

The Nineteenth Fairway Townhouse Association, Inc.

Reserve Schedule

Component Name	Remaining Life	Useful Life	Estimated Cost	0 2023	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030
Streets											
Asphalt Repair	3	5	871.65					952			
Asphalt Replacement	0	30	313,000.00		304,712						
Sealcoating	3	5	4,559.40					4,982			
Concrete											
Concrete - Unfunded	na	na	0.00								
Grounds											
Fencing, Metal	11	30	3,800.00								
Fencing, split rail (unfunded)	na	na	0.00								
Fencing, wood (unfunded)	na	na	0.00								
Irrigation controller	4	22	1,200.00						1,351		
Landscape Refurbishment	2	5	7,500.00		20,541		7,957				
Monument Sign	14	20	2,500.00								
Retaining Walls	5	40	15,000.00							17,389	
Trash Enclosure, Doors	6	30	15,000.00								17,911
Wood Walls & Steps, Unfunded	na	na	0.00								
Roofs											
Asphalt Shingle	4	35	300,049.00						337,708		
Gutters & Downspouts	25	30	13,824.00								
Staining											
Building Exterior	4	5	20,304.00						22,852		
Siding											
Brick, unfunded	na	na	0.00								
Siding, woodwork	30	30	119,616.00								
Decks											
Replacement, unfunded	na	na	0.00								
Wood Fencing, unfunded	na	na	0.00								
Lighting											
Building Exterior, unfunded	na	na	0.00								
Contingency (incl legal fees)					\$1,348	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Estimated Total Cost			817,224.05	0	326,600	5,000	12,957	10,935	366,911	22,389	22,911
Annual Cash Balances											
Beginning Cash Balance					377,904	141,878	226,796	305,930	389,313	119,003	195,555
Reserve Contribution					84,798	86,918	89,091	91,318	93,601	95,941	98,340
Surplus Allocation											
Interest Income				0	5,776	3,000	3,000	3,000	3,000	3,000	3,000
Expenditures				0	326,600	5,000	12,957	10,935	366,911	22,389	22,911
Ending Cash Balance				377,904	141,878	226,796	305,930	389,313	119,003	195,555	273,984
Inflation Rate		2.50%									

Based on reserve study done by ARS 09-2023 and updated annually to reflect actuals

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	8	9	10	11	12	13	14	15	16	17
Component Name	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Streets										
Asphalt Repair		1,104					1,280			
Asphalt Replacement										
Sealcoating		5,776					6,696			
Concrete										
Concrete - Unfunded										
Grounds										
Fencing, Metal					5,260					
Fencing, split rail (unfunded)										
Fencing, wood (unfunded)										
Irrigation controller										
Landscape Refurbishment	9,224					10,693				
Monument Sign								3,781		
Retaining Walls										
Trash Enclosure, Doors										
Wood Walls & Steps, Unfunded										
Roofs										
Asphalt Shingle										
Gutters & Downspouts										
Staining										
Building Exterior			26,492					30,712		
Siding				149,520						
Brick, unfunded										
Siding, woodwork										
Decks										
Replacement, unfunded										
Wood Fencing, unfunded										
Lighting										
Building Exterior, unfunded										
Contingency (incl legal fees)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Estimated Total Cost	14,224	11,880	31,492	154,520	10,260	15,693	12,976	39,493	5,000	5,000
Annual Cash Balances										
Beginning Cash Balance	273,984	363,558	457,997	535,406	492,434	596,436	697,787	804,706	888,031	1,008,843
Reserve Contribution	100,798	103,318	105,901	108,549	111,262	114,044	116,895	119,817	122,813	125,883
Surplus Allocation										
Interest Income	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Expenditures	14,224	11,880	31,492	154,520	10,260	15,693	12,976	39,493	5,000	5,000
Ending Cash Balance	363,558	457,997	535,406	492,434	596,436	697,787	804,706	888,031	1,008,843	1,132,727
Inflation Rate										

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	18	19	20	21	22	23	24	25	26	27
Component Name	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Streets										
Asphalt Repair		1,483					1,720			
Asphalt Replacement										
Sealcoating		7,762					8,998			
Concrete										
Concrete - Unfunded										
Grounds										
Fencing, Metal										
Fencing, split rail (unfunded)										
Fencing, wood (unfunded)										
Irrigation controller										2,588
Landscape Refurbishment	12,396					14,371				
Monument Sign										
Retaining Walls										
Trash Enclosure, Doors										
Wood Walls & Steps, Unfunded										
Roofs										
Asphalt Shingle										
Gutters & Downspouts									28,944	
Staining										
Building Exterior			35,603					41,274		
Siding										
Brick, unfunded										
Siding, woodwork										
Decks										
Replacement, unfunded										
Wood Fencing, unfunded										
Lighting										
Building Exterior, unfunded										
Contingency (incl legal fees)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Estimated Total Cost	17,396	14,245	40,603	5,000	5,000	19,371	15,719	46,274	33,944	7,588
Annual Cash Balances										
Beginning Cash Balance	1,132,727	1,247,360	1,368,371	1,466,330	1,603,281	1,743,707	1,873,322	2,010,238	2,120,341	2,246,607
Reserve Contribution	129,030	132,256	135,562	138,951	142,425	145,986	149,635	153,376	157,211	161,141
Surplus Allocation										
Interest Income	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Expenditures	17,396	14,245	40,603	5,000	5,000	19,371	15,719	46,274	33,944	7,588
Ending Cash Balance	1,247,360	1,368,371	1,466,330	1,603,281	1,743,707	1,873,322	2,010,238	2,120,341	2,246,607	2,403,160
Inflation Rate										

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