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Sunset Ridge North Association, Inc. - Townhome Cost Center

181 Lumina Place, Holly Springs, NC

Allowance

Linear Feet

800

Landscaping Improvements

Railings, Wood and Vinyl, Replacement, Front Entries

to 35

to 35

2026

2031

to 26

to 26

PROPERTY	FINANCIAL INPUTS		
INFO	Interest Rate		0.20%
	Inflation Rate		4.79
Reference #:	Reserve Balance	\$	58,408.00
21468	Reserve Balance Date		12/31/202:
	Current Total Income	\$	200,818.00
Inspection:	Current Reserve Contribution	\$	45,780.00
12/9/2021	Fiscal Year	Ja	an. 1 to Dec. 31
# Buildings:	RECOMMENDED FUNDING		
15	Current Annual Contribution	\$	45,780.00
	Recommended AnnualContribution	\$	52,600.00
# Units:	Recommended Annual Adjustment	\$	6,820.00
89	Current Reserve Contribution /unit /month ave.	\$	42.87
Years Built:	Recommended Reserve Contribution /unit /month ave.	\$	49.25

# Units:		Recommended Annual Adjustment \$ 6,820.00						Annual Reserve Contribution			\$52,600	\$60,490	\$69,564	\$79,998	\$91,998	\$105,797	\$121,667	\$139,917	\$160,905
89		Current Reserve Contribution /unit /month ave. \$ 42.87						Annual Reserve Adjustment (%)			14.9%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Years Built:		Recommended Reserve Contribution /unit /month ave. \$ 49.25						Special Assessments			\$165,000	\$165,000	\$165,000	\$165,000	\$165,000				
1996						6.39			Interest Earned			\$187	\$310	\$730	\$831	\$712	\$549	\$333	\$235
incommended respectively and successful average							Annual Exp	penditures		-\$64,400	-\$108.714	-\$336.719	\$0	-\$60,823	-\$341,253	-\$142,402	-\$248,969	-\$230,129	-\$169,075
										\$39,886	\$148,961	\$37,919	\$272,793	\$457,697	\$374,273	\$338,381	\$211,628	\$121,748	\$113,813
			Ago I	looful Life	9 Donl	acoment	Reserves a		***************************************	*******	Critical Point1	V2121133	***************************************	101.1,210	VIII.	V-11,10-0	V.121,7.10	7110,010	
Quantity		Reserve Components	Age, Useful Life, & Replacement				Replacement Costs			0	1	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										í L
508	Squares	Roofs, Asphalt Shingles, Phased Replacement		2024	Varies	2	400.00	2,164,888	203,333			222,896			255,824				i L
368	Pairs	Shutters		2032	Not Available	10	150.00	87,379	55,200										i L
61,255	Square Feet	Walls, Masonry, Capital Repairs	8 to 12	2034	Varies	12	1.30	377,956	79,632										i L
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	i l
								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		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		
41,012	Square Feet	Irrigation System, Phased Replacement	to 35	to 35 2029 to 26 7		7	1.25	222,238	51,265								70,704	74,027	77,506

8,900.00

50.00

73,847

60,476

8,900

40,000

Reserves at Beginning of Year

■ Reserves at Year End

\$58,408

\$2,000,000

\$1,500,000

\$1,000,000

\$500,000

-\$500,000 -\$1,000,000

-\$1,500,000 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042

\$37,919

Special Assessment

\$457,697

\$374.273

\$272,793

10,695

■ Annual Expenditures

\$211,628

\$338,381

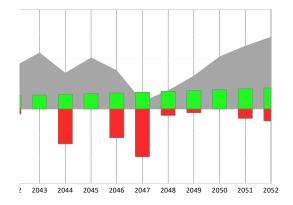
\$121,748

60,476

■ Annual Reserve Contribution

\$148,961

\$39,886



\$113,813	\$161,730	\$323,865	\$301,248	\$422,331	\$452,891	\$666,009	\$889,563	\$1,123,975	\$1,257,415	\$684,548	\$852,046	\$1,133,229	\$724,880	\$1,032,636	\$777,831	\$153,174	\$372,300	\$668,047	\$1,054,868	\$1,268,518
\$168,500	\$176,400	\$184,700	\$193,400	\$202,500	\$212,000	\$222,000	\$232,400	\$243,300	\$254,700	\$266,700	\$279,200	\$292,300	\$306,000	\$320,400	\$335,500	\$351,300	\$367,800	\$385,100	\$403,200	\$422,200
4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
\$275	\$485	\$624	\$723	\$874	\$1,118	\$1,554	\$2,012	\$2,379	\$1,940	\$1,535	\$1,983	\$1,856	\$1,756	\$1,809	\$930	\$525	\$1,039	\$1,721	\$2,321	\$2,716
-\$120,858	-\$14,750	-\$207,941	-\$73,040	-\$172,813	\$0	\$0	\$0	-\$112,239	-\$829,508	-\$100,736	\$0	-\$702,505	\$0	-\$577,014	-\$961,087	-\$132,699	-\$73,092	\$0	-\$191,871	-\$243,351
\$161,730	\$323,865	\$301,248	\$422,331	\$452,891	\$666,009	\$889,563	\$1,123,975	\$1,257,415	\$684,548	\$852,046	\$1,133,229	\$724,880	\$1,032,636	\$777,831	\$153,174	\$372,300	\$668,047	\$1,054,868	\$1,268,518	\$1,450,083
1 40		40	40		4-	40	4=	40	40											
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
1									125,456			143,990			165,261					Fa Go
									486,626			558,516			641,026					Fi Fi
87,379																				Go
		138,180	73,040	76,473				91,895	96,214	100,736				239,776	126,742	132,699				Go 159,461
		69,761	73,040	76,473				91,095	96,214	100,736				121,052	126,742	132,699				159,461
				16,825					21,169					26,633					33,509	Very
				57,123					71,869					90,422					113,765	Go
				5,707					7,180					9,033					11,365	Go
				16,686					20,994					26,413					33,232	Go
33,479														63,684			73,092			83,890
	14,750							20,344							28,058					Fa Fa
																				Fa