



ENGINEERING & CONSULTING

888-688-4560

[www.superiorreserve.com](http://www.superiorreserve.com)

## Full Reserve Study

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.



Lakeway, Texas

July 20, 2017

Reference Number: 160182

## Table of Contents

Property and Study Summary	1.101
Property Engineering Review	1.201
Reserve Study Overview	1.301
Funding Plan Overview	1.401
Financial Analysis Chart	1.402
30 Year Expenditure Summary	1.403
Reserve Budgets 2017-2047	1.404
Financial Information (provided)	1.501
Credentials	1.601
Limiting Conditions	1.701



Reserve Component List	Engineering Data Section	Replacement Year (near term in red)	Age	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included	\$ Included	Number of Phases	Cost per Phase	Flexibility
<b>Exterior Building Components</b>											
Gutters and Downspouts (1)	2.361	2045	original	35	28	\$47,600	100%	\$47,600	7	\$6,800	deferrable
Lighting - Exterior (1)	2.381	2035	original	25	18	\$20,700	100%	\$20,700	1	\$20,700	deferrable
Masonry Restoration	2.421	2030	original	20	13	\$20,000	100%	\$20,000	1	\$20,000	deferrable
Roofs - Concrete Tiles (1)	2.441	2045	original	35	28	\$1,802,000	100%	\$1,802,000	7	\$257,429	firm
Stucco Restoration and Trim Painting	2.921	2020	original	10	3	\$114,000	100%	\$114,000	7	\$16,286	deferrable
<b>Site Components</b>											
Concrete Patios and A/C Pads (6 of 126 every 10 years)	6.161	2023	original	10	6	\$100,800	5%	\$4,800	1	\$4,800	deferrable
Concrete Stoops (3 of 63 every 10 years)	6.221	2023	original	10	6	\$37,800	5%	\$1,800	1	\$1,800	deferrable

**Townhomes at Lakeway Tuscan Village Condominium Community, Inc.**

**Property and Service Summary**

<b>Location:</b>	Lakeway, Texas
<b>Property type:</b>	townhome condominium
<b>Number of residential buildings:</b>	16
<b>Number of units:</b>	63
<b>Number of stories:</b>	1 (plus turrets)
<b>Years of construction:</b>	2010 through 2017
<b>Date of inspection:</b>	July 20, 2017
<b>Type of service:</b>	reserve study
<b>Level of service:</b>	Full Study
<b>Length of analysis:</b>	30 years
<b>Exterior features:</b>	masonry veneer, stucco façade and concrete tile roofs
<b>Site features:</b>	patios, stoops and air conditioning (A/C) pads
<b>Upcoming projects:</b>	painting



building overview



building overview



building overview



building overview with turret



## Property Engineering Review

During our inspection of your property, we identify the following repairs and improvements that the property should consider:

**Actionable recommendations - near term actions on these items will minimize future costs and maintain the comfort and security (See “Pages with Engineering Data” for more information where applicable):**

The property should inspect the roofs twice a year and after every major weather event. This will allow for identification of roofing damage due to thermal expansion and contraction, and any potential damage from weather events. Quick identification and repairs of these conditions will minimize repair costs.



**Green ideas - Opportunities for energy efficiency and best practices for sustainability. Acting on these recommendations will provide significant cost savings (See “Pages with Engineering Data” for more information where applicable):**

We observed the use of inefficient incandescent bulbs at the exterior fixtures. Replace incandescent bulbs with LED bulbs to save approximately \$16 in electrical usage annually per fixture (based on 10 hours of operation per day per fixture and an electrical rate of \$0.08 per kilowatt hour). We also observed exterior lights operating during daylight. Homeowners could install light bulbs with daylight sensors for energy savings: <https://www.amazon.com/Photosensor-Detection-Outdoor-Lighting-630Lumens/dp/B01LW4JUW2>.

The following address provides links to incentives and rebates for energy conservation in your area: <http://www.dsireusa.org/>

**Engineering solutions - reference this information for proper scope of work and best outcome on upcoming projects (See “Pages with Engineering Data” for more information where applicable):**

The downspouts discharge at the foundations which increases the potential for grade settlement, standing water and foundation settlement. We recommend the installation of subterranean downspout extensions that discharge 10 feet away from the buildings through pop-up drainage emitters in the landscape areas. We estimate a cost of \$175 per downspout for this repair. We recommend subterranean PVC pipes with glued connections to elbows (similar to interior plumbing) to minimize the potential for root and dirt penetration at joints.

Implementation of these repairs and improvements could increase the useful life of the components, minimize operating costs and provide guidance at the time of component replacement.

## Reserve Study Overview

This reserve study is a *physical and financial analysis* of your property that determines what components of your property will eventually require either major repairs or restoration, or complete replacement. Large, one-time contributions (special assessments) for these projects can be eliminated with development of a *reserve* through relatively smaller annual contributions. The physical analysis determines the existing quantities, conditions, useful lives and costs of the components. The financial analysis determines the existing financial situation of your property and the reserves necessary to offset the future expenses.

### Reserve Component

Components in this reserve study meet the following requirements:

- responsibility of the property
- limited useful life expectancy
- predictable *remaining* useful life expectancy
- above a minimum threshold cost

Components that do not fulfill the above requirements are not included in this study.

### 30 Year Analysis

The analysis for this reserve study encompasses the next 30 years. The components of the property age each year. Those who enjoy the use of each component are financially responsible for what they enjoyed. This length of an analysis is necessary to analyze the aging of nearly all the major components of the property. The expectation is not that the current Residents, Board of Directors and/or Management will be present at the property in 30 years. Rather, the future analysis aids in determining the most accurate *current* contribution for the aging components.

### Funding Method

The funding method of this reserve study utilizes the *cash flow method*. With the cash flow method, contributions to the reserve fund are designed to offset variable annual expenditures. We experiment with different contribution scenarios until an ideal scenario is discovered to offset reserve expenditures. All expenses and contributions are *pooled* together. Our experience indicates that the cash flow method typically results in lower overall contributions than the *component method*, which typically segregates funds.

### Funding Goal

The funding goal of this reserve study is to maintain a reserve balance above a minimum *threshold* during the years of major expenditures. We assume a contingency reserve balance of not less than



*approximately* ten percent (10%) of the expenditures in the **threshold funding year** (The year the reserve balance is at its lowest point. See Funding Plan Page 1.401 for the identification of this year). The property can determine if they prefer a higher or lower contingency.

The ideal situation is when the threshold funding year is in the last year of the analysis. This provides the maximum amount of time that the property can save up for major expenses. A critical situation is when the threshold funding year is in the first few years of the analysis. This situation requires major initial reserve contributions to offset near term expenditures.

### **Funding**

This reserve study assumes an ideal situation where all future costs are offset by annual contributions to the reserve fund. *We understand that this is not always possible.* Our experience suggests that major projects are funded through multiple means such as partially through the reserve fund and partial through either additional assessments or bank loans. The specific funding of the projects is determined by the property at the time of the event (this is not something we can forecast). The goal of the property should be to follow the recommended funding plan outlined in this reserve study. If the recommended reserve contributions are not feasible as determined by the Board of Director's judgment, this reserve study should then be used, at a minimum, to justify the need for an *increase* over the *current* reserve fund contribution.

### **Flexibility**

The time of replacement for each component involves a varying degree of deduction. To help understand the criticality of each replacement time, we provide the following replacement flexibility guide:

**firm** - Replacement time has little, if any, flexibility. Deferring the replacement time would have an adverse effect on the property.

**deferrable** - Replacement time has limited flexibility. Continually deferring the replacement time would eventually have an adverse effect on the property and raise aesthetic concerns.

**discretionary** - Replacement time has flexibility. Continually deferring the replacement time would either raise aesthetic concerns or the component does not affect the functionality of the property.

### **Reserve Study Requirements**

Property Declarations occasionally define reserve study requirements. The state legislature may also define reserve study requirements. The following is a link to state reserve study requirements (the property should be aware more recent or pending legislation may exist since the date of this report):

<http://www.statutes.legis.state.tx.us/Docs/PR/htm/PR.82.htm>

It is our intention that this reserve study complies with these requirements. The property should consult with their attorney on discrepancies between reserve study requirements. Contact us for any revision necessary to the reserve study to fulfill these requirements.

### **Cost estimates**

We obtain the cost estimates for replacements from the following sources:

- published sources (*RS Means* based on standard union labor rate)
- historical costs
- proprietary information

Our estimates are not guarantees of actual replacement costs. We base our estimates on our calculation of expected market rate for your specific location and specific situation. Multiple contractor bids will result in multiple cost estimates. *Multiple* contractor estimates will inevitably vary from our *single* estimate. If the property receives an estimate that is higher than the estimate in this reserve study, the property should use this study as a tool to negotiate a lower cost. If the property receives an estimate that is lower than the estimate in this reserve study - congratulations! You have received an estimate that is below the expected market rate. The property should verify the scope of work in the contractor's estimate is similar to what is noted on the Engineering Data page (Engineering Data pages are all the data pages subsequent to "Limiting Conditions", Page 1.701).

### **Long Lived Components**

There exists components at the property that will not require replacement during the 30 year analysis. Although these long lived components will eventually require replacement, they do not fall within the scope of the analysis. Periodic updates of the study will eventually include their replacement. Frequent updates of the study will ensure the property has up to 30 years to plan for their eventual replacement. The following is a list of **common** long lived components for the property:

- electrical systems
- fiber cement soffit and fascia
- foundations
- pipes within the building walls and subsurface
- structural frames

### **Operating Budget**

The operating budget provides funds necessary for the daily operation of the property. In general, the operating budget includes expenses that repeat from year to year, such as administrative expenses and cleaning. All the property components require maintenance. *This reserve study does not include maintenance costs that would traditionally fall under an operating budget.* We assume the property will fund normal annual maintenance through the operating budget. We also assume that the property will fund replacement of components below an estimated minimum threshold cost of

\$5,000

through the operating budget. The following is a list of components that we assume the property will fund through the operating budget:

- interim painting
- values

The items in the list above have a minimal (if any) impact on our recommended reserve fund contribution. If the property chooses to fund these expenses through reserves, updates of this reserve study would account for these expenses.

### **Homeowner Responsibility**

The property's Declaration assigns the responsibility of certain components to the homeowners. These are typically components where the use is solely enjoyed by the homeowner. The following is a list of components that are the responsibility of the homeowners as described to us during our meeting at the property:

- chimney chase covers
- door
- electrical systems within the individual homes
- garage door
- heating, ventilating and air conditioning (HVAC) units serving the individual homes
- interiors of the individual homes
- life/fire safety equipment
- pipes that branch off the common pipes to the individual home plumbing fixtures
- tile on stoops and patios
- window

We do not provide an opinion on the accuracy of this list. Historical practices for repairs and replacements occasionally conflict with what is stated in the Declaration. The property should consult with their attorney to verify the accuracy of the information in this list provided to us.



Although these components are maintained by the homeowners, Declarations typically allow the Board of Directors to have *architectural control* over replacement. This aids in keeping a uniform appearance throughout the property. Homeowner replacement projects with a high dollar value can be managed by the property but the expenses charged back to the homeowners. This simplifies complex projects by having one contractor and further ensures a uniform appearance.

### **Responsibility of Others**

We were informed that there are components within the property that are the responsibility of others. The following components are neither the responsibility of the property nor the homeowners:

- site components (excluding patios, A/C pads and stoops)

### **Additional Assessments**

The objective of properly planned operating budgets and reserve contributions is to avoid additional assessments. However, additional assessments are necessary for unplanned costs such as code change requirements, unobservable conditions, property improvements, etc. We *do not* recommend the property fund these expenses through reserves. The property should consult with an attorney to determine if the property Bylaws have a provision for these types of expenses.

### **Definitions and Supporting Information**

Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) are national organizations that provide requirements for reserve studies. The property should refer to these organizations for reserve study definitions and supporting information. The following are links to these organizations:

<http://www.caionline.org>

<http://www.apra-usa.com/>

### **Reserve Fund Status**

If the property were to fund all expenditures identified in this study through reserves, an increase in the reserve contributions is necessary. See Funding Plan Page 1.401 for our recommended reserve funding plan.

### **Updates**

The reserve study is a static snap shot in time based on the date of the inspection. However, costs, inflation rates, interest rates and weather conditions are dynamic in that they are always changing. This necessitates periodic *updates* of the reserve study. An update is less costly than the original reserve study since there is less labor involved in gathering information on your property. We suggest updating

the reserve study every three to six years. Factors that can determine when an update should occur are an upcoming major project, completion of a major project, major change to the property, known change in the interest and/or inflation rates compared to the last reserve study, etc. Please contact us for a reserve study update proposal when necessary.

Sincerely,



Justin J. Maier, RS  
Partner  
Superior Reserve Engineering & Consulting  
justin@superiorreserve.com  
888-688-4560  
Report submitted on: August 9, 2017

## Recommended Reserve Funding Plan

### Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

Year	Inflated expenditures (3% annual)	Recommended reserve contributions	Ending reserve balance	Average \$ per home per month (63 homes)	\$ increase per month from previous year	% increase from previous year
2017*	\$0	\$10,000	\$120,920	\$13.23	-	-
<b>**2018</b>	<b>\$0</b>	<b>\$22,600</b>	<b>\$145,107</b>	<b>\$29.89</b>	<b>\$16.67</b>	<b>126.0%</b>
2019	\$0	\$35,200	\$182,259	\$46.56	\$16.67	55.8%
2020	(\$17,796)	\$47,800	\$214,630	\$63.23	\$16.67	35.8%
2021	(\$18,330)	\$60,400	\$259,528	\$79.89	\$16.67	26.4%
2022	(\$18,880)	\$73,000	\$317,087	\$96.56	\$16.67	20.9%
2023	(\$27,327)	\$75,200	\$369,053	\$99.47	\$2.91	3.0%
2024	(\$20,029)	\$77,500	\$431,296	\$102.51	\$3.04	3.1%
2025	(\$20,630)	\$79,800	\$495,997	\$105.56	\$3.04	3.0%
2026	(\$21,249)	\$82,200	\$563,266	\$108.73	\$3.17	3.0%
2027	\$0	\$84,700	\$655,233	\$112.04	\$3.31	3.0%
2028	\$0	\$87,200	\$750,819	\$115.34	\$3.31	3.0%
2029	\$0	\$89,800	\$850,168	\$118.78	\$3.44	3.0%
2030	(\$53,287)	\$92,500	\$899,818	\$122.35	\$3.57	3.0%
2031	(\$24,634)	\$95,300	\$981,706	\$126.06	\$3.70	3.0%
2032	(\$25,373)	\$98,200	\$1,066,751	\$129.89	\$3.84	3.0%
2033	(\$36,725)	\$101,100	\$1,144,313	\$133.73	\$3.84	3.0%
2034	(\$26,918)	\$104,100	\$1,235,690	\$137.70	\$3.97	3.0%
2035	(\$62,966)	\$107,200	\$1,295,018	\$141.80	\$4.10	3.0%
2036	(\$28,557)	\$110,400	\$1,392,892	\$146.03	\$4.23	3.0%
2037	\$0	\$113,700	\$1,523,989	\$150.40	\$4.37	3.0%
2038	\$0	\$117,100	\$1,660,079	\$154.89	\$4.50	3.0%
2039	\$0	\$120,600	\$1,801,324	\$159.52	\$4.63	3.0%
2040	(\$32,141)	\$124,200	\$1,915,551	\$164.29	\$4.76	3.0%
2041	(\$33,106)	\$127,900	\$2,033,901	\$169.18	\$4.89	3.0%
2042	(\$34,099)	\$131,700	\$2,156,494	\$174.21	\$5.03	3.0%
2043	(\$49,355)	\$135,700	\$2,269,235	\$179.50	\$5.29	3.0%
2044	(\$36,175)	\$139,800	\$2,400,713	\$184.92	\$5.42	3.0%
2045	(\$641,796)	\$144,000	\$1,928,738	\$190.48	\$5.56	3.0%
2046	(\$661,050)	\$148,300	\$1,436,056	\$196.16	\$5.69	3.0%
2047***	(\$641,352)	\$152,700	\$961,705	\$201.98	\$5.82	3.0%

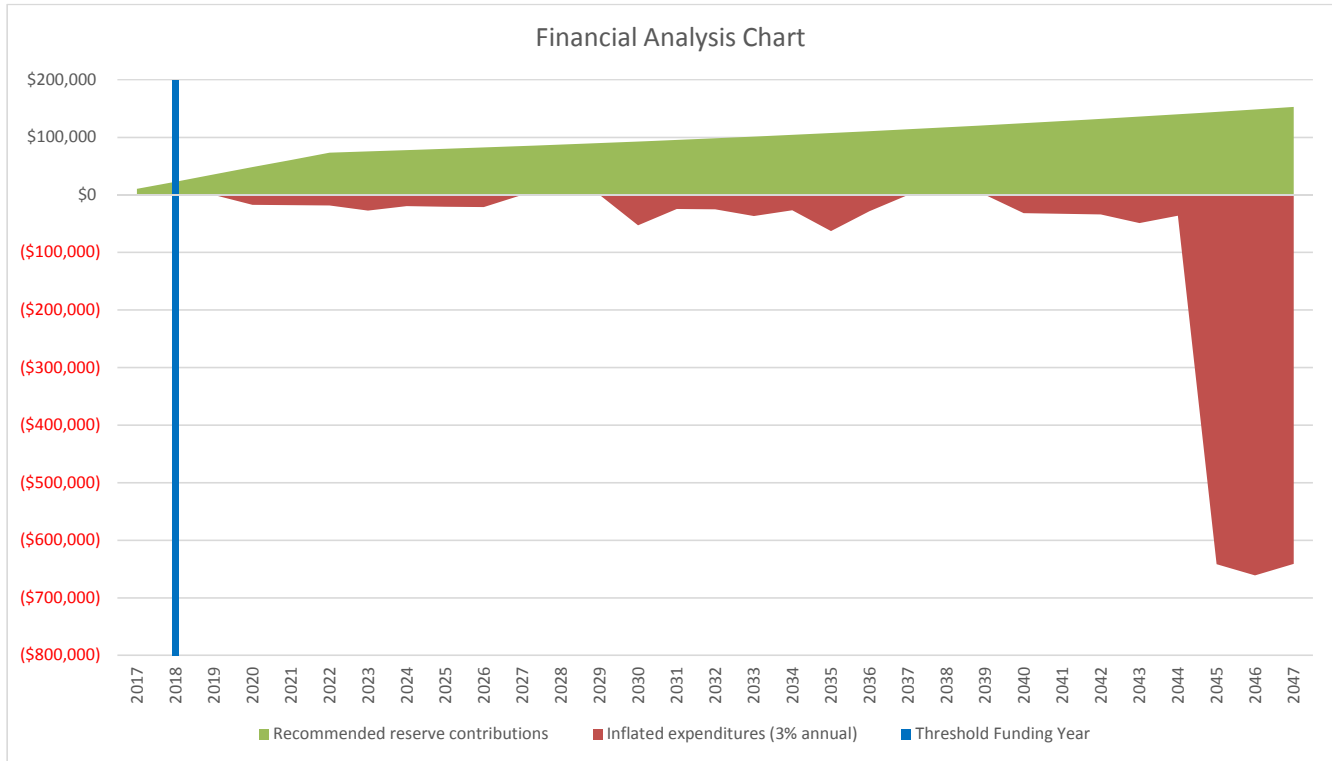
\* reserve contributions are budgeted

\*\*2018 is the THRESHOLD FUNDING YEAR due to the low beginning reserve balance.

\*\*\*Ending reserve balance considers the need for the continued phased replacement of the concrete tiles after 2047.



### Townhomes at Lakeway Tuscan Village Condominium Community, Inc.



# 30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

## Townhomes at Lakeway Tuscan Village Condominium Comm

		threshold funding year						
Fiscal year	2017	2018	2019	2020	2021	2022	2023	2024
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	100.0%	103.0%	106.1%	109.3%	112.6%	115.9%	119.4%	123.0%
Beginning balance (June 30, 2017)	\$115,799	\$120,920	\$145,107	\$182,259	\$214,630	\$259,528	\$317,087	\$369,053
Inflated expenditures (3% annual)	\$0	\$0	\$0	(\$17,796)	(\$18,330)	(\$18,880)	(\$27,327)	(\$20,029)
Recommended reserve contributions (remaining 2017 contribution)	\$5,000	\$22,600	\$35,200	\$47,800	\$60,400	\$73,000	\$75,200	\$77,500
Earned interest (1.2% PROJECTED yield rate)	\$121	\$1,587	\$1,952	\$2,367	\$2,828	\$3,439	\$4,092	\$4,773
Ending reserve balance	\$120,920	\$145,107	\$182,259	\$214,630	\$259,528	\$317,087	\$369,053	\$431,296

## Reserve Component List

### Exterior Building Components

Gutters and Downspouts (1)								
Lighting - Exterior (1)								
Masonry Restoration								
Roofs - Concrete Tiles (1)								
Stucco Restoration and Trim Painting				17,796	18,330	18,880	19,446	20,029

### Site Components

Concrete Patios and A/C Pads (6 of 126 every 10 years)							5,731	
Concrete Stoops (3 of 63 every 10 years)							2,149	

Costs plus inflation

# 30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

## Townhomes at Lakeway Tuscan Village Condominium Comm

Fiscal year	2025	2026	2027	2028	2029	2030	2031	2032
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	126.7%	130.5%	134.4%	138.4%	142.6%	146.9%	151.3%	155.8%
Beginning balance (June 30, 2017)	\$431,296	\$495,997	\$563,266	\$655,233	\$750,819	\$850,168	\$899,818	\$981,706
Inflated expenditures (3% annual)	(\$20,630)	(\$21,249)	\$0	\$0	\$0	(\$53,287)	(\$24,634)	(\$25,373)
Recommended reserve contributions (remaining 2017 contribution)	\$79,800	\$82,200	\$84,700	\$87,200	\$89,800	\$92,500	\$95,300	\$98,200
Earned interest (1.2% PROJECTED yield rate)	\$5,531	\$6,318	\$7,267	\$8,386	\$9,549	\$10,437	\$11,222	\$12,217
Ending reserve balance	\$495,997	\$563,266	\$655,233	\$750,819	\$850,168	\$899,818	\$981,706	\$1,066,751

## Reserve Component List

### Exterior Building Components

Gutters and Downspouts (1)								
Lighting - Exterior (1)								
Masonry Restoration						29,371		
Roofs - Concrete Tiles (1)								
Stucco Restoration and Trim Painting	20,630	21,249				23,916	24,634	25,373

### Site Components

Concrete Patios and A/C Pads (6 of 126 every 10 years)								
Concrete Stoops (3 of 63 every 10 years)								

# 30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

## Townhomes at Lakeway Tuscan Village Condominium Comm

Fiscal year	2033	2034	2035	2036	2037	2038	2039	2040
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	160.5%	165.3%	170.2%	175.4%	180.6%	186.0%	191.6%	197.4%
Beginning balance (June 30, 2017)	\$1,066,751	\$1,144,313	\$1,235,690	\$1,295,018	\$1,392,892	\$1,523,989	\$1,660,079	\$1,801,324
Inflated expenditures (3% annual)	(\$36,725)	(\$26,918)	(\$62,966)	(\$28,557)	\$0	\$0	\$0	(\$32,141)
Recommended reserve contributions (remaining 2017 contribution)	\$101,100	\$104,100	\$107,200	\$110,400	\$113,700	\$117,100	\$120,600	\$124,200
Earned interest (1.2% PROJECTED yield rate)	\$13,187	\$14,195	\$15,094	\$16,031	\$17,397	\$18,990	\$20,645	\$22,168
Ending reserve balance	\$1,144,313	\$1,235,690	\$1,295,018	\$1,392,892	\$1,523,989	\$1,660,079	\$1,801,324	\$1,915,551

## Reserve Component List

### Exterior Building Components

Gutters and Downspouts (1)								
Lighting - Exterior (1)			35,240					
Masonry Restoration								
Roofs - Concrete Tiles (1)								
Stucco Restoration and Trim Painting	26,134	26,918	27,725	28,557				32,141

### Site Components

Concrete Patios and A/C Pads (6 of 126 every 10 years)	7,703							
Concrete Stoops (3 of 63 every 10 years)	2,888							

Costs plus Inflation



# 30 Year Expenditure Summary



These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

1.403

## Townhomes at Lakeway Tuscan Village Condominium Comm

Fiscal year	2041	2042	2043	2044	2045	2046	2047
Construction inflation rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	203.3%	209.4%	215.7%	222.1%	228.8%	235.7%	242.7%
Beginning balance (June 30, 2017)	\$1,915,551	\$2,033,901	\$2,156,494	\$2,269,235	\$2,400,713	\$1,928,738	\$1,436,056
Inflated expenditures (3% annual)	(\$33,106)	(\$34,099)	(\$49,355)	(\$36,175)	(\$641,796)	(\$661,050)	(\$641,352)
Recommended reserve contributions (remaining 2017 contribution)	\$127,900	\$131,700	\$135,700	\$139,800	\$144,000	\$148,300	\$152,700
Earned interest (1.2% PROJECTED yield rate)	\$23,555	\$24,992	\$26,396	\$27,853	\$25,822	\$20,068	\$14,301
Ending reserve balance	\$2,033,901	\$2,156,494	\$2,269,235	\$2,400,713	\$1,928,738	\$1,436,056	\$961,705

## Reserve Component List

### Exterior Building Components

Gutters and Downspouts (1)					15,558	16,025	16,505
Lighting - Exterior (1)							
Masonry Restoration							
Roofs - Concrete Tiles (1)					588,978	606,647	624,847
Stucco Restoration and Trim Painting	33,106	34,099	35,122	36,175	37,261	38,378	

### Site Components

Concrete Patios and A/C Pads (6 of 126 every 10 years)			10,352				
Concrete Stoops (3 of 63 every 10 years)			3,882				



2017

Hybrid Reserve Expenditures and Funding Plan  
January 1, 2017 through December 31, 2017

Year of forecast:	0
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2017:	100.0%

Unaudited, provided, beginning reserve balance as of June 30, 2017: \$115,799

Budgeted reserve contribution (6 remaining months of \$10,000 contribution): +	\$5,000
Estimated interest earned (6 months of remaining interest at 0.2% yield rate): +	\$121

Total remaining contributions: = \$5,121

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

2017 Expenditures

	Number of phases	Flexibility	Engineering Data Section	
Total expenditures:				\$0
			Ending reserve balance:	<u>\$120,920</u>



1.404.2018

## 2018 (Threshold)

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2018 through December 31, 2018

Year of forecast:	1
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2018 (Threshold):	103.0%

Beginning reserve balance: \$120,920

Recommended reserve contribution: + \$22,600

Estimated interest earned (1.2% PROJECTED yield rate): + \$1,587

**Total contributions: = \$24,187**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2018 Expenditures (inflated)

Number of  
phases

Flexibility

Engineering Data  
Section

Total expenditures:

\$0

Ending reserve balance: \$145,107



1.404.2019

## 2019

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2019 through December 31, 2019

Year of forecast: 2  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2019: 106.1%

Beginning reserve balance: \$145,107

Recommended reserve contribution: + \$35,200  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$1,952

**Total contributions: = \$37,152**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2019 Expenditures (inflated)

Number of  
phases

Flexibility

Engineering Data  
Section

Total expenditures:

\$0

Ending reserve balance: \$182,259



1.404.2020

## 2020

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2020 through December 31, 2020

Year of forecast:	3
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2020:	109.3%

Beginning reserve balance: \$182,259

Recommended reserve contribution: + \$47,800

Estimated interest earned (1.2% PROJECTED yield rate): + \$2,367

**Total contributions: = \$50,167**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2020 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$17,796)
Total expenditures:				(\$17,796)
			Ending reserve balance:	<u>\$214,630</u>



1.404.2021

## 2021

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2021 through December 31, 2021

Year of forecast: 4  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2021: 112.6%

Beginning reserve balance: \$214,630

Recommended reserve contribution: + \$60,400

Estimated interest earned (1.2% PROJECTED yield rate): + \$2,828

**Total contributions: = \$63,228**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2021 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$18,330)
Total expenditures:				(\$18,330)
			Ending reserve balance:	\$259,528



1.404.2022

## 2022

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2022 through December 31, 2022

Year of forecast:	5
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2022:	115.9%

Beginning reserve balance: \$259,528

Recommended reserve contribution: + \$73,000

Estimated interest earned (1.2% PROJECTED yield rate): + \$3,439

**Total contributions: = \$76,439**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2022 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$18,880)
Total expenditures:				(\$18,880)
			Ending reserve balance:	<u>\$317,087</u>





1.404.2023

## 2023

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2023 through December 31, 2023

Year of forecast: 6  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2023: 119.4%

Beginning reserve balance: \$317,087

Recommended reserve contribution: + \$75,200  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$4,092

**Total contributions: = \$79,292**

#### Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2023 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$19,446)
Concrete Patios and A/C Pads (6 of 126 every 10 years)	1	deferrable	6.161	(\$5,731)
Concrete Stoops (3 of 63 every 10 years)	1	deferrable	6.221	(\$2,149)
<b>Total expenditures:</b>				<b>(\$27,327)</b>
				Ending reserve balance: <u>\$369,053</u>



1.404.2024

## 2024

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2024 through December 31, 2024

Year of forecast: 7  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2024: 123.0%

Beginning reserve balance: \$369,053

Recommended reserve contribution: + \$77,500  
Estimated interest earned (1.2% PROJECTED yield rate): + \$4,773

**Total contributions: = \$82,273**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2024 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$20,029)
Total expenditures:				(\$20,029)
			Ending reserve balance:	<u>\$431,296</u>



1.404.2025

## 2025

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2025 through December 31, 2025

Year of forecast: 8  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2025: 126.7%

Beginning reserve balance: \$431,296

Recommended reserve contribution: + \$79,800  
Estimated interest earned (1.2% PROJECTED yield rate): + \$5,531

**Total contributions: = \$85,331**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2025 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$20,630)
Total expenditures:				(\$20,630)
			Ending reserve balance:	<u>\$495,997</u>



1.404.2026

## 2026

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2026 through December 31, 2026

Year of forecast: 9  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2026: 130.5%

Beginning reserve balance: \$495,997

Recommended reserve contribution: + \$82,200  
Estimated interest earned (1.2% PROJECTED yield rate): + \$6,318

**Total contributions: = \$88,518**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2026 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$21,249)
Total expenditures:				(\$21,249)
			Ending reserve balance:	<u>\$563,266</u>



1.404.2027

## 2027

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2027 through December 31, 2027

Year of forecast: 10  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2027: 134.4%

Beginning reserve balance: \$563,266

Recommended reserve contribution: + \$84,700  
Estimated interest earned (1.2% PROJECTED yield rate): + \$7,267

**Total contributions: = \$91,967**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2027 Expenditures (inflated)

Number of  
phases

Flexibility

Engineering Data  
Section

Total expenditures:

\$0

Ending reserve balance: \$655,233



2028

Hybrid Reserve Expenditures and Funding Plan  
January 1, 2028 through December 31, 2028

Year of forecast:	11
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2028:	138.4%

Beginning reserve balance: \$655,233

Recommended reserve contribution: + \$87,200  
Estimated interest earned (1.2% PROJECTED yield rate): + \$8,386

Total contributions: = \$95,586

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

2028 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section
Total expenditures:			\$0
			Ending reserve balance: <u>\$750,819</u>



1.404.2029

## 2029

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2029 through December 31, 2029

Year of forecast:	12
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2029:	142.6%

Beginning reserve balance: \$750,819

Recommended reserve contribution: + \$89,800

Estimated interest earned (1.2% PROJECTED yield rate): + \$9,549

**Total contributions: = \$99,349**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2029 Expenditures (inflated)

Number of  
phases

Flexibility

Engineering Data  
Section

Total expenditures:

\$0

Ending reserve balance: \$850,168





1.404.2030

## 2030

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2030 through December 31, 2030

Year of forecast: 13  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2030: 146.9%

Beginning reserve balance: \$850,168

Recommended reserve contribution: + \$92,500  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$10,437

**Total contributions: = \$102,937**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2030 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Masonry Restoration	1	deferrable	2.421	(\$29,371)
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$23,916)
<b>Total expenditures:</b>				<b>(\$53,287)</b>

Ending reserve balance: \$899,818



1.404.2031

## 2031

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2031 through December 31, 2031

Year of forecast:	14
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2031:	151.3%

Beginning reserve balance: \$899,818

Recommended reserve contribution: + \$95,300

Estimated interest earned (1.2% PROJECTED yield rate): + \$11,222

**Total contributions: = \$106,522**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2031 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$24,634)
Total expenditures:				(\$24,634)
			Ending reserve balance:	<u>\$981,706</u>



1.404.2032

## 2032

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2032 through December 31, 2032

Year of forecast:	15
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2032:	155.8%

Beginning reserve balance: \$981,706

Recommended reserve contribution: + \$98,200

Estimated interest earned (1.2% PROJECTED yield rate): + \$12,217

**Total contributions: = \$110,417**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2032 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$25,373)
Total expenditures:				(\$25,373)
			Ending reserve balance:	<u>\$1,066,751</u>



1.404.2033

## 2033

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2033 through December 31, 2033

Year of forecast: 16  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2033: 160.5%

Beginning reserve balance: \$1,066,751

Recommended reserve contribution: + \$101,100

Estimated interest earned (1.2% PROJECTED yield rate): + \$13,187

**Total contributions: = \$114,287**

#### Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2033 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$26,134)
Concrete Patios and A/C Pads (6 of 126 every 10 years)	1	deferrable	6.161	(\$7,703)
Concrete Stoops (3 of 63 every 10 years)	1	deferrable	6.221	(\$2,888)
<b>Total expenditures:</b>				<b>(\$36,725)</b>
Ending reserve balance:				<u>\$1,144,313</u>



1.404.2034

## 2034

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2034 through December 31, 2034

Year of forecast: 17  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2034: 165.3%

Beginning reserve balance: \$1,144,313

Recommended reserve contribution: + \$104,100  
Estimated interest earned (1.2% PROJECTED yield rate): + \$14,195

Total contributions: = \$118,295

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2034 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$26,918)
Total expenditures:				(\$26,918)
			Ending reserve balance:	<u>\$1,235,690</u>



1.404.2035

## 2035

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2035 through December 31, 2035

Year of forecast: 18  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2035: 170.2%

Beginning reserve balance: \$1,235,690

Recommended reserve contribution: + \$107,200  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$15,094

**Total contributions: = \$122,294**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2035 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Lighting - Exterior (1)	1	deferrable	2.381	(\$35,240)
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$27,725)
<b>Total expenditures:</b>				<b>(\$62,966)</b>

Ending reserve balance: \$1,295,018



1.404.2036

## 2036

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2036 through December 31, 2036

Year of forecast: 19  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2036: 175.4%

Beginning reserve balance: \$1,295,018

Recommended reserve contribution: + \$110,400  
Estimated interest earned (1.2% PROJECTED yield rate): + \$16,031

**Total contributions: = \$126,431**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2036 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$28,557)
Total expenditures:				(\$28,557)
			Ending reserve balance:	<u>\$1,392,892</u>





1.404.2037

## 2037

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2037 through December 31, 2037

Year of forecast: 20  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2037: 180.6%

Beginning reserve balance: \$1,392,892

Recommended reserve contribution: + \$113,700  
Estimated interest earned (1.2% PROJECTED yield rate): + \$17,397

**Total contributions: = \$131,097**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2037 Expenditures (inflated)

Number of  
phases

Flexibility

Engineering Data  
Section

Total expenditures:

\$0

Ending reserve balance: \$1,523,989



1.404.2038

2038

Hybrid Reserve Expenditures and Funding Plan  
January 1, 2038 through December 31, 2038

Year of forecast: 21  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2038: 186.0%

Beginning reserve balance: \$1,523,989

Recommended reserve contribution: + \$117,100  
Estimated interest earned (1.2% PROJECTED yield rate): + \$18,990

Total contributions: = \$136,090

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

2038 Expenditures (inflated)

Number of  
phases      Flexibility      Engineering Data  
Section

Total expenditures: \$0  
Ending reserve balance: \$1,660,079



# 2039

## Hybrid Reserve Expenditures and Funding Plan January 1, 2039 through December 31, 2039

Year of forecast:	22
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2039:	191.6%

Beginning reserve balance: \$1,660,079

Recommended reserve contribution: +	\$120,600
Estimated interest earned (1.2% PROJECTED yield rate): +	\$20,645

Total contributions: = \$141,245

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2039 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section
Total expenditures:			\$0
			Ending reserve balance: <u>\$1,801,324</u>



1.404.2040

## 2040

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2040 through December 31, 2040

Year of forecast: 23  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2040: 197.4%

Beginning reserve balance: \$1,801,324

Recommended reserve contribution: + \$124,200  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$22,168

**Total contributions: = \$146,368**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2040 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$32,141)
Total expenditures:				(\$32,141)
			Ending reserve balance:	<u>\$1,915,551</u>



1.404.2041

## 2041

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2041 through December 31, 2041

Year of forecast: 24  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2041: 203.3%

Beginning reserve balance: \$1,915,551

Recommended reserve contribution: + \$127,900  
Estimated interest earned (1.2% PROJECTED yield rate): + \$23,555

**Total contributions: = \$151,455**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2041 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$33,106)
Total expenditures:				(\$33,106)
			Ending reserve balance:	<u>\$2,033,901</u>



1.404.2042

## 2042

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2042 through December 31, 2042

Year of forecast: 25  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2042: 209.4%

Beginning reserve balance: \$2,033,901

Recommended reserve contribution: + \$131,700  
Estimated interest earned (1.2% PROJECTED yield rate): + \$24,992

**Total contributions: = \$156,692**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2042 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$34,099)
Total expenditures:				(\$34,099)
			Ending reserve balance:	<u>\$2,156,494</u>



1.404.2043

## 2043

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2043 through December 31, 2043

Year of forecast: 26  
Annual CONSTRUCTION inflation rate: 3.0%  
Compounded CONSTRUCTION inflation in 2043: 215.7%

Beginning reserve balance: \$2,156,494

Recommended reserve contribution: + \$135,700

Estimated interest earned (1.2% PROJECTED yield rate): + \$26,396

**Total contributions: = \$162,096**

#### Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2043 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$35,122)
Concrete Patios and A/C Pads (6 of 126 every 10 years)	1	deferrable	6.161	(\$10,352)
Concrete Stoops (3 of 63 every 10 years)	1	deferrable	6.221	(\$3,882)
<b>Total expenditures:</b>				<b>(\$49,355)</b>
Ending reserve balance:				<u>\$2,269,235</u>



1.404.2044

## 2044

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2044 through December 31, 2044

Year of forecast: 27  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2044: 222.1%

Beginning reserve balance: \$2,269,235

Recommended reserve contribution: + \$139,800  
 Estimated interest earned (1.2% PROJECTED yield rate): + \$27,853

**Total contributions: = \$167,653**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2044 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$36,175)
Total expenditures:				(\$36,175)
			Ending reserve balance:	<u>\$2,400,713</u>





1.404.2045

## 2045

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2045 through December 31, 2045

Year of forecast:	28
Annual CONSTRUCTION inflation rate:	3.0%
Compounded CONSTRUCTION inflation in 2045:	228.8%

Beginning reserve balance: \$2,400,713

Recommended reserve contribution: + \$144,000  
Estimated interest earned (1.2% PROJECTED yield rate): + \$25,822

**Total contributions: = \$169,822**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2045 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Gutters and Downspouts (1)	7	deferrable	2.361	(\$15,558)
Roofs - Concrete Tiles (1)	7	firm	2.441	(\$588,978)
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$37,261)
<b>Total expenditures:</b>				<b>(\$641,796)</b>
Ending reserve balance:				<u>\$1,928,738</u>



1.404.2046

## 2046

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2046 through December 31, 2046

Year of forecast: 29  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2046: 235.7%

Beginning reserve balance: \$1,928,738

Recommended reserve contribution: + \$148,300

Estimated interest earned (1.2% PROJECTED yield rate): + \$20,068

**Total contributions: = \$168,368**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2046 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Gutters and Downspouts (1)	7	deferrable	2.361	(\$16,025)
Roofs - Concrete Tiles (1)	7	firm	2.441	(\$606,647)
Stucco Restoration and Trim Painting	7	deferrable	2.921	(\$38,378)
<b>Total expenditures:</b>				<b>(\$661,050)</b>
Ending reserve balance:				<u>\$1,436,056</u>



1.404.2047

## 2047

### Hybrid Reserve Expenditures and Funding Plan

January 1, 2047 through December 31, 2047

Year of forecast: 30  
 Annual CONSTRUCTION inflation rate: 3.0%  
 Compounded CONSTRUCTION inflation in 2047: 242.7%

Beginning reserve balance: \$1,436,056

Recommended reserve contribution: + \$152,700

Estimated interest earned (1.2% PROJECTED yield rate): + \$14,301

**Total contributions: = \$167,001**

Townhomes at Lakeway Tuscan Village Condominium Community, Inc.

### 2047 Expenditures (inflated)

	Number of phases	Flexibility	Engineering Data Section	
Gutters and Downspouts (1)	7	deferrable	2.361	(\$16,505)
Roofs - Concrete Tiles (1)	7	firm	2.441	(\$624,847)
<b>Total expenditures:</b>				<b>(\$641,352)</b>

Ending reserve balance: \$961,705

**Townhomes at Lakeway Tuscan Village**  
**Condominium**  
 2017 Budget Summary Report  
 INCOME/EXPENSE STATEMENT (01/01/17 - 12/31/17)

Description	Amount
<b>INCOME:</b>	
ASSESSMENT- GENERAL	79,439.00
MASTER ASSOC DUES INCOME	86,744.00
SHARED FACILITIES DUES INCOME	47,000.00
MINUS CONTRIB RSV FUND	(10,000.00)
<b>Subtotal Income</b>	<b>203,183.00</b>
<b>EXPENSES</b>	
ACCOUNTING SERVICES	350.00
BANK CHARGES & FEES	120.00
INSURANCE - D & O	1,200.00
INSURANCE - G/L	25,000.00
INSURANCE DEDUCTIBLES	10,000.00
LEGAL	500.00
FILING FEES/LIENS/VARIANCES	240.00
MANAGEMENT CONTRACT EXPENSE	9,000.00
MANAGEMENT - PORTER SERVICE	12,000.00
OFFICE SUPPLIES	600.00
PRINTING	350.00
PEST CONTROL EXTERIOR	2,400.00
POSTAGE & DELIVERY FEES	360.00
MASTER ASSOC DUES EXPENSE	86,744.00
SHARED FACILITIES DUES EXPENSE	47,000.00
REPAIRS/MAINT - LIGHTS & ELEC	600.00
REPAIRS/MAINT - UNIT EXTERIOR	3,600.00
WELCOME PACKETS	220.00
WEBSITE	1,793.00
OPERATING CONTINGENCY	1,106.00
<b>TOTAL EXPENSES</b>	<b>203,183.00</b>
<b>CURRENT YEAR NET INCOME (Loss)</b>	<b>.00</b>
	=====

# **Townhomes at Lakeway Tuscan Village Condominium**

Balance Sheet

As of 06/30/17

## **BALANCE SHEET ASSETS:**

### **CASH:**

CAB - MMA 272816603  
CAB - CKG 272521662  
CAB - RSV 272836027  
CAB - WKG CAP 272836281

\$ 34,615.98

11,897.78

38,207.61

42,974.93

Subtotal Cash

\$ 127,696.30

### **CURRENT ASSETS:**

A/R - MASTER ASSESSMENTS  
A/R - MASTER SHARED FACILITY  
A/R - UTILITY ASSESSMENT  
A/R - LATE FEE/INTEREST  
A/R - LIEN/ATTORNEY FEES

\$ 19.98

276.78

98.00

3.44

555.63

Subtotal Current Assets

\$ 953.83

### **FIXED ASSETS:**

Subtotal Fixed Assets

\$ .00

**TOTAL ASSETS**

\$ 128,650.13

=====

## **LIABILITIES & EQUITY**

### **CURRENT LIABILITIES:**

DEFERRED ASSESSMENTS  
A/P - TUSCAN MASTER ASMNTS  
A/P - MASTER SHARED FACILITY  
A/P - TM CABLE ASSESSMENTS  
A/P - TM WORKING CAPITAL  
A/P - TM SFU WORKING CAPITAL

\$ 14,143.37

27.20

17.63

(19.51)

14,940.00

10,302.00

Subtotal Current Liabilities

\$ 39,410.69

### **EQUITY:**

RETAINED EARNINGS (OPERATING)  
RETAINED EARNINGS (WKG CAP)

\$ 57,617.62

37,095.69

## Summary of Qualifications

Justin J. Maier, P.E., RS  
Partner

### Services

Justin J. Maier is a partner and co-founder of Superior Reserve Engineering and Consulting. Justin J. Maier provides *expert* reserve and transition studies, and critical property reviews. Properties that have benefited from his experience include townhome associations, condominium associations, planned unit developments, marinas, resorts, hotels, churches and country clubs. These properties vary from complex high rise buildings to vintage buildings of historical significance. He has provided these services to *more than* 1,600 properties throughout the United States and worldwide.



### Prior Experience

Prior to co-founding Superior Reserve with Nik J. Clark, Mr. Maier had conducted reserve and transitions studies with Reserve Advisors for 14 years. During this time, he was the Director of Product Development where he oversaw the development, improvement and production efficiency of reserve and transition studies for the firm. He was the leading producer of reserve and transition studies. Mr. Maier was instrumental in improving the quality of reports both in content, clarity and appearance. Reserve Advisors experienced tremendous success based on the standard of reserve and transition study quality that he implemented.

Mr. Maier was a structural engineer for Wausau Window and Wall Systems. There he analyzed stresses in horizontal and vertical components of aluminum frame curtain wall window systems in projects throughout the United States for both wind pressure and suction loads. He was involved in field work to correct improperly installed system components.

Mr. Maier was an Assistant Engineer for Crest Consulting Engineers. His services required on-site field investigation of architectural and structural failures, analysis of the preexisting design and conditions, and determination of the design shortfalls or owner modifications that caused the failures. He designed remedial repairs, produced cost estimates for the repairs, prepared the specifications and oversaw the implementation of the repairs.

### Expert Witness

Through the expert witness of Mr. Maier, the Villages at Cumberland Trail in Columbus, Ohio and The Retreat Homeowners Association in Indianapolis, Indiana were able to successfully negotiate a settlement for their construction defects.

### Education

Milwaukee School of Engineering (MSOE)

### Professional Affiliations

Professional Engineer (P.E.) - licenses held in WI, IL, OH, NY, TX, DC, VA, MD, MI, MN, PA  
Reserve Specialist (RS) - credential awarded by Community Association's Institute (CAI)  
Certified Pool / Spa Operator - issued by the National Swimming Pool Foundation

## **Terms, Conditions and Limitations**

- 1) Superior Reserve Engineering & Consulting (SREC) will perform a visual inspection of the property. While due diligence will be exercised during the onsite inspection, we make no representations regarding latent or hidden defects not observable from a visual inspection. We do not conduct invasive or destructive testing nor provide an exhaustive review of building code compliance. Material testing, core sampling, performance testing of building or site elements and equipment is not part of the scope of work.
- 2) Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.
- 3) SREC may rely on information provided to us, by the client named in this contract, in our report. We assume information provided to us by the client to be correct and assume no liability for the accuracy of information provided to us by the client. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction.
- 4) Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal.
- 5) Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.
- 6) In the event of errors in our report, SREC's liability is limited to the cost of this study.



### Gutters and Downspouts

<b>Material:</b>	aluminum
<b>Gutter profile:</b>	large and small capacity seamless K-style
<b>Gutter fasteners:</b>	screws
<b>Downspout size:</b>	three-inch by four-inch (adequate)
<b>Overall condition:</b>	good to fair
<b>Specific condition:</b>	downspouts discharge too close to foundations
<b>Quantity (linear feet):</b>	6,800
<b>Per home (linear feet):</b>	110
<b>Cost (\$/linear foot):</b>	\$7
<b>Current total cost:</b>	<b>\$47,600</b>
<b>Cost per home:</b>	\$756
<b>Coordinate with:</b>	roofs
<b>Assumptions:</b>	replace with .027-inch thick aluminum
<b>Operating expenses:</b>	semiannual inspections, repairs at seams and fastening points, cleaning and verification that the downspouts discharge away from foundations

Engineering solutions: The downspouts discharge at the foundations which increases the potential for grade settlement, standing water and foundation settlement. We recommend the installation of subterranean downspout extensions that discharge 10 feet away from the buildings through pop-up drainage emitters in the landscape areas. We estimate a cost of \$175 per downspout for this repair. We recommend subterranean PVC pipes with glued connections to elbows (similar to interior plumbing) to minimize the potential for root and dirt penetration at joints.



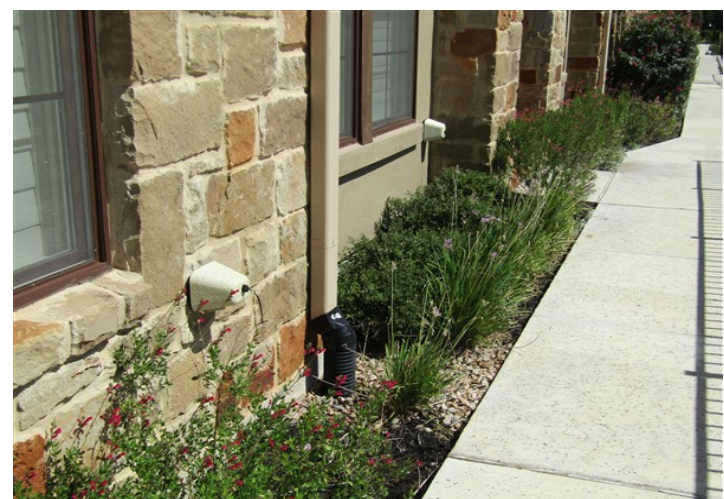
aluminum gutters and downspouts



downspout discharges too close to foundation



gutter interior



downspout with subterranean drainage



### Lighting - Exterior

<b>Material:</b>	metal
<b>Glass type:</b>	seeded or beveled
<b>Bulb types:</b>	incandescent, fluorescent and LED
<b>Number of bulbs per fixture:</b>	1 or 2
<b>Overall condition:</b>	good to fair
<b>Specific condition:</b>	minor finish deterioration
<b>Quantity (each):</b>	230
<b>Cost (\$ each):</b>	\$90
<b>Current total cost:</b>	<b>\$20,700</b>
<b>Cost per home:</b>	\$329
<b>Assumptions:</b>	reuse of existing wiring

Green ideas: We observed the use of inefficient incandescent bulbs at the exterior fixtures. Replace incandescent bulbs with LED bulbs to save approximately \$16 in electrical usage annually per fixture (based on 10 hours of operation per day per fixture and an electrical rate of \$0.08 per kilowatt hour). We also observed exterior lights operating during daylight. Homeowners could install light bulbs with daylight sensors for energy savings: <https://www.amazon.com/Photosensor-Detection-Outdoor-Lighting-630Lumens/dp/B01LW4JUW2>.



metal light fixture with seeded glass



light fixture operating during the day with fluorescent bulb



light fixture operating during the day



day light sensor

### Masonry Restoration

<b>Construction:</b>	random ashlar veneer mortar joints are tooled concave (ideal) ashlar sills (higher maintenance cost) lintel (note 1) weeps and flashing visible
<b>Overall condition:</b>	good to fair
<b>Specific condition:</b>	efflorescence (note 2) is not evident masonry exhibits minor cracks minor mortar deterioration is evident spalled masonry is not evident lintel paint is in good condition caulking is in good condition previous repairs are not evident
<b>Quantity (square feet):</b>	29,000
<b>Per home (square feet):</b>	460
<b>Cost (\$/square foot):</b>	\$0.70
<b>Current total cost:</b>	<b>\$20,000</b>
<b>Cost per home:</b>	\$317
<b>Anticipated work:</b>	paint lintels repoint (note 3) masonry (2%) caulk at windows and doors (50%)



random ashlar veneer



minor mortar deterioration is evident



caulk at window and masonry

(note 1) Structural supports above openings in masonry that transfer the above weight onto the main structural system.

(note 2) White, powdery deposit of soluble salts carried to the surface of masonry by moisture. The moisture evaporates, leaving the residue.

(note 3) Raking and cutting out defective mortar to a depth of not less than 1/2 inch nor more than 3/4 inch and replacing it with new mortar. Face grouting is the process of placing mortar over top of the existing mortar. We advise against face grouting. Compact the new mortar in two lifts/layers.



Roofs - Concrete Tiles

Material:	concrete tiles (multiple styles)
Overall condition:	good to fair
Specific condition:	minor weathered and minor chips and tile ends
Roof pitch (average):	4:12
Quantity in squares(note 1):	1,700
Per home (squares):	27
Cost (\$/square):	\$1,060
Current total cost:	\$1,802,000
Cost also includes:	turret roofs
Cost per home:	\$28,603
Coordinate with:	gutters and downspouts
Operating expenses:	semi annual inspections and repairs
Anticipated expenses:	sheathing replacement contingency (5%) metal drip edge at roof perimeters lead boot flashing at waste pipes underlayment hip, rake and ridge tiles additional turret detailing

Actionable recommendations: The property should inspect the roofs twice a year and after every major weather event. This will allow for identification of roofing damage due to thermal expansion and contraction, and any potential damage from weather events. Quick identification and repairs of these conditions will minimize repair costs.



roofs with concrete tiles



tile roof with penetrations



Spanish (curved) style tiles (one of multiple styles)



roof tile placement

(note 1) One square equals 100 square feet.

Stucco Restoration and Trim Painting

Material:	stucco
Overall condition:	good to fair
Specific condition:	minor cracks and coating deterioration
Quantity (square feet):	37,900
Per home (square feet):	600
Cost (\$/square foot):	\$3.00
Current total cost:	\$114,000
Cost per home:	\$1,810
Anticipated expenses:	crack repair partial replacement of stucco (1%) stucco paint (clean, prep and apply) caulk at windows and doors (50%) paint fiber cement soffits and fascia paint window and door trim paint gates



stucco overview



water stain on stucco



cracks in stucco



indentations in stucco above garage



**Patios and A/C Pads**

<b>Material:</b>	concrete
<b>Overall condition:</b>	good
<b>Specific condition:</b>	no visible deterioration
<b>Locations:</b>	rear and side of homes
<b>Quantity (each):</b>	126
<b>Area each (square feet):</b>	60
<b>Cost (\$/each):</b>	\$800
<b>Current total cost (note 1):</b>	<b>\$100,800</b>
<b>Assumptions:</b>	4-inch thick, 3,000 psi replacement concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh
<b>Operating expenses:</b>	interim replacements of deteriorated slabs, slab jacking
<b>Coordinate with:</b>	concrete stoops



concrete patio



concrete air conditioning (A/C) pad



concrete patio

(note 1) Concrete patios have a useful life of up to 60 years. Replacement of all the patios during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.

### Stoops

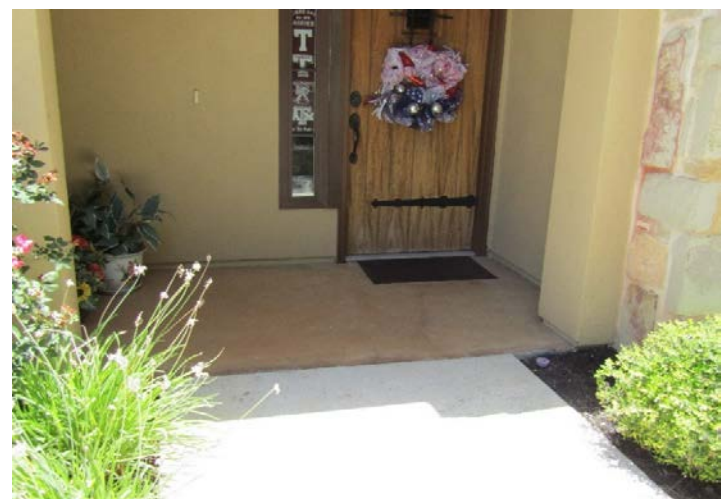
<b>Material:</b>	concrete
<b>Overall condition:</b>	good to fair
<b>Specific condition:</b>	cracks
<b>Locations:</b>	front of homes
<b>Quantity (each):</b>	63
<b>Area each (square feet):</b>	50
<b>Cost (\$ each):</b>	\$600
<b>Current total cost (note 1):</b>	<b>\$37,800</b>
<b>Coordinate with:</b>	concrete patios and a/c pads



concrete stoop



minor cracks and spalls - no action necessary



concrete stoop

(note 1) Concrete stoops have a useful life of up to 60 years. Replacement of all the stoops during a single event is unlikely. Instead, we assume periodic replacements of limited quantities.