

Mountainview Townhouse Association Inc
Reserve Analysis

| Reserve Description | Estimated Life (Years) | Cost per Unit | Total Units | Total Cost | Phase II | | Phase I | |
|---------------------------|------------------------|---------------|-------------|-------------|----------------|--------------------------------|----------------|-------|
| | | | | | Annual Reserve | Notes | Annual Reserve | Notes |
| Roof | 25 | \$1,353.13 | 25 | \$33,828.25 | \$1,353.13 | Based on 2005 estimate | \$812.00 | |
| Exterior painting | 5 | \$893.00 | 25 | \$22,325.00 | \$4,465.00 | | \$2,679.00 | |
| Driveways & parking areas | 20 | \$0.65 | 27,158 | \$17,652.70 | \$882.64 | | \$515.00 | |
| Contingencies | | | | \$2,057.00 | \$2,057.00 | 5% of annual budgeted expenses | \$1,347.00 | |

Total annual reserve requirements **\$75,862.95** **\$8,757.77**

Note: First two years' were Phase I requirements

Reserve Balance Analysis:

| Reserve Category - Roof - 25 Year Reserve | | | | | | | | | Reserve Category - Exterior Painting - 5 Year Reserve | | | | | | | | | Reserve Category - Driveways & Parking Areas - 20 Year Reserve | | | | | | | | | Reserve Category - Contingencies (% of Budgeted Expenses) - Annual Reserve | | | | | | | | | Total of all Reserve Categories | | | | | | | | |
|---|--------------|--------------------|----------------|--------------------|---------------------|---------------|--------------|--------------------|---|--------------------|---------------------|---------------|--------------|--------------------|----------------|--------------------|---------------------|--|--------------|--------------------|----------------|--------------------|---------------------|---------------|--------------|--------------------|--|--------------------|---------------------|---------------|--------------|--------------------|----------------|--------------------|---------------------|---------------------------------|--------------|--------------------|----------------|--------------------|---------------------|--|--|--|
| Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | Calendar Year | Reserve Year | Annual Requirement | Actual Reserve | Cumulative Reserve | Cumulative Variance | | | |
| 2006 | 1 | \$812 | \$812 | \$812 | \$0 | 2006 | 1 | \$2,679 | \$2,679 | \$2,679 | \$0 | 2006 | 1 | \$515 | \$515 | \$515 | \$0 | 2006 | 1 | \$1,347 | \$1,347 | \$1,347 | \$0 | 2006 | 1 | \$5,353 | \$5,353 | \$5,353 | \$0 | 2006 | 1 | \$5,353 | \$5,353 | \$5,353 | \$0 | | | | | | | | | |
| 2007 | 2 | \$812 | \$812 | \$1,624 | \$0 | 2007 | 2 | \$2,679 | \$2,679 | \$5,358 | \$0 | 2007 | 2 | \$515 | \$515 | \$1,030 | \$0 | 2007 | 2 | \$1,347 | \$1,347 | \$2,694 | \$0 | 2007 | 2 | \$5,353 | \$5,353 | \$10,706 | \$0 | 2007 | 2 | \$5,353 | \$5,353 | \$10,706 | \$0 | | | | | | | | | |
| 2008 | 3 | \$1,353 | \$1,353 | \$2,977 | \$0 | 2008 | 3 | \$4,465 | \$4,465 | \$9,823 | \$0 | 2008 | 3 | \$883 | \$883 | \$1,913 | \$0 | 2008 | 3 | \$2,057 | \$2,057 | \$4,751 | \$0 | 2008 | 3 | \$8,758 | \$8,758 | \$19,464 | \$0 | 2008 | 3 | \$8,758 | \$8,758 | \$19,464 | \$0 | | | | | | | | | |
| 2009 | 4 | \$1,353 | \$1,353 | \$4,330 | \$0 | 2009 | 4 | \$4,465 | \$4,465 | \$14,288 | \$0 | 2009 | 4 | \$883 | \$883 | \$2,796 | \$0 | 2009 | 4 | \$2,057 | \$2,057 | \$6,808 | \$0 | 2009 | 4 | \$8,758 | \$8,758 | \$28,222 | \$0 | 2009 | 4 | \$8,758 | \$8,758 | \$28,222 | \$0 | | | | | | | | | |
| 2010 | 5 | \$1,353 | \$1,353 | \$5,683 | \$0 | 2010 | 5 | \$4,465 | \$4,465 | \$18,753 | \$0 | 2010 | 5 | \$883 | \$883 | \$3,679 | \$0 | 2010 | 5 | \$2,057 | \$2,057 | \$7,663 | \$-1,203 | 2010 | 5 | \$8,758 | \$8,758 | \$35,778 | \$-1,203 | 2010 | 5 | \$8,758 | \$8,758 | \$35,778 | \$-1,203 | | | | | | | | | |
| 2011 | 6 | \$1,353 | \$1,353 | \$7,036 | \$0 | 2011 | 6 | \$4,465 | \$4,465 | \$23,218 | \$0 | 2011 | 6 | \$883 | \$883 | \$4,552 | \$0 | 2011 | 6 | \$2,057 | \$2,057 | \$7,663 | \$-3,269 | 2011 | 6 | \$8,758 | \$8,758 | \$66,479 | \$-3,269 | 2011 | 6 | \$8,758 | \$8,758 | \$66,479 | \$-3,269 | | | | | | | | | |
| 2012 | 7 | \$1,353 | \$1,353 | \$8,389 | \$0 | 2012 | 7 | \$4,465 | \$4,465 | \$27,683 | \$0 | 2012 | 7 | \$883 | \$883 | \$5,445 | \$0 | 2012 | 7 | \$2,057 | \$2,057 | \$7,663 | \$-5,316 | 2012 | 7 | \$8,758 | \$8,758 | \$94,799 | \$-5,316 | 2012 | 7 | \$8,758 | \$8,758 | \$94,799 | \$-5,316 | | | | | | | | | |
| 2013 | 8 | \$1,353 | \$1,353 | \$9,742 | \$0 | 2013 | 8 | \$4,465 | \$4,465 | \$32,148 | \$0 | 2013 | 8 | \$883 | \$883 | \$6,328 | \$0 | 2013 | 8 | \$2,057 | \$2,057 | \$9,629 | \$-5,407 | 2013 | 8 | \$8,758 | \$8,758 | \$124,639 | \$-5,407 | 2013 | 8 | \$8,758 | \$8,758 | \$124,639 | \$-5,407 | | | | | | | | | |
| 2014 | 9 | \$1,353 | \$1,353 | \$11,095 | \$0 | 2014 | 9 | \$4,465 | \$4,465 | \$36,613 | \$0 | 2014 | 9 | \$883 | \$883 | \$7,211 | \$0 | 2014 | 9 | \$2,057 | \$2,057 | \$9,606 | \$-5,487 | 2014 | 9 | \$8,758 | \$8,758 | \$154,235 | \$-5,487 | 2014 | 9 | \$8,758 | \$8,758 | \$154,235 | \$-5,487 | | | | | | | | | |
| 2015 | 10 | \$1,353 | \$1,353 | \$11,095 | -\$1,353 | 2015 | 10 | \$4,465 | \$4,465 | \$36,613 | -\$4,465 | 2015 | 10 | \$883 | \$883 | \$7,211 | -\$883 | 2015 | 10 | \$2,057 | \$2,057 | \$9,606 | -\$9,544 | 2015 | 10 | \$8,758 | \$8,758 | \$184,525 | -\$9,544 | 2015 | 10 | \$8,758 | \$8,758 | \$184,525 | -\$9,544 | | | | | | | | | |
| 2016 | 11 | \$1,353 | \$1,353 | \$11,095 | \$2,706 | 2016 | 11 | \$4,465 | \$4,465 | \$36,613 | -\$8,930 | 2016 | 11 | \$883 | \$883 | \$7,211 | -\$1,766 | 2016 | 11 | \$2,057 | \$2,057 | \$9,606 | -\$11,601 | 2016 | 11 | \$8,758 | \$8,758 | \$214,525 | -\$11,601 | 2016 | 11 | \$8,758 | \$8,758 | \$214,525 | -\$11,601 | | | | | | | | | |
| 2017 | 12 | \$1,353 | \$1,353 | \$11,095 | \$4,059 | 2017 | 12 | \$4,465 | \$4,465 | \$36,613 | -\$13,395 | 2017 | 12 | \$883 | \$883 | \$7,211 | -\$2,649 | 2017 | 12 | \$2,057 | \$2,057 | \$9,606 | -\$13,658 | 2017 | 12 | \$8,758 | \$8,758 | \$244,525 | -\$13,658 | 2017 | 12 | \$8,758 | \$8,758 | \$244,525 | -\$13,658 | | | | | | | | | |
| 2018 | 13 | \$1,353 | \$1,353 | \$11,095 | \$5,412 | 2018 | 13 | \$4,465 | \$4,465 | \$36,613 | -\$17,860 | 2018 | 13 | \$883 | \$883 | \$7,211 | -\$5,532 | 2018 | 13 | \$2,057 | \$2,057 | \$9,606 | -\$15,715 | 2018 | 13 | \$8,758 | \$8,758 | \$274,525 | -\$15,715 | 2018 | 13 | \$8,758 | \$8,758 | \$274,525 | -\$15,715 | | | | | | | | | |
| 2019 | 14 | \$1,353 | \$1,353 | \$11,095 | \$-5,765 | 2019 | 14 | \$4,465 | \$4,465 | \$36,613 | -\$22,325 | 2019 | 14 | \$883 | \$883 | \$7,211 | -\$4,415 | 2019 | 14 | \$2,057 | \$2,057 | \$9,606 | -\$17,772 | 2019 | 14 | \$8,758 | \$8,758 | \$304,525 | -\$17,772 | 2019 | 14 | \$8,758 | \$8,758 | \$304,525 | -\$17,772 | | | | | | | | | |
| 2020 | 15 | \$1,353 | \$1,353 | \$11,095 | \$-58,118 | 2020 | 15 | \$4,465 | \$4,465 | \$36,613 | -\$26,790 | 2020 | 15 | \$883 | \$883 | \$7,211 | -\$5,298 | 2020 | 15 | \$2,057 | \$2,057 | \$9,606 | -\$19,829 | 2020 | 15 | \$8,758 | \$8,758 | \$334,525 | -\$19,829 | 2020 | 15 | \$8,758 | \$8,758 | \$334,525 | -\$19,829 | | | | | | | | | |
| 2021 | 16 | \$1,353 | \$1,353 | \$11,095 | \$-59,471 | 2021 | 16 | \$4,465 | \$4,465 | \$36,613 | -\$31,255 | 2021 | 16 | \$883 | \$883 | \$7,211 | -\$6,181 | 2021 | 16 | \$2,057 | \$2,057 | \$9,606 | -\$21,886 | 2021 | 16 | \$8,758 | \$8,758 | \$364,525 | -\$21,886 | 2021 | 16 | \$8,758 | \$8,758 | \$364,525 | -\$21,886 | | | | | | | | | |
| 2022 | 17 | \$1,353 | \$1,353 | \$11,095 | \$-10,824 | 2022 | 17 | \$4,465 | \$4,465 | \$36,613 | -\$35,720 | 2022 | 17 | \$883 | \$883 | \$7,211 | -\$7,064 | 2022 | 17 | \$2,057 | \$2,057 | \$9,606 | -\$23,943 | 2022 | 17 | \$8,758 | \$8,758 | \$394,525 | -\$23,943 | 2022 | 17 | \$8,758 | \$8,758 | \$394,525 | -\$23,943 | | | | | | | | | |
| 2023 | 18 | \$1,353 | \$1,353 | \$11,095 | \$-12,177 | 2023 | 18 | \$4,465 | \$4,465 | \$36,613 | -\$40,185 | 2023 | 18 | \$883 | \$883 | \$7,211 | -\$7,947 | 2023 | 18 | \$2,057 | \$2,057 | \$9,606 | -\$26,000 | 2023 | 18 | \$8,758 | \$8,758 | \$424,525 | -\$26,000 | 2023 | 18 | \$8,758 | \$8,758 | \$424,525 | -\$26,000 | | | | | | | | | |
| 2024 | 19 | \$1,353 | \$1,353 | \$11,095 | \$-13,530 | 2024 | 19 | \$4,465 | \$4,465 | \$36,613 | -\$44,650 | 2024 | 19 | \$883 | \$883 | \$7,211 | -\$8,830 | 2024 | 19 | \$2,057 | \$2,057 | \$9,606 | -\$28,057 | 2024 | 19 | \$8,758 | \$8,758 | \$454,525 | -\$28,057 | 2024 | 19 | \$8,758 | \$8,758 | \$454,525 | -\$28,057 | | | | | | | | | |
| 2025 | 20 | \$1,353 | \$1,353 | \$11,095 | \$-14,883 | 2025 | 20 | \$4,465 | \$4,465 | \$36,613 | -\$49,115 | 2025 | 20 | \$883 | \$883 | \$7,211 | -\$9,713 | 2025 | 20 | \$2,057 | \$2,057 | \$9,606 | -\$30,114 | 2025 | 20 | \$8,758 | \$8,758 | \$484,525 | -\$30,114 | 2025 | 20 | \$8,758 | \$8,758 | \$484,525 | -\$30,114 | | | | | | | | | |
| 2026 | 21 | \$1,353 | \$1,353 | \$11,095 | \$-16,236 | 2026 | 21 | \$4,465 | \$4,465 | \$36,613 | -\$53,580 | 2026 | 21 | \$883 | \$883 | \$7,211 | -\$10,596 | 2026 | 21 | \$2,057 | \$2,057 | \$9,606 | -\$32,171 | 2026 | 21 | \$8,758 | \$8,758 | \$514,525 | -\$32,171 | 2026 | 21 | \$8,758 | \$8,758 | \$514,525 | -\$32,171 | | | | | | | | | |
| 2027 | 22 | \$1,353 | \$1,353 | \$11,095 | \$-17,589 | 2027 | 22 | \$4,465 | \$4,465 | \$36,613 | -\$58,045 | 2027 | 22 | \$883 | \$883 | \$7,211 | -\$11,479 | 2027 | 22 | \$2,057 | \$2,057 | \$9,606 | -\$34,228 | 2027 | 22 | \$8,758 | \$8,758 | \$544,525 | -\$34,228 | 2027 | 22 | \$8,758 | \$8,758 | \$544,525 | -\$34,228 | | | | | | | | | |
| 2028 | 23 | \$1,353 | \$1,353 | \$11,095 | \$-18,942 | 2028 | 23 | \$4,465 | \$4,465 | \$36,613 | -\$62,510 | 2028 | 23 | \$883 | \$883 | \$7,211 | -\$12,362 | 2028 | 23 | \$2,057 | \$2,057 | \$9,606 | -\$36,285 | 2028 | 23 | \$8,758 | \$8,758 | \$574,525 | -\$36,285 | 2028 | 23 | \$8,758 | \$8,758 | \$574,525 | -\$36,285 | | | | | | | | | |
| 2029 | 24 | \$1,353 | \$1,353 | \$11,095 | \$-20,295 | 2029 | 24 | \$4,465 | \$4,465 | \$36,613 | -\$66,975 | 2029 | 24 | \$883 | \$883 | \$7,211 | -\$13,245 | 2029 | 24 | \$2,057 | \$2,057 | \$9,606 | -\$38,342 | 2029 | 24 | \$8,758 | \$8,758 | \$604,525 | -\$38,342 | 2029 | 24 | \$8,758 | \$8,758 | \$604,525 | -\$38,342 | | | | | | | | | |
| 2030 | 25 | \$1,353 | \$1,353 | \$11,095 | \$-21,648 | 2030 | 25 | \$4,465 | \$4,465 | \$36,613 | -\$71,440 | 2030 | 25 | \$883 | \$883 | \$7,211 | -\$14,128 | 2030 | 25 | \$2,057 | \$2,057 | \$9,606 | -\$40,399 | 2030 | 25 | \$8,758 | \$8,758 | \$634,525 | -\$40,399 | 2030 | 25 | \$8,758 | \$8,758 | \$634,525 | -\$40,399 | | | | | | | | | |

Reserve Fund Tasks:

- Re-estimate expected replacement costs and expected life(s)
- Ensure all required reserves are being estimated and accumulated - such as "Decking"
- Reorganize reserves into appropriate categories and annual allocation requirements
- Obtain external reserve fund that is "interest bearing", such as a bond fund