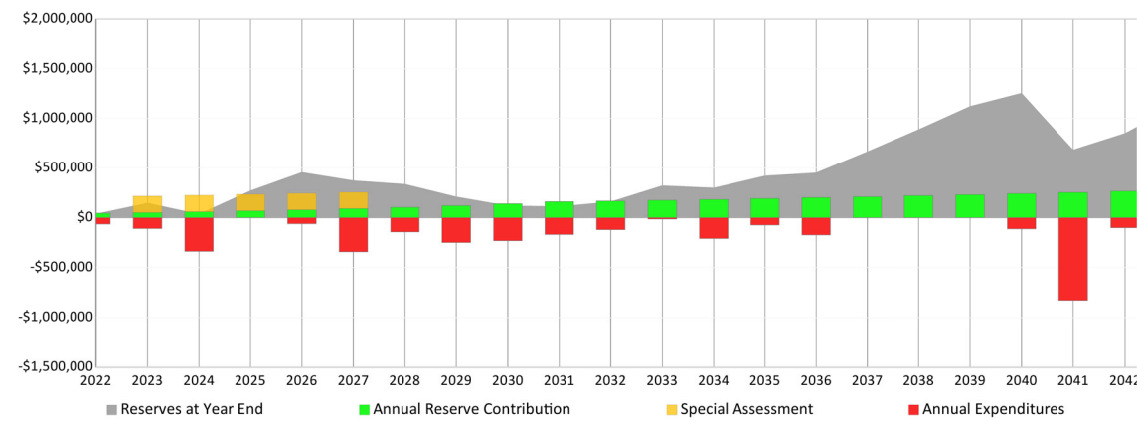


www.BuildingReserves.com -or- Contact Proposals@BuildingReserves.com  
Sunset Ridge North Association, Inc. - Townhome Cost Center  
181 Lumina Place, Holly Springs, NC

PROPERTY INFO		FINANCIAL INPUTS	
Reference #: 21468	Interest Rate		0.20%
	Inflation Rate		4.7%
	Reserve Balance	\$	58,408.00
	Reserve Balance Date		12/31/2021
	Current Total Income	\$	200,818.00
Inspection: 12/9/2021	Current Reserve Contribution	\$	45,780.00
	Fiscal Year		Jan. 1 to Dec. 31
# Buildings: 15		RECOMMENDED FUNDING	
	Current Annual Contribution	\$	45,780.00
	Recommended Annual Contribution	\$	52,600.00
# Units: 89	Recommended Annual Adjustment	\$	6,820.00
	Current Reserve Contribution /unit /month ave.	\$	42.87
Years Built: 1996	Recommended Reserve Contribution /unit /month ave.	\$	49.25
	Recommended Adjustment /unit /month ave.	\$	6.39



Reserves at Beginning of Year	\$58,408	\$39,886	\$148,961	\$37,919	\$272,793	\$457,697	\$374,273	\$338,381	\$211,628	\$121,748
Annual Reserve Contribution	\$45,780	\$52,600	\$60,490	\$39,564	\$79,998	\$91,998	\$105,797	\$121,667	\$139,917	\$160,905
Annual Reserve Adjustment (%)		14.9%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Special Assessments		\$165,000	\$165,000	\$165,000	\$165,000	\$165,000				
Interest Earned	\$98	\$189	\$187	\$310	\$730	\$831	\$712	\$549	\$333	\$235
Annual Expenditures	-\$64,400	-\$108,714	-\$336,719	\$0	-\$60,823	-\$341,253	-\$142,402	-\$248,969	-\$230,129	-\$169,075
Reserves at Year End	\$39,886	\$148,961	\$37,919	\$272,793	\$457,697	\$374,273	\$338,381	\$211,628	\$121,748	\$113,813

Quantity		Reserve Components		Age, Useful Life, & Replacement				Replacement Costs			0	1	Critical Point†	2	3	4	5	6	7	8	9
Quantity Per Period	Units	Reserve Expense Listed by Property Class		Useful life	Year of 1st Replacement	Current Age	Remaining Years Until Replacement	Unit Cost	Total Future Cost, 30 Years	Current Cost per Phase	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
		EXTERNAL BUILDING COMPONENTS																			
1,400	Square Feet	Balconies, Wood Structure, Railings, and Decking, Phased Replacement		25 to 35	2027	26	5	48.50	366,569	67,900						85,429	89,444	93,648	98,049		
4,558	Linear Feet	Gutters and Downspouts, Aluminum, Phased Replacement		20 to 25	2041	Not Available	19	11.50	434,707	52,421											
508	Squares	Roofs, Asphalt Shingles, Phased Replacement		15 to 20	2024	Varies	2	400.00	2,164,888	203,333			222,896			255,824					
368	Pairs	Shutters		20 to 25	2032	Not Available	10	150.00	87,379	55,200											
61,255	Square Feet	Walls, Masonry, Capital Repairs		8 to 12	2034	Varies	12	1.30	377,956	79,632											
26,802	Square Feet	Walls, Siding, Trim, Fascia and Soffits, Paint Finishes and Partial Replacement		4 to 6	2022	Varies	0	1.50	1,501,469	40,203	64,400	108,714	113,823				52,958	55,447	58,053		
									0												
		SITE COMPONENTS																			
3,640	Square Yards	Asphalt Alleys, Crack Repair, Patch and Seal Coat		3 to 5	2026	1	4	3.24	130,139	11,794					14,172					17,831	
910	Square Yards	Asphalt Alleys, Repaving, Phased Replacement		15 to 25	2036	Varies	14	33.00	333,179	30,030											
2	Each	Catch Basins, Capital Repairs, Phased		15 to 25	2036	Varies	14	1,500.00	33,285	3,000											
487	Square Feet	Concrete Sidewalks and Stoops, Partial Replacement		to 65	2026	26	4	18.00	121,128	8,772					10,541					13,262	
450	Linear Feet	Fencing, Wood, Replacement, Phased		15 to 20	2026	<10	4	47.00	308,731	21,150					25,415			29,170	70,704	77,506	
41,012	Square Feet	Irrigation System, Phased Replacement		to 35	2029	to 26	7	1.25	222,238	51,265											
1	Allowance	Landscaping Improvements		to 35	2026	to 26	4	8,900.00	73,847	8,900					10,695						
800	Linear Feet	Railings, Wood and Vinyl, Replacement, Front Entries		to 35	2031	to 26	9	50.00	60,476	40,000										60,476	



Category	Frequency	Percentage
Very good	1	100%
Good	0	0%
Fair	0	0%
Poor	0	0%
Very poor	0	0%