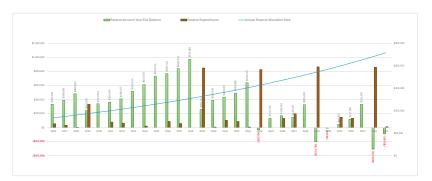
Instructions

Grav. White. Brown & Blue Cells (locked)
These cells are protected and cannot be altered as they typically have headings or fit tables/graph are built upon.

Fiscal Year	2026
Reserve Account Balance (beginning balance)	\$300,000
Annual Reserve Account Allocation Rate	\$81,100
Annual Reserve Account Allocation % Change Rate	3.509
Annual Interest Rate / Return on Investments	0.8659
Annual Tax Rate On Interest Earned	30.009
Construction Inflation Rate	3,509





					2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043 2	044 204	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 Year Totals/Avg
Annual Reserve Allocation Rate					\$84,500	\$87,458	\$90,519	\$93,687	\$96,966	\$100,359	\$103,872	\$107,508	\$111,270	\$115,165	\$119,196	\$123,367	\$127,685	\$132,154	\$136,780	\$141,567	\$146,522	\$151,650 \$1	56,958 \$162	451 \$168,13	7 \$174,022	\$180,113	\$186,417	\$192,941	\$199,694	\$206,683	\$213,917	\$221,405	\$229,154	\$4,362,116
Overwrite Annual Reserve Allocation Rate**					\$84,500																													
Annual Reserve Allocation % Rate Increase					3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50% 3	50% 3.50	% 3.509	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	30 Year Avg: 3.50%
Overwrite Annual Reserve % Rate Change**																																		
Tax Rate On Interest Earned					0.00%	0.00%	0.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00% 30	.00% 30.00	% 30.009	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30 Year Avg: 27.00%
Overwrite Tax Rate On Interest Earned**					0.00%	0.00%	0.00%																											
Annual Average Interest Rate / Return On Investments		0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87% 0	87% 0.83	% 0.879	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	0.87%	30 Year Ave: 0.87%			
Overwrite Annual Average Interest Rate / Return on Inves	dments**				-					-		-			-	-		-			-		-					-		-		-	-	
Annual Construction Inflation Rate					6 25%	625%	625%	8.25%	5,00%	3.50%	3 50%	3.50%	3 50%	3 50%	3.50%	3 50%	3.50%	3 50%	3 50%	3 50%	3 50%	3.50%	3.50% 3	50% 3.50	9 3 509	3.50%	3.50%	3.50%	3 50%	3 50%	3.50%	3 50%	0.500	30 Year Ave 3 92%
Overwite Annual Construction Inflation Rate					6.25%				5,00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.30%	3.50%	3.30%	3.30%	3.50%	3.50%	3.50%	3.50	3.507	3.59%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	10 TEST AVE. 3.92%
					\$2,849				\$2,058	\$2.199	\$2,465	\$3,131	\$3,695	84.415	\$4,633	\$5,058	\$5.861	\$1,555	\$2.348	\$2,590	\$2.962	\$3,849	so s	799 \$1.01	9 \$881	\$1.977			\$267	\$704	\$2,004		-	\$66.240
Net Annual Interest Earned (after tax)		\$2,049	\$3,364	\$4,117	\$1,402	92,030	\$2,199	\$2,400	\$3,131	\$3,090	\$4,415	\$4,033	\$5,030	20,001	\$1,000	\$2,340	\$2,590	\$2,902	\$3,049	30 3	51,01	3 \$001	\$1,977	\$0	50	\$207	\$704	\$2,004	50	\$0	\$66,240			
Add Other Income (one time - e.g. special assessment, loan)											***													\$150,000					-	$\overline{}$				
Annual Projected Reserve Expenditures			\$55,125	\$33,110	\$4,516	\$332,255	\$0	\$79,118	\$62,154	\$0	\$21,246	\$0	\$87,610	\$57,839	\$0	\$849,223	\$7,295	\$104,054	\$87,674	\$8,088 \$8	26,969	\$0 \$132,55	1 \$197,937	\$0	\$866,603	\$0	\$146,778	\$134,697	\$0	\$861,155	\$12,222	\$4,968,218		
Add Other Reserve Account Expenditures (one time expenses)																															_			
Year End Reserve Account Balance					\$332,224	\$389,916	\$480,035	\$242,930	\$341,953	\$365,394	\$409,577	\$520,215	\$613,935	\$733,515	\$769,733	\$840,318	\$973,865	\$258,351	\$390,184	\$430,287 \$4	92,096 \$	39,507 (\$3),504) \$132,7	46 \$169,35	2 \$146,317	\$328,406	(\$201,780)	(\$8,838)	\$44,345	\$117,036	\$332,957	(\$306,794)	(\$89,862)	
Component Description	ID	Useful Life	Remain, UL	. Current Cos	t 2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043 2	044 204	5 2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	30 Year Totals
>> Building Exterior Components <<																																		
Building Exteriors (fiber cem.) - Paint/Seal & Repair Building Exteriors (fiber cem./wood) - Replace	1680 1690	10 50	43	\$252,839 \$1,299,311				\$303,271						_				\$445,524				_					\$628,456		_			\rightarrow	_	\$1,377,252
Building Exteriors (wood) - Paint/Seal & Repair	1940	5	0	\$55.125	\$55.125					\$73,766					\$87.610					\$104.054				\$123.58	3				\$146,778			-	_	\$590,915
Deck Railings (metal) - Paint	2340	10	3	\$24,164				\$28,984										\$42,579									\$60,062							\$131,625
Deck Railings (metal) - Replace	2350	40	33	\$159,655																														
Decks (membrane) - Membrane Replace	2450 2470	20	13	\$116,910														\$206,006														\rightarrow		\$206,006
Decks (membrane) - Topcoat & Non-skid Doors (garage) - Replace	2790	35	28	\$92,750																												\$273.809		\$273,809
Flue Caps (roof) - Replace	7291	35	28	\$2,700																												\$7,971		\$7,971
Flue Covers (ext. walls) - Replace	7292	35	28	\$15,900																												\$46,939		\$46,939
Lights (ext/recessed) - Replace	4821	25 25	18	\$17,880																			7,419									\rightarrow		\$37,419
Lights (ext/wall) - Replace Natural Gas Pipes - Paint	4820 1941	25 10	18	\$18,240 \$10,320									\$15.311										1,598									\$30,466		\$38,173 \$67,375
Roof (asph.shingle) - Replace	6970	25	18	\$313,875									444,044										6.880									411,122		\$656,880
Roof Gutters & Downs Replace	7310	35	28	\$135,205																												\$399,141		\$399,141
Windows & Stiders (vinyt) - Replace	8400	50	43	\$1,230,630																														
>> Site Components << Asphalt - Overlay/Resurface	1140	25	21	\$46,144																					\$107,068							\rightarrow		\$107,068
Asphalt-Seal Coat	1160	5	1	84,912		\$5,219					\$6.803			_		\$8.080					\$9.596				\$11,398					\$13.537		-		\$54,633
Concrete Curb - 15% Replace	2080	5	13	\$10,009														\$17,637				\$2	0,947				\$24,879					\$29,548		\$93,012
Concrete Driveway Aprons (comm.entry) - 25% Replace	2120	10	6	\$13,715							\$18,995									- 5	26,794	-								\$37,796		$\overline{}$		\$83,586
Concrete Driveways (private) - 15% Replace Concrete Walkways (private) - 15% Replace	2121	10	23	\$25,841																		-	298				\$84,231 \$5.105					\$6.063		\$64,231 \$15,466
Fence (metal 4') - Paint	2150 3310	10	18	\$6,972														\$12,285				\$4	,2.00				\$5,105					\$0,003		\$15,466 \$29,615
Fence (metal 4') - Replace	3280	40	33	\$38,844																														313,013
Irrigation Piping - Replace	4530	40	33	\$63,750																														
Landscaping - Tree Care	4660	5	13	\$22,770 \$4,000			\$4.516	_		\$5.353			\$5.935			\$6.580		\$40,123	\$7.295				7,653	\$8.967	_		\$56,597 \$9.942			\$11.023		\$67,220	640.000	\$211,593
Landscaping (bark/mutch) - Replenish Parking Bollards (metal) - Replace	4700 5060	40	33	\$8,400			\$4,016			\$0,553			40,435			U8c,0¢			\$7,235			8,088		\$8,967			90,342			\$11,023		-	\$12,222	\$79,921
Privacy Wall (parge coat) - Recoat & Repoint	1790	20	13	\$13,332														\$23,492																\$23,492
Railings (site/metal) - Replace	6290	50	43	\$4,250																														
Retaining Walls (masonry block) - Replace	6870	45 25	38	\$43,200 \$8,000																					\$18.563									
Storm Drain System - Local Repairs Walloway (paver) - Replace	7800 5120	25 20	21 13	\$8,000				_										\$61.576				_			\$18,563							\rightarrow		\$18,563 \$61,576
>> Additional Components <<	5120	10	- "	134,343														412,370																\$61,576
Tree Roots Removal	9500	5	1	\$26,250		\$27,891					\$36,356					\$43,179				5	51,284				\$60,909					\$72,341				\$291,959
Add Additional Component Here																																=		
Add Additional Component Here				_																														
Add Additional Component Here																																\rightarrow		
PROHIBITED USE: License of use is granted solely to the originally of	contracted of our Woman or	nat make use come m	outs transfer out	Vicenza Inna Inn	o coll account con	nine of this count	debase decompo	atation or one on	e thomas to a l	third name for an	euroso othor	then engine the	and of the co	esternatural elicost. M	anu boun																Total Ov	er 30-Year Tim	oeframe	\$4,968,218
received a copy of this spreadsheet without contracted license of ut	se, contact our offices for it	nformation on obtainin	gyour own licens	se. All Rights Rese	ned and Owned b	by Reserve Data A	inalyst, Inc. 866-5	574-5115.	n averag), 00 H I	maro poesy, 107 atty	prosperate DETER	and grown and	mess of the Co	TENNESS CHRISE IF	ioo nase																		\$ 1,500,220	