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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 |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |