Reserve Study

For

Townhomes of Bayshore Condominiums

October 14, 2021

Reserve Study Prepared
By
The Whayland Group,LLC
123 Lake Drive
Laurel, Delaware 19956

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Part I General Information – This section will provide background information on reserve studies in general and the reserve study process. Not all information contained herein will have direct application to your study.

INTRODUCTION

Preparing the annual budget and overseeing finances are among the most important responsibilities of the Association and its management team. The annual operating and reserve budgets reflect the planning and goals of the Association and set the level and quality of service for all of the Association activities. The use of the reserve study as a planning tool is key to maintaining the value of individual units as well as the value of the community as a whole.

IMPORTANT INFORMATION

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties (unit owners are not considered "third parties") without the expressed written permission of The Whayland Group. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the client, its contractors, assorted vendors, specialist and independent contractors, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the client. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve study be updated on an annual basis (2 or 3 years for studies of limited scope) due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our observation and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

The Whayland Group would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it

will, in fact, occur as described.

DISCLOSURES

This reserve study is based on information furnished to the preparer and is compiled for the use of the Association and not for the purposes of auditing, forensic investigation, quality determination, historical verification, or any other purpose.

All information furnished by the Association including but not limited to site plans indicating the location of lots, roads, and other improvements, building plans, and certain financial and historical information, is held to be reliable by the reserve study preparer.

On-site observations conducted by the reserve study preparer shall not be considered to be engineering or quality inspections, or quantity or capacity audits.

Unless stated elsewhere in the reserve study, the physical analysis was developed from on-site field observations; quantity surveying was performed on-line via GIS, by drawing-take-off, or by field measurement where GIS and drawing information were not available. On-site surface visual observation was used to determine the condition and/or remaining life of the components. No invasive, chemical, destructive, or other tests were performed.

The reserve balance, actual or projected, contained in the reserve study is based on information provided and was not audited by the reserve study preparer.

The reserve study preparer is not aware of any material issues, which if not disclosed, would result in a distortion of the Association's situation.

The reserve study preparer is not aware of any other business dealings or relationships with the Association or its individual members that could constitute an actual or perceived conflict of interest.

RESERVE STUDY PREPARER'S QUALIFICATIONS

Robert C. Wheatley has a Bachelor of Science degree in Business Administration and 42 years' experience in commercial and condominium/apartment construction and property management.

He has met all the criteria for and is designated by the Community Associations Institute (CAI) as Reserve Specialist #309.

He is a licensed real estate broker in Delaware and a licensee in Maryland, an outside Director of the Bank of Delmarva, Chairman of the Sussex County Planning and Zoning Commission, and the Governor's Sussex County Appointed Member of the Delaware Association Professional Engineers.

FUNDING OPTIONS

When a major repair or replacement is required, there are essentially three options available to address the expenditure:

The first, and only logical means to ensure its ability to maintain the assets for which it is obligated, is by **setting aside an adequate level reserves** as part of the regular annual budget process. The association is not only comprised of present members, but also future members. Any decision to adopt a calculation method or funding plan, which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the trustees are responsible to the association as a whole.

The second option is for the client to **acquire a loan** from a lending institution in order to affect the required repairs. In some cases, banks will lend to a client using "future collections" as collateral for the loan. More often than not, the bank will require real estate collateral or personal guarantees. Regardless, the current trustees are pledging the future assets of the association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a $150,000 roofing replacement, the client may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the client's financial inability to keep pace with the normal aging process of the common area components.

Ad hoc or special assessments are not considered an appropriate means of funding replacements. The Delaware Uniform Common Interest Ownership Act (DUCIOA) legislation was revamped in recent years to deter special assessments and provide some measure of long term predictability to the funding common element replacement through the reserve study process.

TYPES OF RESERVE STUDIES

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan".

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

PHYSICAL AND FINANCIAL ANALYSIS

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status

and repair/replacement cost of the client's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the client is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the client, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of ***operational expenses*** include:

Utilities:
- Electricity
- Gas
- Water
- Telephone
- Cable TV

Administrative:
- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees
- Insurance(s)

Services:
- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Repair Expenses:
- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Asphalt Seal Coating
- Asphalt Repairs
- Asphalt Overlays
- Equipment Replacement
- Interior Furnishings
- Park/Play Equipment
- Pool/Spa Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Lighting Replacement
- Insurance(s)
- Reserve Study

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in a client's governing documents or policies. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the client's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the client should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The client can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

FUNDING METHODS

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Whayland Group Threshold and The Whayland Group Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the client will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Whayland

Group Component Funding model is based upon the component methodology.

FUNDING STRATEGIES

Once a client has established its funding goals, the client can select an appropriate funding plan. There are four basic strategies from which most clients select. It is recommended that clients consult professionals to determine the best strategy or combination of plans that best suit the client's need. Additionally, clients should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Clients will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If a client has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of a client's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age** divided by **Useful Life** the results multiplied by **Current Replacement Cost**

When a client's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Whayland Group **Threshold Funding Model**. This method is based upon the cash flow funding concept. The goal of this funding method is to keep the reserve cash balance above a certain dollar level. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below a certain level during the projected period. Cash flow funding can result in a more efficient application of funds and is widely used in the industry.

The Whayland Group **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the client's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current level of funding over time.

The Whayland Group **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position; however, it can result in a reserve balance in excess of what is needed to adequately fund replacements on an ongoing basis.

USERS' GUIDE TO YOUR RESERVE ANALYSIS STUDY

Part II of your Whayland Group Report contains the reserve analysis study for your client. There are

seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the client as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Whayland Group Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

DEFINITIONS

Report I.D.
Includes the Report Date (example: November 15, 2012), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending
The budgetary year for which the report is prepared. For clients with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases
If applicable, the number of units and/or phases included in this version of the report.

Inflation
This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase
This represents the percentage rate at which the client will increase its assessment to reserves at the end of each year. For example, in order to accumulate $10,000 in 10 years, you could set aside $1,000 per year. As an alternative, you could set aside $795 the first year and increase that amount by 5% each year

until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation.

Investment Yield Before Taxes

The average interest rate anticipated by the client based upon its current investment practices.

Taxes on Interest Yield
The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance
The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded
The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age
Comments regarding aging of the components on the basis of construction date or date of acceptance by the client.

Monthly (or Quarterly or Annually) Assessment
The assessment to reserves required by the client each month (or quarter or year).

Interest Contribution (After Taxes)
The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly (or Quarterly or Annual) Allocation
Sum of the monthly (or quarterly or annually assessment / interest contribution figures.

Group and Category
The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs
In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date
The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life
The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, client standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life
Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life
This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year
The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves
An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment
An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value
The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement
Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost
The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost
The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory
The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of client design and organizational documents, a review of established client precedents, and discussion with appropriate client representative(s).

A MULTI-PURPOSE TOOL

Your Whayland Group Report is an important part of your client's budgetary process. Following its recommendations should ensure the client's smooth budgetary transitions from one fiscal year to the next.

In addition, your Whayland Group reserve study serves a variety of useful purposes:

- A reserve analysis study may be required by your accountant during the preparation of the client's annual audit.
- The Whayland Group reserve study is sometimes requested by lending institutions during the process of loan applications.
- Your Whayland Group Report is also a detailed inventory of the client's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Whayland Group Report is a tool that can assist the client in fulfilling its legal and fiduciary obligations for maintaining the facility in a state of good repair.
- Since the Whayland Group reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used as a guide to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- Your Whayland Group Report provides a record of the time, cost, and quantities of past reserve replacements. At times the client's management personnel are transitory which may result in the loss of these important records.

Executive Summary

Townhomes at Bayshore Condominiums is a 146-unit condominium development situated on Long Neck Road near Millsboro, Delaware. The development was constructed in 2005. The Whayland Group, LLC prepared this reserve study update in 2021 from reserve studies prepared by Miller Dodson Associates, Inc. in 2015 and 2017, and Whayland update in 2019. Whayland relied on the component inventory and quantities contained in those studies.

This study was prepared by Robert C. Wheatley, Reserve Specialist #309 as designated by the Community Association Institute. Mr. Wheatley has 43 years' experience in the construction and real estate industries on the Delmarva Peninsula, is Chairman of the Sussex County Planning and Zoning Commission, an outside director of Bank of Delmarva, and is the Sussex County Public Member of the Delaware Association of Professional Engineers. He has been engaged in the preparation of reserve studies since 2009.

The study is a reserve study update including a review of the documents furnished by the Association and on-site observation of the components included in the study. The last field visit was on July 7, 2021. The component list was further developed from our review of the documents, site visits, and conversations with Association representatives.
Based on guidance from the Association representatives, exterior door and windows, privacy fencing, and fascia and soffit were added to the component list in 2019. The segmental retaining wall and irrigation items were removed in 2019. Several components were programmed to be done in five phases over a five-year period to lessen the impact on the development.

The paving overlay and sealcoating of the Overflow Parking have been removed from this study because the Association determined that they are the responsibility of the POA. Metal Roof Replacement is unfunded at this time because its remaining life exceeds 30 years.

The in-service date for each component is the year in which that component was last replaced if known or the date of construction of the development. The components were assigned useful lives and values in accordance with industry standards and our findings. Remaining lives were calculated based on the in-service date with certain adjustments indicated by our site visits.

The study includes two financial models:

Threshold Funding Model (TFM) is a cash flow model commonly used in the industry. It calculates the minimum annual contributions required for the Association to be adequately funded at all times.

Component Funding Model (CFM) is a conservative funding approach based on the concept of 100% fully funding rather than cash flow requirement funding. 100% fully funding means that at any given time, 100% of the funds needed for the replacement of each individual item are available in proportion to the remaining useful life of that item, which generally results in higher contribution requirements and higher account balances.

Both models are based on the following assumptions:

Reserve Study Assumptions

Effective Date of Study	January 1, 2022
Length of Study	30 years with 20 additional years*
Number of Units	146
Annual Interest Rate Earned on Reserves	1.5%
Tax Rate on Reserve Interest Income	15.00% as directed by the Association
Annual Inflation Rate	2.5%
Beginning Reserve Account Balance	$829,800.00
Minimum Account Balance	$5,000.00
Annual Increase in Reserve Requirement	2.5%

*Additional years should be calculated for any cash flow model to account for the fact that there is not an actual end date to the requirement for replacements. Otherwise the model would assume no requirement to accumulate funds beyond 30 years.

SUMMARY OF FINDINGS

Study Year 2022	Threshold Funding Model (cash flow)	Component Funding Model
Total Current Cost of Replacements	**$3,781,805.00**	**$3,781,805.00**
Annual Contribution Requirement for 2022	**$151,240.00**	**$236,741.00**
Annual Contribution Requirement Per Unit	**$1,035.89**	**$1,621.51**
3-year Average Annual Contribution Requirement	**$155,053.00**	**N/A**
Three-year Average Annual Contrib. Req. per unit	**$1,062.01**	**N/A**

Summary of Findings Notes:

1. **Figures are for 2022. Full 30-year projections can be found on page 2-2 for Threshold Funding Model and page 2-5 for Component Funding Model.**
2. **Some Associations prefer a level payment for a period of years instead of an annual increase. A 3-year average contribution is an acceptable alternative and is statistically insignificant for the Threshold Funding Model.**
3. **The 3-year averaging is not recommended for the Component Funding Model since the contribution requirement does not fluctuate in a linear fashion.**

The reserve study should be updated every third year for work completed, remaining lives, and budget pricing to recalculate the contribution requirement. **It is important to note that the models do not assume any delinquency. Contributions must be made on time in full.**

The Association also must bear in mind that the reserve fund is for regular, expected repairs and replacements only. It is not intended to fund unexpected, accidental, or catastrophic losses. The

Association must be diligent in insuring itself against acts of God, accidents, and other insurable events. We urge you to consult an insurance specialist in this regard.

Townhomes at Bayshore Condominiums appears to be well-managed community. The Association representatives appear engaged and sincerely interested in preserving and enhancing unit owners' investment in the community. We thank you for the privilege of serving you and look forward to a long association with Townhomes at Bayshore Condominiums.

Submitted by: Robert C Wheatley
Robert C. Wheatley

Date: October 21, 2021

Townhomes of Bayshore Condominiums
Millsboro, Delaware
Threshold Funding Model Summary

Report Date	October 14, 2021
Account Number	201904
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	146

Report Parameters

Inflation	2.50%
Annual Assessment Increase	2.50%
Interest Rate on Reserve Deposit	1.50%
Tax Rate on Interest	15.00%
2022 Beginning Balance	$829,800

Threshold Funding Model Summary of Calculations

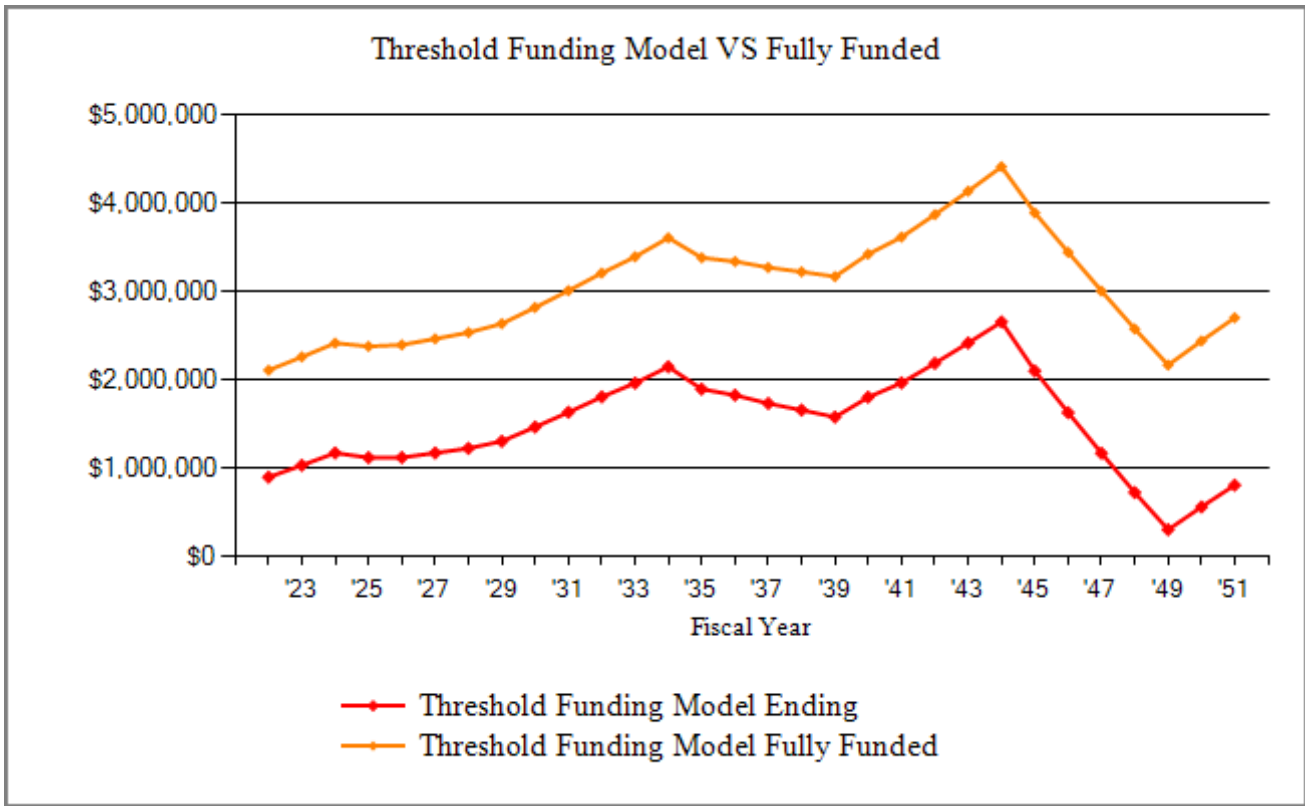
Required Annual Contribution	$151,239.86
$1,035.89 per unit annually	
Average Net Annual Interest Earned	$11,300.20
Total Annual Allocation to Reserves	$162,540.06
$1,113.29 per unit annually	

Townhomes of Bayshore Condominiums
Threshold Funding Model Projection

Beginning Balance: $829,800

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	3,781,805	151,240	11,300	94,750	897,590	2,109,007	43%
2023	3,876,350	155,021	12,996	33,312	1,032,294	2,259,304	46%
2024	3,973,259	158,896	14,752	34,145	1,171,798	2,415,706	49%
2025	4,072,590	162,869	14,084	230,068	1,118,682	2,378,656	47%
2026	4,174,405	166,941	14,101	179,690	1,120,034	2,396,169	47%
2027	4,278,765	171,114	14,746	134,638	1,171,256	2,464,482	48%
2028	4,385,734	175,392	15,410	138,004	1,224,054	2,535,636	48%
2029	4,495,378	179,777	16,421	115,897	1,304,355	2,635,993	49%
2030	4,607,762	184,271	18,454	41,231	1,465,850	2,819,285	52%
2031	4,722,956	188,878	20,559	42,262	1,633,025	3,010,161	54%
2032	4,841,030	193,600	22,737	43,318	1,806,044	3,208,951	56%
2033	4,962,056	198,440	24,710	66,431	1,962,763	3,393,413	58%
2034	5,086,107	203,401	27,038	45,511	2,147,691	3,608,495	60%
2035	5,213,260	208,486	23,851	485,490	1,894,539	3,382,398	56%
2036	5,343,591	213,698	22,988	305,231	1,825,994	3,340,284	55%
2037	5,477,181	219,040	21,808	334,586	1,732,257	3,272,351	53%
2038	5,614,111	224,516	20,860	320,683	1,656,951	3,222,754	51%
2039	5,754,463	230,129	19,869	328,700	1,578,250	3,169,952	50%
2040	5,898,325	235,883	22,704	33,425	1,803,411	3,423,577	53%
2041	6,045,783	241,780	24,751	103,912	1,966,030	3,616,508	54%
2042	6,196,928	247,824	27,548	53,255	2,188,146	3,871,533	57%
2043	6,351,851	254,020	30,442	54,586	2,418,021	4,137,048	58%
2044	6,510,647	260,370	33,436	55,951	2,655,877	4,413,420	60%
2045	6,673,413	266,879	26,454	847,917	2,101,294	3,890,693	54%
2046	6,840,249	273,551	20,513	766,017	1,629,341	3,445,054	47%
2047	7,011,255	280,390	14,721	755,115	1,169,337	3,006,119	39%
2048	7,186,536	287,400	9,112	742,087	723,762	2,576,710	28%
2049	7,366,200	294,585	3,820	718,762	303,405	2,168,108	14%
2050	7,550,355	301,950	7,063	51,410	561,008	2,439,920	23%
2051	7,739,114	309,498	10,173	72,647	808,031	2,703,516	30%

Townhomes of Bayshore Condominiums
Threshold Funding Model & Fully Funded Comparison Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Townhomes of Bayshore Condominiums
Millsboro, Delaware
Component Funding Model Summary

Report Date	October 14, 2021
Account Number	201904
Budget Year Beginning	January 1, 2022
Budget Year Ending	December 31, 2022
Total Units	146

Report Parameters

Inflation	2.50%
Interest Rate on Reserve Deposit	1.50%
Tax Rate on Interest	15.00%
2022 Beginning Balance	$829,800

Component Funding Model Summary of Calculations

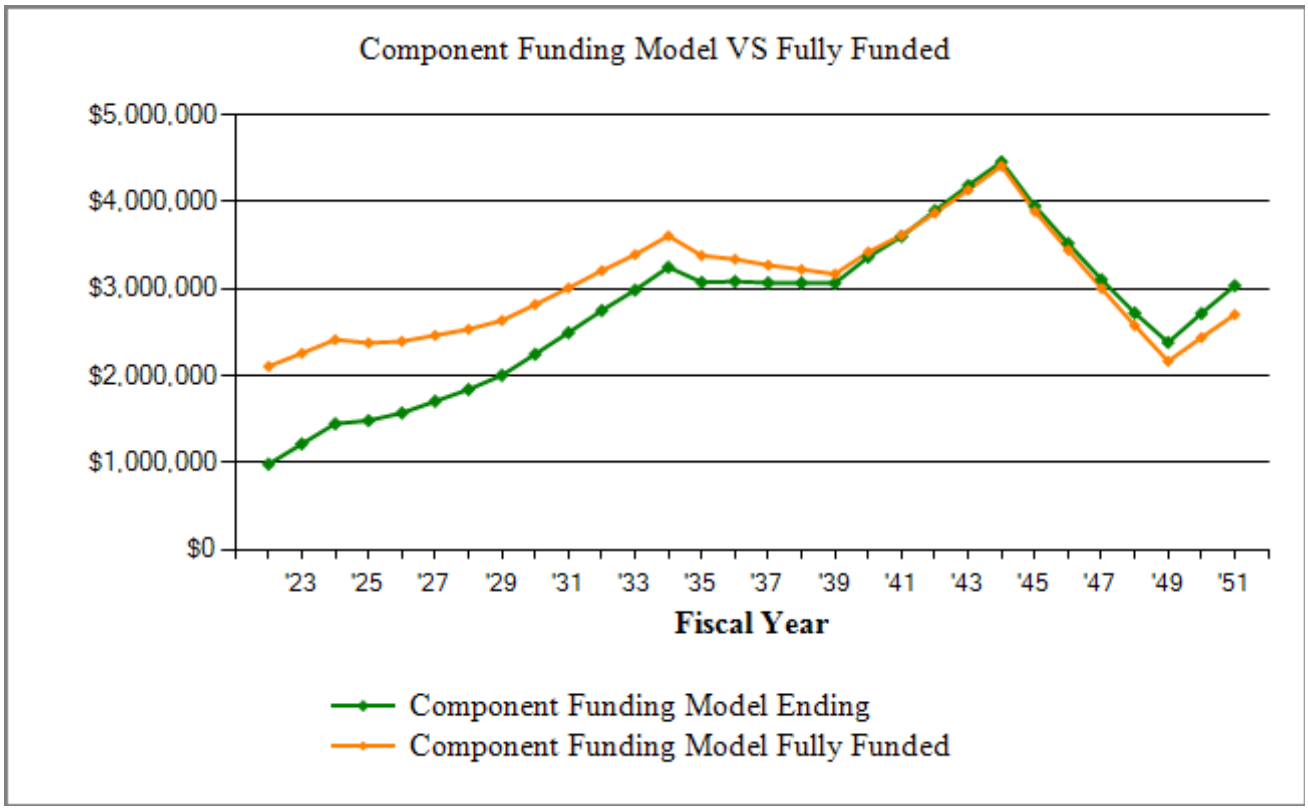
Required Annual Contribution	$236,741.14
$1,621.51 per unit annually	
Average Net Annual Interest Earned	$12,390.34
Total Annual Allocation to Reserves	$249,131.47
$1,706.38 per unit annually	

Townhomes of Bayshore Condominiums
Component Funding Model Projection

Beginning Balance: $829,800

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2022	3,781,805	236,741	12,390	94,750	984,181	2,109,007	47%
2023	3,876,350	250,440	15,317	33,312	1,216,626	2,259,304	54%
2024	3,973,259	248,620	18,247	34,145	1,449,347	2,415,706	60%
2025	4,072,590	247,692	18,704	230,068	1,485,674	2,378,656	62%
2026	4,174,405	246,627	19,796	179,690	1,572,407	2,396,169	66%
2027	4,278,765	247,437	21,486	134,638	1,706,693	2,464,482	69%
2028	4,385,734	250,515	23,195	138,004	1,842,400	2,535,636	73%
2029	4,495,378	253,879	25,250	115,897	2,005,632	2,635,993	76%
2030	4,607,762	256,245	28,313	41,231	2,248,959	2,819,285	80%
2031	4,722,956	258,984	31,437	42,262	2,497,119	3,010,161	83%
2032	4,841,030	261,773	34,624	43,318	2,750,197	3,208,951	86%
2033	4,962,056	264,687	37,593	66,431	2,986,046	3,393,413	88%
2034	5,086,107	267,766	40,906	45,511	3,249,207	3,608,495	90%
2035	5,213,260	272,972	38,718	485,490	3,075,408	3,382,398	91%
2036	5,343,591	276,695	38,848	305,231	3,085,720	3,340,284	92%
2037	5,477,181	279,469	38,640	334,586	3,069,243	3,272,351	94%
2038	5,614,111	281,704	38,636	320,683	3,068,900	3,222,754	95%
2039	5,754,463	287,031	38,597	328,700	3,065,828	3,169,952	97%
2040	5,898,325	290,787	42,371	33,425	3,365,562	3,423,577	98%
2041	6,045,783	295,406	45,352	103,912	3,602,408	3,616,508	100%
2042	6,196,928	300,252	49,080	53,255	3,898,485	3,871,533	101%
2043	6,351,851	291,516	52,727	54,586	4,188,141	4,137,048	101%
2044	6,510,647	272,774	56,163	55,951	4,461,127	4,413,420	101%
2045	6,673,413	287,995	49,740	847,917	3,950,946	3,890,693	102%
2046	6,840,249	292,479	44,337	766,017	3,521,744	3,445,054	102%
2047	7,011,255	301,018	39,113	755,115	3,106,760	3,006,119	103%
2048	7,186,536	324,569	34,288	742,087	2,723,530	2,576,710	106%
2049	7,366,200	349,315	30,015	718,762	2,384,097	2,168,108	110%
2050	7,550,355	350,536	34,211	51,410	2,717,435	2,439,920	111%
2051	7,739,114	353,038	38,222	72,647	3,036,048	2,703,516	112%

Townhomes of Bayshore Condominiums
Component Funding Model & Fully Funded Comparison Chart



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Townhomes of Bayshore Condominiums
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Building Components							
Brick Repointing	2025	15	5	3	4,641	3,945	3,945
Exterior Doors - Replacement	2022	40	-23	0	29,750	29,750	29,750
Exterior Doors - Replacement	2061	40	0	39	34,850	0	871
Exterior Doors - Replacement - Phase 1	2035	30	0	13	36,720	5,959	20,808
Exterior Doors - Replacement - Phase 2	2036	30	1	14	36,720	0	20,137
Exterior Doors - Replacement - Phase 3	2037	30	2	15	36,720	0	19,507
Exterior Doors - Replacement - Phase 4	2038	30	3	16	36,720	0	18,916
Exterior Doors - Replacement - Phase 5	2039	30	4	17	36,720	0	18,360
Exterior Windows - Replacement	2022	30	-13	0	17,500	17,500	17,500
Exterior Windows - Replacement	2051	30	0	29	35,500	0	1,183
Exterior Windows - Replacement - Phase 1	2035	30	0	13	179,300	0	101,603
Exterior Windows - Replacement - Phase 2	2036	30	1	14	179,300	0	98,326
Exterior Windows - Replacement - Phase 3	2037	30	2	15	179,300	0	95,253
Exterior Windows - Replacement - Phase 4	2038	30	3	16	179,300	0	92,367
Exterior Windows - Replacement - Phase 5	2039	30	4	17	179,300	0	89,650
Fascia and Soffit - Replacement - Phase 1	2045	40	0	23	33,696	0	14,321
Fascia and Soffit - Replacement - Phase 2	2046	40	1	24	33,696	0	13,972
Fascia and Soffit - Replacement - Phase 3	2047	40	2	25	33,696	0	13,639
Fascia and Soffit - Replacement - Phase 4	2048	40	3	26	33,696	0	13,322
Fascia and Soffit - Replacement - Phase 5	2049	40	4	27	33,696	0	13,019
Gutter and Downspout - Replacement - Phas..	2045	40	0	23	21,600	0	9,180
Gutter and Downspout - Replacement - Phas..	2046	40	1	24	21,600	0	8,956
Gutter and Downspout - Replacement - Phas..	2047	40	2	25	21,600	0	8,743
Gutter and Downspout - Replacement - Phas..	2048	40	3	26	21,600	0	8,540
Gutter and Downspout - Replacement - Phas..	2049	40	4	27	21,600	0	8,345
Metal Roof - Replacement - Phase 1		*Unfunded*					
Metal Roof - Replacement - Phase 2		*Unfunded*					
Metal Roof - Replacement - Phase 3		*Unfunded*					
Metal Roof - Replacement - Phase 4		*Unfunded*					
Metal Roof - Replacement - Phase 5		*Unfunded*					
Overhead Doors - Replacement	2046	25	0	24	6,000	0	240
Overhead Doors - Replacement - Phase 1	2030	25	0	8	33,840	23,011	23,011
Overhead Doors - Replacement - Phase 2	2031	25	1	9	33,840	22,126	22,126
Overhead Doors - Replacement - Phase 3	2032	25	2	10	33,840	21,307	21,307
Overhead Doors - Replacement - Phase 4	2033	25	3	11	33,840	20,546	20,546
Overhead Doors - Replacement - Phase 5	2034	25	4	12	33,840	19,837	19,837
Roof Shingles - Replacement 4-Unit buildin..	2025	20	0	3	21,500	18,275	18,275
Roof Shingles - Replacement 4-Unit buildin..	2026	20	1	4	21,500	17,405	17,405
Roof Shingles - Replacement 4-Unit buildin..	2027	20	2	5	21,500	16,614	16,614
Roof Shingles - Replacement 4-Unit buildin..	2028	20	3	6	21,500	15,891	15,891
Roof Shingles - Replacement 5-Unit buildin..	2025	20	0	3	27,000	22,950	22,950
Roof Shingles - Replacement 5-Unit buildin..	2026	20	1	4	27,000	21,857	21,857
Roof Shingles - Replacement 6-Unit building	2022	20	-3	0	32,500	32,500	32,500
Roof Shingles - Replacement 6-Unit building	2023	20	-2	1	32,500	30,694	30,694

Townhomes of Bayshore Condominiums
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Building Components continued...							
Roof Shingles - Replacement 6-Unit building	2024	20	-1	2	32,500	29,079	29,079
Roof Shingles - Replacement 6-Unit building	2041	20	0	19	65,000	0	3,250
Roof Shingles - Replacement 6-Unit buildin..	2025	20	0	3	97,500	82,875	82,875
Roof Shingles - Replacement 6-Unit buildin..	2026	20	1	4	97,500	78,929	78,929
Roof Shingles - Replacement 6-Unit buildin..	2027	20	2	5	97,500	75,341	75,341
Roof Shingles - Replacement 6-Unit buildin..	2028	20	3	6	97,500	72,065	72,065
Roof Shingles - Replacement 6-Unit buildin..	2029	20	4	7	97,500	69,062	69,062
Vinyl Siding and Trim - Replacement - Phas..	2045	40	0	23	216,216	0	91,892
Vinyl Siding and Trim - Replacement - Phas..	2046	40	1	24	216,216	0	89,651
Vinyl Siding and Trim - Replacement - Phas..	2047	40	2	25	216,216	0	87,516
Vinyl Siding and Trim - Replacement - Phas..	2048	40	3	26	216,216	0	85,481
Vinyl Siding and Trim - Replacement - Phas..	2049	40	4	27	216,216	0	83,538
Building Components - Total					$3,525,101	$747,518	$1,872,144
Grounds Components							
Asphalt Paving - Driveways - Overlay	2035	30	0	13	124,630	0	70,624
Asphalt Paving - Driveways - Overlay 2020	2050	30	0	28	25,750	0	1,717
Asphalt Paving - Driveways - Sealcoat	2026	7	0	4	16,790	7,196	7,196
Contingency Allowance	2022	15	0	0	15,000	15,000	15,000
Pedestal Mount Mailboxes	2035	30	0	13	11,534	6,536	6,536
Privacy Fences	2025	20	0	3	63,000	53,550	53,550
Grounds Components - Total					$256,704	$82,282	$154,622
Total Asset Summary					$3,781,805	$829,800	$2,026,766

Percent Fully Funded	41%
Current Average Liability per Unit (Total Units: 146)	-$8,198

Townhomes of Bayshore Condominiums
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Contingency Allowance	0	2022	15,000	15,000
Exterior Windows - Replacement	0	2022	17,500	17,500
Exterior Doors - Replacement	0	2022	29,750	29,750
Roof Shingles - Replacement 6-Unit building	0	2022	32,500	32,500
Roof Shingles - Replacement 6-Unit building	1	2023	30,694	30,694
Roof Shingles - Replacement 6-Unit building	2	2024	29,079	29,079
Brick Repointing	3	2025	3,945	3,945
Roof Shingles - Replacement 4-Unit buildin..	3	2025	18,275	18,275
Roof Shingles - Replacement 5-Unit buildin..	3	2025	22,950	22,950
Privacy Fences	3	2025	53,550	53,550
Roof Shingles - Replacement 6-Unit buildin..	3	2025	82,875	82,875
Asphalt Paving - Driveways - Sealcoat	4	2026	7,196	7,196
Roof Shingles - Replacement 4-Unit buildin..	4	2026	17,405	17,405
Roof Shingles - Replacement 5-Unit buildin..	4	2026	21,857	21,857
Roof Shingles - Replacement 6-Unit buildin..	4	2026	78,929	78,929
Roof Shingles - Replacement 4-Unit buildin..	5	2027	16,614	16,614
Roof Shingles - Replacement 6-Unit buildin..	5	2027	75,341	75,341
Roof Shingles - Replacement 4-Unit buildin..	6	2028	15,891	15,891
Roof Shingles - Replacement 6-Unit buildin..	6	2028	72,065	72,065
Roof Shingles - Replacement 6-Unit buildin..	7	2029	69,062	69,062
Overhead Doors - Replacement - Phase 1	8	2030	23,011	23,011
Overhead Doors - Replacement - Phase 2	9	2031	22,126	22,126
Overhead Doors - Replacement - Phase 3	10	2032	21,307	21,307
Overhead Doors - Replacement - Phase 4	11	2033	20,546	20,546
Overhead Doors - Replacement - Phase 5	12	2034	19,837	19,837
Pedestal Mount Mailboxes	13	2035	6,536	6,536
Exterior Doors - Replacement - Phase 1	13	2035	* 5,959	20,808
Asphalt Paving - Driveways - Overlay	13	2035		70,624
Exterior Windows - Replacement - Phase 1	13	2035		101,603
Exterior Doors - Replacement - Phase 2	14	2036		20,137
Exterior Windows - Replacement - Phase 2	14	2036		98,326
Exterior Doors - Replacement - Phase 3	15	2037		19,507
Exterior Windows - Replacement - Phase 3	15	2037		95,253
Exterior Doors - Replacement - Phase 4	16	2038		18,916
Exterior Windows - Replacement - Phase 4	16	2038		92,367
Exterior Doors - Replacement - Phase 5	17	2039		18,360
Exterior Windows - Replacement - Phase 5	17	2039		89,650
Roof Shingles - Replacement 6-Unit building	19	2041		3,250
Gutter and Downspout - Replacement - Phas..	23	2045		9,180
Fascia and Soffit - Replacement - Phase 1	23	2045		14,321

Townhomes of Bayshore Condominiums
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Vinyl Siding and Trim - Replacement - Phase..	23	2045		91,892
Overhead Doors - Replacement	24	2046		240
Gutter and Downspout - Replacement - Phas..	24	2046		8,956
Fascia and Soffit - Replacement - Phase 2	24	2046		13,972
Vinyl Siding and Trim - Replacement - Phase..	24	2046		89,651
Gutter and Downspout - Replacement - Phas..	25	2047		8,743
Fascia and Soffit - Replacement - Phase 3	25	2047		13,639
Vinyl Siding and Trim - Replacement - Phase..	25	2047		87,516
Gutter and Downspout - Replacement - Phas..	26	2048		8,540
Fascia and Soffit - Replacement - Phase 4	26	2048		13,322
Vinyl Siding and Trim - Replacement - Phase..	26	2048		85,481
Gutter and Downspout - Replacement - Phas..	27	2049		8,345
Fascia and Soffit - Replacement - Phase 5	27	2049		13,019
Vinyl Siding and Trim - Replacement - Phase..	27	2049		83,538
Asphalt Paving - Driveways - Overlay 2020	28	2050		1,717
Exterior Windows - Replacement	29	2051		1,183
Exterior Doors - Replacement	39	2061		871
Metal Roof - Replacement - Phase 1		Unfunded		
Metal Roof - Replacement - Phase 2		Unfunded		
Metal Roof - Replacement - Phase 3		Unfunded		
Metal Roof - Replacement - Phase 4		Unfunded		
Metal Roof - Replacement - Phase 5		Unfunded		
Total Asset Summary			$829,800	$2,026,766

Percent Fully Funded	41%
Current Average Liability per Unit (Total Units: 146)	-$8,198

'' Indicates Partially Funded*

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2022	
Building Components	
Exterior Doors - Replacement	29,750
Exterior Windows - Replacement	17,500
Roof Shingles - Replacement 6-Unit building	32,500
Grounds Components	
Contingency Allowance	15,000
Total for 2022	**$94,750**
Replacement Year 2023	
Building Components	
Roof Shingles - Replacement 6-Unit building	33,312
Total for 2023	**$33,312**
Replacement Year 2024	
Building Components	
Roof Shingles - Replacement 6-Unit building	34,145
Total for 2024	**$34,145**
Replacement Year 2025	
Building Components	
Brick Repointing	4,998
Roof Shingles - Replacement 4-Unit building - Phase 1	23,153
Roof Shingles - Replacement 5-Unit building - Phase 1	29,076
Roof Shingles - Replacement 6-Unit building - Phase 1	104,997
Grounds Components	
Privacy Fences	67,844
Total for 2025	**$230,068**
Replacement Year 2026	
Building Components	
Roof Shingles - Replacement 4-Unit building - Phase 2	23,732
Roof Shingles - Replacement 5-Unit building - Phase 2	29,803
Roof Shingles - Replacement 6-Unit building - Phase 2	107,622
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	18,533
Total for 2026	**$179,690**

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2027	
Building Components	
Roof Shingles - Replacement 4-Unit building - Phase 3	24,325
Roof Shingles - Replacement 6-Unit building - Phase 3	110,312
Total for 2027	**$134,638**
Replacement Year 2028	
Building Components	
Roof Shingles - Replacement 4-Unit building - Phase 4	24,933
Roof Shingles - Replacement 6-Unit building - Phase 4	113,070
Total for 2028	**$138,004**
Replacement Year 2029	
Building Components	
Roof Shingles - Replacement 6-Unit building - Phase 5	115,897
Total for 2029	**$115,897**
Replacement Year 2030	
Building Components	
Overhead Doors - Replacement - Phase 1	41,231
Total for 2030	**$41,231**
Replacement Year 2031	
Building Components	
Overhead Doors - Replacement - Phase 2	42,262
Total for 2031	**$42,262**
Replacement Year 2032	
Building Components	
Overhead Doors - Replacement - Phase 3	43,318
Total for 2032	**$43,318**
Replacement Year 2033	
Building Components	
Overhead Doors - Replacement - Phase 4	44,401

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2033 continued...	
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	22,030
Total for 2033	**$66,431**
Replacement Year 2034	
Building Components	
Overhead Doors - Replacement - Phase 5	45,511
Total for 2034	**$45,511**
Replacement Year 2035	
Building Components	
Exterior Doors - Replacement - Phase 1	50,619
Exterior Windows - Replacement - Phase 1	247,167
Grounds Components	
Asphalt Paving - Driveways - Overlay	171,804
Pedestal Mount Mailboxes	15,900
Total for 2035	**$485,490**
Replacement Year 2036	
Building Components	
Exterior Doors - Replacement - Phase 2	51,884
Exterior Windows - Replacement - Phase 2	253,346
Total for 2036	**$305,231**
Replacement Year 2037	
Building Components	
Exterior Doors - Replacement - Phase 3	53,182
Exterior Windows - Replacement - Phase 3	259,680
Grounds Components	
Contingency Allowance	21,724
Total for 2037	**$334,586**
Replacement Year 2038	
Building Components	
Exterior Doors - Replacement - Phase 4	54,511

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2038 continued...	
Exterior Windows - Replacement - Phase 4	266,172
Total for 2038	**$320,683**
Replacement Year 2039	
Building Components	
Exterior Doors - Replacement - Phase 5	55,874
Exterior Windows - Replacement - Phase 5	272,826
Total for 2039	**$328,700**
Replacement Year 2040	
Building Components	
Brick Repointing	7,238
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	26,187
Total for 2040	**$33,425**
Replacement Year 2041	
Building Components	
Roof Shingles - Replacement 6-Unit building	103,912
Total for 2041	**$103,912**
Replacement Year 2042	
Building Components	
Roof Shingles - Replacement 6-Unit building	53,255
Total for 2042	**$53,255**
Replacement Year 2043	
Building Components	
Roof Shingles - Replacement 6-Unit building	54,586
Total for 2043	**$54,586**
Replacement Year 2044	
Building Components	
Roof Shingles - Replacement 6-Unit building	55,951
Total for 2044	**$55,951**

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2045	
Building Components	
Fascia and Soffit - Replacement - Phase 1	59,460
Gutter and Downspout - Replacement - Phase 1	38,116
Roof Shingles - Replacement 4-Unit building - Phase 1	37,939
Roof Shingles - Replacement 5-Unit building - Phase 1	47,644
Roof Shingles - Replacement 6-Unit building - Phase 1	172,050
Vinyl Siding and Trim - Replacement - Phase 1	381,537
Grounds Components	
Privacy Fences	111,170
Total for 2045	**$847,917**
Replacement Year 2046	
Building Components	
Fascia and Soffit - Replacement - Phase 2	60,947
Gutter and Downspout - Replacement - Phase 2	39,068
Overhead Doors - Replacement	10,852
Roof Shingles - Replacement 4-Unit building - Phase 2	38,888
Roof Shingles - Replacement 5-Unit building - Phase 2	48,836
Roof Shingles - Replacement 6-Unit building - Phase 2	176,351
Vinyl Siding and Trim - Replacement - Phase 2	391,075
Total for 2046	**$766,017**
Replacement Year 2047	
Building Components	
Fascia and Soffit - Replacement - Phase 3	62,470
Gutter and Downspout - Replacement - Phase 3	40,045
Roof Shingles - Replacement 4-Unit building - Phase 3	39,860
Roof Shingles - Replacement 6-Unit building - Phase 3	180,760
Vinyl Siding and Trim - Replacement - Phase 3	400,852
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	31,128
Total for 2047	**$755,115**
Replacement Year 2048	
Building Components	
Fascia and Soffit - Replacement - Phase 4	64,032

Townhomes of Bayshore Condominiums
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2048 continued...	
Gutter and Downspout - Replacement - Phase 4	41,046
Roof Shingles - Replacement 4-Unit building - Phase 4	40,856
Roof Shingles - Replacement 6-Unit building - Phase 4	185,279
Vinyl Siding and Trim - Replacement - Phase 4	410,874
Total for 2048	**$742,087**
Replacement Year 2049	
Building Components	
Fascia and Soffit - Replacement - Phase 5	65,633
Gutter and Downspout - Replacement - Phase 5	42,072
Roof Shingles - Replacement 6-Unit building - Phase 5	189,911
Vinyl Siding and Trim - Replacement - Phase 5	421,146
Total for 2049	**$718,762**
Replacement Year 2050	
Grounds Components	
Asphalt Paving - Driveways - Overlay 2020	51,410
Total for 2050	**$51,410**
Replacement Year 2051	
Building Components	
Exterior Windows - Replacement	72,647
Total for 2051	**$72,647**

Townhomes of Bayshore Condominiums
Asset Summary Report

Description	Asset ID	Next Replacement	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Building Components									
Brick Repointing	1010	2025	4,641	15	5	3	4,998	1105 @	4.20
Exterior Doors - Replacement	1027	2022	29,750	40	-23	0	29,750	35 @	850.00
Exterior Doors - Replacement	1026	2061	34,850	40	0	39	91,292	41 @	850.00
Exterior Doors - Replacement - Phas..	1011	2035	36,720	30	0	13	50,619	216 @	850.00
Exterior Doors - Replacement - Phas..	1011	2036	36,720	30	1	14	51,884	216 @	850.00
Exterior Doors - Replacement - Phas..	1011	2037	36,720	30	2	15	53,182	216 @	850.00
Exterior Doors - Replacement - Phas..	1011	2038	36,720	30	3	16	54,511	216 @	850.00
Exterior Doors - Replacement - Phas..	1011	2039	36,720	30	4	17	55,874	216 @	850.00
Exterior Windows - Replacement	1029	2022	17,500	30	-13	0	17,500	35 @	500.00
Exterior Windows - Replacement	1028	2051	35,500	30	0	29	72,647	71 @	500.00
Exterior Windows - Replacement - P..	1012	2035	179,300	30	0	13	247,167	1793 @	500.00
Exterior Windows - Replacement - P..	1012	2036	179,300	30	1	14	253,346	1793 @	500.00
Exterior Windows - Replacement - P..	1012	2037	179,300	30	2	15	259,680	1793 @	500.00
Exterior Windows - Replacement - P..	1012	2038	179,300	30	3	16	266,172	1793 @	500.00
Exterior Windows - Replacement - P..	1012	2039	179,300	30	4	17	272,826	1793 @	500.00
Fascia and Soffit - Replacement - Ph..	1008	2045	33,696	40	0	23	59,460	21600 @	7.80
Fascia and Soffit - Replacement - Ph..	1008	2046	33,696	40	1	24	60,947	21600 @	7.80
Fascia and Soffit - Replacement - Ph..	1008	2047	33,696	40	2	25	62,470	21600 @	7.80
Fascia and Soffit - Replacement - Ph..	1008	2048	33,696	40	3	26	64,032	21600 @	7.80
Fascia and Soffit - Replacement - Ph..	1008	2049	33,696	40	4	27	65,633	21600 @	7.80
Gutter and Downspout - Replacemen..	1007	2045	21,600	40	0	23	38,116	14400 @	7.50
Gutter and Downspout - Replacemen..	1007	2046	21,600	40	1	24	39,068	14400 @	7.50
Gutter and Downspout - Replacemen..	1007	2047	21,600	40	2	25	40,045	14400 @	7.50
Gutter and Downspout - Replacemen..	1007	2048	21,600	40	3	26	41,046	14400 @	7.50
Gutter and Downspout - Replacemen..	1007	2049	21,600	40	4	27	42,072	14400 @	7.50
Metal Roof - Replacement - Phase 1	*1006*	*Unfunded*							
Metal Roof - Replacement - Phase 2	*1006*	*Unfunded*							
Metal Roof - Replacement - Phase 3	*1006*	*Unfunded*							
Metal Roof - Replacement - Phase 4	*1006*	*Unfunded*							
Metal Roof - Replacement - Phase 5	*1006*	*Unfunded*							
Overhead Doors - Replacement	1030	2046	6,000	25	0	24	10,852	5 @	1,200.00
Overhead Doors - Replacement - Pha..	1016	2030	33,840	25	0	8	41,231	141 @	1,200.00
Overhead Doors - Replacement - Pha..	1016	2031	33,840	25	1	9	42,262	141 @	1,200.00
Overhead Doors - Replacement - Pha..	1016	2032	33,840	25	2	10	43,318	141 @	1,200.00
Overhead Doors - Replacement - Pha..	1016	2033	33,840	25	3	11	44,401	141 @	1,200.00
Overhead Doors - Replacement - Pha..	1016	2034	33,840	25	4	12	45,511	141 @	1,200.00
Roof Shingles - Replacement 4-Unit ..	1025	2025	21,500	20	0	3	23,153	4 @	21,500.00
Roof Shingles - Replacement 4-Unit ..	1025	2026	21,500	20	1	4	23,732	4 @	21,500.00
Roof Shingles - Replacement 4-Unit ..	1025	2027	21,500	20	2	5	24,325	4 @	21,500.00
Roof Shingles - Replacement 4-Unit ..	1025	2028	21,500	20	3	6	24,933	4 @	21,500.00
Roof Shingles - Replacement 5-Unit ..	1024	2025	27,000	20	0	3	29,076	2 @	27,000.00
Roof Shingles - Replacement 5-Unit ..	1024	2026	27,000	20	1	4	29,803	2 @	27,000.00
Roof Shingles - Replacement 6-Unit ..	1020	2022	32,500	20	-3	0	32,500	1 @	32,500.00

Townhomes of Bayshore Condominiums
Asset Summary Report

Description	Asset ID	Next Replacement	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Building Components continued...									
Roof Shingles - Replacement 6-Unit ..	1021	2023	32,500	20	-2	1	33,312	1 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1022	2024	32,500	20	-1	2	34,145	1 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1005	2041	65,000	20	0	19	103,912	2 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1023	2025	97,500	20	0	3	104,997	15 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1023	2026	97,500	20	1	4	107,622	15 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1023	2027	97,500	20	2	5	110,312	15 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1023	2028	97,500	20	3	6	113,070	15 @	32,500.00
Roof Shingles - Replacement 6-Unit ..	1023	2029	97,500	20	4	7	115,897	15 @	32,500.00
Vinyl Siding and Trim - Replacemen..	1009	2045	216,216	40	0	23	381,537	128700 @	8.40
Vinyl Siding and Trim - Replacemen..	1009	2046	216,216	40	1	24	391,075	128700 @	8.40
Vinyl Siding and Trim - Replacemen..	1009	2047	216,216	40	2	25	400,852	128700 @	8.40
Vinyl Siding and Trim - Replacemen..	1009	2048	216,216	40	3	26	410,874	128700 @	8.40
Vinyl Siding and Trim - Replacemen..	1009	2049	216,216	40	4	27	421,146	128700 @	8.40
Grounds Components									
Asphalt Paving - Driveways - Overlay	1001	2035	124,630	30	0	13	171,804	121 @	1,030.00
Asphalt Paving - Driveways - Overla..	1017	2050	25,750	30	0	28	51,410	25 @	1,030.00
Asphalt Paving - Driveways - Sealcoat	1002	2026	16,790	7	0	4	18,533	146 @	115.00
Contingency Allowance	1013	2022	15,000	15	0	0	15,000	1 @	15,000.00
Pedestal Mount Mailboxes	1004	2035	11,534	30	0	13	15,900	146 @	79.00
Privacy Fences	1003	2025	63,000	20	0	3	67,844	1500 @	42.00

Brick Repointing - 2025

		1,105 square feet	@ $4.20
Asset ID	1010	Asset Actual Cost	$4,641.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$4,997.85
Placed in Service	January 2005	Assigned Reserves	$3,944.85
Useful Life	15		
Adjustment	5	Annual Assessment	$165.99
Replacement Year	2025	Interest Contribution	$54.03
Remaining Life	3	Reserve Allocation	$220.01

Exterior Doors - Replacement - 2022

		35 each	@ $850.00
Asset ID	1027	Asset Actual Cost	$29,750.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$29,750.00
Placed in Service	January 2005	Assigned Reserves	$29,750.00
Useful Life	40		
Adjustment	-23	Annual Assessment	$864.66
Replacement Year	2022	Interest Contribution	$19.43
Remaining Life	0	Reserve Allocation	$884.09

Exterior Doors - Replacement - 2061

		41 each	@ $850.00
Asset ID	1026	Asset Actual Cost	$34,850.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$91,292.17
Placed in Service	January 2021	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2061	Annual Assessment	$1,020.50
Remaining Life	39	Interest Contribution	$22.93
		Reserve Allocation	$1,043.43

Exterior Doors - Replacement - Phase 1 - 2035

		216 each	@ $850.00
Asset ID	1011	Asset Actual Cost	$36,720.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$50,618.92
Placed in Service	January 2005	Assigned Reserves	$5,959.09
Useful Life	30		
Replacement Year	2035	Annual Assessment	$1,739.26
Remaining Life	13	Interest Contribution	$115.06
		Reserve Allocation	$1,854.32

Exterior Doors - Replacement - Phase 2 - 2036

		216 each	@ $850.00
Asset ID	1011	Asset Actual Cost	$36,720.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$51,884.40
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	1	Annual Assessment	$1,909.73
Replacement Year	2036	Interest Contribution	$42.91
Remaining Life	14	Reserve Allocation	$1,952.64

Exterior Doors - Replacement - Phase 3 - 2037

		216 each	@ $850.00
Asset ID	1011	Asset Actual Cost	$36,720.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$53,181.51
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	2	Annual Assessment	$1,815.09
Replacement Year	2037	Interest Contribution	$40.79
Remaining Life	15	Reserve Allocation	$1,855.87

Exterior Doors - Replacement - Phase 4 - 2038

		216 each	@ $850.00
Asset ID	1011	Asset Actual Cost	$36,720.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$54,511.05
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	3	Annual Assessment	$1,732.81
Replacement Year	2038	Interest Contribution	$38.94
Remaining Life	16	Reserve Allocation	$1,771.75

Exterior Doors - Replacement - Phase 5 - 2039

		216 each	@ $850.00
Asset ID	1011	Asset Actual Cost	$36,720.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$55,873.82
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	4	Annual Assessment	$1,660.73
Replacement Year	2039	Interest Contribution	$37.32
Remaining Life	17	Reserve Allocation	$1,698.05

Exterior Windows - Replacement - 2022

		35 each	@ $500.00
Asset ID	1029	Asset Actual Cost	$17,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$17,500.00
Placed in Service	January 2005	Assigned Reserves	$17,500.00
Useful Life	30		
Adjustment	-13	Annual Assessment	$567.07
Replacement Year	2022	Interest Contribution	$12.74
Remaining Life	0	Reserve Allocation	$579.81

Exterior Windows - Replacement - 2051

		71 each	@ $500.00
Asset ID	1028	Asset Actual Cost	$35,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$72,647.46
Placed in Service	January 2021	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2051	Annual Assessment	$1,168.82
Remaining Life	29	Interest Contribution	$26.26
		Reserve Allocation	$1,195.08

Exterior Windows - Replacement - Phase 1 - 2035

		1,793 each	@ $500.00
Asset ID	1012	Asset Actual Cost	$179,300.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$247,167.03
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2035	Annual Assessment	$9,861.43
Remaining Life	13	Interest Contribution	$221.59
		Reserve Allocation	$10,083.02

Exterior Windows - Replacement - Phase 2 - 2036

		1,793 each	@ $500.00
Asset ID	1012	Asset Actual Cost	$179,300.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$253,346.21
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	1	Annual Assessment	$9,325.02
Replacement Year	2036	Interest Contribution	$209.54
Remaining Life	14	Reserve Allocation	$9,534.55

Exterior Windows - Replacement - Phase 3 - 2037

		1,793 each	@ $500.00
Asset ID	1012	Asset Actual Cost	$179,300.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$259,679.86
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	2	Annual Assessment	$8,862.88
Replacement Year	2037	Interest Contribution	$199.15
Remaining Life	15	Reserve Allocation	$9,062.03

Exterior Windows - Replacement - Phase 4 - 2038

		1,793 each	@ $500.00
Asset ID	1012	Asset Actual Cost	$179,300.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$266,171.86
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	3	Annual Assessment	$8,461.14
Replacement Year	2038	Interest Contribution	$190.13
Remaining Life	16	Reserve Allocation	$8,651.27

Exterior Windows - Replacement - Phase 5 - 2039

		1,793 each	@ $500.00
Asset ID	1012	Asset Actual Cost	$179,300.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$272,826.15
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Adjustment	4	Annual Assessment	$8,109.18
Replacement Year	2039	Interest Contribution	$182.22
Remaining Life	17	Reserve Allocation	$8,291.40

Fascia and Soffit - Replacement - Phase 1 - 2045

		21,600 lineal feet	@ $7.80
Asset ID	1008	Asset Actual Cost	$33,696.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$59,460.32
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2045	Annual Assessment	$1,255.56
Remaining Life	23	Interest Contribution	$28.21
		Reserve Allocation	$1,283.77

Fascia and Soffit - Replacement - Phase 2 - 2046

		21,600 lineal feet	@ $7.80
Asset ID	1008	Asset Actual Cost	$33,696.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$60,946.83
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	1	Annual Assessment	$1,225.15
Replacement Year	2046	Interest Contribution	$27.53
Remaining Life	24	Reserve Allocation	$1,252.68

Fascia and Soffit - Replacement - Phase 3 - 2047

		21,600 lineal feet	@ $7.80
Asset ID	1008	Asset Actual Cost	$33,696.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$62,470.50
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	2	Annual Assessment	$1,197.54
Replacement Year	2047	Interest Contribution	$26.91
Remaining Life	25	Reserve Allocation	$1,224.45

Fascia and Soffit - Replacement - Phase 4 - 2048

		21,600 lineal feet	@ $7.80
Asset ID	1008	Asset Actual Cost	$33,696.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$64,032.26
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	3	Annual Assessment	$1,172.42
Replacement Year	2048	Interest Contribution	$26.34
Remaining Life	26	Reserve Allocation	$1,198.76

Fascia and Soffit - Replacement - Phase 5 - 2049

		21,600 lineal feet	@ $7.80
Asset ID	1008	Asset Actual Cost	$33,696.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$65,633.07
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	4	Annual Assessment	$1,149.51
Replacement Year	2049	Interest Contribution	$25.83
Remaining Life	27	Reserve Allocation	$1,175.34

Gutter and Downspout - Replacement - Phase 1 - 2045

		14,400 lineal feet	@ $7.50
Asset ID	1007	Asset Actual Cost	$21,600.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$38,115.59
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2045	Annual Assessment	$804.84
Remaining Life	23	Interest Contribution	$18.09
		Reserve Allocation	$822.93

Gutter and Downspout - Replacement - Phase 2 - 2046

		14,400 lineal feet	@ $7.50
Asset ID	1007	Asset Actual Cost	$21,600.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$39,068.48
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	1	Annual Assessment	$785.35
Replacement Year	2046	Interest Contribution	$17.65
Remaining Life	24	Reserve Allocation	$803.00

Gutter and Downspout - Replacement - Phase 3 - 2047

		14,400 lineal feet	@ $7.50
Asset ID	1007	Asset Actual Cost	$21,600.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$40,045.19
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	2	Annual Assessment	$767.66
Replacement Year	2047	Interest Contribution	$17.25
Remaining Life	25	Reserve Allocation	$784.91

Gutter and Downspout - Replacement - Phase 4 - 2048

		14,400 lineal feet	@ $7.50
Asset ID	1007	Asset Actual Cost	$21,600.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$41,046.32
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	3	Annual Assessment	$751.55
Replacement Year	2048	Interest Contribution	$16.89
Remaining Life	26	Reserve Allocation	$768.44

Gutter and Downspout - Replacement - Phase 5 - 2049

		14,400 lineal feet	@ $7.50
Asset ID	1007	Asset Actual Cost	$21,600.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$42,072.48
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	4	Annual Assessment	$736.86
Replacement Year	2049	Interest Contribution	$16.56
Remaining Life	27	Reserve Allocation	$753.42

Metal Roof - Replacement - Phase 1

		5,100 square feet	@ $20.00
Asset ID	1006	Asset Actual Cost	$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$46,080.56
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	50		
Replacement Year	2055	*No Future Assessments*	
Remaining Life	33		

Remove existing and replace with new.

Metal Roof - Replacement - Phase 2

		5,100 square feet	@ $20.00
Asset ID	1006	Asset Actual Cost	$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$47,232.57
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	50		
Adjustment	1	*No Future Assessments*	
Replacement Year	2056		
Remaining Life	34		

Remove existing and replace with new.

Metal Roof - Replacement - Phase 3

		5,100 square feet	@ $20.00
Asset ID	1006	Asset Actual Cost	$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$48,413.38
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	50		
Adjustment	2	*No Future Assessments*	
Replacement Year	2057		
Remaining Life	35		

Remove existing and replace with new.

Metal Roof - Replacement - Phase 4

		5,100 square feet	@ $20.00
Asset ID	1006	Asset Actual Cost	$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$49,623.72
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	50		
Adjustment	3	*No Future Assessments*	
Replacement Year	2058		
Remaining Life	36		

Remove existing and replace with new.

Metal Roof - Replacement - Phase 5

		5,100 square feet	@ $20.00
Asset ID	1006	Asset Actual Cost	$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$50,864.31
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	50		
Adjustment	4	*No Future Assessments*	
Replacement Year	2059		
Remaining Life	37		

Remove existing and replace with new.

Overhead Doors - Replacement - 2046

		5 each	@ $1,200.00
Asset ID	1030	Asset Actual Cost	$6,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$10,852.35
Placed in Service	January 2021	Assigned Reserves	*none*
Useful Life	25		
Replacement Year	2046	Annual Assessment	$218.15
Remaining Life	24	Interest Contribution	$4.90
		Reserve Allocation	$223.06

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase 1 - 2030

		141 each	@ $1,200.00
Asset ID	1016	Asset Actual Cost	$33,840.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$41,230.75
Placed in Service	January 2005	Assigned Reserves	$23,011.20
Useful Life	25		
Replacement Year	2030	Annual Assessment	$1,055.74
Remaining Life	8	Interest Contribution	$317.12
		Reserve Allocation	$1,372.85

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase 2 - 2031

		141 each	@ $1,200.00
Asset ID	1016	Asset Actual Cost	$33,840.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$42,261.52
Placed in Service	January 2005	Assigned Reserves	$22,126.15
Useful Life	25		
Adjustment	1	Annual Assessment	$1,032.83
Replacement Year	2031	Interest Contribution	$305.32
Remaining Life	9	Reserve Allocation	$1,338.15

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase 3 - 2032

		141 each	@ $1,200.00
Asset ID	1016	Asset Actual Cost	$33,840.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$43,318.06
Placed in Service	January 2005	Assigned Reserves	$21,306.67
Useful Life	25		
Adjustment	2	Annual Assessment	$1,011.91
Replacement Year	2032	Interest Contribution	$294.40
Remaining Life	10	Reserve Allocation	$1,306.31

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase 4 - 2033

		141 each	@ $1,200.00
Asset ID	1016	Asset Actual Cost	$33,840.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$44,401.01
Placed in Service	January 2005	Assigned Reserves	$20,545.71
Useful Life	25		
Adjustment	3	Annual Assessment	$992.77
Replacement Year	2033	Interest Contribution	$284.27
Remaining Life	11	Reserve Allocation	$1,277.03

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase 5 - 2034

		141 each	@ $1,200.00
Asset ID	1016	Asset Actual Cost	$33,840.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$45,511.04
Placed in Service	January 2005	Assigned Reserves	$19,837.24
Useful Life	25		
Adjustment	4	Annual Assessment	$975.22
Replacement Year	2034	Interest Contribution	$274.84
Remaining Life	12	Reserve Allocation	$1,250.06

Door only. Operators are the responsibility of the unit owner per Association representatives.

Roof Shingles - Replacement 4-Unit building - Phase 1 - 2025

		4 each	@ $21,500.00
Asset ID	1025	Asset Actual Cost	$21,500.00
		Percent Replacement	25%
Category	Building Components	Future Cost	$23,153.15
Placed in Service	January 2005	Assigned Reserves	$18,275.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	$768.96
Remaining Life	3	Interest Contribution	$250.28
		Reserve Allocation	$1,019.24

Remove existing and replace with new

Roof Shingles - Replacement 4-Unit building - Phase 2 - 2026

		4 each	@ $21,500.00
Asset ID	1025	Asset Actual Cost	$21,500.00
		Percent Replacement	25%
Category	Building Components	Future Cost	$23,731.98
Placed in Service	January 2005	Assigned Reserves	$17,404.76
Useful Life	20		
Adjustment	1	Annual Assessment	$745.13
Replacement Year	2026	Interest Contribution	$238.65
Remaining Life	4	Reserve Allocation	$983.79

Remove existing and replace with new

Roof Shingles - Replacement 4-Unit building - Phase 3 - 2027

		4 each	@ $21,500.00
Asset ID	1025	Asset Actual Cost	$21,500.00
		Percent Replacement	25%
Category	Building Components	Future Cost	$24,325.28
Placed in Service	January 2005	Assigned Reserves	$16,613.64
Useful Life	20		
Adjustment	2	Annual Assessment	$723.68
Replacement Year	2027	Interest Contribution	$228.09
Remaining Life	5	Reserve Allocation	$951.77

Remove existing and replace with new

Roof Shingles - Replacement 4-Unit building - Phase 4 - 2028

		4 each	@ $21,500.00
Asset ID	1025	Asset Actual Cost	$21,500.00
		Percent Replacement	25%
Category	Building Components	Future Cost	$24,933.41
Placed in Service	January 2005	Assigned Reserves	$15,891.30
Useful Life	20		
Adjustment	3	Annual Assessment	$704.30
Replacement Year	2028	Interest Contribution	$218.44
Remaining Life	6	Reserve Allocation	$922.74

Remove existing and replace with new

Roof Shingles - Replacement 5-Unit building - Phase 1 - 2025

		2 each	@ $27,000.00
Asset ID	1024	Asset Actual Cost	$27,000.00
		Percent Replacement	50%
Category	Building Components	Future Cost	$29,076.05
Placed in Service	January 2005	Assigned Reserves	$22,950.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	$965.67
Remaining Life	3	Interest Contribution	$314.31
		Reserve Allocation	$1,279.98

Remove existing and replace with new

Roof Shingles - Replacement 5-Unit building - Phase 2 - 2026

		2 each	@ $27,000.00
Asset ID	1024	Asset Actual Cost	$27,000.00
		Percent Replacement	50%
Category	Building Components	Future Cost	$29,802.95
Placed in Service	January 2005	Assigned Reserves	$21,857.14
Useful Life	20		
Adjustment	1	Annual Assessment	$935.75
Replacement Year	2026	Interest Contribution	$299.71
Remaining Life	4	Reserve Allocation	$1,235.45

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - 2022

		1 each	@ $32,500.00
Asset ID	1020	Asset Actual Cost	$32,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$32,500.00
Placed in Service	January 2005	Assigned Reserves	$32,500.00
Useful Life	20		
Adjustment	-3	Annual Assessment	$1,319.15
Replacement Year	2022	Interest Contribution	$29.64
Remaining Life	0	Reserve Allocation	$1,348.79

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - 2023

		1 each	@ $32,500.00
Asset ID	1021	Asset Actual Cost	$32,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$33,312.50
Placed in Service	January 2005	Assigned Reserves	$30,694.44
Useful Life	20		
Adjustment	-2	Annual Assessment	$1,247.54
Replacement Year	2023	Interest Contribution	$419.39
Remaining Life	1	Reserve Allocation	$1,666.93

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - 2024

		1 each	@ $32,500.00
Asset ID	1022	Asset Actual Cost	$32,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$34,145.31
Placed in Service	January 2005	Assigned Reserves	$29,078.95
Useful Life	20		
Adjustment	-1	Annual Assessment	$1,202.54
Replacement Year	2024	Interest Contribution	$397.78
Remaining Life	2	Reserve Allocation	$1,600.32

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - 2041

		2 each	@ $32,500.00
Asset ID	1005	Asset Actual Cost	$65,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$103,912.26
Placed in Service	January 2021	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2041	Annual Assessment	$2,727.36
Remaining Life	19	Interest Contribution	$61.29
		Reserve Allocation	$2,788.64

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - Phase 1 - 2025

		15 each	@ $32,500.00
Asset ID	1023	Asset Actual Cost	$97,500.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$104,996.84
Placed in Service	January 2005	Assigned Reserves	$82,875.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	$3,487.13
Remaining Life	3	Interest Contribution	$1,135.01
		Reserve Allocation	$4,622.14

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - Phase 2 - 2026

		15 each	@ $32,500.00
Asset ID	1023	Asset Actual Cost	$97,500.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$107,621.76
Placed in Service	January 2005	Assigned Reserves	$78,928.57
Useful Life	20		
Adjustment	1	Annual Assessment	$3,379.08
Replacement Year	2026	Interest Contribution	$1,082.27
Remaining Life	4	Reserve Allocation	$4,461.35

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - Phase 3 - 2027

		15 each	@ $32,500.00
Asset ID	1023	Asset Actual Cost	$97,500.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$110,312.30
Placed in Service	January 2005	Assigned Reserves	$75,340.91
Useful Life	20		
Adjustment	2	Annual Assessment	$3,281.81
Replacement Year	2027	Interest Contribution	$1,034.34
Remaining Life	5	Reserve Allocation	$4,316.15

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - Phase 4 - 2028

		15 each	@ $32,500.00
Asset ID	1023	Asset Actual Cost	$97,500.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$113,070.11
Placed in Service	January 2005	Assigned Reserves	$72,065.22
Useful Life	20		
Adjustment	3	Annual Assessment	$3,193.91
Replacement Year	2028	Interest Contribution	$990.60
Remaining Life	6	Reserve Allocation	$4,184.51

Remove existing and replace with new

Roof Shingles - Replacement 6-Unit building - Phase 5 - 2029

		15 each	@ $32,500.00
Asset ID	1023	Asset Actual Cost	$97,500.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$115,896.86
Placed in Service	January 2005	Assigned Reserves	$69,062.50
Useful Life	20		
Adjustment	4	Annual Assessment	$3,114.23
Replacement Year	2029	Interest Contribution	$950.53
Remaining Life	7	Reserve Allocation	$4,064.75

Remove existing and replace with new

Vinyl Siding and Trim - Replacement - Phase 1 - 2045

		128,700 square feet	@ $8.40
Asset ID	1009	Asset Actual Cost	$216,216.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$381,537.06
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Replacement Year	2045	Annual Assessment	$8,056.49
Remaining Life	23	Interest Contribution	$181.03
		Reserve Allocation	$8,237.52

Vinyl Siding and Trim - Replacement - Phase 2 - 2046

		128,700 square feet	@ $8.40
Asset ID	1009	Asset Actual Cost	$216,216.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$391,075.49
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	1	Annual Assessment	$7,861.38
Replacement Year	2046	Interest Contribution	$176.65
Remaining Life	24	Reserve Allocation	$8,038.03

Vinyl Siding and Trim - Replacement - Phase 3 - 2047

		128,700 square feet	@ $8.40
Asset ID	1009	Asset Actual Cost	$216,216.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$400,852.38
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	2	Annual Assessment	$7,684.23
Replacement Year	2047	Interest Contribution	$172.67
Remaining Life	25	Reserve Allocation	$7,856.90

Vinyl Siding and Trim - Replacement - Phase 4 - 2048

		128,700 square feet	@ $8.40
Asset ID	1009	Asset Actual Cost	$216,216.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$410,873.68
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	3	Annual Assessment	$7,523.02
Replacement Year	2048	Interest Contribution	$169.05
Remaining Life	26	Reserve Allocation	$7,692.06

Vinyl Siding and Trim - Replacement - Phase 5 - 2049

		128,700 square feet	@ $8.40
Asset ID	1009	Asset Actual Cost	$216,216.00
		Percent Replacement	20%
Category	Building Components	Future Cost	$421,145.53
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	40		
Adjustment	4	Annual Assessment	$7,376.00
Replacement Year	2049	Interest Contribution	$165.74
Remaining Life	27	Reserve Allocation	$7,541.74

Building Components - Total Current Cost	**$3,525,101**
Assigned Reserves	**$747,518**
Fully Funded Reserves	**$1,872,144**

Asphalt Paving - Driveways - Overlay - 2035

		121 each	@ $1,030.00
Asset ID	1001	Asset Actual Cost	$124,630.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$171,803.83
Placed in Service	January 2005	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2035	Annual Assessment	$6,854.60
Remaining Life	13	Interest Contribution	$154.03
		Reserve Allocation	$7,008.63

This component reflects how the work will be done--by number of driveways, not square footage, and with actual 2020 pricing adjusted for inflation.

Asphalt Paving - Driveways - Overlay 2020 - 2050

		25 each	@ $1,030.00
Asset ID	1017	Asset Actual Cost	$25,750.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$51,409.74
Placed in Service	January 2020	Assigned Reserves	*none*
Useful Life	30		
Replacement Year	2050	Annual Assessment	$862.44
Remaining Life	28	Interest Contribution	$19.38
		Reserve Allocation	$881.82

This component reflects how the work will be done--by number of driveways, not square footage, and with actual 2020 pricing adjusted for inflation.

Asphalt Paving - Driveways - Sealcoat - 2026

		146 each	@ $115.00
Asset ID	1002	Asset Actual Cost	$16,790.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$18,533.02
Placed in Service	January 2019	Assigned Reserves	$7,195.71
Useful Life	7		
Replacement Year	2026	Annual Assessment	$1,506.52
Remaining Life	4	Interest Contribution	$125.60
		Reserve Allocation	$1,632.12

Fill cracks and potholes, fix edge breaks, brush-applied sealcoat.This component reflects how the work will be done--by number of driveways, not square footage, and with actual 2019 pricing adjusted for inflation.

Townhomes of Bayshore Condominiums
Detail Report by Category

Contingency Allowance - 2022

		1 lot	@ $15,000.00
Asset ID	1013	Asset Actual Cost	$15,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$15,000.00
Placed in Service	January 2005	Assigned Reserves	$15,000.00
Useful Life	15		
Replacement Year	2022	Annual Assessment	$741.46
Remaining Life	0	Interest Contribution	$16.66
		Reserve Allocation	$758.12

Pedestal Mount Mailboxes - 2035

		146 each	@ $79.00
Asset ID	1004	Asset Actual Cost	$11,534.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$15,899.75
Placed in Service	January 2005	Assigned Reserves	$6,535.93
Useful Life	30		
Replacement Year	2035	Annual Assessment	$326.91
Remaining Life	13	Interest Contribution	$90.68
		Reserve Allocation	$417.59

Privacy Fences - 2025

		1,500 lineal feet	@ $42.00
Asset ID	1003	Asset Actual Cost	$63,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	$67,844.11
Placed in Service	January 2005	Assigned Reserves	$53,550.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	$2,253.22
Remaining Life	3	Interest Contribution	$733.39
		Reserve Allocation	$2,986.62

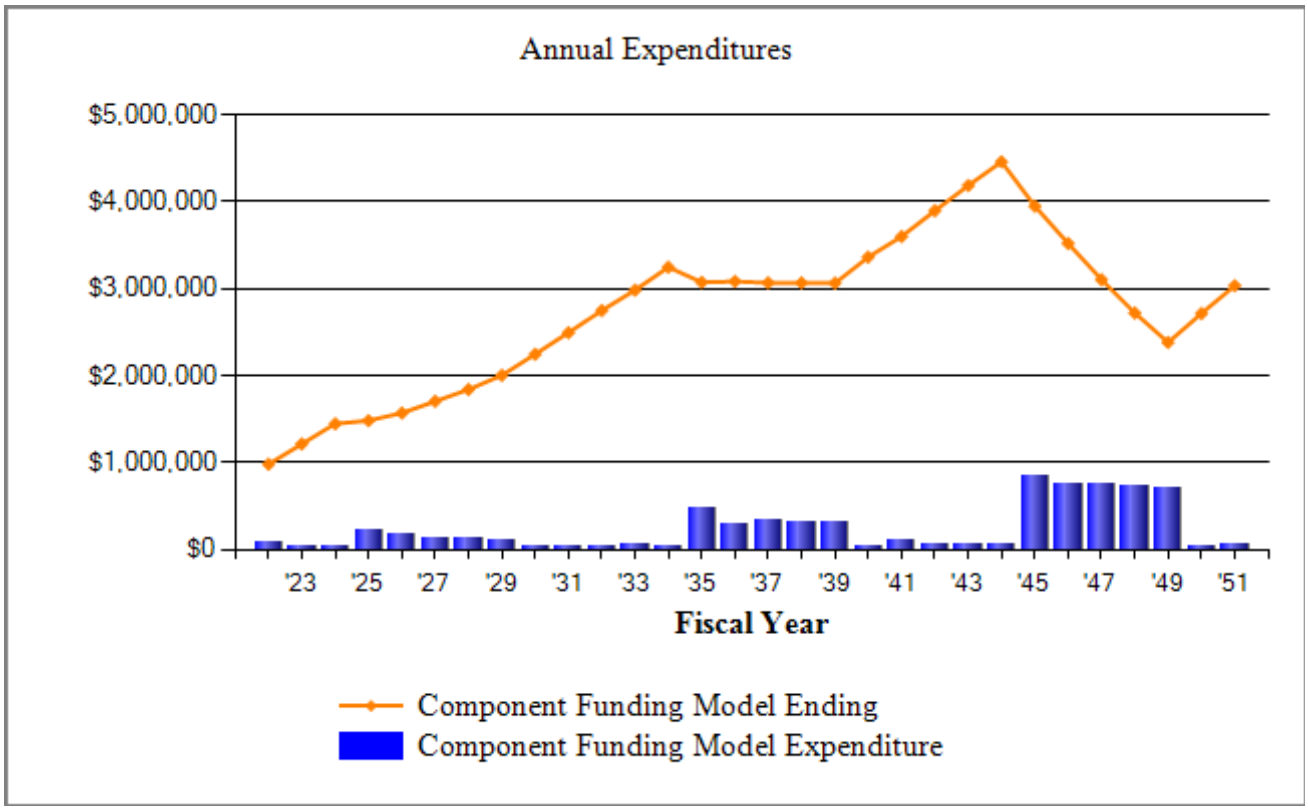
Grounds Components - Total Current Cost	**$256,704**
Assigned Reserves	**$82,282**
Fully Funded Reserves	**$154,622**

Townhomes of Bayshore Condominiums
Category Detail Index

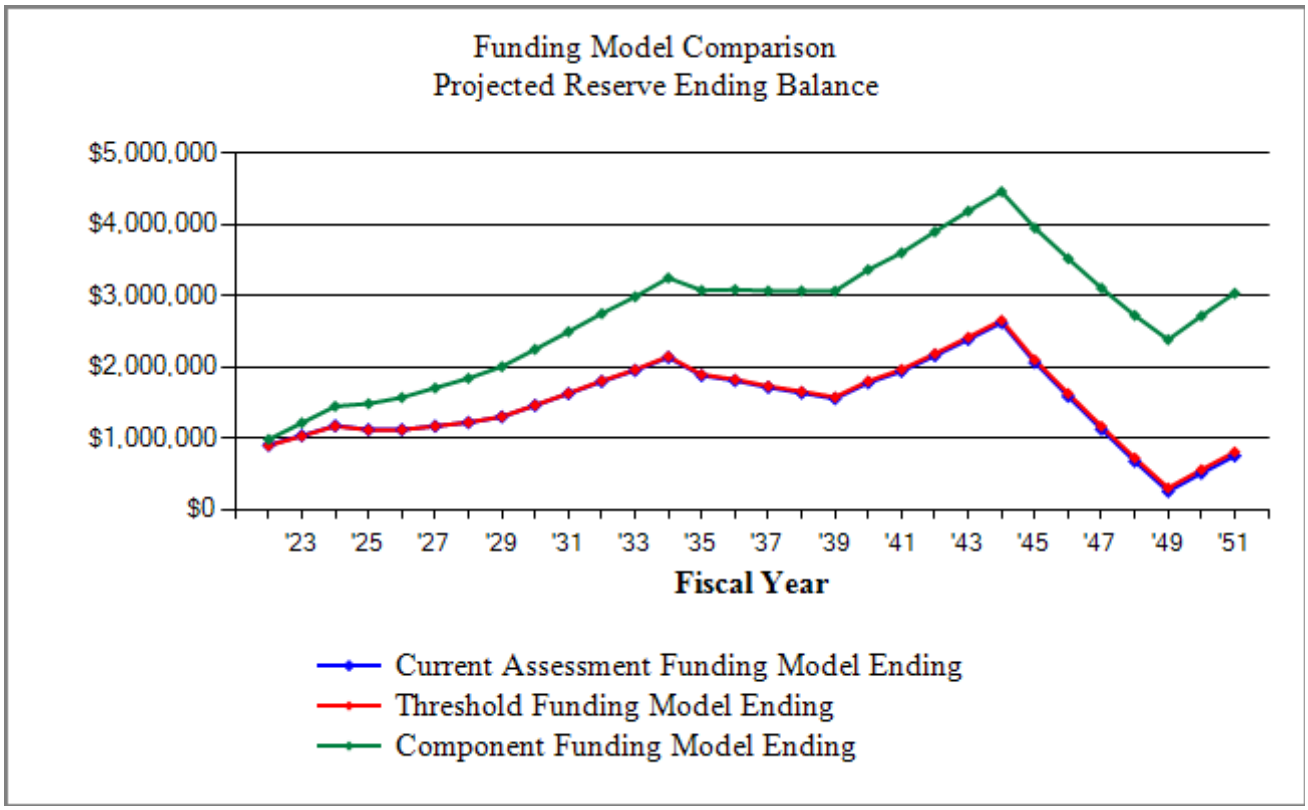
Townhomes of Bayshore Condominiums
Category Detail Index

Total Funded Assets	57
Total Unfunded Assets	5
Total Assets	62

Townhomes of Bayshore Condominiums
Annual Asset Expenditure Charts

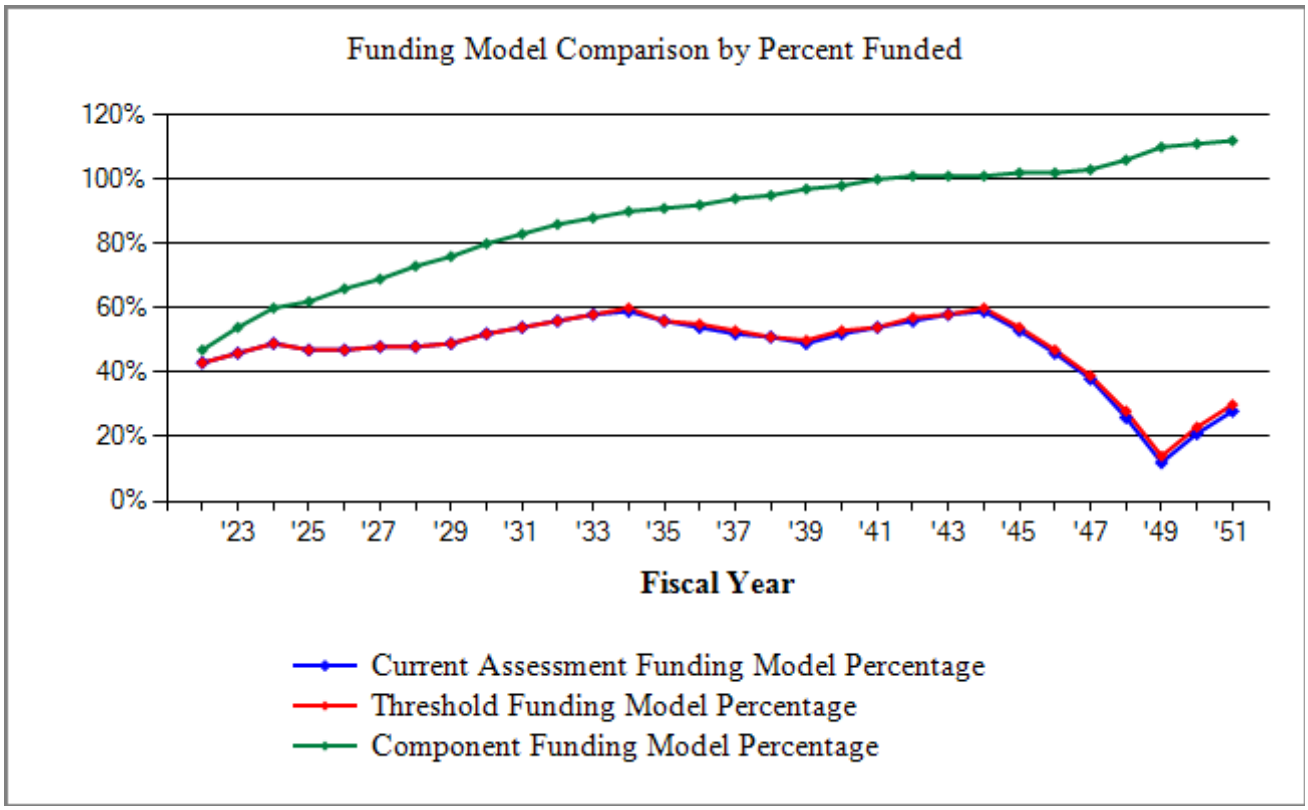


Townhomes of Bayshore Condominiums
Funding Model Reserve Ending Balance Comparison Chart



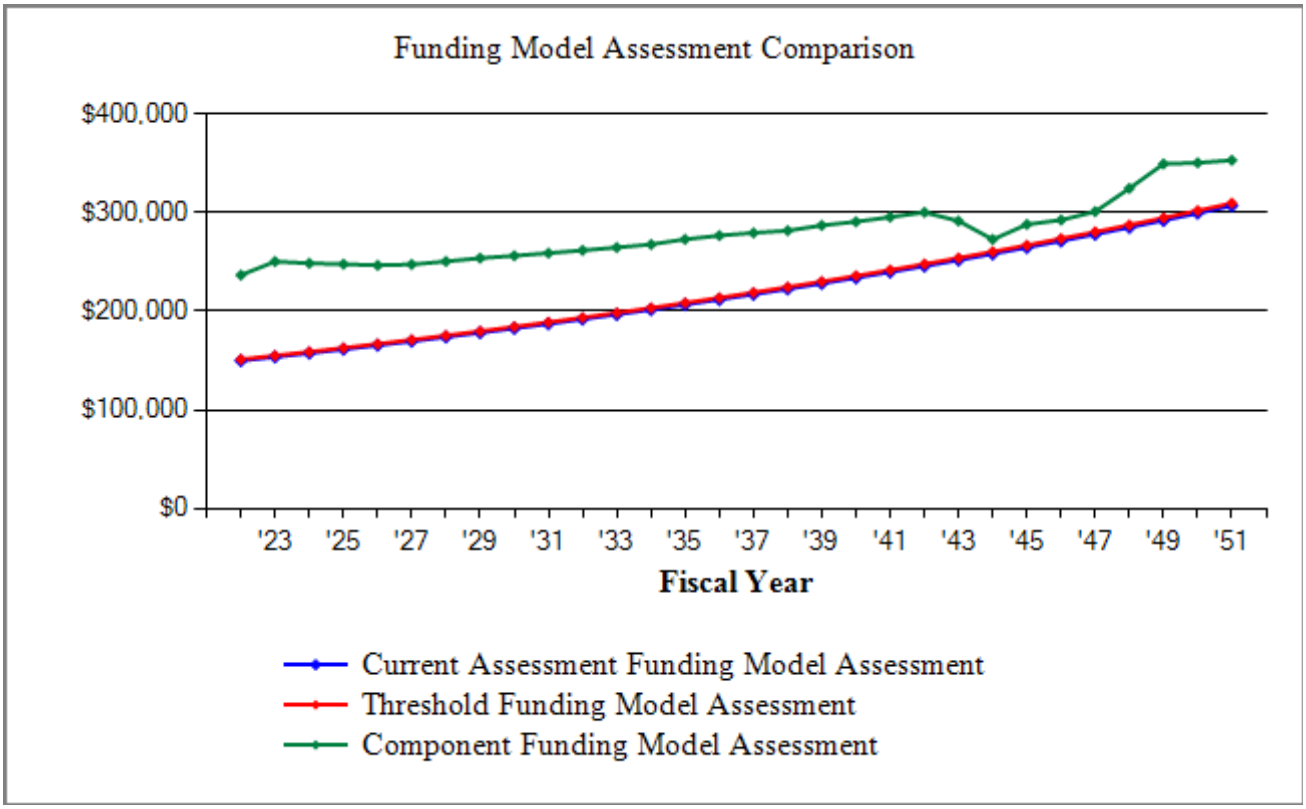
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Townhomes of Bayshore Condominiums
Funding Model Comparison By Percent Funded Chart



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Townhomes of Bayshore Condominiums
Funding Model Annual Assessment Comparison Chart



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Contingency Allowance	15,000									
Exterior Doors - Replacement	29,750									
Exterior Windows - Replacement	17,500									
Roof Shingles - Replacement 6-Unit building	32,500									
Roof Shingles - Replacement 6-Unit building		33,312								
Roof Shingles - Replacement 6-Unit building			34,145							
Brick Repointing				4,998						
Privacy Fences				67,844						
Roof Shingles - Replacement 4-Unit building - ..				23,153						
Roof Shingles - Replacement 5-Unit building - ..				29,076						
Roof Shingles - Replacement 6-Unit building - ..				104,997						
Asphalt Paving - Driveways - Sealcoat					18,533					
Roof Shingles - Replacement 4-Unit building - ..					23,732					
Roof Shingles - Replacement 5-Unit building - ..					29,803					
Roof Shingles - Replacement 6-Unit building - ..					107,622					
Roof Shingles - Replacement 4-Unit building - ..						24,325				
Roof Shingles - Replacement 6-Unit building - ..						110,312				
Roof Shingles - Replacement 4-Unit building - ..							24,933			
Roof Shingles - Replacement 6-Unit building - ..							113,070			
Roof Shingles - Replacement 6-Unit building - ..								115,897		
Overhead Doors - Replacement - Phase 1									41,231	
Overhead Doors - Replacement - Phase 2										42,262
Overhead Doors - Replacement - Phase 3										
Overhead Doors - Replacement - Phase 4										
Overhead Doors - Replacement - Phase 5										
Asphalt Paving - Driveways - Overlay										
Exterior Doors - Replacement - Phase 1										
Exterior Windows - Replacement - Phase 1										
Pedestal Mount Mailboxes										
Exterior Doors - Replacement - Phase 2										
Exterior Windows - Replacement - Phase 2										
Exterior Doors - Replacement - Phase 3										
Exterior Windows - Replacement - Phase 3										
Exterior Doors - Replacement - Phase 4										

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Exterior Windows - Replacement - Phase 4										
Exterior Doors - Replacement - Phase 5										
Exterior Windows - Replacement - Phase 5										
Roof Shingles - Replacement 6-Unit building										
Fascia and Soffit - Replacement - Phase 1										
Gutter and Downspout - Replacement - Phase 1										
Vinyl Siding and Trim - Replacement - Phase 1										
Fascia and Soffit - Replacement - Phase 2										
Gutter and Downspout - Replacement - Phase 2										
Overhead Doors - Replacement										
Vinyl Siding and Trim - Replacement - Phase 2										
Fascia and Soffit - Replacement - Phase 3										
Gutter and Downspout - Replacement - Phase 3										
Vinyl Siding and Trim - Replacement - Phase 3										
Fascia and Soffit - Replacement - Phase 4										
Gutter and Downspout - Replacement - Phase 4										
Vinyl Siding and Trim - Replacement - Phase 4										
Fascia and Soffit - Replacement - Phase 5										
Gutter and Downspout - Replacement - Phase 5										
Vinyl Siding and Trim - Replacement - Phase 5										
Asphalt Paving - Driveways - Overlay 2020										
Exterior Windows - Replacement										
Exterior Doors - Replacement										
Metal Roof - Replacement - Phase 1	*Unfunded*									
Metal Roof - Replacement - Phase 2	*Unfunded*									
Metal Roof - Replacement - Phase 3	*Unfunded*									
Metal Roof - Replacement - Phase 4	*Unfunded*									
Metal Roof - Replacement - Phase 5	*Unfunded*									
Year Total:	**94,750**	**33,312**	**34,145**	**230,068**	**179,690**	**134,638**	**138,004**	**115,897**	**41,231**	**42,262**

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Contingency Allowance						21,724				
Exterior Doors - Replacement										
Exterior Windows - Replacement										
Roof Shingles - Replacement 6-Unit building										
Roof Shingles - Replacement 6-Unit building										
Roof Shingles - Replacement 6-Unit building										
Brick Repointing									7,238	
Privacy Fences										
Roof Shingles - Replacement 4-Unit building - ..										
Roof Shingles - Replacement 5-Unit building - ..										
Roof Shingles - Replacement 6-Unit building - ..										
Asphalt Paving - Driveways - Sealcoat		22,030							26,187	
Roof Shingles - Replacement 4-Unit building - ..										
Roof Shingles - Replacement 5-Unit building - ..										
Roof Shingles - Replacement 6-Unit building - ..										
Roof Shingles - Replacement 4-Unit building - ..										
Roof Shingles - Replacement 6-Unit building - ..										
Roof Shingles - Replacement 4-Unit building - ..										
Roof Shingles - Replacement 6-Unit building - ..										
Roof Shingles - Replacement 6-Unit building - ..										
Overhead Doors - Replacement - Phase 1										
Overhead Doors - Replacement - Phase 2										
Overhead Doors - Replacement - Phase 3	43,318									
Overhead Doors - Replacement - Phase 4		44,401								
Overhead Doors - Replacement - Phase 5			45,511							
Asphalt Paving - Driveways - Overlay				171,804						
Exterior Doors - Replacement - Phase 1				50,619						
Exterior Windows - Replacement - Phase 1				247,167						
Pedestal Mount Mailboxes				15,900						
Exterior Doors - Replacement - Phase 2					51,884					
Exterior Windows - Replacement - Phase 2					253,346					
Exterior Doors - Replacement - Phase 3						53,182				
Exterior Windows - Replacement - Phase 3						259,680				
Exterior Doors - Replacement - Phase 4							54,511			

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Exterior Windows - Replacement - Phase 4							266,172			
Exterior Doors - Replacement - Phase 5								55,874		
Exterior Windows - Replacement - Phase 5								272,826		
Roof Shingles - Replacement 6-Unit building										103,912
Fascia and Soffit - Replacement - Phase 1										
Gutter and Downspout - Replacement - Phase 1										
Vinyl Siding and Trim - Replacement - Phase 1										
Fascia and Soffit - Replacement - Phase 2										
Gutter and Downspout - Replacement - Phase 2										
Overhead Doors - Replacement										
Vinyl Siding and Trim - Replacement - Phase 2										
Fascia and Soffit - Replacement - Phase 3										
Gutter and Downspout - Replacement - Phase 3										
Vinyl Siding and Trim - Replacement - Phase 3										
Fascia and Soffit - Replacement - Phase 4										
Gutter and Downspout - Replacement - Phase 4										
Vinyl Siding and Trim - Replacement - Phase 4										
Fascia and Soffit - Replacement - Phase 5										
Gutter and Downspout - Replacement - Phase 5										
Vinyl Siding and Trim - Replacement - Phase 5										
Asphalt Paving - Driveways - Overlay 2020										
Exterior Windows - Replacement										
Exterior Doors - Replacement										
Metal Roof - Replacement - Phase 1	*Unfunded*									
Metal Roof - Replacement - Phase 2	*Unfunded*									
Metal Roof - Replacement - Phase 3	*Unfunded*									
Metal Roof - Replacement - Phase 4	*Unfunded*									
Metal Roof - Replacement - Phase 5	*Unfunded*									
Year Total:	**43,318**	**66,431**	**45,511**	**485,490**	**305,231**	**334,586**	**320,683**	**328,700**	**33,425**	**103,912**

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Contingency Allowance										
Exterior Doors - Replacement										
Exterior Windows - Replacement										
Roof Shingles - Replacement 6-Unit building	53,255									
Roof Shingles - Replacement 6-Unit building		54,586								
Roof Shingles - Replacement 6-Unit building			55,951							
Brick Repointing										
Privacy Fences				111,170						
Roof Shingles - Replacement 4-Unit building - ..				37,939						
Roof Shingles - Replacement 5-Unit building - ..				47,644						
Roof Shingles - Replacement 6-Unit building - ..				172,050						
Asphalt Paving - Driveways - Sealcoat						31,128				
Roof Shingles - Replacement 4-Unit building - ..					38,888					
Roof Shingles - Replacement 5-Unit building - ..					48,836					
Roof Shingles - Replacement 6-Unit building - ..					176,351					
Roof Shingles - Replacement 4-Unit building - ..						39,860				
Roof Shingles - Replacement 6-Unit building - ..						180,760				
Roof Shingles - Replacement 4-Unit building - ..							40,856			
Roof Shingles - Replacement 6-Unit building - ..							185,279			
Roof Shingles - Replacement 6-Unit building - ..								189,911		
Overhead Doors - Replacement - Phase 1										
Overhead Doors - Replacement - Phase 2										
Overhead Doors - Replacement - Phase 3										
Overhead Doors - Replacement - Phase 4										
Overhead Doors - Replacement - Phase 5										
Asphalt Paving - Driveways - Overlay										
Exterior Doors - Replacement - Phase 1										
Exterior Windows - Replacement - Phase 1										
Pedestal Mount Mailboxes										
Exterior Doors - Replacement - Phase 2										
Exterior Windows - Replacement - Phase 2										
Exterior Doors - Replacement - Phase 3										
Exterior Windows - Replacement - Phase 3										
Exterior Doors - Replacement - Phase 4										

Townhomes of Bayshore Condominiums
Spread Sheet

Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Exterior Windows - Replacement - Phase 4										
Exterior Doors - Replacement - Phase 5										
Exterior Windows - Replacement - Phase 5										
Roof Shingles - Replacement 6-Unit building										
Fascia and Soffit - Replacement - Phase 1				59,460						
Gutter and Downspout - Replacement - Phase 1				38,116						
Vinyl Siding and Trim - Replacement - Phase 1				381,537						
Fascia and Soffit - Replacement - Phase 2					60,947					
Gutter and Downspout - Replacement - Phase 2					39,068					
Overhead Doors - Replacement					10,852					
Vinyl Siding and Trim - Replacement - Phase 2					391,075					
Fascia and Soffit - Replacement - Phase 3						62,470				
Gutter and Downspout - Replacement - Phase 3						40,045				
Vinyl Siding and Trim - Replacement - Phase 3						400,852				
Fascia and Soffit - Replacement - Phase 4							64,032			
Gutter and Downspout - Replacement - Phase 4							41,046			
Vinyl Siding and Trim - Replacement - Phase 4							410,874			
Fascia and Soffit - Replacement - Phase 5								65,633		
Gutter and Downspout - Replacement - Phase 5								42,072		
Vinyl Siding and Trim - Replacement - Phase 5								421,146		
Asphalt Paving - Driveways - Overlay 2020									51,410	
Exterior Windows - Replacement										72,647
Exterior Doors - Replacement										
Metal Roof - Replacement - Phase 1	*Unfunded*									
Metal Roof - Replacement - Phase 2	*Unfunded*									
Metal Roof - Replacement - Phase 3	*Unfunded*									
Metal Roof - Replacement - Phase 4	*Unfunded*									
Metal Roof - Replacement - Phase 5	*Unfunded*									
Year Total:	**53,255**	**54,586**	**55,951**	**847,917**	**766,017**	**755,115**	**742,087**	**718,762**	**51,410**	**72,647**

Townhomes of Bayshore Condominiums
Asset Current Cost by Category