

SYLVAN SQUARE CONDOS RESERVE FUND PROJECTION Based on Reserve Study completed in 2013

Updated: 9-4-2021 ba

			Actual 2020	Budgeted 2021	Actual 2021	Budget 2022	Forecast 2023	Forecast 2024	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2030	Forecast 2031	
Reserve Assessments			16,704	16,704	16,704	18,240	20,064	22,070	24,277	26,705	29,376	32,313	33,283	34,281	35,310	
Interest Rate (assume .1%)			7.07	0.00	5.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Special Assessment																
Total Capital Replacement			16,711	16,704	16,709	18,240	20,064	22,070	24,277	26,705	29,376	32,313	33,283	34,281	35,310	
Assume 2.0% inflation to total expense																
	Frequency	Estimated Cost	2020	2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
10	Asphalt, Overlay	20 14,450										21,857				
10	Asphalt, Repair & Crack Seal	8 578	0	711	0			777				874				
10	Asphalt, Seal Coat	8 1,445	0	1,777	0	1,660		1,942				2,186				
20	Concrete	3 2,631	0	3,236	0		3,433			3,751			4,099			
30	Roofs, Composite Shingle	20 70,272	-		2,650							106,293				
40	Painting, Woodwork (all siding)	8 32,832	0	38,596		35,000					48,215					
50	Lighting, Building Exterior	18 8,800														
60	Decks & Patios	20 11,520										17,425				
70	Building Exterior - Doors Utility	20 0														
70	Building Exterior - Downspouts	n/a 0														
70	Building Exterior - Stairs Carpet	8 4,093						5,501								
80	Railings - Metal pipe	25 2,240														
80	Railings - Wood	20 11,210										16,956				
90	Grounds - Doors, Trash Enclosure	20 3,000										4,538				
90	Grounds - Irrigation Controller	12 2,250	0	2,534		2,534										
90	Grounds - Landscape Refurbishment	4 3,000				3,800				4,277				4,814		
90	Grounds - Lighting	20 9,050								12,903		13,689				
90	Grounds - Monument Sign	20 2,500										3,781				
90	Grounds - Structure Trash Enclosure	20 7,500										11,344				
95	Equipment - Backflow Devices	25 22,500														
Contingency			-	1,000		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Total Expenses per Year			0	47,854	2,650	43,994	4,433	9,219	1,000	21,932	49,215	199,943	5,099	5,814	1,000	
Assume 2.0% inflation to total expense																
Capital Reserve Balance beginning			19,321	38,601	55,312	55,312	69,371	43,617	59,248	72,099	95,377	100,150	80,311	(87,319)	(59,135)	(30,668)
Net (Collected - Expenses)			0	16,711	(31,150)	14,059	(25,754)	15,631	12,851	23,277	4,774	(19,839)	(167,630)	28,184	28,467	34,310
CY Earnings Operating xfr to Reserves																
Capital Reserve Balance ending			0	19,321	55,312	24,162	43,617	59,248	72,099	95,377	100,150	80,311	(87,319)	(59,135)	(30,668)	3,641
actual balance as of 12/31				55,312												
Difference				(0)												
				xfrd 2/19/21												