | 12        | 13        | 14        | 15        |
| End of Year Reserve Fund Balance           | 49,029    | 59,682    | 73,488    | 75,743    | 84,087   | 83,782   | 19,265    | 30,196    | 41,538    | (31,774)  | (45, 109) | (33,920)  | (20, 120) | (17,938)  | (152,452) |
| Capital Expenditures:                      | -         | 3,152     | -         | 11,551    | 5,462    | 14,111   | 78,319    | 2,872     | 2,460     | 87,113    | 27,134    | 2,611     | -         | 11,618    | 148,315   |
| Special Assessment                         | -         | -         | -         | -         | -        | -        | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Total Revenue (all sources)                | 2,304     | 13,805    | 13,806    | 13,806    | 13,807   | 13,807   | 13,802    | 13,802    | 13,803    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    |
| Target Funding Requirement                 | -         | -         | -         | -         | -        | -        | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Year:                                      | 2031      | 2032      | 2033      | 2034      | 2035     | 2036     | 2037      | 2038      | 2039      | 2040      | 2041      | 2042      | 2043      | 2044      | 2045      |
| Year Number:                               | 16        | 2032      | 18        | 19        | 2033     | 2030     | 2037      | 2038      | 2039      | 2040      | 2041      | 2042      | 2045      | 2044      | 30        |
| End of Year Reserve Fund Balance           | (146,728) | (138.482) | (124,682) | (110.882) |          |          | (109,702) | (200.397) |           | (276,563) | (271.540) |           | (246.139) |           | (335,292) |
|  |           |           |           | (110,882) | (98,175) | (93,793) |           |           | (239,537) |           |           | (258,744) |           | (240,298) |           |
| Capital Expenditures:                      | 8,075     | 5,555     | -         | -         | 1,093    | 9,418    | 29,709    | 104,495   | 52,940    | 50,827    | 8,777     | 1,004     | 1,195     | 7,959     | 108,794   |
| Special Assessment                         | -         | -         | -         | -         | -        | -        | -         | -         | -         | -         | -         | -         | -         | -         | -         |
| Total Revenue (all sources)                | 13,800    | 13,800    | 13,800    | 13,800    | 13,800   | 13,800   | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    | 13,800    |
| Target Funding Requirement                 | -         | -         | -         | -         | -        | -        | -         | -         | -         | -         | -         | -         | -         | -         | -         |



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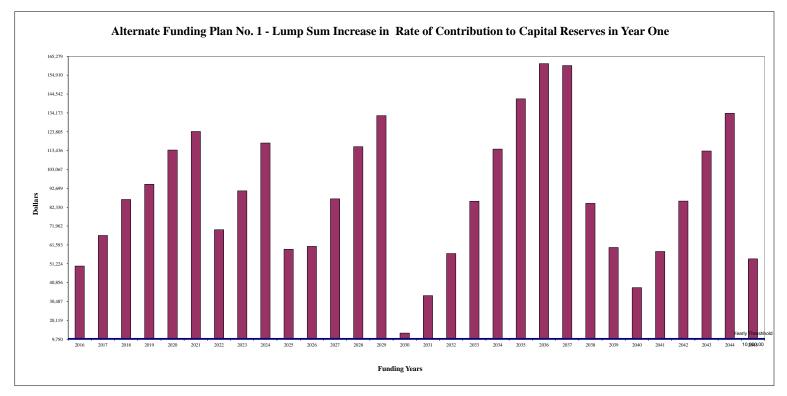
### If used, adjust Y-axis parameters



|      |        | Beginning    |          |             |            |          |              |           | Minimum   |   |
|------|--------|--------------|----------|-------------|------------|----------|--------------|-----------|-----------|---|
|      | Year   | Reserve Fund | Fee      | Special     | Investment | Total    | Capital      | Ending    | Threshold |   |
| Year | Number | Balance      | Revenue  | Assessments | Earnings   | Revenue  | Expenditures | Balance   | Balance   | -   |
| 2016 | 1      | \$46,725     | \$3,312  | \$0         | \$4        | \$3,316  | \$0          | \$50,041  |           | Initial threshold value from cell F10 of "Worksheet - Current"                            |
| 2017 | 2      | \$50,041     | \$19,872 | \$0         | \$5        | \$19,877 | \$3,152      | \$66,767  |           | Threshold inflated anflated ahead at the rate of inflation in F9 of "Worksheet - Current" |
| 2018 | 3      | \$66,767     | \$19,872 | \$0         | \$7        | \$19,879 | \$0          | \$86,645  | \$10,404  |   |
| 2019 | 4      | \$86,645     | \$19,872 | \$0         | \$8        | \$19,880 | \$11,551     | \$94,974  | \$10,612  |   |
| 2020 | 5      | \$94,974     | \$24,288 | \$0         | \$9        | \$24,297 | \$5,462      | \$113,809 | \$10,824  |   |
| 2021 | 6      | \$113,809    | \$24,288 | \$0         | \$10       | \$24,298 | \$14,111     | \$123,995 | \$11,041  |   |
| 2022 | 7      | \$123,995    | \$24,288 | \$0         | \$6        | \$24,294 | \$78,319     | \$69,970  | \$11,262  |   |
| 2023 | 8      | \$69,970     | \$24,288 | \$0         | \$7        | \$24,295 | \$2,872      | \$91,393  | \$11,487  |   |
| 2024 | 9      | \$91,393     | \$28,704 | \$0         | \$9        | \$28,713 | \$2,460      | \$117,646 | \$11,717  |   |
| 2025 | 10     | \$117,646    | \$28,704 | \$0         | \$5        | \$28,709 | \$87,113     | \$59,242  | \$11,951  |   |
| 2026 | 11     | \$59,242     | \$28,704 | \$0         | \$5        | \$28,709 | \$27,134     | \$60,817  | \$12,190  |   |
| 2027 | 12     | \$60,817     | \$28,704 | \$0         | \$7        | \$28,711 | \$2,611      | \$86,917  | \$12,434  |   |
| 2028 | 13     | \$86,917     | \$28,704 | \$0         | \$9        | \$28,713 | \$0          | \$115,630 | \$12,682  |   |
| 2029 | 14     | \$115,630    | \$28,704 | \$0         | \$11       | \$28,715 | \$11,618     | \$132,727 | \$12,936  |   |
| 2030 | 15     | \$132,727    | \$28,704 | \$0         | \$1        | \$28,705 | \$148,315    | \$13,117  | \$13,195  |   |
| 2031 | 16     | \$13,117     | \$28,704 | \$0         | \$3        | \$28,707 | \$8,075      | \$33,749  | \$13,459  |   |
| 2032 | 17     | \$33,749     | \$28,704 | \$0         | \$5        | \$28,709 | \$5,555      | \$56,902  | \$13,728  |   |
| 2033 | 18     | \$56,902     | \$28,704 | \$0         | \$7        | \$28,711 | \$0          | \$85,613  | \$14,002  |   |
| 2034 | 19     | \$85,613     | \$28,704 | \$0         | \$9        | \$28,713 | \$0          | \$114,326 | \$14,282  |   |
| 2035 | 20     | \$114,326    | \$28,704 | \$0         | \$11       | \$28,715 | \$1,093      | \$141,949 | \$14,568  |   |
| 2036 | 21     | \$141,949    | \$28,704 | \$0         | \$13       | \$28,717 | \$9,418      | \$161,247 | \$14,859  |   |
| 2037 | 22     | \$161,247    | \$28,704 | \$0         | \$13       | \$28,717 | \$29,709     | \$160,256 | \$15,157  |   |
| 2038 | 23     | \$160,256    | \$28,704 | \$0         | \$7        | \$28,711 | \$104,495    | \$84,472  | \$15,460  |   |
| 2039 | 24     | \$84,472     | \$28,704 | \$0         | \$5        | \$28,709 | \$52,940     | \$60,241  | \$15,769  |   |
| 2040 | 25     | \$60,241     | \$28,704 | \$0         | \$3        | \$28,707 | \$50,827     | \$38,121  | \$16,084  |   |
| 2041 | 26     | \$38,121     | \$28,704 | \$0         | \$5        | \$28,709 | \$8,777      | \$58,053  | \$16,406  |   |
| 2042 | 27     | \$58.053     | \$28,704 | \$0         | \$7        | \$28,711 | \$1,004      | \$85,759  | \$16,734  |   |
| 2043 | 28     | \$85,759     | \$28,704 | \$0         | \$9        | \$28,713 | \$1,195      | \$113,278 | \$17,069  |   |
| 2044 | 29     | \$113,278    | \$28,704 | \$0         | \$11       | \$28,715 | \$7,959      | \$134,033 | \$17,410  |   |
| 2045 | 30     | \$134,033    | \$28,704 | \$0         | \$4        | \$28,708 | \$108,794    | \$53,948  | \$17,758  |   |

#### Alternate Funding Plan No. 1 - Lump Sum Increase in Rate of Contribution to Capital Reserves in Year One Increases of \$368 per Month in years 4 and 8 required to maintain positive minimum threshold balances throughout the Planning Period

| CONTRIBU  |              | SETTINGS (analyzed by year) |            |             |              |          |         |         |         |        |        |        |         |         |         |
|---|--------------|-----------------------------|------------|-------------|--------------|----------|---------|---------|---------|--------|--------|--------|---------|---------|---------|
| FIRST YR LAST YR                                  |              |                             | Starting a | mount (\$): | \$1,656.00   |          |         |         |         |        |        |        |         |         |         |
| \$19,872.00 \$28,704.00                           | per year     |                             |            | Increm      | ent by (\$): | \$368.00 |         |         |         |        |        |        |         |         |         |
| \$432.00 \$624.00                                 | per unit per | year                        |            |             | Every        | 4        | year    |         |         |        |        |        |         |         |         |
| \$1,656.00 \$2,392.00                             | per month    |                             |            | F           | Frequency:   | 2        | time    |         |         |        |        |        |         |         |         |
| \$36.00 \$52.00                                   | per unit per | month                       | L          |             | Threshold:   | \$10,00  | 0.00    |         |         |        |        |        |         |         |         |
|   |              |                             |            |             |              |          |         |         |         |        |        |        |         |         |         |
| Projected Annual Funding and Ex                   |              |                             |            |             |              |          |         |         |         |        |        |        |         |         |         |
| Year:   | 2016         | 2017                        | 2018       | 2019        | 2020         | 2021     | 2022    | 2023    | 2024    | 2025   | 2026   | 2027   | 2028    | 2029    | 2030    |
| Year Number:                                      | 1            | 2                           | 3          | 4           | 5            | 6        | '       | 8       | 9       | 10     | 11     | 12     | 13      | 14      | 15      |
| End of Year Reserve Fund Balance                  | 50,041       | 66,767                      | 86,645     | 94,974      | 113,809      | 123,995  | 69,970  | 91,393  | 117,646 | 59,242 | 60,817 | 86,917 | 115,630 | 132,727 | 13,117  |
| Capital Expenditures:                             | -            | 3,152                       | -          | 11,551      | 5,462        | 14,111   | 78,319  | 2,872   | 2,460   | 87,113 | 27,134 | 2,611  | -       | 11,618  | 148,315 |
| Special Assessment<br>Total Revenue (all sources) | 3,316        | 19,877                      | - 19,879   | 19,880      | 24,297       | 24,298   | 24,294  | 24,295  | 28,713  | 28,709 | 28,709 | 28,711 | 28,713  | 28,715  | 28,705  |
| Total Revenue (an sources)                        | 5,510        | 19,877                      | 19,879     | 19,880      | 24,297       | 24,298   | 24,294  | 24,293  | 26,/15  | 28,709 | 28,709 | 26,/11 | 26,715  | 20,713  | 28,705  |
| Year:   | 2031         | 2032                        | 2033       | 2034        | 2035         | 2036     | 2037    | 2038    | 2039    | 2040   | 2041   | 2042   | 2043    | 2044    | 2045    |
| Year Number:                                      | 16           | 17                          | 18         | 19          | 20           | 21       | 22      | 23      | 24      | 25     | 26     | 27     | 28      | 29      | 30      |
| End of Year Reserve Fund Balance                  | 33,749       | 56,902                      | 85,613     | 114,326     | 141,949      | 161,247  | 160,256 | 84,472  | 60,241  | 38,121 | 58,053 | 85,759 | 113,278 | 134,033 | 53,948  |
| Capital Expenditures:                             | 8,075        | 5,555                       | -          | -           | 1,093        | 9,418    | 29,709  | 104,495 | 52,940  | 50,827 | 8,777  | 1,004  | 1,195   | 7,959   | 108,794 |
| Special Assessment                                | -            | -                           | -          | -           | -            | -        | -       | -       | -       | -      | -      | -      | -       | -       | -       |
| Total Revenue (all sources)                       | 28,707       | 28,709                      | 28.711     | 28,713      | 28,715       | 28,717   | 28,717  | 28,711  | 28,709  | 28,707 | 28,709 | 28,711 | 28,713  | 28,715  | 28,708  |



| Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves |
|---|
| Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain          |
| minimum threshold balances throughout the Planning Period   |
|   |

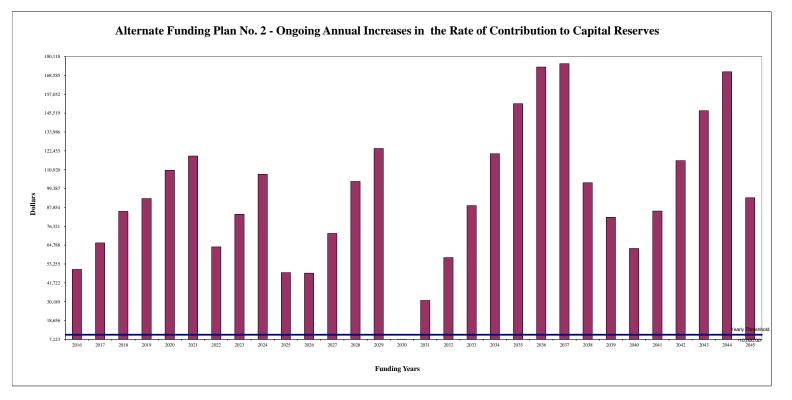


|   |      |        | Beginning    |          |             |            |          |              |           | Minimum   |   |
|---|------|--------|--------------|----------|-------------|------------|----------|--------------|-----------|-----------|---|
|   |      | Year   | Reserve Fund | Fee      | Special     | Investment | Total    | Capital      | Ending    | Threshold |   |
| _ | Year | Number | Balance      | Revenue  | Assessments | Earnings   | Revenue  | Expenditures | Balance   | Balance   | -   |
|   | 2016 | 1      | \$46,725     | \$3,220  | \$0         | \$4        | \$3,224  | \$0          | \$49,949  |           | Initial threshold value from cell F10 of "Worksheet - Current"                            |
|   | 2017 | 2      | \$49,949     | \$19,320 | \$0         | \$5        | \$19,325 | \$3,152      | \$66,122  |           | Threshold inflated anflated ahead at the rate of inflation in F9 of "Worksheet - Current" |
|   | 2018 | 3      | \$66,122     | \$19,320 | \$0         | \$7        | \$19,327 | \$0          | \$85,449  | \$10,404  |   |
|   | 2019 | 4      | \$85,449     | \$19,320 | \$0         | \$7        | \$19,327 | \$11,551     | \$93,226  | \$10,612  |   |
|   | 2020 | 5      | \$93,226     | \$22,798 | \$0         | \$9        | \$22,806 | \$5,462      | \$110,570 | \$10,824  |   |
|   | 2021 | 6      | \$110,570    | \$22,798 | \$0         | \$10       | \$22,807 | \$14,111     | \$119,265 | \$11,041  |   |
|   | 2022 | 7      | \$119,265    | \$22,798 | \$0         | \$5        | \$22,803 | \$78,319     | \$63,749  | \$11,262  |   |
|   | 2023 | 8      | \$63,749     | \$22,798 | \$0         | \$7        | \$22,804 | \$2,872      | \$83,682  | \$11,487  |   |
|   | 2024 | 9      | \$83,682     | \$26,901 | \$0         | \$9        | \$26,910 | \$2,460      | \$108,131 | \$11,717  |   |
|   | 2025 | 10     | \$108,131    | \$26,901 | \$0         | \$4        | \$26,905 | \$87,113     | \$47,923  | \$11,951  |   |
|   | 2026 | 11     | \$47,923     | \$26,901 | \$0         | \$4        | \$26,905 | \$27,134     | \$47,694  | \$12,190  |   |
|   | 2027 | 12     | \$47,694     | \$26,901 | \$0         | \$6        | \$26,907 | \$2,611      | \$71,990  | \$12,434  |   |
|   | 2028 | 13     | \$71,990     | \$31,743 | \$0         | \$8        | \$31,752 | \$0          | \$103,741 | \$12,682  |   |
|   | 2029 | 14     | \$103,741    | \$31,743 | \$0         | \$10       | \$31,753 | \$11,618     | \$123,877 | \$12,936  |   |
|   | 2030 | 15     | \$123,877    | \$31,743 | \$0         | \$1        | \$31,744 | \$148,315    | \$7,306   | \$13,195  |   |
|   | 2031 | 16     | \$7,306      | \$31,743 | \$0         | \$2        | \$31,746 | \$8,075      | \$30,977  | \$13,459  |   |
|   | 2032 | 17     | \$30,977     | \$31,743 | \$0         | \$5        | \$31,748 | \$5,555      | \$57,170  | \$13,728  |   |
|   | 2033 | 18     | \$57,170     | \$31,743 | \$0         | \$7        | \$31,750 | \$0          | \$88,920  | \$14,002  |   |
|   | 2034 | 19     | \$88,920     | \$31,743 | \$0         | \$10       | \$31,753 | \$0          | \$120,673 | \$14,282  |   |
|   | 2035 | 20     | \$120,673    | \$31,743 | \$0         | \$12       | \$31,755 | \$1,093      | \$151,336 | \$14,568  |   |
|   | 2036 | 21     | \$151,336    | \$31,743 | \$0         | \$14       | \$31,757 | \$9,418      | \$173,675 | \$14,859  |   |
|   | 2037 | 22     | \$173,675    | \$31,743 | \$0         | \$14       | \$31,757 | \$29,709     | \$175,724 | \$15,157  |   |
|   | 2038 | 23     | \$175,724    | \$31,743 | \$0         | \$8        | \$31,752 | \$104,495    | \$102,981 | \$15,460  |   |
|   | 2039 | 24     | \$102,981    | \$31,743 | \$0         | \$7        | \$31,750 | \$52,940     | \$81,791  | \$15,769  |   |
|   | 2040 | 25     | \$81,791     | \$31,743 | \$0         | \$5        | \$31,748 | \$50,827     | \$62,713  | \$16,084  |   |
|   | 2041 | 26     | \$62,713     | \$31,743 | \$0         | \$7        | \$31,750 | \$8,777      | \$85,686  | \$16,406  |   |
|   | 2042 | 27     | \$85,686     | \$31,743 | \$0         | \$9        | \$31,753 | \$1,004      | \$116,434 | \$16,734  |   |
|   | 2043 | 28     | \$116,434    | \$31,743 | \$0         | \$12       | \$31,755 | \$1,195      | \$146,995 | \$17,069  |   |
|   | 2044 | 29     | \$146,995    | \$31,743 | \$0         | \$14       | \$31,757 | \$7,959      | \$170,793 | \$17,410  |   |
|   | 2045 | 30     | \$170,793    | \$31,743 | \$0         | \$7        | \$31,751 | \$108,794    | \$93,750  | \$17,758  |   |
|   |      |        |              |          |             |            |          |              |           |           |   |

10/14/2016

#### Alternate Funding Plan No. 2 - Ongoing Annual Increases in the Rate of Contribution to Capital Reserves Begin with \$1610.00 per month contribution w/ 18% increases in years 4, 8, and 12 to maintain minimum threshold balances throughout the Planning Period

| \$420.00 \$69<br>\$1,610.00 \$2,64  | YR<br>3.38 µ<br>0.07 µ<br>5.28 µ | TIONS<br>per year<br>per unit per y<br>per month<br>per unit per y |  |                                     | Starting a<br>Increme<br>F           | TINGS (ana<br>mount (\$):<br>nt by (%):<br>Step (%):<br>Every<br>Trequency:<br>Threshold: | \$1,610.00<br>18<br>0<br>4                    | year                                      |   |   |   |  |   |   |   |  |
|---|----------------------------------|--|--|-------------------------------------|--------------------------------------|---|---|---|---|---|---|--|---|---|---|--|
| <b>Projected Annual Funding a</b><br>Year:<br>Year Number:  | nd Expe                          | enditures:<br>2016   | 2017<br>2                                    | 2018                                | 2019                                 | 2020  | 2021  | 2022                                      | 2023<br>8                                       | 2024<br>9                                     | 2025<br>10                                    | 2026   | 2027<br>12                                    | 2028<br>13                                    | 2029<br>14                                    | 2030<br>15                                     |
| End of Year Reserve Fund Bal<br>Capital Expenditures:<br>Special Assessment   | ance                             | 49,949   | 66,122<br>3,152                              | 85,449                              | 93,226<br>11,551                     | 110,570<br>5,462  | 119,265<br>14,111                             | 63,749<br>78,319                          | 83,682<br>2,872                                 | 108,131<br>2,460                              | 47,923<br>87,113                              | 47,694<br>27,134                             | 71,990<br>2,611                               | 103,741                                       | 123,877<br>11,618                             | 7,306<br>148,315                               |
| Total Revenue (all sources)   |                                  | 3,224  | 19,325                                       | 19,327                              | 19,327                               | 22,806  | 22,807  | 22,803                                    | 22,804  | 26,910  | 26,905  | 26,905                                       | 26,907  | 31,752  | 31,753  | 31,744   |
| Year:<br>Year Number:<br>End of Year Reserve Fund Bal<br>Capital Expenditures:<br>Special Assessment<br>Total Revenue (all sources) | ance                             | 2031<br>16<br>30,977<br>8,075<br>-<br>31,746                       | 2032<br>17<br>57,170<br>5,555<br>-<br>31,748 | 2033<br>18<br>88,920<br>-<br>31,750 | 2034<br>19<br>120,673<br>-<br>31,753 | 2035<br>20<br>151,336<br>1,093<br>-<br>31,755   | 2036<br>21<br>173,675<br>9,418<br>-<br>31,757 | 2037<br>22<br>175,724<br>29,709<br>31,757 | 2038<br>23<br>102,981<br>104,495<br>-<br>31,752 | 2039<br>24<br>81,791<br>52,940<br>-<br>31,750 | 2040<br>25<br>62,713<br>50,827<br>-<br>31,748 | 2041<br>26<br>85,686<br>8,777<br>-<br>31,750 | 2042<br>27<br>116,434<br>1,004<br>-<br>31,753 | 2043<br>28<br>146,995<br>1,195<br>-<br>31,755 | 2044<br>29<br>170,793<br>7,959<br>-<br>31,757 | 2045<br>30<br>93,750<br>108,794<br>-<br>31,751 |



| Alternate Funding Plan No. 3 - Maintain current contribution rate with<br>3 special assessments in years 1, 10, and 20 required to maintain<br>Minimum Threshold Balances throughout the Planning Period |
|--|
|  |

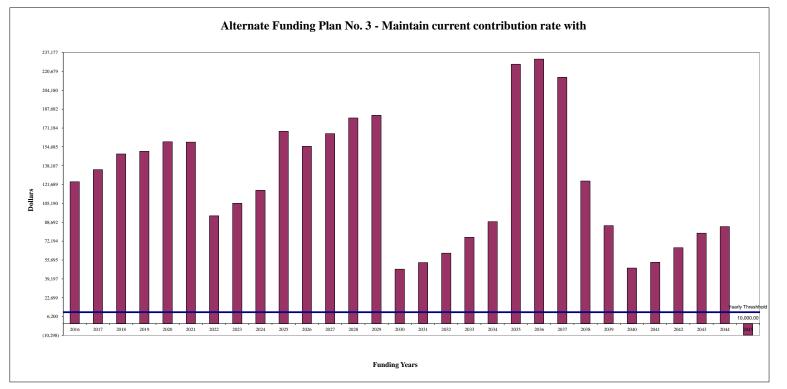


|      |        | Beginning    |          |             |            |           |              |            | Minimum   |   |
|------|--------|--------------|----------|-------------|------------|-----------|--------------|------------|-----------|---|
|      | Year   | Reserve Fund | Fee      | Special     | Investment | Total     | Capital      | Ending     | Threshold |   |
| Year | Number | Balance      | Revenue  | Assessments | Earnings   | Revenue   | Expenditures | Balance    | Balance   |   |
| 2016 | 1      | \$46,725     | \$2,300  | \$75,000    | \$10       | \$77,310  | \$0          | \$124,035  | \$10,000  | Initial threshold value from cell F10 of "Worksheet - Current"                            |
| 2017 | 2      | \$124,035    | \$13,800 | \$0         | \$11       | \$13,811  | \$3,152      | \$134,694  | \$10,200  | Threshold inflated anflated ahead at the rate of inflation in F9 of "Worksheet - Current" |
| 2018 | 3      | \$134,694    | \$13,800 | \$0         | \$12       | \$13,812  | \$0          | \$148,506  | \$10,404  |   |
| 2019 | 4      | \$148,506    | \$13,800 | \$0         | \$12       | \$13,812  | \$11,551     | \$150,767  | \$10,612  |   |
| 2020 | 5      | \$150,767    | \$13,800 | \$0         | \$13       | \$13,813  | \$5,462      | \$159,117  | \$10,824  |   |
| 2021 | 6      | \$159,117    | \$13,800 | \$0         | \$13       | \$13,813  | \$14,111     | \$158,818  | \$11,041  |   |
| 2022 | 7      | \$158,818    | \$13,800 | \$0         | \$8        | \$13,808  | \$78,319     | \$94,307   | \$11,262  |   |
| 2023 | 8      | \$94,307     | \$13,800 | \$0         | \$8        | \$13,808  | \$2,872      | \$105,244  | \$11,487  |   |
| 2024 | 9      | \$105,244    | \$13,800 | \$0         | \$9        | \$13,809  | \$2,460      | \$116,593  | \$11,717  |   |
| 2025 | 10     | \$116,593    | \$13,800 | \$125,000   | \$13       | \$138,813 | \$87,113     | \$168,293  | \$11,951  |   |
| 2026 | 11     | \$168,293    | \$13,800 | \$0         | \$12       | \$13,812  | \$27,134     | \$154,971  | \$12,190  |   |
| 2027 | 12     | \$154,971    | \$13,800 | \$0         | \$13       | \$13,813  | \$2,611      | \$166,173  | \$12,434  |   |
| 2028 | 13     | \$166,173    | \$13,800 | \$0         | \$14       | \$13,814  | \$0          | \$179,988  | \$12,682  |   |
| 2029 | 14     | \$179,988    | \$13,800 | \$0         | \$15       | \$13,815  | \$11,618     | \$182,184  | \$12,936  |   |
| 2030 | 15     | \$182,184    | \$13,800 | \$0         | \$4        | \$13,804  | \$148,315    | \$47,674   | \$13,195  |   |
| 2031 | 16     | \$47,674     | \$13,800 | \$0         | \$4        | \$13,804  | \$8,075      | \$53,403   | \$13,459  |   |
| 2032 | 17     | \$53,403     | \$13,800 | \$0         | \$5        | \$13,805  | \$5,555      | \$61,653   | \$13,728  |   |
| 2033 | 18     | \$61,653     | \$13,800 | \$0         | \$6        | \$13,806  | \$0          | \$75,459   | \$14,002  |   |
| 2034 | 19     | \$75,459     | \$13,800 | \$0         | \$7        | \$13,807  | \$0          | \$89,266   | \$14,282  |   |
| 2035 | 20     | \$89,266     | \$13,800 | \$125,000   | \$18       | \$138,818 | \$1,093      | \$226,991  | \$14,568  |   |
| 2036 | 21     | \$226,991    | \$13,800 | \$0         | \$19       | \$13,819  | \$9,418      | \$231,392  | \$14,859  |   |
| 2037 | 22     | \$231,392    | \$13,800 | \$0         | \$17       | \$13,817  | \$29,709     | \$215,500  | \$15,157  |   |
| 2038 | 23     | \$215,500    | \$13,800 | \$0         | \$10       | \$13,810  | \$104,495    | \$124,815  | \$15,460  |   |
| 2039 | 24     | \$124,815    | \$13,800 | \$0         | \$7        | \$13,807  | \$52,940     | \$85,683   | \$15,769  |   |
| 2040 | 25     | \$85,683     | \$13,800 | \$0         | \$4        | \$13,804  | \$50,827     | \$48,660   | \$16,084  |   |
| 2041 | 26     | \$48,660     | \$13,800 | \$0         | \$4        | \$13,804  | \$8,777      | \$53,687   | \$16,406  |   |
| 2042 | 27     | \$53,687     | \$13,800 | \$0         | \$5        | \$13,805  | \$1,004      | \$66,488   | \$16,734  |   |
| 2043 | 28     | \$66,488     | \$13,800 | \$0         | \$6        | \$13,806  | \$1,195      | \$79,100   | \$17,069  |   |
| 2044 | 29     | \$79,100     | \$13,800 | \$0         | \$7        | \$13,807  | \$7,959      | \$84,947   | \$17,410  |   |
| 2045 | 30     | \$84,947     | \$13,800 | \$0         | \$0        | \$13,800  | \$108,794    | (\$10,046) | \$17,758  |   |

10/14/2016

#### Alternate Funding Plan No. 3 - Maintain current contribution rate with 3 special assessments in years 1, 10, and 20 required to maintain Minimum Threshold Balances throughout the Planning Period

| CONTRIBUTIONS           FIRST YR         LAST YR           \$13,800.00         \$13,800.00           \$300.00         \$3300.00           \$300.00         \$300.00           \$1,150.00         \$1,150.00           \$1,50.00         \$1,150.00           \$25.00         \$25.00           per unit per month |                               |                               |                      | SET<br>Starting a<br>Increme<br>J |   |                                |                                 |                                  |                                |                                |                               |                               |                               |                               |                                   |
|---|-------------------------------|-------------------------------|----------------------|-----------------------------------|---|--------------------------------|---------------------------------|----------------------------------|--------------------------------|--------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------------|
| <b>Projected Annual Funding and I</b><br>Year:<br>Year Number:  | Expenditures:<br>2016         | 2017<br>2                     | 2018<br>3            | 2019                              | 2020                                      | 2021                           | 2022                            | 2023<br>8                        | 2024<br>9                      | 2025<br>10                     | 2026                          | 2027                          | 2028                          | 2029<br>14                    | 2030<br>15                        |
| End of Year Reserve Fund Balance<br>Capital Expenditures:   | -                             | 134,694<br>3,152              | 148,506              | 150,767<br>11,551                 | 159,117<br>5,462                          | 158,818<br>14,111              | 94,307<br>78,319                | 105,244<br>2,872                 | 116,593<br>2,460               | 168,293<br>87,113              | 154,971<br>27,134             | 166,173<br>2,611              | 179,988                       | 182,184<br>11,618             | 47,674<br>148,315                 |
| Special Assessment<br>Total Revenue (all sources)   | 75,000<br>77,310              | 13,811                        | 13,812               | 13,812                            | 13,813                                    | 13,813                         | 13,808                          | 13,808                           | 13,809                         | 125,000<br>138,813             | 13,812                        | 13,813                        | 13,814                        | 13,815                        | 13,804                            |
| Year:<br>Year Number:<br>End of Year Reserve Fund Balance<br>Capital Expenditures:<br>Special Assessment  | 2031<br>16<br>53,403<br>8,075 | 2032<br>17<br>61,653<br>5,555 | 2033<br>18<br>75,459 | 2034<br>19<br>89,266              | 2035<br>20<br>226,991<br>1,093<br>125,000 | 2036<br>21<br>231,392<br>9,418 | 2037<br>22<br>215,500<br>29,709 | 2038<br>23<br>124,815<br>104,495 | 2039<br>24<br>85,683<br>52,940 | 2040<br>25<br>48,660<br>50,827 | 2041<br>26<br>53,687<br>8,777 | 2042<br>27<br>66,488<br>1,004 | 2043<br>28<br>79,100<br>1,195 | 2044<br>29<br>84,947<br>7,959 | 2045<br>30<br>(10,046)<br>108,794 |
| Total Revenue (all sources)<br>Target Funding Requirement   | 13,804                        | 13,805                        | 13,806               | 13,807                            | 138,818                                   | 13,819                         | 13,817                          | 13,810                           | 13,807                         | 13,804                         | 13,804                        | 13,805                        | 13,806                        | 13,807                        | 13,800                            |





|      | Year   | Yearly              |             |               |               |               |
|------|--------|---------------------|-------------|---------------|---------------|---------------|
| Year | Number | <b>Expenditures</b> | Current     | <u>Alt. 1</u> | <u>Alt. 2</u> | <u>Alt. 3</u> |
| 2016 | 1      | \$0                 | \$49,029    | \$50,041      | \$49,949      | \$124,035     |
| 2017 | 2      | \$3,152             | \$59,682    | \$66,767      | \$66,122      | \$134,694     |
| 2018 | 3      | \$0                 | \$73,488    | \$86,645      | \$85,449      | \$148,506     |
| 2019 | 4      | \$11,551            | \$75,743    | \$94,974      | \$93,226      | \$150,767     |
| 2020 | 5      | \$5,462             | \$84,087    | \$113,809     | \$110,570     | \$159,117     |
| 2021 | 6      | \$14,111            | \$83,782    | \$123,995     | \$119,265     | \$158,818     |
| 2022 | 7      | \$78,319            | \$19,265    | \$69,970      | \$63,749      | \$94,307      |
| 2023 | 8      | \$2,872             | \$30,196    | \$91,393      | \$83,682      | \$105,244     |
| 2024 | 9      | \$2,460             | \$41,538    | \$117,646     | \$108,131     | \$116,593     |
| 2025 | 10     | \$87,113            | (\$31,774)  | \$59,242      | \$47,923      | \$168,293     |
| 2026 | 11     | \$27,134            | (\$45,109)  | \$60,817      | \$47,694      | \$154,971     |
| 2027 | 12     | \$2,611             | (\$33,920)  | \$86,917      | \$71,990      | \$166,173     |
| 2028 | 13     | \$0                 | (\$20,120)  | \$115,630     | \$103,741     | \$179,988     |
| 2029 | 14     | \$11,618            | (\$17,938)  | \$132,727     | \$123,877     | \$182,184     |
| 2030 | 15     | \$148,315           | (\$152,452) | \$13,117      | \$7,306       | \$47,674      |
| 2031 | 16     | \$8,075             | (\$146,728) | \$33,749      | \$30,977      | \$53,403      |
| 2032 | 17     | \$5,555             | (\$138,482) | \$56,902      | \$57,170      | \$61,653      |
| 2033 | 18     | \$0                 | (\$124,682) | \$85,613      | \$88,920      | \$75,459      |
| 2034 | 19     | \$0                 | (\$110,882) | \$114,326     | \$120,673     | \$89,266      |
| 2035 | 20     | \$1,093             | (\$98,175)  | \$141,949     | \$151,336     | \$226,991     |
| 2036 | 21     | \$9,418             | (\$93,793)  | \$161,247     | \$173,675     | \$231,392     |
| 2037 | 22     | \$29,709            | (\$109,702) | \$160,256     | \$175,724     | \$215,500     |
| 2038 | 23     | \$104,495           | (\$200,397) | \$84,472      | \$102,981     | \$124,815     |
| 2039 | 24     | \$52,940            | (\$239,537) | \$60,241      | \$81,791      | \$85,683      |
| 2040 | 25     | \$50,827            | (\$276,563) | \$38,121      | \$62,713      | \$48,660      |
| 2041 | 26     | \$8,777             | (\$271,540) | \$58,053      | \$85,686      | \$53,687      |
| 2042 | 27     | \$1,004             | (\$258,744) | \$85,759      | \$116,434     | \$66,488      |
| 2043 | 28     | \$1,195             | (\$246,139) | \$113,278     | \$146,995     | \$79,100      |
| 2044 | 29     | \$7,959             | (\$240,298) | \$134,033     | \$170,793     | \$84,947      |
| 2045 | 30     | \$108,794           | (\$335,292) | \$53,948      | \$93,750      | (\$10,046)    |

