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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
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| RESERVE REPLACEMENT ANALYSIS | | |  | 2013 |  |  |  |  |  |  |  |
| High Timber Townhomes | |  |  |  |  |  |  |  |  |  |  |
| JUNE 2013 |  |  |  | Remaining | |  |  |  |  |  |  |
|  | Installed | Replacement | Total | Useful | Annual Straight Line | |  |  |  |  |  |
|  |  | Cost | Life | Life | Liability |  |  |  |  |  |  |
| Driveway asphalt | 1983 | $30,000 | 40 | 10 | $3,000 |  |  |  |  |  |  |
| Roof Shingles | 1990 | $98,000 | 30 | 7 | $14,000 |  |  |  |  |  |  |
| Siding | 1983 | $100,000 | 40 | 10 | $10,000 |  |  |  |  |  |  |
| Painting | 2008 | $40,000 | 5 | 0 | $40,000 |  |  |  |  |  |  |
|  |  | ===== |  | ===== | ===== | $2,481 | cost per unit per year | | |  |  |
|  |  | $268,000 |  | 27 | $67,000 | $207 | = dues increase per month per unit | | | | |
|  |  |  |  |  |  |  | to cover cap replacement costs | | | |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Adding to Reserve in 2013 | | $10,700 |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| 100% Annual Reserve funding = | | $ 67,000 |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| With the current $70,000 fund value - about 20% funding | | | | |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |