



875 N. Easton Road, 3B
Doylestown, PA 18902

215.340.6990

www.BustamanteEngineers.com

Info@BustamanteEng.com

RESERVE FUND ANALYSIS UPDATE

REGENCY AT PROVIDENCE

PREPARED FOR:
REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

PHYSICAL ADDRESS: 199 SLOAN ROAD, PHOENIXVILLE, PA 19460
MAILING ADDRESS: 199 SLOAN ROAD, PHOENIXVILLE, PA 19460

COMMUNITY MANAGER:
JEFF BEVAN OF CAMCO MANAGEMENT

PREPARED BY:
BUSTAMANTE ENGINEERS, INC.

DATE:
OCTOBER 19, 2021

FINAL



Your Community is Our Business

TABLE OF CONTENTS

INTRODUCTION	1
RESERVE FUND ANALYSIS	2
SOURCES OF INFORMATION & DOCUMENTATION	4
COMMENTS	4
RESULTS	16

APPENDICES:

- A- Reserve Study Analysis Spreadsheets
- B- Definitions
- C- Limitations
- D- Professional Qualifications

INTRODUCTION

Regency at Providence Community Association authorized Bustamante Engineers, Inc. to conduct a Reserve Fund Study Update for the single-family home community located off Egypt Road in Phoenixville and off Black Rock Road in Upper Providence Township, Montgomery County, Pennsylvania.

This Reserve Fund Study is in accordance with the scope of services as depicted in our proposal for engineering services dated February 24, 2021.

This study is an update to our last Reserve Fund Study originally prepared in November of 2017. Where needed the costs of the capital reserve items were increased to meet the cost of inflation over the last 5 years.

The main objective of this report is to provide financial information to assist the Community Association in the capital needs planning and in understanding the components expected and remaining useful lives. The common area components are derived from Community Association documents that were presented to us. We did not, nor was it in our scope of services, interpret the Community Association documents or the common area components within those documents.

The Association documents can change from time to time. In this regard, we ask the Association Board of Directors to confirm if what is noted in this study is true and in effect.

This financial analysis and report are to meet the Community Association Institute standards or definitions as depicted in the “Reserve Funding & Reserve Investment Strategies”. As part of the standards, this report will guide the Association with the following:

1. The physical status of the common area components derived from our observation(s).
2. Financial analysis of the current reserve funding and a projection of future reserve funding.

For the financial analysis section of the report, we project 30-years into the future, based on the current financial situation, and projections with future reserve contributions and capital improvements. This report presents “forward thinking” as we take into consideration both reasonable “Rate of Inflation” and “Rate of Return on Investments”. Today’s present dollar value is forecasted as a practical approach to a sound reserve fund study.

The goal of this reserve fund study is to allow for full funding of the reserve fund levels by utilizing “base line funding” through a pre-determined threshold to meet the Community’s needs. The objective is to avoid special assessments by maintaining a minimum balance (threshold) at any given time during the projected years of the reserve study.

RESERVE FUND ANALYSIS

Please note that the estimates noted herein are based on 2021 dollars developed from the following resources:

1. Noted published construction cost guides, such as RS Means Building Construction Cost Data per the year of this report.
2. Local estimating based on actual costs associated with construction projects in this region that we have been involved with.
3. Cost estimates from proposals or historical costs provided to us by the Association.

In the Analysis, we provide the following:

1. An Input Worksheet featuring current reserve fund balance, monthly or annual reserve contribution, all adjusted with an estimated rate of inflation and rate of return on investments, without assuming tax burden.
2. A listing of Common Area Components including quantities, units, and projected costs, estimated remaining life expectancies, frequency, in years, of when items require replacement and/or repair, and monthly and annual funding requirements.
3. Tables and graphs representing the present year balances and the projected reserve balances based on a given set of annual liabilities. Tables and graphs for up to three funding options are also provided.
4. All amounts or costs take into consideration “rate of inflation” and “rate of return on investments” compounded monthly over a given 12-month period, minus the month that the study period commences. (i.e., if the study starts March 31, only 9 months will be compounded that given year).

The following definitions may apply only if a physical condition assessment was part of the study:

Excellent: Current "as new" condition for the component, requiring no rehabilitation.

Good: The current condition for the component is performing to its intended use and is showing signs of normal wear and tear. Some repair or maintenance may be needed.

Fair: The current condition of the component is showing more than normal wear and tear, or previous repairs are not in compliance with commonly accepted practice, or workmanship not in compliance with commonly accepted standards (obsolescence) or approaching end of expected use. Repair or replacement is needed to prolong expected life or to cure a deficiency.

Poor: The current condition of the component has either failed or cannot be relied upon for continued performance. The component could be in a state of physical failure or by design failure. The component has exceeded its expected performance. Repair or replacement is required.

The following definitions shall apply:

Estimated Useful Life (EUL): A component's useful life is the estimated period (or total amount of activity) before which the component can be expected to be replaced. During this lifespan, the capital component should be expected to function and be in service within the community.

Remaining Useful Life (RUL): A subjective estimate of the number of remaining years a component may have, less than the expected useful life, before replacement. The component may fail or not function in accordance with its intended purpose before warranting replacement.

Long-lived Property Components: Items that require infrequent repair or replacement, without predicted remaining useful lives. Examples of long-lived property components include water and sewer mains, electrical panels and circuitry, foundations, and framing. These should be funded through the operating budget or re-visited within the cycle of a reserve fund study as the item approaches the end of its lifespan.

Baseline with Threshold Funding: A funding strategy where the goal is to keep the reserve *cash value* above zero while maintaining a pre-determine threshold. A *threshold* is defined as a minimum balance and is usually between 10 and 15% of the Total Estimated Cost of Replacements over the given 20 or 30-year basis period. Special accommodations can be made to reduce or increase the calculated minimum balance.

Full Funding Balance: The full funding balance for year one is provided on the "Capital Item Replacement Worksheet" under "Reserve Funding Required". This balance is derived by taking into consideration the depreciation of the specific cost of each component, summed for all components. Funding per item example: current cost of component ÷ frequency.

Quantity: The amount of each reserve component element. Commonly measured using the following abbreviations:

- SF - Square Feet
- SY - Square Yard
- LF - Linear Feet
- LS - Lump Sum Cost
- EA - Each
- SQ - Squares=100 Square Feet

SOURCES OF INFORMATION & DOCUMENTATION

The following documents were made available for review:

1. Reserve Fund Study as prepared by Bustamante Engineers, Inc. dated September 28, 2017, Revised November 6, 2017
2. Completed Bustamante Engineers, Inc. Association Information Request Form, complete with reserve balance and monthly unit contributions

COMMENTS

General

Regency at Providence is a 55+ community built by Toll Brothers between 2005 and 2016. The community was built in four phases and consists of 335 single-family homes. Amenities for the community include two clubhouses, two outdoor pools, an indoor pool, tennis courts, putting green and gazebo.

Site visits of the community were made on September 14 & 29, 2021 by Jennifer Keggan, EIT. Based on a review of the common area components, we provide the following comments:

Site Components

Roadways & Parking Lots

The Association is responsible for the following roadways:

- Clubhouse parking lots at Phase I & IV
- Fairmont Boulevard, Sloan Road & Thayer Way in Phase I
- Eden Boulevard & Hanover Road in Phase II
- Copley Road, Peters Way & Logan Road in Phase III
- Hillview Drive, Regency Hills Drive & Woods End Court in Phase IV



The condition of the roadways varies greatly between phases. The roadways in Phase IV were in the best condition with only a few lateral cracks present. Hanover Road in Phase II has the start of spider cracking in multiple locations and alligator cracking near the curbline, particularly at 200-202 and 249. Phase III roadways have some lateral cracks and repeated locations of spider cracking at the ends of driveways. Lastly, Phase I roadways have alligator and spider cracking throughout, areas where minor potholes are starting to form and some settling around the inlets.

The estimated life expectancy of the roads and parking lots is 20 to 25 years. Replacements have been planned based on the above conditions.

The costs for repaving the roads include the following:

1. Milling the asphalt surface a depth of 2"
2. Applying at minimum 2" of asphalt wearing surface course

Future maintenance of the roadways consists of sealing open cracks and patching potholes. As replacement of the wearing course is upcoming on the Phase I roadways, we have lowered the quantity on the line item for Asphalt Patch & Repair.



Curbing

The curbing for this community consists of Belgian block set inside a concrete foundation. This type of curbing is durable and does not require extensive maintenance other than occasional repairs, especially after the wintertime when snowplows tend to cause damage. Typical maintenance includes reparging between the granite blocks when the mortar joints become loose or they fall out and resetting individual blocks that become dislodged.



In the Reserve Fund Analysis, we include partial curbing replacements, as total replacement is generally not needed. During our second site visit, a company was onsite performing repairs on the curbing. As repairs and replacements were being performed on the curbing at all phases, we continue to keep this item as one line item instead of a per phase item.

Concrete Flatwork

Replacement of the concrete flatwork should be performed on an as needed basis especially when the condition of them poses a safety concern to the residents. Such conditions are as follows:

1. Settlement/heaving when one edge is higher than the other. When the elevation difference between the adjoining surfaces is 1/2" or greater, it should be replaced for pedestrian safety reasons.



2. Excessive cracking
3. Open joints of walkways and steps
4. Spalling; surface erosion

We noted areas with severe spalling, several cracked panels of sidewalk, and areas where the sidewalk has an uneven walking surface.

Associations rarely do complete replacement in the case of sidewalks. Therefore, in the Reserve Analysis, we include partial concrete flatwork replacements on a six-year basis. Next concrete replacement is scheduled for in the next year (2022).

We continue to keep the sidewalk as one line item since replacement should be by priority and not phase. The concrete in the worst condition should always be the priority of repair in order to eliminate tripping hazards. Overtime, the concrete within the phases, will deteriorate at variable rates. Based on recent quotes obtained from management, it appears this is the way the Board is approaching the concrete flatwork replacements, which we agree with.



Pathway

The multiple pathways should be kept in walkable condition for the residents. The line item for the pathway has been removed from the reserve study at the request of the Board. Future repairs will be paid for from the maintenance and operating budget.



Signs

The Association has both traffic control and street signs located along the internal roadways. Street signs typically have a longer useful life than traffic control signs, which tend to fade quicker and require replacement sooner. The street signs continue to be replaced per phase and remaining useful life was based on year of installation.

While we continue to keep the traffic control sign replacement per phase, we noted some signs that have faded more than others and should be replaced sooner. This includes the two stop signs on Copley Road. Overall replacement is based on year of installation. Cost to replace is for a new sign and post.

Deficiencies that would warrant replacement sooner than planned include leaning posts or faded signs.

Community Identification Signs and Entrance Walls

The community identification signs consist of metal lettering mounted on a stucco and stone veneer covered wall.

We noted multiple cracks and areas of loose joints with the mortar that should be repointed on all three signs. We noted some of the metal letters at Phases II & III are loose and should be resecured. Additionally, the insert on which the letters are mounted at Phase I is loose and should be reattached to the stone wall. We would consider these items to be maintenance related. Pointing should be paid for under the operational accounts and not from the reserve account. In the reserve fund we include costs to replace the letters and the portion on which they are mounted.



Each of the signs is illuminated with flood lights. Replacement of these should be made on an as needed basis and paid for under the operation budget.

Streetlights

We are not sure if the lights are operating correctly as we did not visit the site during nighttime hours. The streetlights are of a higher quality and should have an estimated useful life of 25 to 30 years. Replacements have been planned based on the age of the phase in which they reside.

We noted some areas of chipped paint on the bases, likely due to impact damage from landscaping equipment. This is strictly cosmetic in nature.



Retaining Walls

Partial replacements for the landscape block retaining walls are included in the reserve fund analysis. If constructed properly, they should have a 40 to 50-year service life.

Typical wall maintenance includes the following:

1. Resetting the coping and capstones
2. Resetting fencing
3. Correcting soil washout above the wall



All retaining walls should be routinely inspected to ward off serious structural conditions that could cause wall failure. Typical signs of distress are as follows:

1. Vertical wall displacement
2. Loose soil behind the wall
3. Soil settlement behind the walls

This study should not be considered an inspection of the retaining wall or certification of its condition.

Stormwater Management

The stormsewer system consists of underground piping and standard PennDOT style street inlets, manholes, and end structures. This infrastructure should have at minimum a 50-year service life. Since it is unlikely these items would require complete replacement, we included an allowance for emergency repairs and/or partial replacement costs on failing sections of the stormsewer system.

In the case of inlet tops, prior to repaving of the roads, the damaged inlet hoods should be replaced since they tend to deteriorate from snow plowing and deicing salts. At the same time, repairs can be performed on the interior of the inlet.



We noted a hole in the pavement next to the inlet top to the right of 518 Logan Road, along Peters Way.

There are multiple stormwater management ponds within the community. It is important that the stormwater outlet controls are kept clean and fully operational. The minimum maintenance procedures should include the following:

1. Cleaning of the inlet and outlet controls
2. Trimming or removal of unwanted vegetation, including trees and saplings (not wetlands)
3. Removing excess sediment
4. Yearly inspections of the berms and outlet control devices



In the case of the ponds, we include costs for dredging the bottom of the pond and the aerators. The prices for dredging are estimates and can vary depending on the amount of material (often referred to as muck) on the bottom of the pond, the type of material retrieved, and where the material coming from the pond can be discarded.

Entrance Gates

We continue to reserve for the gate actuators, the gates, including renovation to the pillars and a renovation fund for the gate houses.



Exterior Systems

Roofing

The original roofing is an asphalt fiberglass, architectural style shingle and appears to have a 25 to 30 year estimated useful life. A little less than half of the homes still have the original roofing.

Reportedly the roofing for 173 buildings was replaced prematurely due to storm damage. The reshingling project occurred in 2021 and included 44 units at Phase I, 29 units at Phase II, 44 units at Phase III and 56 units at Phase IV. The shingle used during this project is reportedly an Owens Corning shingle that has a 50-year warranted life. These roofs have been included as a separate line item in the reserve study and assigned an estimated useful life of 45-years. Pricing was provided from the Association and is based on the actual cost of replacement. Warranties of the shingles should be kept inside the management office.

Asphalt fiberglass shingles do not require significant maintenance if they are installed properly and are of higher quality. Attentive repairs are needed, especially after storms where, occasionally, shingles will blow off or become loose. Typically, leak points of any roof are at the roof penetrations, sidewalls, along valleys, skylights, and in front of the gutters.



Asphalt fiberglass roofing replacement costs in the reserve analysis include roofing tear off, vents, flashings, and installing elastomeric membranes. Changing of the plywood sheathing under the

shingles is not included as part of this cost. The unit cost provided in the study was provided from the Board via a quote from a contractor.

Painting

The painting of the trim on the homes continues to be on a five-year cycle. It is our understanding that the following years were when painting has occurred:

- Phase I – 2021
- Phase II – 2017
- Phase III – 2018
- Phase IV - 2017

The next phase of painting was scheduled based on the above dates.

CLUBHOUSES

Along Sloan Road is the Phase I Clubhouse and parking lot. The building is a two-story structure that houses a library, great room with kitchen, manager's office, billiards room with lounge area, game/craft room, indoor pool, group exercise room with wooden floor, gym, and ladies & men's restroom.



Between Hillview Drive & Regency Hills Drive is the Phase IV Clubhouse and parking lot. The building is also a two-story structure and includes great room with kitchen area, group exercise room with wooden floor, exercise room, storage rooms, and ladies & men's restroom.

Exterior Systems

We continue to include replacement costs for the roofing, gutters and downspouts, stone veneer, painting of the fiber cement trim and siding on the exterior of both clubhouses. As complete replacement of the stone veneer should not be needed, the cost is for partial replacement and repointing. It should be noted that both clubhouse roofs were replaced in 2021 due to storm damage and not from premature deterioration of the shingles. The shingles used are manufactured by Owens Corning and have a 50-year warranty. An estimate useful life of 45 years has been assigned on the shingles. Cost for replacement of the roofing was provided by the Board.



Painting of the clubhouses has been scheduled for in year zero (2022) at Phase I and year one (2023) at Phase IV.

Additional exterior items included as capital components include the windows, doors, and the deck at the rear of the Phase I Clubhouse and the vinyl trellis/pergola at the Phase IV Clubhouse. We did not note anything with the doors that indicates premature deterioration. Replacement of the doors and windows was based on the age of the individual building.

We noted many rusted nails holding the composite decking in place. This condition should be watched for future nail pops and loose boards. Typically, composite lumber is to be fastened with stainless steel screws; however, it does not appear that stainless steel screws were used in all locations by the builder.

Interior Systems

At the Phase I Clubhouse, we include replacement costs for the various floor coverings, including carpeting, ceramic tile, and wood flooring, as well as the kitchen appliances, the exercise equipment, and general furnishings.

At the Phase IV Clubhouse, we include replacement costs for the kitchen appliances, the exercise equipment, and general furnishings.



The estimated useful life of the floorings can vary depending on the usage within the clubhouse. Remaining life could be longer than what is scheduled in the study. Reassessment of the flooring should take place with each reserve study update. We noted some scratches on the wood flooring in

the great room but, in place of premature replacement, the Board may want to consider having the floors buffed.

Various refurbish funds have been included to cover the restrooms and the overall clubhouse. These are general funds provided to cover the costs to replace furniture, window treatments, wall art and other interior furnishings. As styles change and the décor starts to appear dated or worn, the Association will want to have a makeover of the interior areas. This cost shall be covered by the refurbish funds.



The exercise room at the Phase I Clubhouse is equipped with several treadmills, elliptical machines, rowing machine, and universal weights. Similar in style, the Phase IV Clubhouse exercise room is equipped with several treadmills, elliptical machines, bike, and universal weights. For the reserve analysis, we included an allowance to replace a few pieces of equipment as needed. Replacement is scheduled on a ten-year basis. As with other items in the clubhouse, the exact remaining life of exercise equipment is difficult to predict because usage of the machinery will vary. Based on published documents, the average life span of exercise equipment, excluding weights, is 5 to 7 years.

The kitchen appliances at Phase I include a refrigerator, gas range, countertop microwave and oven hood, while appliances at Phase IV include a refrigerator, wall mounted oven, and countertop microwave. The budgetary number provided is to replace the appliance with the same brand and a similar style. Replacement is scheduled on a 12-year basis. The exact remaining life of the kitchen equipment is difficult to predict because usage of the appliances will vary. Based on published documents, the average life span of kitchen appliances is 7 to 10 years in a household.

Mechanical Systems

The following mechanical systems at the clubhouses continue to be included as line items in the reserve fund analysis:

- Climate control split systems at both clubhouses
 - Eight Carrier condenser units (tons vary – unable to read nameplates on units)
 - Eight forced hot air units
- A O Smith Water Heater (100-gallon capacity) at Phase I Clubhouse manufactured in 2005
- Bradford White Water Heater (50-gal capacity) Phase IV Clubhouse manufactured in 2011
- Dectron indoor dehumidification system
- Security upgrades to the camera and entry systems at the clubhouses

The costs noted in the study do not include duct work.

Elevators

Each of the clubhouses contains one passenger elevator. We suggest the Community have the elevators inspected twice a year by a company that specializes in elevator maintenance.

Costs for elevator repair and upgrades can vary greatly based on the scope of work. We have included costs for upgrades to the cab, pump, and the controls in the reserve analysis.

Community Features

Outdoor Pools

The community has two in-ground swimming pools, with one located at the rear of the Phase I Clubhouse and the second located at the rear of the Phase IV Clubhouse. Both pools are surrounded by concrete decking and fencing. Mechanical equipment for the pool is in a shed at Phase I and behind a fenced-in enclosure at Phase IV.

With both pools, replacement of the pool structure is not assumed over the study period. However, we estimate replacement of the pool equipment (pumps, filters, and cover), replastering of the pool, replacement of coping & tiling, pool furniture and partial replacement of the concrete decking.

The concrete decking is in good condition with little to no cracking or settlement noted at either pool area. Any concrete that poses a tripping concern to the users of the pool area should be replaced. Partial decking replacements for both pool areas have been included in the reserve fund study.

The perimeter pool fences serve to prevent unwanted or accidental entry into the swimming area. As with any special equipment, pools need to be operated properly and safely. The white vinyl fencing at Phase I and the black metal fence at Phase IV have both been included for replacement in the study with replacement in year eleven (2033) and twenty-one (2043) respectively.

It should be realized that no excavations or diggings were made as part of our observations; therefore, no comment can be made on the condition of buried pipes or other portions of the system that were not visible. This should not be considered a certification of the pool.



Lastly, we recommend the Association have the swimming pools and equipment serviced, including the pumping, filters, and electrical equipment at least once a year. All GFCI switches should be checked as part of this inspection.

Gazebo

At the center of Phase I is a lone gazebo. Overall, the gazebo is in fair condition. The flooring appears to be in fair to good condition. Instead of complete replacement of the structure, which should not be needed, we included a renovation fund to replace components as they weather.



Renovations are planned for in year seven (2029). There is some staining of the interior roof structure and if the Board is aware that the roofing is leaking, they should let us know so renovations can be adjusted.

Putting Green

On the eastern edge of the Phase I Clubhouse parking lot is a putting green. The item was replaced in 2021 and is in very good condition. Putting greens have an estimated useful life of 15 years. Replacement has been planned for in year fifteen (2037).



The replacement cost in the reserve analysis is based on the actual price of the project.

Tennis Court

Adjacent to the putting green, on the eastern side of the Phase I Clubhouse is a double tennis court. In the reserve fund analysis, we included costs for recoating the surface and for the eventual replacement of the entire court. As with any asphalt component, crack sealing is extremely important in maintaining the courts.



We noted a few areas that appear to hold water and a couple minor cracks in the surface. The sand coating and striping appear to be in good condition.

Recoating the surface, with a non-slip coating that contains sand and striping every 8 years or so is industry standard. Based on our review, recoating the tennis court has been scheduled for in year six (2028). Replacement of the surface, including some full removal, is expected within the next 14 to 15 years.

We also include replacement costs for the 10 ft. high chain-link perimeter fence. Fencing of this type has a 25-year estimated useful life with anticipated replacement occurring in year thirteen (2035).

We suggest cutting the brush and vegetation that is overgrowing the fence in order to help it reach its full estimated useful life.



Indoor Pools

At the Phase I Clubhouse, on the ground level, is an indoor pool and spa. As with the outdoor pools, we include replacement costs for replastering of the pool, the coping & tiling, the concrete decking, water heater, filter, and pumping equipment.



RESULTS

Please refer to the attached spreadsheets for the projections. The following financial data was utilized in our Analysis:

<i>Reserve Fund Balance as of August 31, 2021*</i>	\$3,210,000	<i>Rate of Inflation per Year</i>	3.0%
<i>Reserve Fund Contribution</i>	\$23,329 per /month	<i>Reserve Basis Period</i>	30 years
<i>Rate of Return on Investments per year</i>	0.5%	<i>Minimum threshold balance over the 30-year Basis Period (+/- 15% of Capital Item Replacement Total)</i>	\$1,359,810

*It should be noted that the reserve fund balance used in the analysis spreadsheets was projected out to the end of the year, so the study could start on January 2022.

Based on our review of the common area components, financial information from the Association, and reserve planning over the next 30-years, the current reserve funding is **slightly underfunded**. In the next 15 years, the costs for paving Phase IV, roof replacement at Phase IV, painting and pool maintenance, the project costs will be more than the fund can bear.

***The current monthly funding is \$69.64 per unit/month
\$23,329 total per month - \$279,948 total per year***

We provide the following funding option in order to maintain a positive fund balance:

Option #1: Level Funding Increases –

- The monthly funding is increased starting in year 2022 as outlined in the chart below:

Funding Changes		
<u>Year</u>	<u>Change</u>	<u>Total per Month</u>
2022	Funding Increase	\$ 26,800.00
2024	Funding Increase	\$ 30,150.00
2026	Funding Increase	\$ 33,500.00
2028	Funding Increase	\$ 36,850.00
2030	Funding Increase	\$ 40,200.00

- The increase is \$10 per unit per month imposed every other year until 2030
- The minimum balance (threshold) is \$1,329,476 in year 2048

RESERVE STUDY INPUT WORKSHEET

Community Information

Organization:	REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION
Address:	199 Sloan Road
City, State, Zip:	Phoenixville, PA
Association Management:	CAMCO Management
Management Contact:	Jeff Bevan
Current Date:	10/19/2021
Inspection Date:	09/14 & 09/28/2021
Number of Units:	335
Starting Occupancy %:	100%
Building(s) Age (years):	Varies between 5 - 15
Study Start Date:	01/01/2022
Study Duration (years):	30
Study End Date:	12/31/2051

Current Financial Information

Reserve Funds at Start of Study Date:	\$	3,210,000.00
Assumed Annual Nominal Rate of Return on Funds (%):		0.50%
Assumed Annual Rate of Inflation (%):		3.00%
Current Funding Contribution Entry Selection:		Total / Month
Funding Contribution Amount:	\$	23,329.00
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Total Monthly Contribution:	\$	23,329.00
Total Annual Contribution:	\$	279,948.00
Select Special Contribution Type:		No Contributions

CURRENT FUNDING & FUNDING OPTIONS WORKSHEET

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

Current Funding		
Current Funding Contribution:		Total / Month
Funding Contribution Amount:	\$	23,329.00
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Starting Balance:	\$	3,210,000.00
Ending Balance:	\$	(3,638,910.98)
Immediate Liabilities after end of study:	\$	1,453,502.28
Maximum Balance:	\$	3,731,506.11
Year of Maximum Balance:		2026
Minimum Balance:	\$	(3,638,910.98)
Year of Minimum Balance:		2051
Select Special Contribution Type:		No Contributions
Special Funding Considerations		
Year	Change	Total / Month

Funding Option #1 - Level Funding Increases		
Selected Funding Contribution:		Total / Month
Funding Contribution Amount:	\$	26,800.00
Funding Contribution Amount Increase Per Fiscal Year:		0.00%
Starting Balance:	\$	3,210,000.00
Ending Balance:	\$	1,994,659.14
Immediate Liabilities after end of study:	\$	1,453,502.28
Maximum Balance:	\$	4,972,816.81
Year of Maximum Balance:		2031
Minimum Balance:	\$	1,329,476.13
Year of Minimum Balance:		2048
Select Special Contribution Type:		No Contributions
Special Funding Considerations		
Year	Change	Total / Month
2024	Funding Reset	\$ 30,150.00
2026	Funding Reset	\$ 33,500.00
2028	Funding Reset	\$ 36,850.00
2030	Funding Reset	\$ 40,200.00

APPENDIX A

CAPITAL ITEM REPLACEMENT WORKSHEET

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

Costs are typically 10%±

Capital Item	Quantity	Unit cost	Current		Frequency	Entire Study Cost		Remaining Life		Reserve Funding Required				
			Total Price (*)		Years	(with inflation)	Years	Monthly	Annual					
Total			\$	9,065,400.95		\$	15,311,056.80		\$	34,087.48	\$	409,049.80		
Site Components														
Asphalt Milling & Paving - Roadways (Phase I)	16,950	SY	\$	18.50	\$	313,575.00	20	\$	965,295.19	3	\$	1,306.56	\$	15,678.75
Asphalt Milling & Paving - Roadways (Phase II)	9,350	SY	\$	18.50	\$	172,975.00	20	\$	582,558.81	6	\$	720.73	\$	8,648.75
Asphalt Milling & Paving - Roadways (Phase III)	11,760	SY	\$	18.50	\$	217,560.00	20	\$	292,833.27	10	\$	906.50	\$	10,878.00
Asphalt Milling & Paving - Roadways (Phase IV)	17,780	SY	\$	18.50	\$	328,930.00	20	\$	514,289.59	15	\$	1,370.54	\$	16,446.50
Asphalt Patch & Repair	23,000	SY	\$	0.70	\$	16,100.00	5	\$	158,381.80	3	\$	268.33	\$	3,220.00
Belgian Block Curbing - Partial Replacement (15%)	4,680	LF	\$	42.50	\$	198,900.00	25	\$	419,628.32	25	\$	663.00	\$	7,956.00
Concrete Sidewalks - Partial Replacement	10,000	SF	\$	16.50	\$	165,000.00	6	\$	1,217,884.85	0	\$	2,291.67	\$	27,500.00
Wooden Guiderail (Phase II - III)	268	LF	\$	62.75	\$	16,817.00	20	\$	56,637.62	6	\$	70.07	\$	840.85
Signs - Street (Phase I)	3	EA	\$	550.00	\$	1,650.00	18	\$	4,888.59	3	\$	7.64	\$	91.67
Signs - Street (Phase II)	2	EA	\$	550.00	\$	1,100.00	18	\$	3,460.33	5	\$	5.09	\$	61.11
Signs - Street (Phase III)	3	EA	\$	550.00	\$	1,650.00	18	\$	5,511.04	7	\$	7.64	\$	91.67
Signs - Street (Phase IV)	4	EA	\$	550.00	\$	2,200.00	18	\$	8,039.15	10	\$	10.19	\$	122.22
Signs - Traffic Control (Phase I)	12	EA	\$	450.00	\$	5,400.00	12	\$	24,894.93	1	\$	37.50	\$	450.00
Signs - Traffic Control (Phase II)	15	EA	\$	450.00	\$	6,750.00	12	\$	34,045.42	4	\$	46.88	\$	562.50
Signs - Traffic Control (Phase III)	6	EA	\$	450.00	\$	2,700.00	12	\$	8,080.78	7	\$	18.75	\$	225.00
Signs - Traffic Control (Phase IV)	10	EA	\$	450.00	\$	4,500.00	12	\$	14,734.65	10	\$	31.25	\$	375.00
Community Identification Signs	3	EA	\$	3,200.00	\$	9,600.00	15	\$	26,898.22	3	\$	53.33	\$	640.00
Streetlights (Phase I)	15	EA	\$	2,800.00	\$	42,000.00	30	\$	65,667.96	15	\$	116.67	\$	1,400.00
Streetlights (Phase II)	8	EA	\$	2,800.00	\$	22,400.00	30	\$	37,185.82	17	\$	62.22	\$	746.67
Streetlights (Phase III)	3	EA	\$	2,800.00	\$	8,400.00	30	\$	14,805.87	19	\$	23.33	\$	280.00
Streetlights (Phase IV)	12	EA	\$	2,800.00	\$	33,600.00	30	\$	64,793.52	22	\$	93.33	\$	1,120.00
Mailbox Posts (Phase I)	88	EA	\$	525.00	\$	46,200.00	16	\$	139,994.15	5	\$	240.63	\$	2,887.50
Mailbox Posts (Phase II)	53	EA	\$	525.00	\$	27,825.00	16	\$	86,879.17	6	\$	144.92	\$	1,739.06
Mailbox Posts (Phase III)	86	EA	\$	525.00	\$	45,150.00	16	\$	149,679.87	8	\$	235.16	\$	2,821.88
Mailbox Posts (Phase IV)	108	EA	\$	525.00	\$	56,700.00	16	\$	205,648.91	11	\$	295.31	\$	3,543.75
Mailboxes (Phase I)	88	EA	\$	125.00	\$	11,000.00	8	\$	71,289.80	3	\$	114.58	\$	1,375.00
Mailboxes (Phase II)	53	EA	\$	125.00	\$	6,625.00	8	\$	39,261.39	0	\$	69.01	\$	828.13
Mailboxes (Phase III)	86	EA	\$	125.00	\$	10,750.00	8	\$	67,613.06	2	\$	111.98	\$	1,343.75
Mailboxes (Phase IV)	108	EA	\$	125.00	\$	13,500.00	8	\$	90,153.19	4	\$	140.63	\$	1,687.50
Retaining Wall - (Phases I & IV) - Partial	750	SF	\$	55.00	\$	41,250.00	40	\$	79,545.61	22	\$	85.94	\$	1,031.25
Pond Aerators (Phase I)	1	EA	\$	4,500.00	\$	4,500.00	10	\$	21,102.11	4	\$	37.50	\$	450.00
Pond Aerators (Phase II)	2	EA	\$	4,500.00	\$	9,000.00	10	\$	42,204.21	4	\$	75.00	\$	900.00
Pond Aerators (Phase IV)	1	EA	\$	4,500.00	\$	4,500.00	10	\$	21,743.95	5	\$	37.50	\$	450.00
Inlet Tops - Partial Replacement (Phase I)	18	EA	\$	1,250.00	\$	22,500.00	40	\$	24,554.77	3	\$	46.88	\$	562.50
Inlet Tops - Partial Replacement (Phase II)	11	EA	\$	1,250.00	\$	13,750.00	40	\$	16,417.00	6	\$	28.65	\$	343.75
Inlet Tops - Partial Replacement (Phase III)	15	EA	\$	1,250.00	\$	18,750.00	40	\$	25,237.29	10	\$	39.06	\$	468.75
Inlet Tops - Partial Replacement (Phase IV)	14	EA	\$	1,250.00	\$	17,500.00	40	\$	27,361.65	15	\$	36.46	\$	437.50
Stormsewer System Allowance	1	LS	\$	50,000.00	\$	50,000.00	50	\$		35	\$	83.33	\$	1,000.00
Pond Dredging (Phase I, II & IV) - Allowance	1	LS	\$	40,000.00	\$	40,000.00	40	\$	84,389.81	25	\$	83.33	\$	1,000.00
Gate Actuators (Phase I, II & III)	12	EA	\$	2,800.00	\$	33,600.00	15	\$	106,130.90	7	\$	186.67	\$	2,240.00
Gate Actuators (Phase IV)	6	EA	\$	2,800.00	\$	16,800.00	15	\$	26,267.19	15	\$	93.33	\$	1,120.00

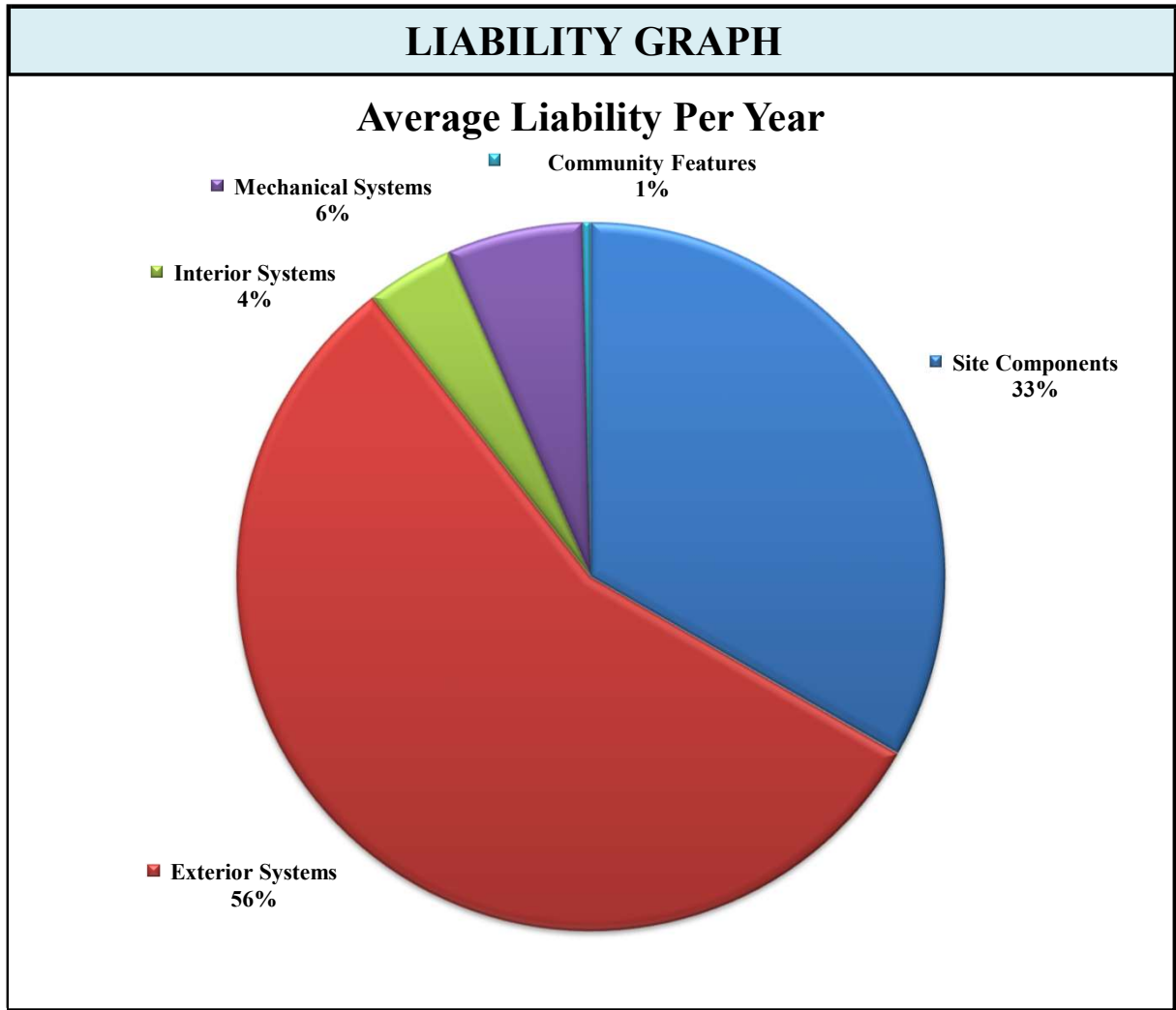


APPENDIX A

Capital Item	Quantity	Unit cost	Current	Frequency	Entire Study Cost	Remaining Life	Reserve Funding Required	
			Total Price (*)	Years	(with inflation)	Years	Monthly	Annual
Total			\$ 9,065,400.95		\$ 15,311,056.80		\$ 34,087.48	\$ 409,049.80
Entrance Gates (Phases I, II & III)	12 EA	\$ 2,100.00	\$ 25,200.00	15	\$ 79,598.17	7	\$ 140.00	\$ 1,680.00
Entrance Gates (Phases IV)	6 EA	\$ 2,100.00	\$ 12,600.00	15	\$ 19,700.39	15	\$ 70.00	\$ 840.00
Gate House - Renovations (Phase I, II & IV)	3 EA	\$ 5,200.00	\$ 15,600.00	25	\$ 20,377.62	9	\$ 52.00	\$ 624.00
Vinyl Trellis (Phase IV)	685 SF	\$ 35.00	\$ 23,975.00	20	\$ 35,305.12	13	\$ 99.90	\$ 1,198.75
Exterior Systems								
Asphalt Shingle Roofing (Phase I)	44 EA	\$ 16,000.00	\$ 704,000.00	25	\$ 947,575.96	10	\$ 2,346.67	\$ 28,160.00
Asphalt Shingle Roofing (Phase II)	24 EA	\$ 16,000.00	\$ 384,000.00	25	\$ 548,779.34	12	\$ 1,280.00	\$ 15,360.00
Asphalt Shingle Roofing (Phase III)	42 EA	\$ 16,000.00	\$ 672,000.00	25	\$ 1,019,673.07	14	\$ 2,240.00	\$ 26,880.00
Asphalt Shingle Roofing (Phase IV)	52 EA	\$ 16,000.00	\$ 832,000.00	25	\$ 1,381,187.78	17	\$ 2,773.33	\$ 33,280.00
Asphalt Shingle Roofing (Phase I Clubhouse)	113 SQ	\$ 425.00	\$ 48,025.00	45		44	\$ 88.94	\$ 1,067.22
Asphalt Shingle Roofing (Phase IV Clubhouse)	34 SQ	\$ 425.00	\$ 14,450.00	45		44	\$ 26.76	\$ 321.11
Asphalt Shingle Roofing (Ph I - 2021 Replacement)	44 EA	\$ 16,000.00	\$ 704,000.00	45		44	\$ 1,303.70	\$ 15,644.44
Asphalt Shingle Roofing (Ph II - 2021 Replacement)	29 EA	\$ 16,000.00	\$ 464,000.00	45		44	\$ 859.26	\$ 10,311.11
Asphalt Shingle Roofing (Ph III - 2021 Replacement)	44 EA	\$ 16,000.00	\$ 704,000.00	45		44	\$ 1,303.70	\$ 15,644.44
Asphalt Shingle Roofing (Ph IV - 2021 Replacement)	56 EA	\$ 16,000.00	\$ 896,000.00	45		44	\$ 1,659.26	\$ 19,911.11
Painting (Phase I)	88 EA	\$ 567.60	\$ 49,948.80	5	\$ 506,310.63	4	\$ 832.48	\$ 9,989.76
Painting (Phase II)	53 EA	\$ 567.60	\$ 30,082.80	5	\$ 270,570.45	0	\$ 501.38	\$ 6,016.56
Painting (Phase III)	86 EA	\$ 567.60	\$ 48,813.60	5	\$ 452,267.20	1	\$ 813.56	\$ 9,762.72
Painting (Phase IV)	108 EA	\$ 777.00	\$ 83,916.00	5	\$ 754,756.54	0	\$ 1,398.60	\$ 16,783.20
Painting Clubhouse (Phase I)	1 LS	\$ 4,500.00	\$ 4,500.00	5	\$ 45,614.67	4	\$ 75.00	\$ 900.00
Painting Clubhouse (Phase IV)	1 LS	\$ 3,200.00	\$ 3,200.00	5	\$ 28,781.41	0	\$ 53.33	\$ 640.00
Clubhouse - Aluminum Gutters (Phase I)	757 LF	\$ 7.50	\$ 5,677.50	30		34	\$ 15.77	\$ 189.25
Clubhouse - Aluminum Gutters (Phase IV)	322 LF	\$ 7.50	\$ 2,415.00	30		34	\$ 6.71	\$ 80.50
Clubhouse - Vinyl Siding (Phase I)	3,325 SF	\$ 9.25	\$ 30,756.25	35	\$ 55,859.95	20	\$ 73.23	\$ 878.75
Clubhouse - Vinyl Siding (Phase IV)	1,130 SF	\$ 9.25	\$ 10,452.50	35	\$ 23,413.98	27	\$ 24.89	\$ 298.64
Clubhouse - Stone Veneer Partial (Phase I)	400 SF	\$ 22.50	\$ 9,000.00	40	\$ 18,987.71	25	\$ 18.75	\$ 225.00
Clubhouse - Stone Veneer Partial (Phase IV)	250 SF	\$ 22.50	\$ 5,625.00	40		32	\$ 11.72	\$ 140.63
Clubhouse - Windows & Doors (Phase I)	1 LS	\$ 35,000.00	\$ 35,000.00	30	\$ 54,723.30	15	\$ 97.22	\$ 1,166.67
Clubhouse - Windows & Doors (Phase IV)	1 LS	\$ 19,200.00	\$ 19,200.00	30	\$ 37,024.87	22	\$ 53.33	\$ 640.00
Clubhouse - Deck Handrail (Phase I)	159 LF	\$ 62.50	\$ 9,937.50	25	\$ 13,375.76	10	\$ 33.13	\$ 397.50
Clubhouse - Composite Decking (Phase I)	1,185 SF	\$ 15.25	\$ 18,071.25	25	\$ 24,323.70	10	\$ 60.24	\$ 722.85
Interior Systems								
Clubhouse - Kitchen Appliances (Phase I)	1 LS	\$ 6,500.00	\$ 6,500.00	12	\$ 18,879.50	6	\$ 45.14	\$ 541.67
Clubhouse - Kitchen Appliances (Phase IV)	1 LS	\$ 4,800.00	\$ 4,800.00	12	\$ 14,802.79	8	\$ 33.33	\$ 400.00
Clubhouse - Furnishings (Phase I)	1 LS	\$ 25,000.00	\$ 25,000.00	15	\$ 86,393.34	10	\$ 138.89	\$ 1,666.67
Clubhouse - Furnishings (Phase IV)	1 LS	\$ 15,000.00	\$ 15,000.00	15	\$ 47,379.86	7	\$ 83.33	\$ 1,000.00
Clubhouse - Refurbish Fund (Phase I)	1 LS	\$ 25,000.00	\$ 25,000.00	15	\$ 76,635.50	6	\$ 138.89	\$ 1,666.67
Clubhouse - Restroom Refurbish Fund (Phase I)	2 EA	\$ 20,000.00	\$ 40,000.00	15	\$ 122,616.80	6	\$ 222.22	\$ 2,666.67
Clubhouse - Refurbish Fund (Phase IV)	1 LS	\$ 18,500.00	\$ 18,500.00	15	\$ 58,435.17	7	\$ 102.78	\$ 1,233.33
Clubhouse - Restroom Refurbish Fund (Phase IV)	2 EA	\$ 18,000.00	\$ 36,000.00	15	\$ 113,711.67	7	\$ 200.00	\$ 2,400.00
Flooring - Carpeting (Phase I Clubhouse)	1 LS	\$ 11,500.00	\$ 11,500.00	10	\$ 62,643.21	9	\$ 95.83	\$ 1,150.00
Flooring - Ceramic Tile (Phase I Clubhouse)	1,805 SF	\$ 20.85	\$ 37,634.25	20	\$ 50,655.27	10	\$ 156.81	\$ 1,881.71
Flooring - Wood (Phase I Clubhouse)	1,210 SF	\$ 15.00	\$ 18,150.00	25	\$ 24,429.69	10	\$ 60.50	\$ 726.00

APPENDIX A

Capital Item	Quantity	Unit cost	Current		Frequency	Entire Study Cost		Remaining Life		Reserve Funding Required				
			Total Price (*)	Years	(with inflation)	Years	Monthly	Annual						
Total			\$	9,065,400.95		\$	15,311,056.80		\$	34,087.48	\$	409,049.80		
Mechanical Systems														
Indoor Pool - Dehumidification System	1	LS	\$	55,000.00	\$	55,000.00	12	\$	180,090.19	10	\$	381.94	\$	4,583.33
Air Conditioner Condensers (Phase I Clubhouse)	6	EA	\$	7,275.00	\$	43,650.00	12	\$	207,354.74	2	\$	303.13	\$	3,637.50
Air Conditioner Condensers (Phase IV Clubhouse)	2	EA	\$	7,275.00	\$	14,550.00	12	\$	44,870.94	8	\$	101.04	\$	1,212.50
Gas-Fired Forced Hot Air (Phase I Clubhouse)	6	EA	\$	9,775.00	\$	58,650.00	18	\$	184,498.35	5	\$	271.53	\$	3,258.33
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	2	EA	\$	9,775.00	\$	19,550.00	18	\$	69,330.05	9	\$	90.51	\$	1,086.11
Clubhouse - Elevator Cab (Phase I)	1	LS	\$	12,000.00	\$	12,000.00	30	\$	18,208.45	14	\$	33.33	\$	400.00
Clubhouse - Elevator Pump & Controls (Phase I)	1	LS	\$	65,000.00	\$	65,000.00	30	\$	98,629.09	14	\$	180.56	\$	2,166.67
Clubhouse - Elevator & Controls (Phase IV)	1	LS	\$	36,000.00	\$	36,000.00	30	\$	73,708.90	24	\$	100.00	\$	1,200.00
Water Heater (Phase I Clubhouse)	1	EA	\$	7,800.00	\$	7,800.00	12	\$	37,053.08	2	\$	54.17	\$	650.00
Water Heater (Phase IV Clubhouse)	1	EA	\$	3,500.00	\$	3,500.00	12	\$	17,653.18	4	\$	24.31	\$	291.67
Security System Upgrades (Phase I & IV)	1	LS	\$	22,000.00	\$	22,000.00	15	\$	76,026.14	10	\$	122.22	\$	1,466.67
Fire Suppression N2 System	1	LS	\$	100,000.00	\$	100,000.00	30	\$	237,837.49	29	\$	277.78	\$	3,333.33
Fire System - Upgrades	1	LS	\$	10,000.00	\$	10,000.00	20	\$	17,626.03	19	\$	41.67	\$	500.00
Community Features														
Pool - Replastering (Phase I)	1	LS	\$	25,000.00	\$	25,000.00	25	\$	31,692.48	8	\$	83.33	\$	1,000.00
Pool - Coping & Tiling (Phase I)	197	LF	\$	44.00	\$	8,668.00	20	\$	30,995.63	8	\$	36.12	\$	433.40
Pool - Concrete Decking - Partial (50%) (Phase I)	3,025	SF	\$	16.50	\$	49,912.50	20	\$	163,137.27	5	\$	207.97	\$	2,495.63
Pool - Cover (Phase I)	1	LS	\$	6,000.00	\$	6,000.00	12	\$	28,502.37	2	\$	41.67	\$	500.00
Pool - Filter & Pump System (Phase I)	1	LS	\$	8,800.00	\$	8,800.00	10	\$	40,048.23	3	\$	73.33	\$	880.00
Pool - Furniture Allowance (Phase I)	1	LS	\$	20,000.00	\$	20,000.00	10	\$	99,579.15	6	\$	166.67	\$	2,000.00
Pool - Vinyl Fence & Deck Railing (Phase I)	400	LF	\$	50.00	\$	20,000.00	25	\$	27,738.56	11	\$	66.67	\$	800.00
Pool - Replastering (Phase IV)	1	LS	\$	22,500.00	\$	22,500.00	25	\$	37,351.83	17	\$	75.00	\$	900.00
Pool - Coping & Tiling (Phase IV)	199	LF	\$	44.00	\$	8,756.00	20	\$	14,535.67	17	\$	36.48	\$	437.80
Pool - Concrete Decking - Partial (50%) (Phase IV)	2,335	SF	\$	16.50	\$	38,527.50	20	\$	55,060.15	12	\$	160.53	\$	1,926.38
Pool - Cover (Phase IV)	1	LS	\$	6,000.00	\$	6,000.00	12	\$	19,066.28	9	\$	41.67	\$	500.00
Pool - Filter & Pump System (Phase IV)	1	LS	\$	8,800.00	\$	8,800.00	10	\$	47,935.67	9	\$	73.33	\$	880.00
Pool - Furniture Allowance (Phase IV)	1	LS	\$	15,000.00	\$	15,000.00	10	\$	79,296.65	8	\$	125.00	\$	1,500.00
Pool - Aluminum Fencing (Phase IV)	270	LF	\$	65.00	\$	17,550.00	25	\$	32,844.06	21	\$	58.50	\$	702.00
Gazebo Renovations (Phase I)	1	LS	\$	8,900.00	\$	8,900.00	20	\$	30,885.81	7	\$	37.08	\$	445.00
Putting Green	1	LS	\$	6,600.00	\$	6,600.00	15	\$	10,319.25	15	\$	36.67	\$	440.00
Tennis Court - Recoating	1,600	SY	\$	8.25	\$	13,200.00	8	\$	61,244.21	6	\$	137.50	\$	1,650.00
Tennis Court - Replacement	1,600	SY	\$	35.00	\$	56,000.00	25	\$	84,972.76	14	\$	186.67	\$	2,240.00
Tennis Court - Chainlink Fence	480	LF	\$	36.75	\$	17,640.00	25	\$	25,976.32	13	\$	58.80	\$	705.60
Exercise Equipment - Allowance (Phase I)	1	LS	\$	14,000.00	\$	14,000.00	10	\$	65,651.00	4	\$	116.67	\$	1,400.00
Exercise Equipment - Allowance (Phase IV)	1	LS	\$	10,000.00	\$	10,000.00	10	\$	48,319.88	5	\$	83.33	\$	1,000.00
Indoor Pool & Spa - Replastering	1	LS	\$	15,000.00	\$	15,000.00	25	\$	20,189.83	10	\$	50.00	\$	600.00
Indoor Pool & Spa - Coping & Tiling	184	LF	\$	44.00	\$	8,096.00	25	\$	10,897.12	10	\$	26.99	\$	323.84
Indoor Pool & Spa - Concrete Decking (Partial)	1,419	SF	\$	16.50	\$	23,413.50	30	\$	36,607.54	15	\$	65.04	\$	780.45
Indoor Pool & Spa - Filter & Pump System	1	LS	\$	8,800.00	\$	8,800.00	10	\$	37,718.83	1	\$	73.33	\$	880.00
Indoor Pool & Spa - Heaters	2	EA	\$	7,150.00	\$	14,300.00	12	\$	46,823.45	10	\$	99.31	\$	1,191.67



For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

Liability Categories	Per Year Liability	
Site Components	\$	127,907.75
Exterior Systems	\$	215,411.47
Interior Systems	\$	15,332.71
Mechanical Systems	\$	23,786.11
Community Features	\$	1,433.40

APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10	11	12
Start of Period:	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
End of Period:	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033
Site Components												
Asphalt Milling & Paving - Roadways (Phase I)	\$ -	\$ -	\$ -	\$ 342,211.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206,525.85	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,833.27	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch & Repair	\$ -	\$ -	\$ -	\$ 17,570.30	\$ -	\$ -	\$ -	\$ -	\$ 20,409.96	\$ -	\$ -	\$ -
Belgian Block Curbing - Partial Replacement (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Sidewalks - Partial Replacement	\$ 165,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,003.99	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II - III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,078.89	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase I)	\$ -	\$ -	\$ -	\$ 1,800.68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,274.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,029.96	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,961.17	\$ -
Signs - Traffic Control (Phase I)	\$ -	\$ 5,550.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 7,590.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,321.75	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,056.95	\$ -
Community Identification Signs	\$ -	\$ -	\$ -	\$ 10,476.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,532.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,222.04	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,236.62	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,638.82
Mailboxes (Phase I)	\$ -	\$ -	\$ -	\$ 12,004.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,256.21
Mailboxes (Phase II)	\$ 6,625.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,398.51	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ 11,385.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,469.38	\$ -
Mailboxes (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 15,180.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall - (Phases I & IV) - Partial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 5,060.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 10,120.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,214.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase I)	\$ -	\$ -	\$ -	\$ 24,554.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,417.00	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,237.29	\$ -
Inlet Tops - Partial Replacement (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormsewer System Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Dredging (Phase I, II & IV) - Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC
All Values are Adjusted for Inflation

Year Number	13	14	15	16	17	18	19	20	21	22	23	24
Start of Period:	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
End of Period:	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
Site Components												
Asphalt Milling & Paving - Roadways (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 623,083.55
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ -	\$ -	\$ 514,289.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch & Repair	\$ -	\$ 23,708.55	\$ -	\$ -	\$ -	\$ -	\$ 27,540.25	\$ -	\$ -	\$ -	\$ -	\$ 31,991.21
Belgian Block Curbing - Partial Replacement (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Sidewalks - Partial Replacement	\$ 235,803.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,244.78	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II - III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,087.90	\$ -	\$ -
Signs - Street (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,185.74
Signs - Street (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase I)	\$ -	\$ 7,951.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 10,874.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,759.03	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,677.70	\$ -
Community Identification Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,421.51	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase I)	\$ -	\$ -	\$ -	\$ 65,667.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,185.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,805.87	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,793.52	\$ -
Mailbox Posts (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,461.28	\$ -	\$ -
Mailbox Posts (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,657.13	\$ -
Mailbox Posts (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,388.64	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 10,673.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,388.68	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase IV)	\$ 19,293.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,518.90	\$ -	\$ -	\$ -
Retaining Wall - (Phases I & IV) - Partial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,545.61	\$ -
Pond Aerators (Phase I)	\$ -	\$ -	\$ 6,828.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase II)	\$ -	\$ -	\$ 13,656.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase IV)	\$ -	\$ -	\$ -	\$ 7,035.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 27,361.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormsewer System Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Dredging (Phase I, II & IV) - Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

APPENDIX A

LIABILITIES BY YEAR

For: **REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	25	26	27	28	29	30
Start of Period:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051
End of Period:	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051

Site Components

Asphalt Milling & Paving - Roadways (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ 376,032.97	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch & Repair	\$ -	\$ -	\$ -	\$ -	\$ 37,161.53	\$ -
Belgian Block Curbing - Partial Replacement (15%)	\$ -	\$ 419,628.32	\$ -	\$ -	\$ -	\$ -
Concrete Sidewalks - Partial Replacement	\$ 337,832.46	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II - III)	\$ -	\$ -	\$ 36,558.73	\$ -	\$ -	\$ -
Signs - Street (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase III)	\$ -	\$ 3,481.08	\$ -	\$ -	\$ -	\$ -
Signs - Street (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 5,077.97	\$ -
Signs - Traffic Control (Phase I)	\$ -	\$ 11,392.62	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ 15,580.15	\$ -
Signs - Traffic Control (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signs - Traffic Control (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Identification Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase III)	\$ 92,443.25	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Posts (Phase IV)	\$ -	\$ -	\$ -	\$ 127,010.09	\$ -	\$ -
Mailboxes (Phase I)	\$ -	\$ -	\$ -	\$ 24,640.41	\$ -	\$ -
Mailboxes (Phase II)	\$ 13,564.49	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ 23,369.59	\$ -	\$ -	\$ -
Mailboxes (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 31,160.29	\$ -
Retaining Wall - (Phases I & IV) - Partial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase I)	\$ 9,213.61	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase II)	\$ 18,427.23	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Aerators (Phase IV)	\$ -	\$ 9,493.85	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inlet Tops - Partial Replacement (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormsewer System Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Dredging (Phase I, II & IV) - Allowance	\$ -	\$ 84,389.81	\$ -	\$ -	\$ -	\$ -

APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10	11	12
Start of Period:	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
End of Period:	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,337.38	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gates (Phases I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,003.03	\$ -	\$ -	\$ -	\$ -
Entrance Gates (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,377.62	\$ -	\$ -
Vinyl Trellis (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Systems												
Asphalt Shingle Roofing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 947,575.96	\$ -
Asphalt Shingle Roofing (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph I - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph II - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph III - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph IV - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 56,168.26	\$ -	\$ -	\$ -	\$ -	\$ 65,245.99	\$ -	\$ -
Painting (Phase II)	\$ 30,082.80	\$ -	\$ -	\$ -	\$ -	\$ 34,857.54	\$ -	\$ -	\$ -	\$ -	\$ 40,491.11	\$ -
Painting (Phase III)	\$ -	\$ 50,172.88	\$ -	\$ -	\$ -	\$ -	\$ 58,281.66	\$ -	\$ -	\$ -	\$ -	\$ 67,700.95
Painting (Phase IV)	\$ 83,916.00	\$ -	\$ -	\$ -	\$ -	\$ 97,235.15	\$ -	\$ -	\$ -	\$ -	\$ 112,949.98	\$ -
Painting Clubhouse (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 5,060.33	\$ -	\$ -	\$ -	\$ 5,878.16	\$ -	\$ -	\$ -
Painting Clubhouse (Phase IV)	\$ 3,200.00	\$ -	\$ -	\$ -	\$ -	\$ 3,707.90	\$ -	\$ -	\$ -	\$ -	\$ 4,307.16	\$ -
Clubhouse - Aluminum Gutters (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Aluminum Gutters (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,375.76	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,323.70	\$ -
Interior Systems												
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,760.76	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,084.96	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,649.71	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,454.19	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,849.09	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,758.54	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,760.16	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,290.05	\$ -	\$ -	\$ -	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,021.96	\$ -	\$ -
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,655.27	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,429.69	\$ -



APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC

All Values are Adjusted for Inflation

Year Number	13	14	15	16	17	18	19	20	21	22	23	24
Start of Period:	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
End of Period:	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,793.52	\$ -
Gate Actuators (Phase IV)	\$ -	\$ -	\$ -	\$ 26,267.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gates (Phases I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,595.14	\$ -
Entrance Gates (Phases IV)	\$ -	\$ -	\$ -	\$ 19,700.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Trellis (Phase IV)	\$ -	\$ 35,305.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Systems												
Asphalt Shingle Roofing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase II)	\$ 548,779.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase III)	\$ -	\$ -	\$ 1,019,673.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,381,187.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph I - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph II - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph III - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph IV - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase I)	\$ -	\$ -	\$ 75,790.84	\$ -	\$ -	\$ -	\$ -	\$ 88,039.91	\$ -	\$ -	\$ -	\$ -
Painting (Phase II)	\$ -	\$ -	\$ -	\$ 47,035.15	\$ -	\$ -	\$ -	\$ -	\$ 54,636.82	\$ -	\$ -	\$ -
Painting (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ 78,642.56	\$ -	\$ -	\$ -	\$ -	\$ 91,352.52	\$ -	\$ -
Painting (Phase IV)	\$ -	\$ -	\$ -	\$ 131,204.59	\$ -	\$ -	\$ -	\$ -	\$ 152,409.45	\$ -	\$ -	\$ -
Painting Clubhouse (Phase I)	\$ -	\$ -	\$ 6,828.17	\$ -	\$ -	\$ -	\$ -	\$ 7,931.71	\$ -	\$ -	\$ -	\$ -
Painting Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ 5,003.27	\$ -	\$ -	\$ -	\$ -	\$ 5,811.89	\$ -	\$ -	\$ -
Clubhouse - Aluminum Gutters (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Aluminum Gutters (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,859.95	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase I)	\$ -	\$ -	\$ -	\$ 54,723.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,024.87	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Systems												
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,118.73	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,717.83	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,925.68	\$ -
Clubhouse - Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,786.41	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,858.25	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,675.00	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,421.63	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,269.94	\$ -	\$ -	\$ -	\$ -
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC

All Values are Adjusted for Inflation

Year Number	25	26	27	28	29	30
Start of Period:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051
End of Period:	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gates (Phases I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gates (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Trellis (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Systems						
Asphalt Shingle Roofing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph I - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph II - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph III - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Ph IV - 2021 Replacement)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase I)	\$ 102,268.64	\$ -	\$ -	\$ -	\$ -	\$ 118,796.97
Painting (Phase II)	\$ -	\$ 63,467.04	\$ -	\$ -	\$ -	\$ -
Painting (Phase III)	\$ -	\$ -	\$ 106,116.62	\$ -	\$ -	\$ -
Painting (Phase IV)	\$ -	\$ 177,041.38	\$ -	\$ -	\$ -	\$ -
Painting Clubhouse (Phase I)	\$ 9,213.61	\$ -	\$ -	\$ -	\$ -	\$ 10,702.69
Painting Clubhouse (Phase IV)	\$ -	\$ 6,751.18	\$ -	\$ -	\$ -	\$ -
Clubhouse - Aluminum Gutters (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Aluminum Gutters (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ 23,413.98	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ 18,987.71	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Systems						
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ 52,743.63	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,351.31
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10	11	12
Start of Period:	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
End of Period:	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033
Mechanical Systems												
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,029.37	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ 46,230.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,445.02	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,958.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,537.33	\$ -	\$ -
Clubhouse - Elevator Cab (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator Pump & Controls (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator & Controls (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase I Clubhouse)	\$ -	\$ -	\$ 8,261.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 3,935.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase I & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,611.75	\$ -
Fire Suppression N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire System - Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Features												
Pool - Replastering (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,692.48	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,988.42	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,834.61	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ 6,354.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ -	\$ -	\$ 9,603.64	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,879.27	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,738.56
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,837.55	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,495.07	\$ -	\$ -
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,015.49	\$ -	\$ -	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gazebo Renovations (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,949.48	\$ -	\$ -	\$ -	\$ -
Putting Green	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,760.32	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 15,743.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,587.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,189.83	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,897.12	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ 9,045.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,204.97
Indoor Pool & Spa - Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,247.64	\$ -
TOTAL	\$ 288,823.80	\$ 64,768.30	\$ 72,231.25	\$ 418,222.29	\$ 118,860.07	\$ 333,203.02	\$ 656,537.40	\$ 174,146.01	\$ 172,271.45	\$ 151,393.68	\$ 1,747,292.11	\$ 201,539.52



APPENDIX A

LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC

All Values are Adjusted for Inflation

Year Number	13	14	15	16	17	18	19	20	21	22	23	24
Start of Period:	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
End of Period:	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
Mechanical Systems												
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,060.82	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ 66,233.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,425.92	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,539.43
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator Cab (Phase I)	\$ -	\$ -	\$ 18,208.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator Pump & Controls (Phase I)	\$ -	\$ -	\$ 98,629.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator & Controls (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase I Clubhouse)	\$ -	\$ -	\$ 11,835.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 5,638.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase I & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Suppression N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire System - Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,626.03	\$ -	\$ -	\$ -	\$ -
Community Features												
Pool - Replastering (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ 9,104.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ 12,958.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,485.88
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 32,221.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,351.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,535.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ 55,060.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,228.74	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,510.91	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,658.62	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,844.06	\$ -	\$ -
Gazebo Renovations (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Putting Green	\$ -	\$ -	\$ -	\$ 10,319.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ -	\$ -	\$ 20,029.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,454.60	\$ -
Tennis Court - Replacement	\$ -	\$ -	\$ 84,972.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ -	\$ 25,976.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ -	\$ -	\$ 21,243.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ 15,635.23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ 36,607.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,468.82	\$ -	\$ -	\$ -
Indoor Pool & Spa - Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,575.81	\$ -
TOTAL	\$ 858,936.12	\$ 105,900.64	\$ 1,453,032.30	\$ 960,850.97	\$ 138,051.10	\$ 1,470,261.12	\$ 381,372.57	\$ 188,332.04	\$ 328,380.75	\$ 363,087.99	\$ 650,201.02	\$ 791,285.81



APPENDIX A

LIABILITIES BY YEAR

For: **REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	25	26	27	28	29	30
Start of Period:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051
End of Period:	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051

Mechanical Systems

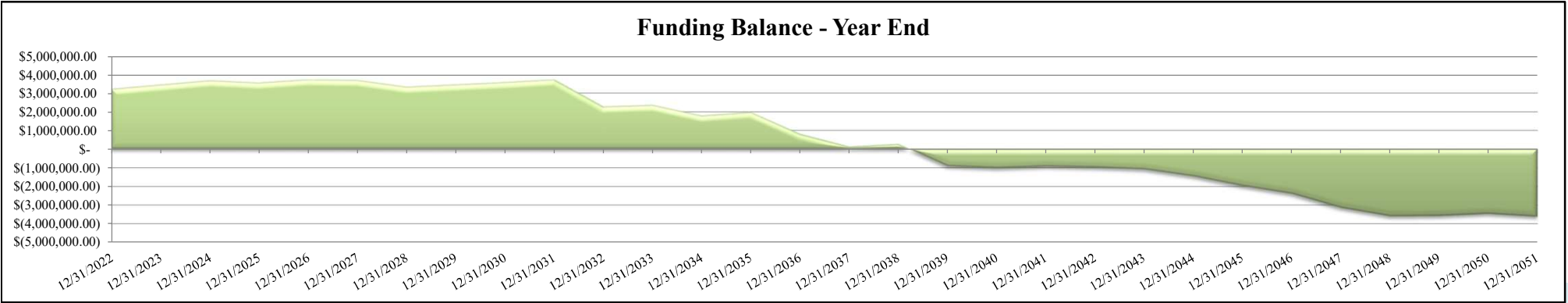
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ 94,891.39	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ 43,792.72	\$ -	\$ -
Clubhouse - Elevator Cab (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator Pump & Controls (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Elevator & Controls (Phase IV)	\$ 73,708.90	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase I Clubhouse)	\$ -	\$ -	\$ 16,956.54	\$ -	\$ -	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 8,078.59	\$ -
Security System Upgrades (Phase I & IV)	\$ -	\$ 46,414.39	\$ -	\$ -	\$ -	\$ -
Fire Suppression N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,837.49
Fire System - Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Community Features

Pool - Replastering (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 20,007.21	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ 105,302.66	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ 13,043.49	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ 43,478.30	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,929.70
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 34,622.55	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gazebo Renovations (Phase I)	\$ -	\$ -	\$ -	\$ 19,936.33	\$ -	\$ -
Putting Green	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ 28,664.57	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ 21,097.45	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL \$ 685,336.76 \$ 1,020,191.13 \$ 710,447.63 \$ 238,793.53 \$ 151,688.30 \$ 415,618.16

CURRENT FUNDING LEVELS



Funding Balance at Start of Study:	\$ 3,210,000.00	Special Funding Considerations:			Special Contributions:		Minimum Balance	Date
		Year	Change	Total / Month	Year	Amount	\$(3,638,910.98)	2051
Select Current Funding Contribution:	Total / Month	None			None		Maximum Balance	Date
Funding Contribution Amount:	\$ 23,329.00						\$ 3,731,506.11	2026
Funding Contribution Amount Increase Per Year:	0.0%							

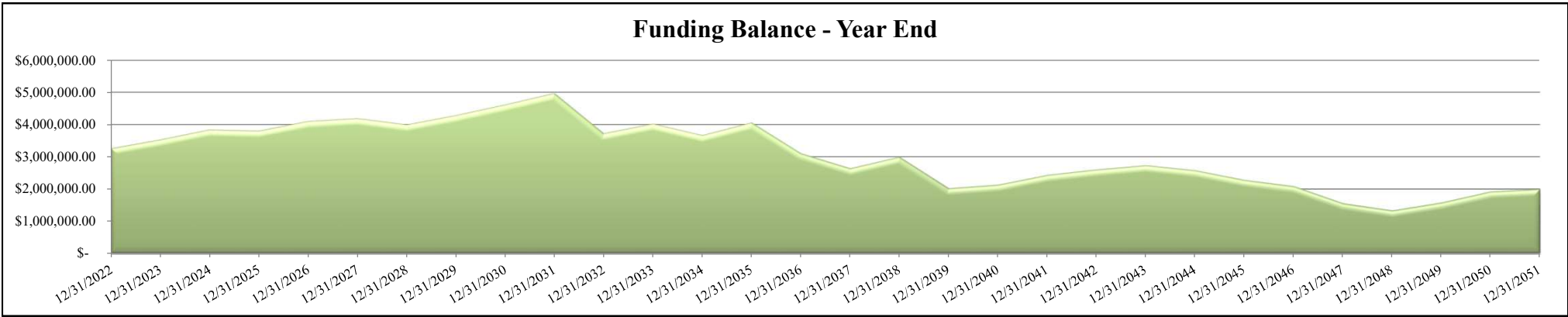
Year:	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031
Beginning Fund Balance:	\$ 3,210,000.00	\$ 3,216,522.95	\$ 3,448,256.94	\$ 3,673,651.91	\$ 3,552,451.47	\$ 3,731,506.11	\$ 3,696,040.94	\$ 3,335,443.29	\$ 3,457,847.40	\$ 3,582,748.88
Revenue:	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 15,398.75	\$ 16,554.29	\$ 17,678.22	\$ 17,073.85	\$ 17,966.71	\$ 17,789.86	\$ 15,991.75	\$ 16,602.11	\$ 17,224.93	\$ 17,955.50
Capital Expenditures:	\$ 288,823.80	\$ 64,768.30	\$ 72,231.25	\$ 418,222.29	\$ 118,860.07	\$ 333,203.02	\$ 656,537.40	\$ 174,146.01	\$ 172,271.45	\$ 151,393.68
Ending Fund Balance:	\$ 3,216,522.95	\$ 3,448,256.94	\$ 3,673,651.91	\$ 3,552,451.47	\$ 3,731,506.11	\$ 3,696,040.94	\$ 3,335,443.29	\$ 3,457,847.40	\$ 3,582,748.88	\$ 3,729,258.70

Year:	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
Beginning Fund Balance:	\$ 3,729,258.70	\$ 2,272,606.52	\$ 2,362,153.45	\$ 1,791,458.02	\$ 1,974,711.86	\$ 805,001.29	\$ 124,076.64	\$ 266,662.85	\$ (928,922.71)	\$ (1,036,154.44)
Revenue:	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 10,691.93	\$ 11,138.45	\$ 8,292.69	\$ 9,206.48	\$ 3,373.74	\$ (21.68)	\$ 689.32	\$ (5,272.45)	\$ (5,807.16)	\$ (5,377.13)
Capital Expenditures:	\$ 1,747,292.11	\$ 201,539.52	\$ 858,936.12	\$ 105,900.64	\$ 1,453,032.30	\$ 960,850.97	\$ 138,051.10	\$ 1,470,261.12	\$ 381,372.57	\$ 188,332.04
Ending Fund Balance:	\$ 2,272,606.52	\$ 2,362,153.45	\$ 1,791,458.02	\$ 1,974,711.86	\$ 805,001.29	\$ 124,076.64	\$ 266,662.85	\$ (928,922.71)	\$ (1,036,154.44)	\$ (949,915.61)

Year:	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051
Beginning Fund Balance:	\$ (949,915.61)	\$ (1,003,995.15)	\$ (1,093,226.89)	\$ (1,471,457.70)	\$ (1,993,375.83)	\$ (2,411,429.54)	\$ (3,168,110.79)	\$ (3,617,288.37)	\$ (3,594,699.20)	\$ (3,484,455.06)
Revenue:	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00	\$ 279,948.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ (5,646.80)	\$ (6,091.75)	\$ (7,977.79)	\$ (10,580.33)	\$ (12,664.95)	\$ (16,438.13)	\$ (18,677.94)	\$ (18,565.30)	\$ (18,015.57)	\$ (18,785.76)
Capital Expenditures:	\$ 328,380.75	\$ 363,087.99	\$ 650,201.02	\$ 791,285.81	\$ 685,336.76	\$ 1,020,191.13	\$ 710,447.63	\$ 238,793.53	\$ 151,688.30	\$ 415,618.16
Ending Fund Balance:	\$ (1,003,995.15)	\$ (1,093,226.89)	\$ (1,471,457.70)	\$ (1,993,375.83)	\$ (2,411,429.54)	\$ (3,168,110.79)	\$ (3,617,288.37)	\$ (3,594,699.20)	\$ (3,484,455.06)	\$ (3,638,910.98)

APPENDIX A

FUNDING OPTION #1



Funding Balance at Start of Study:	\$ 3,210,000.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Total / Month	Year	Amount	\$ 1,329,476.13	2048
Select Current Funding Contribution:	Total / Month	2024	Funding Reset	\$ 30,150.00	None		Maximum Balance	Date
Funding Contribution Amount:	\$ 26,800.00	2028	Funding Reset	\$ 36,850.00			\$ 4,972,816.81	2031
Funding Contribution Amount Increase Per Year:	0.0%	2030	Funding Reset	\$ 40,200.00				

Year:	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031
Beginning Fund Balance:	\$ 3,210,000.00	\$ 3,258,287.93	\$ 3,531,996.21	\$ 3,839,884.85	\$ 3,801,591.51	\$ 4,104,277.77	\$ 4,193,063.80	\$ 3,997,649.07	\$ 4,286,063.91	\$ 4,618,117.12
Revenue:	\$ 321,600.00	\$ 321,600.00	\$ 361,800.00	\$ 361,800.00	\$ 402,000.00	\$ 402,000.00	\$ 442,200.00	\$ 442,200.00	\$ 482,400.00	\$ 482,400.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 15,511.73	\$ 16,876.57	\$ 18,319.90	\$ 18,128.95	\$ 19,546.33	\$ 19,989.06	\$ 18,922.67	\$ 20,360.84	\$ 21,924.66	\$ 23,693.37
Capital Expenditures:	\$ 288,823.80	\$ 64,768.30	\$ 72,231.25	\$ 418,222.29	\$ 118,860.07	\$ 333,203.02	\$ 656,537.40	\$ 174,146.01	\$ 172,271.45	\$ 151,393.68
Ending Fund Balance:	\$ 3,258,287.93	\$ 3,531,996.21	\$ 3,839,884.85	\$ 3,801,591.51	\$ 4,104,277.77	\$ 4,193,063.80	\$ 3,997,649.07	\$ 4,286,063.91	\$ 4,618,117.12	\$ 4,972,816.81

Year:	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
Beginning Fund Balance:	\$ 4,972,816.81	\$ 3,725,397.84	\$ 4,025,226.54	\$ 3,665,866.70	\$ 4,061,515.24	\$ 3,105,263.78	\$ 2,638,867.97	\$ 2,997,058.15	\$ 2,018,157.04	\$ 2,128,695.67
Revenue:	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 17,473.13	\$ 18,968.22	\$ 17,176.28	\$ 19,149.18	\$ 14,380.84	\$ 12,055.17	\$ 13,841.28	\$ 8,960.00	\$ 9,511.20	\$ 11,032.58
Capital Expenditures:	\$ 1,747,292.11	\$ 201,539.52	\$ 858,936.12	\$ 105,900.64	\$ 1,453,032.30	\$ 960,850.97	\$ 138,051.10	\$ 1,470,261.12	\$ 381,372.57	\$ 188,332.04
Ending Fund Balance:	\$ 3,725,397.84	\$ 4,025,226.54	\$ 3,665,866.70	\$ 4,061,515.24	\$ 3,105,263.78	\$ 2,638,867.97	\$ 2,997,058.15	\$ 2,018,157.04	\$ 2,128,695.67	\$ 2,433,796.21

Year:	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051
Beginning Fund Balance:	\$ 2,433,796.21	\$ 2,599,675.20	\$ 2,731,504.31	\$ 2,575,442.19	\$ 2,276,806.13	\$ 2,083,153.48	\$ 1,551,997.86	\$ 1,329,476.13	\$ 1,579,857.03	\$ 1,919,034.47
Revenue:	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00	\$ 482,400.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 11,859.73	\$ 12,517.10	\$ 11,738.90	\$ 10,249.75	\$ 9,284.11	\$ 6,635.51	\$ 5,525.91	\$ 6,774.43	\$ 8,465.73	\$ 8,842.83
Capital Expenditures:	\$ 328,380.75	\$ 363,087.99	\$ 650,201.02	\$ 791,285.81	\$ 685,336.76	\$ 1,020,191.13	\$ 710,447.63	\$ 238,793.53	\$ 151,688.30	\$ 415,618.16
Ending Fund Balance:	\$ 2,599,675.20	\$ 2,731,504.31	\$ 2,575,442.19	\$ 2,276,806.13	\$ 2,083,153.48	\$ 1,551,997.86	\$ 1,329,476.13	\$ 1,579,857.03	\$ 1,919,034.47	\$ 1,994,659.14

APPENDIX B: WORK SHEET DEFINITIONS

A: Capital Item to be Replaced

Definition: Common components to be included in the reserve study that are categories based on location.

B: Quantity & Units

Definition: Quantity refers to the number of units included.

C: Unit Cost

Definition: Unit cost is the cost based on current dollars for the calculated unit of measure.

D: Current Cost

Definition: Reserve requirement is the amount of money, in present dollars, for the replacement item.

E: Frequency

Definition: The Frequency the capital item is to be repaired or replaced.

F: Remaining Life

Definition: The number of years before an item must be repaired or replaced the first time.

G: Entire Study Cost

Definition: The amount of money that must be set aside each year in order to ensure that the total amount is available for that item at the first instance of its repair/replacement.

I: Reserve Funding Required – Yearly/Monthly

Definition: The amount of money that must be set aside each year in order to ensure that the total amount is available for that item at the first instance of its repair/replacement.

J: Return on Investments and Inflation Rate

Definition: The amounts or costs shown are “rate of inflation” is based on compounding yearly. The rate of return on investments is for end of year balance multiplied by that giving rate.

APPENDIX C: LIMITATIONS

The observations as described in this report are strictly limited to the date of the investigation. No available construction drawings were provided and the conditions noted here are based on a **visual inspection** only. It was not within the scope of services nor was it implied that the reserve fund study would include removing surface materials, perform destructive or invasive testing, moving furniture or equipment, personal belongings or perform excavation or probing of soils. Bustamante Engineers, Inc. shall not be held accountable or responsible for items that could not be seen or are outside the scope of our services.

It is beyond the scope of services for Bustamante Engineers, Inc. to provide building code investigations nor is it our responsibility to perform design of items to be cured or requiring replacement.

This study shall not be considered a warranty of condition and no warranty is applied.

Furthermore, the study shall not be considered an exhaustive inspection or evaluation, or to be utilized as condition summary of future expectations of building or site components.

To formulate this report, Bustamante Engineers, Inc. relied on historical data from the Association. We are not responsible for it's validity or accuracy.

This study is strictly for the use of the Association and should not be shared with other individuals without express written consent from Bustamante Engineers, Inc. We cannot be held responsible for other individual parties who rely on the study and the individual parties shall indemnify and hold Bustamante Engineers, Inc. harmless for any damages, losses or expenses that might occur.

The financial information such as reserve balances and contributions are strictly from resources submitted to our company and we shall not be held responsible of its validation. The Association and their agents should always confirm the financial information in the reserve fund analysis.

As for the reserve fund components that are depicted in this study, these components are the result of information submitted to us from the Association or its agents and we assume no validation, and cannot be responsible for items that might be omitted.

Estimates – Cost estimates are provided and assumed that all work for the given component will be completed as a single project. If projects are done in stages or not inclusive of the total quantity shown in the reserve fund analysis, the Association should expect the higher costs.

The cost estimates noted here are based on nationally recognized construction cost indexes, such as R.S. Means Construction Cost Guide. At times, we will rely on historical costs obtained from the Association or costs gathered by Bustamante Engineers Inc. from construction projects. At times, there is no standard guide or estimate for items that need repair and therefore so developed costs are estimated based on general knowledge of construction.

We did not attempt nor was it in the scope of work to obtain competitive quotations or estimates from contractors.

Safety Issues-if this report cites safety issues, they should be given the highest priority. The Association must recognize from a liability standpoint, they have been made aware of the existence of the unsafe conditions and those conditions should immediately be addressed.

GREGORY S. BUSTAMANTE, P.E., B.I.E., R.S.

SUMMARY:

A registered Professional Engineer with over 32 years' experience in civil and structural engineering in the Commonwealth of Pennsylvania, and the states of Delaware and New Jersey. This experience includes evaluating the structural integrity of residential and commercial buildings in the real estate, insurance and community association sectors, design of repairs and capital improvement projects with all phases of civil engineering, including municipal projects, full-scale land development, state department of transportation roads and bridges, and project planning and implementation.

PROFESSIONAL EXPERIENCE:

1993-Present President, Bustamante Engineers Inc., Doylestown, PA

- Evaluate residential properties; home inspections, structural evaluations, energy audits
- Provide consulting engineering services to community associations, including reserve fund analysis, transition studies, construction monitoring and stormwater mgmt. & insurance investigations
- Prepare property condition assessments (PCA)
- Monitor all phases of construction, such as site development, storm water management and designs; prepare plans and specifications; procure bids
- Senior engineer for residential/commercial inspections/investigations, litigation support, and structural/civil engineering projects

1988-1993 Municipal Engineer, Carroll Engineering, Corp., Warrington, PA,

- Land Development & subdivision projects
- Participated in public meetings, as subject expert
- Assessed capital improvement project compliance with building codes and ordinances
- Evaluated structural, utility, and storm water "Best Management Practices" design

1983-1988 NJ and NY State Departments of Transportation, Greenman-Pedersen, Inc. Babylon, NY

- Project design for highways, roads and bridges
- Computer modeling
- Devised site grading and storm water management plans
- Conducted traffic feasibility studies
- Bridge ratings, inspection and evaluation

875 N. Easton Road #3B, Doylestown, PA 18902
215-340-6990

Info@BustamanteEng.com



EDUCATION:

Fairleigh-Dickinson University - 1983
Bachelor of Science/Civil
Engineering Technology

LICENSED ENGINEER:

- Pennsylvania PE#039772E
- New Jersey PE#37317
- Delaware PE#16258

PROFESSIONAL CERTIFICATIONS:

- Building Inspection Engineer
- CAI – Reserve Specialist Designation #268

PROFESSIONAL SOCIETIES:

- National Society of Professional Engineers
- National Academy of Building Inspection Engineers
- Community Association Institute
- Greater Philadelphia Condominium Management Association

CLIENTS:

- Community Associations
- Building owners and sellers
- Insurance Companies
- Warranty Companies
- Land owners
- Municipalities

CORE COMPETENCY:

Engineering, Design, Evaluation and Problem-Solving for real estate clients, performing Transition and Reserve Studies, Physical Inspections of Storm Water Easements, Retention and Detention Basins and Drainage Systems, Retaining Walls and Chimneys, as well as structural and general condition assessments.

