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## RESERVE FUND STUDY UPDATE

# REGENCY AT PROVIDENCE

PREPARED FOR:  
REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

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DATE:  
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FINAL



**Your Community is Our Business**

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## INTRODUCTION

Regency at Providence Community Association authorized Bustamante Engineers, Inc. to conduct a Reserve Fund Study Update for the single-family 55+ community located off Egypt Road in Phoenixville and off Black Rock Road in Upper Providence Township, Montgomery County, Pennsylvania.

This Reserve Fund Study is in accordance with the scope of services as depicted in our proposal for engineering services dated April 7, 2025.

This study is an update to our previous Reserve Fund Study originally prepared in October of 2021. Where needed the costs of the capital reserve items were increased to meet the cost of inflation over the last few years.

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

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

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

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

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

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

## **RESERVE FUND ANALYSIS NOTES**

The estimates noted herein are based on 2025 dollars developed from the following resources:

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

In the Financial Analysis, attached as Appendix A, we provide the following:

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

The following definitions shall apply:

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

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

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

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

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

## **SOURCES OF INFORMATION & DOCUMENTATION**

The following documents were made available for review:

1. Emails from Jeff Bevan dated June 11, 13, & 16, 2025
2. Email from William Schalleur dated August 16, 2025
3. Reserve Fund Study as prepared by Bustamante Engineers, Inc. dated October 19, 2021
4. Document of comments on prior Reserve Study dated August 21, 2024 provided in meeting with the Board on June 9, 2025
5. Completed Bustamante Engineers, Inc. Association Information Request Form, complete with reserve balance and monthly unit contributions

## **EXCLUSIONS**

The items included in this study meet the minimum cost of \$1,000 or have been determined by the Association to be placed under the operating/maintenance budget. Anything that is less than \$1,000 should be paid for using money from the operating budget and not the money in the reserve accounts. Additionally, this study does not account for items that should be paid for under the maintenance budget.

The following items have not been included in the study for the reasons listed:

- Benches
- Street Signs – being replaced on an as needed basis
- Traffic Control Signs – being replaced on an as needed basis
- Inlet Top Replacement - now incorporated with roadway repairs
- Stormsewer Repair Allowance
- Emergency Access Drive
- Clubhouse (Phase I) – Refurbish Fund

**COMMENTS**

***General***

Regency at Providence is a 55 plus, active adult community built by Toll Brothers between 2005 and 2016. The community was built in four phases and consists of 335 detached homes. Amenities for the community include two clubhouses, two outdoor pools, an indoor pool at Phase I, tennis courts, putting green, gazebo, and walking trails.



A site visit of the community was made on June 17, 2025 by Denny Guo. Based on a review of the common area components, we provide the following comments:

***Site Components***

Roadways & Parking

The Association is responsible for the following roadways:

<b>Clubhouse Parking Lots</b>	At both Phase I & IV
<b>Phase I</b>	Fairmount Boulevard Sloan Road Thayer Way
<b>Phase II</b>	Eden Boulevard Hanover Road
<b>Phase III</b>	Copley Road Peters Way Logan Road
<b>Phase IV</b>	Hillview Drive Regency Hills Drive Woods End Court

The conditions of the roadways vary greatly between phases. Phase I was recently milled and repaved in 2024. Phase II & III show some signs of lateral cracks and alligator cracking. Phase IV is in fair condition. The estimated life expectancy of the roads and parking lots is 20 to 25 years. With this in mind, we estimate repaving the roads as follows:

Phase I	18 to 23 years
Phase II	2 to 7 years
Phase III	6 to 11 years
Phase IV	11 to 16 years

The costs for repaving include the following:

1. Milling the asphalt surface a depth of 2”
2. Applying at minimum 2” of asphalt wearing surface course
3. Inlet top replacement & repair
4. Repainting of the pavement markings

Future maintenance of the roadways consists of sealing open cracks and patching potholes. The quantity for asphalt patch & repair was maintained for the purpose of any future potential repair work required for Phases II, III, & IV to properly maintain the roadways until time of replacement.

\*Note: It has been reported by the Association that repairs and replacements for stormwater inlets are being replaced during repaving. Therefore, the cost of the inlet repairs and replacements are being incorporated in the cost of repaving. Any additional work on the inlets is completed and paid for through the operating budget. Since the costs are covered within the milling and paving line item, the line item for partial replacement of storm inlets has been removed from this Reserve Analysis.

#### *Photos of Roadways:*



#### Curbing

The curbing for this community consists of Belgian block set inside a concrete foundation. This type of curbing is durable and does not require extensive maintenance other than occasional repairs, especially after the wintertime when snowplows tend to cause damage.

During our site visit we noted the following curbing deficiencies:

- Missing joint
- Cracked joints



In the reserve fund analysis, we include partial curbing replacements, as total replacement is generally not needed. It is recommended that replacements of the block coincide with paving to minimize potential damage to the roadways during repairs.

During the onsite visit, there were no significant signs of damage to the curbing. It was reported that most of the repairs needed were completed many years ago. The partial replacement quantity of the Belgian block curbing was decreased from 15% to 5%. During the next update, adjustments can be made if the Association reports significant changes or advanced deterioration.

Future maintenance includes reparging between the granite blocks when the joints become loose, or the mortar falls out. Reparging should be paid for from the operating and maintenance budget.

### Concrete Flatwork

The concrete flatwork for the community includes sidewalks along roadways and in common areas, steps, and concrete driveway aprons. The walkways to the front entrances of the units are not included as these are the responsibility of the unit owners.

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

1. Settlement/heaving when one edge is higher than the other. When the elevation difference between the adjoining surfaces is 1/4" or greater, it should be replaced for pedestrian safety.
2. Excessive cracking
3. Open joints and large gaps
4. Spalling; surface erosion



Associations rarely do complete replacement in the case of flatwork. The Association has reported that repair and replacement of the concrete flatwork is currently being done on an annual basis. The Reserve Analysis has been updated to reflect these changes.

During our site visit we noted multiple areas with signs of repair/replacement. We also noted areas with concrete deficiencies such as cracking, heaving, and chipping.

#### *Photos of Concrete Deficiencies:*



### Walking Pathway

There are multiple pathways that meander around the community's property edges. The pathway is mainly made up of stone with a few portions of the pathway covered in asphalt. As with flatwork, the Association should be repairing the pathway on an as needed basis to avoid potential tripping concerns to the path users. Areas with stone should be routinely inspected for erosion and filled as necessary. Areas with asphalt should be inspected for potholes, cracks, and surface deformation.



We include an average cost to overlay the pathway with 1-1/2" of asphalt which should be applied to paving that is in good condition and for laying additional stone. As conditions apply, some full depth asphalt replacement should be expected prior to repaving. Cost for lawn restoration is not included. The cost of refurbishing the pathway in Phase IV is expected to occur in 2026. The pathways in Phases I, II, & III are not expected to occur until year 12 as it was recently refurbished in 2022-2023.

### Emergency Accessway

There is an emergency access drive at the front (eastern perimeter) of the Phase IV section of the development that connects Regency Hills Drive to Black Rock Road, outside of the community. Repairs to the access drive should be made on an as needed basis to keep the lane drivable for emergency vehicles.



The cost for repairs and replacement of the emergency accessway was not included in the prior study and will continue to be excluded from this Reserve Analysis. Any maintenance and repairs required should be accounted for in the operating budget.

### Signs

The Association has both traffic control and street signs located along community roadways. A sampling of the traffic control signs includes 'Stop,' Speed Limit,' and 'Pedestrians Ahead'. Some of the signs were noted to be faded or cracked.

Street signs typically have a longer useful life than traffic control signs, which tend to fade quicker. Deficiencies that warrant repair or replacement include leaning posts and faded or unreadable signs.



It has been reported that the Association has been replacing these signs through the Association's operating budget. Since the Association will continue to replace these items through the operating budget, both traffic control and street signs have been removed from the reserve analysis.

Community Identification Sign & Wall

The community identification signs consist of metal lettering mounted on a stucco and stone veneer covered wall. In the previous report, we noted cracks and areas of loose joints with mortar that should be repointed. We also noted that some of the metal letters at Phases II & II were loose and should be secured. During the current onsite visit, it seems that most of the items were corrected, however, we did note severe separation of the stucco from the wall at Phase I. This should be repaired immediately to prevent further deterioration of the sign.



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

*Photos of Identification Sign Deficiencies:*



Fencing/Guardrails

The community has the following fencing types:

1. Wooden split rail fencing around ponds and along top portions of the retaining walls
2. Wooden Guiderail located at the entrance of Phase I, II, and Copley Road
3. Black aluminum fencing around clubhouse pool Phase IV and retaining wall
4. White PVC/vinyl fencing around clubhouse pool Phase I
5. Black chain-link fencing around tennis court at Phase I
6. White PVC/vinyl fencing dumpster enclosures around clubhouse

The following fence types were included in the Reserve Study Analysis:

Fence Type	Scheduled Replacement Year
Wooden Guiderails Egypt, Edens Rds., and Copley Road	16 & 8
Black Chain-link Fencing around Tennis Court	9
Black Aluminum Fencing at Pool Phase IV	18
White PVC/Vinyl Fencing at Pool Phase I	7

With fencing, replacements should be made on an as needed basis in the short term, such as replacing a broken or fallen rail or damaged section of fence.

The following fence types were excluded from the Reserve Study Analysis:

- Wooden split-rail fencing as this will be maintained through the operating budget
- White PVC/vinyl dumpster enclosure as this will be maintained through the operating budget

*Photos of Fencing:*



Streetlights

We are not sure if the lights are operating correctly as we did not visit the site during nighttime hours. The streetlights are estimated to have a 25 to 30 year expected useful life. Replacement of the streetlights have been planned based on the phase in which they reside.



## Mailboxes & Posts

A mailbox and mounting post reside at each individual single-family home and at the clubhouse. During the next replacement, both the mailboxes and posts will be replaced at the same time. We have extended the life of the mailbox and posts accordingly. The next replacement is due in year 2036 for Phase I.



## Retaining Walls

There are multiple retaining walls located throughout the community. Retaining walls can be found near the clubhouse, behind unit 611 Regency Hills Drive, behind 836 Woods End Court, and behind 702 Hillview Drive in Phase IV. One retaining wall can be found along the pathway behind 143 Sloan Road in Phase I.

Partial replacements for landscape block retaining walls were included in the Reserve Fund Analysis since they are long-lived service items and very rarely require full replacement. If constructed properly, they should have a 40 to 50-year service life.

There are also concrete retaining walls on each side of the creek along Coplay Road behind the wooden guiderails. These concrete retaining walls have a long-lived service term and are not included in the Reserve Analysis. Eventually, the concrete walls will require repairs and should be completed on a maintenance related basis.



Typical wall maintenance includes the following:

1. Spot pointing of the coping
2. Resetting capstones
3. Fixing leaning fencing
4. Correcting soil washout above the wall

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

1. Vertical wall displacement
2. Loose or settled soil behind the wall

This study should not be considered an inspection of the retaining walls or certification of their condition.

## Stormwater Management

The stormsewer system consists of underground piping and standard PennDOT style street inlets, manholes, and end structures. These items should have at minimum a 50-year service life. Since full replacement should not be required, a repair allowance has been added to the study.

In the case of inlet tops, prior to repaving of the roads the damaged inlet tops should be replaced since they tend to deteriorate from snow plowing and deicing salts. At the same time, repairs can be performed on the interior of the inlet box. It has been the Association's practice to replace the inlet tops during repaving, so the cost of replacement is included in the pricing of the repaving. Additional costs of replacing inlets have been replaced through the operating budget, therefore, partial replacement costs for inlets have been removed from this Reserve Analysis.

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

1. Cleaning of the inlet and outlet controls
2. Resetting stone rip rap energy dissipaters
3. Trimming or removal of unwanted vegetation (not wetlands)
4. Removing excess sediment
5. Yearly inspections of the basin berm and outlet control devices



In the case of the ponds, the cost included is for dredging the bottom of the pond and the aerators (bubblers). The bubblers have been replaced as needed between 2019 – 2022. These prices are estimates and can vary depending on the amount of material (often referred to as muck) on the bottom of the pond, the type of material retrieved and where the material coming from the pond can be discarded.

## Gate House and Gate Posts

There are three gate houses located near the various entrances of the community. There are also gate posts which secure the metal gates. In the study, we have included a renovation allowance for the gate houses and posts in one lump sum per location. This allowance is reserved for roofing replacement of the gate house as well as the decorative metal caps at each gate post. The allowance can also be used for stucco repair, stone veneer replacement, window replacement, and door replacement. The life of this item was extended due to the conditions accessed onsite.



## Entrance Gates

Each of the three community entrances have entrance gates. The gate components included in this study include the physical metal gates, actuators, and gate intercoms/controllers. During the onsite visit, rust was noted along the hinges and bottoms of gate which connect to the actuators. The intercom screen did not display and also showed distorted characters. We were not able to determine if the gates were working properly during our time of visit as the gates were manually locked in the open position. Reportedly, the Association plans to replace the intercom/controllers for all three entrance locations in 2025.

*Photos of Entrance Gate and Components:*



## **CLUBHOUSES**

There are two clubhouses located inside the community. Both clubhouses have two levels and include amenities such as a kitchen, lounge area, bathrooms, showers, gaming room, yoga room, indoor pool (Phase I), and elevators. The Clubhouse at Phase I is located on Sloan Road near the main entrance, while the Clubhouse at Phase IV is on Regency Hills Drive.

Items included as part of the reserve analysis are outlined below.

### ***Clubhouse Exterior Systems***

Clubhouse exterior components in the study include roofing, gutters, downspouts, exterior façade coverings, painting of the fiber cement trim and sidings, vinyl trellis, composite decking, deck handrails, windows, and doors.



## Clubhouse Roofing

The following types of roofing exist on the clubhouses:

1. Asphalt fiberglass, architectural grade
2. EPDM rubber membrane roofing above the main entrance to Clubhouse at Phase I

The existing roofing is an asphalt fiberglass, architectural style shingle and should have a 45 to 50 year estimated useful life. Reportedly the roofing for both clubhouses was replaced in 2020. The gutter system for clubhouse Phase I was replaced in 2021. The gutter system for clubhouse Phase IV was replaced in 2012.



Based on ground and drone observations, we found no conditions that would indicate premature aging and the shingles should have a 40 to 45 year remaining useful life.

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

Asphalt fiberglass roofing replacement costs in the reserve analysis includes roofing tear off, vents, flashings, and installing elastomeric membranes. Replacement of the vent pipe collars is an operational expense and not included.

As for the gutters and downspouts, we estimate their useful life to be 25 to 30 years and schedule replacement in year 25 for Phase I and in year 16 for Phase IV.

As for the EPDM and vinyl roofing, aggressive maintenance will be required because the material is applied with adhesive, and the edges and seams are vulnerable to damage. Also, fencing penetrations are vulnerable areas. Even with the best maintenance procedures the life expectancy of these roofs can be as little as 10 to 12 years. It is recommended that EPDM be replaced with a TPO roof material for better durability and longevity.

The EDPM roof was not included in the previous study and therefore excluded from this study. It is assumed that replacement of the EDPM roof will be done through the operating budget.

*Additional Photos of Clubhouse Roofing Phase I & IV:*



Painting

The painting of the trim on the clubhouses and homes has been adjusted to an eight-year cycle. Painting of the clubhouses and homes was done in the following years listed below:

<b>Location</b>	<b>Year Replaced</b>
Phase I	2021
Phase II	2023
Phase III	2022
Phase IV	2023
Clubhouse Phase I	2021
Clubhouse Phase IV	2023

## Vinyl Siding

The exteriors of the clubhouses are primarily covered in vinyl siding. Typical maintenance requirements include caulking and sealing joints of dissimilar materials and resetting loose siding.

While vinyl siding is sometimes projected to last 40 plus years, it has been our experience that a shorter life span for this material should be expected. As the siding ages, the colors begin to lose their density and show signs of oxidation. Additionally, the components can become unsightly from neglect and impact damage. These problems can be compounded by the fact that the colors and styles of the replacement siding may no longer match.



Siding replacement is not anticipated for approximately 16 years for the Clubhouse at Phase I and 23 years for the Clubhouse at Phase IV.

*Additional Photos of Clubhouse Siding Phases I & IV:*



## Stucco

In addition to vinyl siding, Phase I Clubhouse has cement stucco accents at the reverse gables. Typical maintenance requirements include caulking and sealing joints between dissimilar materials.

We recommend a random sampling of stucco, utilizing intrusive testing, be performed when the next reserve fund update takes place to determine if water is migrating behind the stucco.

It should be noted that the stucco accents were not included in the previous study and will continue to be excluded from this update. Repairs and replacement of the stucco accents are believed to be captured through operating costs.



### Stone Veneer

In addition to vinyl siding and stucco, the buildings have stone veneer accents. Minimal maintenance is needed for the stone veneer. Typical maintenance requirements include caulking and sealing joints between dissimilar materials and occasional repointing around loose stones. As full replacement is rarely required, partial replacement costs were included in the reserve study.

It is common for deterioration of the mortar joints and loosening of the stones to occur with this type of exterior covering. This is generally the result of minor settlement and/or seasonal temperature changes. This is common and to be expected.



### Exterior Doors

Both clubhouses contain multiple metal exterior doors; some include aluminum storefronts. Multiple storefronts and doors have been replaced in recent years and look to be in good condition. The board plans on replacing three more exterior doors between 2025 and 2026 for the Clubhouse at Phase I.

Replacements for the doors vary but are estimated to be within the next 20 years. Since there are different types and styles of doors, we utilize a lump sum cost based on the quotes that were provided by the Association.



### Windows

Windows are found on multiple elevations of the building. Given that the size and shape of the exterior windows varies, we have included a replacement allowance that is combined with the door allowance. The windows are estimated to have a useful life of 30 to 35 years. Replacements have been planned accordingly.



### Decking and Handrails (Clubhouse Phase I)

At the rear of Clubhouse for Phase I, there is a large composite deck with stairs for access to the pool area. The handrails on the decking are a white PVC/vinyl material which surrounds the deck. Handrails should be inspected periodically to ensure that posts are securely fastened. Any deficiencies such as a loose post or wobbly railing should be addressed immediately as it is a safety concern. Replacement costs have been scheduled for year six.



### Vinyl Trellis (Clubhouse Phase IV)

At the rear of Clubhouse for Phase IV is a vinyl trellis that covers the concrete patio area beside the pool. The EUL has been updated from the previous Reserve Study and replacement of the trellis is expected to occur in year nine. Typical maintenance of the trellis includes occasional cleaning to remove dirt and debris.



### ***Clubhouse Interior Systems***

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



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

The estimated useful life of the flooring can vary depending on the foot traffic and usage within the clubhouse. This can result in a longer remaining life than what is scheduled in the study. Reassessment of the flooring should take place with each reserve study update.



Items like kitchen cabinets and counters, and restroom fixture are considered discretionary and not included. With normal cleaning and maintenance procedures these items should have a long service life and serve the community well into the future.

Various refurbishing funds have been included to cover the restrooms, locker rooms, and the overall clubhouse. These are general funds provided to cover the costs to replace furniture,

window treatments, wall art and other interior furnishings. As styles change and the décor starts to appear dated or worn, the Association will want to have a makeover of the interior areas. This cost shall be covered by the refurbish funds.

The exercise rooms are equipped with several life cycles, treadmills, elliptical machines and universal weights. For the Reserve Analysis, we included an allowance to replace equipment, as needed. Replacement is scheduled on a 10-year basis. The exact remaining life of exercise equipment is difficult to predict because usage of the machinery will vary. Based on published documents, the average life span of exercise equipment, excluding weights, is 5 to 7 years.



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

### ***Mechanical Systems***

We include replacement costs for the following mechanical items associated with the Clubhouses:

- Climate control split systems at both clubhouses
  - 7 Carrier Condenser Units (Tons vary – unable to read nameplates on units)
  - 1 York Condenser Unit (5 tons) Replaced 2023
  - Eight Forced hot air units
- Navien Tankless Water Heater (NPE-240A2) at Phase I clubhouse replaced in 2024
- Bradford White Water Heater (50-gal Capacity) at Phase IV clubhouse manufactured in 2011
- Dectron indoor dehumidification system
- Security upgrades to camera and entry system at clubhouse
- Fire Detection System Upgrade Allowance



\*Note: The costs noted in the study do not include duct work.

## Elevators

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

Costs for elevator repairs and upgrades can vary greatly depending on the scope of work. We have included costs for upgrades to the cab, pump, and the controls in the Reserve Analysis.



## ***Community Features***

### Pools

The community has one indoor in-ground pool and spa located inside the Clubhouse at Phase I. There are two in-ground pools located at the rear of each clubhouse. The outdoor pools are surrounded by concrete decking and fencing. Mechanical equipment for the indoor pool and spa is located inside the clubhouse beside the pool. The mechanical equipment for the outdoor pool at Phase I Clubhouse can be found in the pool shed. The mechanical equipment for the outdoor pool at Phase IV Clubhouse can be found beside the clubhouse in a fenced-in enclosure.



With all pools, replacement of the pool structure is not assumed over the study period. However, we do include estimates for replastering of the pool, replacement of coping & tiling, replacement of the pool equipment (pumps, filters and cover), partial replacement of the concrete decking and an allowance for pool furniture replacement.

The concrete decking for the indoor pool had evidence of spalling and flaking along certain areas believed to contain more foot traffic. The concrete decking for the outdoor pools was in fair condition with little to no cracking present during the onsite visit. Any concrete that poses a tripping concern to the swimmers of the pool should be replaced. Partial decking replacements are included in the reserve fund study.



The perimeter fencing surrounding the pool areas serves to prevent unwanted or accidental entry into the pool. As with any special equipment, the pools need to be operated properly and safely. The white vinyl fencing at Phase I and the black aluminum fencing at Phase IV have both been included for replacement in the study with replacement scheduled in year 7 and 18 respectively.

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

Lastly, we recommend the Association have the swimming pool and equipment serviced including the pumping, filter, and electrical equipment. All GFCI switches should be checked as part of this inspection.



### Gazebo

At the center of Phase I is a lone gazebo. Instead of complete replacement of the structure, which should not be required, we included a renovation fund to replace components as they weather.

Renovations are planned for in year 5. It was noted in the previous study that some staining of the interior roof structure was found.



### Putting Green

On the eastern edge of Phase I Clubhouse parking lot is a putting green. The item was replaced in 2021. Putting greens typically have an estimated useful life of 15 years. Replacement has been planned for year 11.



### Tennis Court

A tennis court area is located beside the Clubhouse of Phase I. In the Reserve Fund Analysis, we included costs for recoating / resurfacing and eventual replacement of the tennis court. As with any asphalt component, crack sealing is extremely important in maintaining the courts.

We noted a few areas that appear to hold water, some minor cracks in the surface and some larger cracks around the fence posts in certain areas. The



sand coating and striping appear to be in fair condition.

Recoating the surface, with a non-split coating that contains sand and striping every 8 years or so is industry standard. Based on our review, recoating of the tennis courts has been scheduled for in year 2 (2028). Replacement of the surface, including full removal, is expected within the next 10 years.

We also included replacement costs for the 10 ft. high chain link perimeter . We have assumed a 25-year design life for the chain link fencing surrounding the court structure with anticipated replacement occurring in year 10. Adjustments were made to the remaining life of the fencing so replacement of the tennis court surface and replacement of the fencing occur simultaneously.

## **RESULTS**

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

<i>Reserve Fund Balance as of 01/01/2026*</i>	<b><i>\$1,500,000</i></b>	<i>Rate of Inflation per Year</i>	<b><i>3.00%</i></b>
<i>Reserve Fund Contribution</i>	<b><i>\$54.44 per unit /month</i></b>	<i>Reserve Basis Period</i>	<b><i>30 years</i></b>
<i>Rate of Return on Investments per year</i>	<b><i>2.0%</i></b>	<i>Minimum threshold balance (+/- 10% of Capital Item Replacement Total)</i>	<b><i>\$383,000</i></b>

\*The balance used in the study was provided by the Association so the study could begin in January 1, 2026.

Based on our review of the common area components, financial information from the Association and reserve planning over the next 30 years, the current reserve funding is **slightly underfunded**. With a current increase of 3% to offset inflation, the funding level falls below the minimum threshold due to the increase in sidewalk repairs costs. This increase results in years 2047 and 2048 to fall below the minimum threshold requirement.

The Association has stated that they plan to escalate the funding by 3.5% yearly which is reflected in “Funding Option #1”. If “Funding Option #1” is followed, the reserve funding will be adequate with a minimum balance of \$427,608 in year 2048. The Association may also begin the increase this year which would further increase their minimum balance.

***The current monthly funding is \$54.44 per unit/month  
\$18,237 total per month / \$218,850 total per year***

### **Proposed/Current Funding Plan - Escalating Funding**

- Monthly funding is escalated 3% each year
- The minimum balance (threshold) is \$186,015 in year 2048

### **Funding Option #1 – 3.5% Escalating Funding**

- Monthly funding is escalated 3.5% each year
- The minimum balance (threshold) is \$427,608 in year 2048

RESERVE STUDY INPUT WORKSHEET	
Community Information	
<b>Organization:</b>	REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION
<b>Address:</b>	199 Sloan Road
<b>City:</b>	Phoenixville
<b>State:</b>	PA
<b>Board Contact:</b>	Bill Schalleur
<b>Association Management:</b>	CAMCO Management
<b>Management Contact:</b>	Jeff Bevan
<b>Level of Service:</b>	Level II: Update with Site Visit
<b>Inspection Date:</b>	06/17/2025
<b>Number of Units:</b>	335
<b>Community Age (years):</b>	Varies between 10 - 21
<b>Study Start Date:</b>	01/01/2026
<b>Study Duration (years):</b>	30
<b>Study End Date:</b>	12/31/2055
Current Financial Information	
<b>Reserve Fund Balance at Study Start Date*:</b>	\$ 1,550,000.00
<b>Assumed Annual Nominal Rate of Return on Funds (%):</b>	2.00%
<b>Assumed Annual Rate of Inflation (%):</b>	3.00%
<b>Current Funding Contribution Entry Selection:</b>	Unit / Month
<b>Funding Contribution Amount:</b>	\$ 56.07
<b>Planned Contribution Increase Per Fiscal Year:</b>	3.00%
<b>Total Monthly Contribution:</b>	\$ 18,783.45
<b>Total Annual Contribution:</b>	\$ 225,401.40
<b>Special Contribution Type:</b>	No Contributions

# CURRENT FUNDING & FUNDING OPTIONS WORKSHEET

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION**

Current Funding (3% Increase)		
Current Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	56.07
Funding Contribution Amount Increase Per Fiscal Year:	3.00%	
Starting Balance:	\$	1,550,000.00
Ending Balance:	\$	372,078.38
Immediate Liabilities after end of study:	\$	812,613.12
Maximum Balance:	\$	1,899,997.60
Year of Maximum Balance:		2035
Minimum Balance:	\$	186,014.53
Year of Minimum Balance:		2048
Select Special Contribution Type:		No Contributions
Special Funding Considerations		
Year	Change	Unit / Month

Funding Option #1 - 3.5% Funding Increases		
Selected Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	54.44
Funding Contribution Amount Increase Per Fiscal Year:	3.50%	
Starting Balance:	\$	1,550,000.00
Ending Balance:	\$	1,020,501.84
Immediate Liabilities after end of study:	\$	812,613.12
Maximum Balance:	\$	1,879,544.89
Year of Maximum Balance:		2035
Minimum Balance:	\$	427,607.75
Year of Minimum Balance:		2048
Select Special Contribution Type:		No Contributions
Special Funding Considerations		
Year	Change	Unit / Month

# CAPITAL ITEM REPLACEMENT WORKSHEET

For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

Costs are typically 10%±

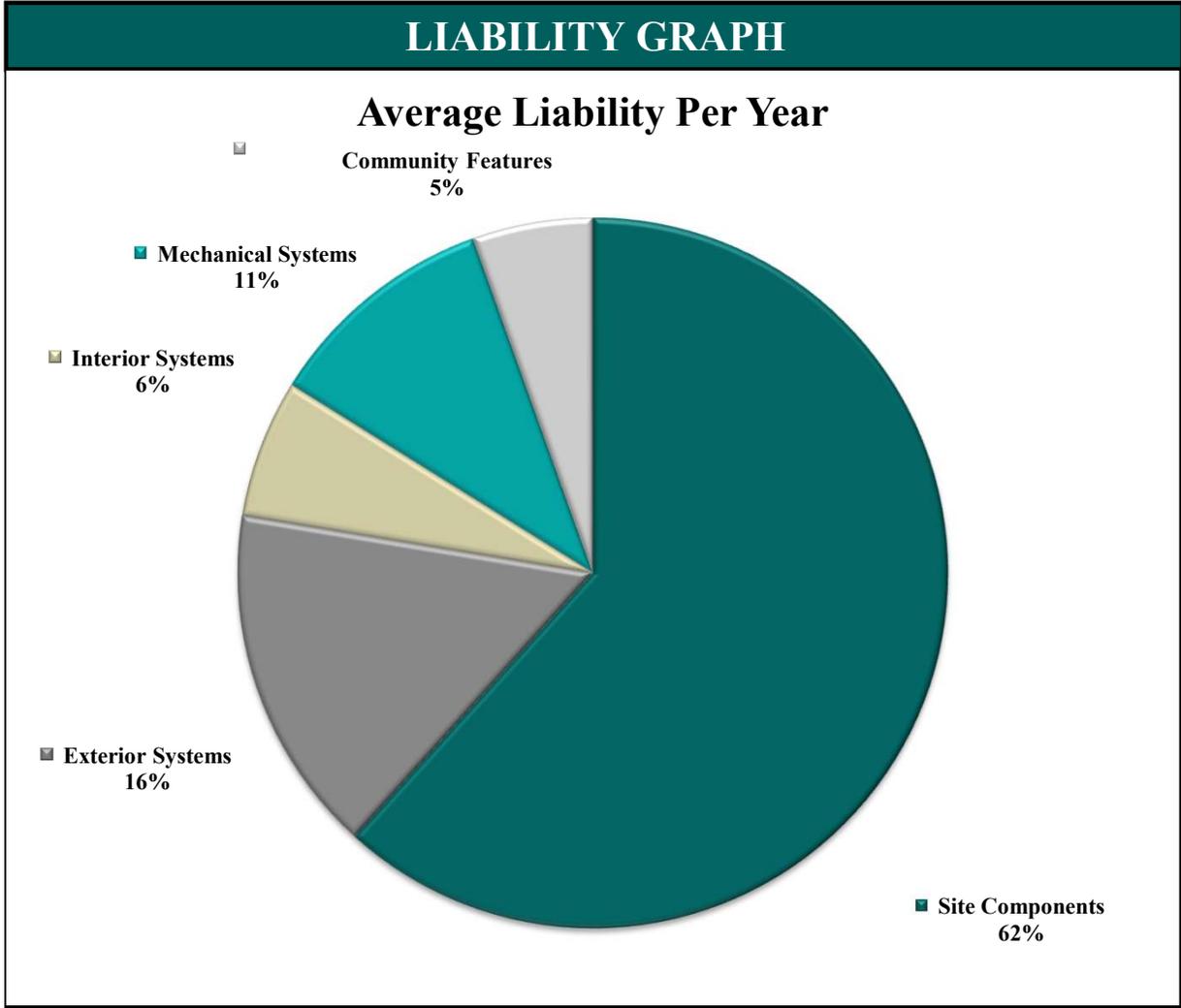
## ABBREVIATIONS:

EA - Each                      LS - Lump Sum                      SY - Square Yards  
 LF - Linear Feet              SF - Square Feet                      SQ - Square (100 Square Feet)

Capital Item	Quantity	Unit cost	Current		Frequency Years	Entire Study Cost		Remaining Life		Reserve Funding Required	
			Total Price (*)			(with inflation)	Years	Monthly	Annual		
<b>TOTAL</b>			\$	<b>3,830,152.20</b>		\$	<b>12,445,447.90</b>		\$	<b>22,537.60</b>	\$ <b>270,451.25</b>
<b>Site Components</b>											
Asphalt Milling & Paving - Roadways (Phase I 2024)	16,950 SY	\$ 19.15	\$	324,592.50	20	\$	555,239.63	18	\$	1,352.47	\$ 16,229.63
Asphalt Milling & Paving - Roadways (Phase II)	9,350 SY	\$ 19.15	\$	179,052.50	20	\$	534,917.15	2	\$	746.05	\$ 8,952.63
Asphalt Milling & Paving - Roadways (Phase III)	11,760 SY	\$ 19.15	\$	225,204.00	20	\$	758,459.75	6	\$	938.35	\$ 11,260.20
Asphalt Milling & Paving - Roadways (Phase IV)	17,780 SY	\$ 19.15	\$	340,487.00	20	\$	472,230.99	11	\$	1,418.70	\$ 17,024.35
Asphalt Patch, Crackfilling & Repair	23,000 SY	\$ 1.75	\$	40,250.00	5	\$	362,016.19	0	\$	670.83	\$ 8,050.00
Belgian Block Curbing - Partial Replacement	1,560 LF	\$ 48.50	\$	75,660.00	25	\$	129,422.06	18	\$	252.20	\$ 3,026.40
Concrete Flatwork - Partial Repair & Replacement	1,800 SF	\$ 29.00	\$	52,200.00	1	\$	2,494,134.22	0	\$	4,350.00	\$ 52,200.00
Walking Trails - Refurbishment (Phases I,II,III)	2,600 SY	\$ 25.50	\$	66,300.00	15	\$	243,264.62	12	\$	368.33	\$ 4,420.00
Walking Trails - Refurbishment (Phase IV)	2,420 SY	\$ 25.50	\$	61,710.00	15	\$	158,195.00	0	\$	342.83	\$ 4,114.00
Community Identification Sign	3 EA	\$ 7,650.00	\$	22,950.00	15	\$	81,721.35	11	\$	127.50	\$ 1,530.00
Wooden Guiderail - Egypt & Eden Rds	190 LF	\$ 48.00	\$	9,120.00	20	\$	14,693.04	16	\$	38.00	\$ 456.00
Wooden Guiderail (Phase II-III) Copley Road	268 LF	\$ 62.75	\$	16,817.00	20	\$	60,135.39	8	\$	70.07	\$ 840.85
Streetlights (Phase I)	15 EA	\$ 3,200.00	\$	48,000.00	25	\$	66,572.55	11	\$	160.00	\$ 1,920.00
Streetlights (Phase II)	8 EA	\$ 3,200.00	\$	25,600.00	25	\$	37,698.07	13	\$	85.33	\$ 1,024.00
Streetlights (Phase III)	3 EA	\$ 3,200.00	\$	9,600.00	25	\$	15,009.82	15	\$	32.00	\$ 384.00
Streetlights (Phase IV)	12 EA	\$ 3,200.00	\$	38,400.00	25	\$	65,686.06	18	\$	128.00	\$ 1,536.00
Mailbox Post (Phase I)	89 EA	\$ 560.00	\$	49,840.00	20	\$	67,084.07	10	\$	207.67	\$ 2,492.00
Mailbox Post (Phase II)	53 EA	\$ 560.00	\$	29,680.00	20	\$	41,164.03	11	\$	123.67	\$ 1,484.00
Mailbox Post (Phase III)	86 EA	\$ 560.00	\$	48,160.00	20	\$	70,919.49	13	\$	200.67	\$ 2,408.00
Mailbox Post (Phase IV)	108 EA	\$ 560.00	\$	60,480.00	20	\$	97,438.06	16	\$	252.00	\$ 3,024.00
Mailboxes (Phase I)	89 EA	\$ 138.00	\$	12,282.00	20	\$	16,531.43	10	\$	51.18	\$ 614.10
Mailboxes (Phase II)	53 EA	\$ 138.00	\$	7,314.00	20	\$	10,143.99	11	\$	30.48	\$ 365.70
Mailboxes (Phase III)	86 EA	\$ 138.00	\$	11,868.00	20	\$	17,476.59	13	\$	49.45	\$ 593.40
Mailboxes (Phase IV)	108 EA	\$ 138.00	\$	14,904.00	20	\$	24,011.52	16	\$	62.10	\$ 745.20
Retaining Wall - Partial (Phase I)	200 SF	\$ 85.00	\$	17,000.00	40	\$	29,964.25	19	\$	35.42	\$ 425.00
Retaining Wall - Partial (Phases IV)	550 SF	\$ 85.00	\$	46,750.00	40	\$	111,189.03	29	\$	97.40	\$ 1,168.75
Stormsewer - Repair Allowance	1 LS	\$ 50,000.00	\$	50,000.00	50	\$		31	\$	83.33	\$ 1,000.00
Pond - Dredging (Phase I)	1 LS	\$ 10,000.00	\$	10,000.00	35	\$	15,635.23	15	\$	23.81	\$ 285.71
Pond - Dredging (Phase II)	1 LS	\$ 18,000.00	\$	18,000.00	35	\$	28,999.42	16	\$	42.86	\$ 514.29
Pond - Dredging (Phase IV)	1 LS	\$ 20,000.00	\$	20,000.00	35	\$	37,429.13	21	\$	47.62	\$ 571.43
Pond Bubbler System (Phase I)	1 EA	\$ 2,030.00	\$	2,030.00	10	\$	9,519.39	4	\$	16.92	\$ 203.00
Pond Bubbler System (Phase II)	3 EA	\$ 2,830.00	\$	8,490.00	10	\$	38,637.44	3	\$	70.75	\$ 849.00
Pond Bubbler System (Phase IV)	1 EA	\$ 4,860.00	\$	4,860.00	10	\$	24,197.73	6	\$	40.50	\$ 486.00
Entrance Gate (Phases I,II & III)	12 EA	\$ 2,300.00	\$	27,600.00	15	\$	77,332.37	3	\$	153.33	\$ 1,840.00
Entrance Gate (Phases IV)	6 EA	\$ 2,300.00	\$	13,800.00	15	\$	49,139.64	11	\$	76.67	\$ 920.00
Gate House - Renovations (Phase I, II & IV)	3 EA	\$ 5,600.00	\$	16,800.00	25	\$	21,945.13	9	\$	56.00	\$ 672.00
Vinyl Trellis at Clubhouse (Phase IV)	685 SF	\$ 37.00	\$	25,345.00	20	\$	93,387.01	9	\$	105.60	\$ 1,267.25
Irrigation System - Refurbishment Allowance	1 LS	\$ 15,600.00	\$	15,600.00	17	\$	23,670.98	14	\$	76.47	\$ 917.65

Capital Item	Quantity	Unit cost	Current		Frequency	Entire Study Cost		Remaining Life		Reserve Funding Required					
			Total Price (*)		Years	(with inflation)	Years	Monthly	Annual						
<b>TOTAL</b>			\$	<b>3,830,152.20</b>		\$	<b>12,445,447.90</b>		\$	<b>22,537.60</b>	\$	<b>270,451.25</b>			
<b>Exterior Systems</b>															
Asphalt Shingle Roofing (Phase I Clubhouse)	11,300	SF	\$	6.25	\$	70,625.00		45		40	\$	130.79	\$	1,569.44	
Asphalt Shingle Roofing (Phase IV Clubhouse)	3,400	SF	\$	6.25	\$	21,250.00		45		40	\$	39.35	\$	472.22	
Gutters & Downspouts (Phase I Clubhouse)	757	LF	\$	9.50	\$	7,191.50		30	\$	15,172.23	25	\$	19.98	\$	239.72
Gutters & Downspouts (Phase IV Clubhouse)	322	LF	\$	9.50	\$	3,059.00		30	\$	4,928.29	16	\$	8.50	\$	101.97
Painting (Phase I)	88	EA	\$	660.00	\$	58,080.00		8	\$	376,410.16	3	\$	605.00	\$	7,260.00
Painting (Phase II)	53	EA	\$	660.00	\$	34,980.00		8	\$	240,701.99	5	\$	364.38	\$	4,372.50
Painting (Phase III)	86	EA	\$	660.00	\$	56,760.00		8	\$	379,044.06	4	\$	591.25	\$	7,095.00
Painting (Phase IV)	108	EA	\$	900.00	\$	97,200.00		8	\$	668,846.02	5	\$	1,012.50	\$	12,150.00
Painting Clubhouse (Phase I)	1	LS	\$	4,900.00	\$	4,900.00		8	\$	31,756.37	3	\$	51.04	\$	612.50
Painting Clubhouse (Phase IV)	1	LS	\$	3,500.00	\$	3,500.00		8	\$	24,083.96	5	\$	36.46	\$	437.50
Clubhouse - Vinyl Siding (Phase I)	3,325	SF	\$	12.00	\$	39,900.00		35	\$	64,282.05	16	\$	95.00	\$	1,140.00
Clubhouse - Vinyl Siding (Phase IV)	1,130	SF	\$	12.00	\$	13,560.00		35	\$	26,944.15	23	\$	32.29	\$	387.43
Clubhouse - Stone Veneer Partial (Phase I)	400	SF	\$	41.75	\$	16,700.00		40	\$	31,253.32	21	\$	34.79	\$	417.50
Clubhouse - Stone Veneer Partial (Phase IV)	250	SF	\$	41.75	\$	10,437.50		40	\$	24,091.52	28	\$	21.74	\$	260.94
Clubhouse - Windows & Doors Allowance (Phase I)	1	LS	\$	45,000.00	\$	45,000.00		30	\$	70,358.53	15	\$	125.00	\$	1,500.00
Clubhouse - Windows & Doors Allowance (Phase IV)	1	LS	\$	25,000.00	\$	25,000.00		30	\$	42,764.36	18	\$	69.44	\$	833.33
Clubhouse - Deck Handrail (Phase I)	159	LF	\$	65.00	\$	10,335.00		25	\$	12,339.61	6	\$	34.45	\$	413.40
Clubhouse - Composite Decking (Phase I)	1,185	SF	\$	18.50	\$	21,922.50		25	\$	26,174.67	6	\$	73.08	\$	876.90
<b>Interior Systems</b>															
Clubhouse - Kitchen Appliances (Phase I)	1	LS	\$	7,125.00	\$	7,125.00		12	\$	33,846.56	2	\$	49.48	\$	593.75
Clubhouse - Kitchen Appliances (Phase IV)	1	LS	\$	5,250.00	\$	5,250.00		12	\$	26,479.77	4	\$	36.46	\$	437.50
Clubhouse - Furnishings (Phase I)	1	LS	\$	40,000.00	\$	40,000.00		15	\$	62,540.92	15	\$	222.22	\$	2,666.67
Clubhouse - Furnishings (Phase IV)	1	LS	\$	31,000.00	\$	31,000.00		15	\$	86,858.82	3	\$	172.22	\$	2,066.67
Clubhouse - Restroom Refurbish Fund (Phase I)	2	EA	\$	21,200.00	\$	42,400.00		15	\$	129,973.80	6	\$	235.56	\$	2,826.67
Clubhouse - Refurbish Fund (Phase IV)	1	LS	\$	15,000.00	\$	15,000.00		15	\$	42,028.46	3	\$	83.33	\$	1,000.00
Clubhouse - Restroom Refurbish Fund (Phase IV)	2	EA	\$	18,000.00	\$	36,000.00		15	\$	110,355.12	6	\$	200.00	\$	2,400.00
Clubhouse - Locker Room Refurbish Fund (Phase I)	2	EA	\$	2,000.00	\$	4,000.00		15	\$	14,676.60	12	\$	22.22	\$	266.67
Flooring - Carpeting (Phase I Clubhouse)	1	LS	\$	12,600.00	\$	12,600.00		10	\$	60,883.05	5	\$	105.00	\$	1,260.00
Flooring - Ceramic Tile (Phase I Clubhouse)	1,805	SF	\$	22.12	\$	39,926.60		25	\$	47,670.91	6	\$	133.09	\$	1,597.06
Flooring - Wood (Phase I Clubhouse)	1,210	SF	\$	15.91	\$	19,251.10		25	\$	36,027.59	21	\$	64.17	\$	770.04
<b>Mechanical Systems</b>															
Entrance Gate Intercom/Gate Controller	3	EA	\$	5,733.00	\$	17,199.00		15	\$	67,002.93	14	\$	95.55	\$	1,146.60
Gate Actuators (Phase I, II & III)	12	EA	\$	2,800.00	\$	33,600.00		15	\$	94,143.76	3	\$	186.67	\$	2,240.00
Gate Actuators (Phase IV)	6	EA	\$	2,800.00	\$	16,800.00		15	\$	51,499.05	6	\$	93.33	\$	1,120.00
Indoor Pool - Dehumidification System	1	LS	\$	60,300.00	\$	60,300.00		12	\$	175,143.64	6	\$	418.75	\$	5,025.00
Air Conditioner Condensers (Phase I Clubhouse)	6	EA	\$	7,800.00	\$	46,800.00		12	\$	229,080.52	3	\$	325.00	\$	3,900.00
Air Conditioner Condensers (Phase IV Clubhouse)	2	EA	\$	7,800.00	\$	15,600.00		12	\$	78,682.74	4	\$	108.33	\$	1,300.00
Gas-Fired Forced Hot Air (Phase I Clubhouse)	6	EA	\$	10,500.00	\$	63,000.00		18	\$	175,798.32	1	\$	291.67	\$	3,500.00
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	2	EA	\$	10,500.00	\$	21,000.00		18	\$	66,060.79	5	\$	97.22	\$	1,166.67
Elevator Cab (Phase I)	1	LS	\$	13,000.00	\$	13,000.00		30	\$	17,497.85	10	\$	36.11	\$	433.33
Elevator Pump & Controls (Phase I)	1	LS	\$	70,000.00	\$	70,000.00		30	\$	94,219.20	10	\$	194.44	\$	2,333.33
Elevator & Controls (Phase IV)	1	LS	\$	39,500.00	\$	39,500.00		30	\$	71,740.47	20	\$	109.72	\$	1,316.67
Water Heater - Tankless (Phase I Clubhouse)	1	EA	\$	5,950.00	\$	5,950.00		15	\$	22,495.46	13	\$	33.06	\$	396.67
Water Heater (Phase IV Clubhouse)	1	EA	\$	3,800.00	\$	3,800.00		12	\$	18,051.50	2	\$	26.39	\$	316.67

Capital Item	Quantity	Unit cost	Current	Frequency	Entire Study Cost	Remaining Life	Reserve Funding Required	
			Total Price (*)	Years	(with inflation)	Years	Monthly	Annual
<b>TOTAL</b>			<b>\$ 3,830,152.20</b>		<b>\$ 12,445,447.90</b>		<b>\$ 22,537.60</b>	<b>\$ 270,451.25</b>
Security System Upgrades (Phase I)	1 LS	\$ 12,000.00	\$ 12,000.00	15	\$ 36,785.04	6	\$ 66.67	\$ 800.00
Security System Upgrades (Phase IV)	1 LS	\$ 12,000.00	\$ 12,000.00	15	\$ 36,785.04	6	\$ 66.67	\$ 800.00
Fire Suppression System N2 System	1 LS	\$ 10,000.00	\$ 10,000.00	30	\$ 21,097.45	25	\$ 27.78	\$ 333.33
Fire Detection System (Phase I Clubhouse)	1 LS	\$ 15,000.00	\$ 15,000.00	20	\$ 25,658.62	18	\$ 62.50	\$ 750.00
<b>Community Features</b>								
Pool - Replastering (Phase I)	1 LS	\$ 19,000.00	\$ 19,000.00	20	\$ 53,508.07	0	\$ 79.17	\$ 950.00
Pool - Coping & Tiling (Phase I)	197 LF	\$ 48.00	\$ 9,456.00	20	\$ 29,994.30	4	\$ 39.40	\$ 472.80
Pool - Concrete Decking - Partial (50%) (Phase I)	3,025 SF	\$ 22.50	\$ 68,062.50	20	\$ 197,333.79	1	\$ 283.59	\$ 3,403.13
Pool - Cover (Phase I)	1 LS	\$ 6,500.00	\$ 6,500.00	12	\$ 31,816.74	3	\$ 45.14	\$ 541.67
Pool - Filter & Pump System (Phase I)	1 LS	\$ 9,300.00	\$ 9,300.00	10	\$ 44,937.49	5	\$ 77.50	\$ 930.00
Pool - Furniture Allowance (Phase I)	1 LS	\$ 20,000.00	\$ 20,000.00	10	\$ 88,332.01	2	\$ 166.67	\$ 2,000.00
Pool - Vinyl Fence & Deck Railing (Phase I)	400 LF	\$ 55.00	\$ 22,000.00	25	\$ 27,066.14	7	\$ 73.33	\$ 880.00
Pool - Replastering (Phase IV)	1 LS	\$ 24,600.00	\$ 24,600.00	20	\$ 36,225.48	13	\$ 102.50	\$ 1,230.00
Pool - Coping & Tiling (Phase IV)	199 LF	\$ 48.00	\$ 9,552.00	20	\$ 14,066.09	13	\$ 39.80	\$ 477.60
Pool - Concrete Decking - Partial (50%) (Phase IV)	2,335 SF	\$ 22.50	\$ 52,537.50	20	\$ 187,867.21	8	\$ 218.91	\$ 2,626.88
Pool - Cover (Phase IV)	1 LS	\$ 6,500.00	\$ 6,500.00	20	\$ 21,245.02	5	\$ 27.08	\$ 325.00
Pool - Filter & Pump System (Phase IV)	1 LS	\$ 9,300.00	\$ 9,300.00	10	\$ 44,937.49	5	\$ 77.50	\$ 930.00
Pool - Furniture Allowance (Phase IV)	1 LS	\$ 15,000.00	\$ 15,000.00	10	\$ 70,340.35	4	\$ 125.00	\$ 1,500.00
Pool - Aluminum Fencing (Phase IV)	270 LF	\$ 65.00	\$ 17,550.00	25	\$ 30,020.58	18	\$ 58.50	\$ 702.00
Gazebo - Renovations (Phase I)	1 LS	\$ 9,000.00	\$ 9,000.00	20	\$ 29,416.19	5	\$ 37.50	\$ 450.00
Putting Green	1 LS	\$ 7,200.00	\$ 7,200.00	15	\$ 25,638.07	11	\$ 40.00	\$ 480.00
Tennis Court - Recoating	1,600 SY	\$ 16.67	\$ 26,672.00	8	\$ 167,755.88	2	\$ 277.83	\$ 3,334.00
Tennis Court - Replacement	1,600 SY	\$ 53.00	\$ 84,800.00	25	\$ 114,139.83	10	\$ 282.67	\$ 3,392.00
Tennis Court - Chainlink Fence	480 LF	\$ 45.00	\$ 21,600.00	25	\$ 29,073.35	10	\$ 72.00	\$ 864.00
Exercise Equipment - Allowance (Phase I)	1 LS	\$ 15,000.00	\$ 15,000.00	10	\$ 62,433.05	0	\$ 125.00	\$ 1,500.00
Exercise Equipment - Allowance (Phase IV)	1 LS	\$ 11,000.00	\$ 11,000.00	10	\$ 47,148.54	1	\$ 91.67	\$ 1,100.00
Indoor Pool & Spa - Replastering	1 LS	\$ 16,400.00	\$ 16,400.00	25	\$ 24,884.88	14	\$ 54.67	\$ 656.00
Indoor Pool & Spa - Coping & Tiling	184 LF	\$ 48.00	\$ 8,832.00	25	\$ 10,545.09	6	\$ 29.44	\$ 353.28
Indoor Pool & Spa - Concrete Decking (Partial)	1,419 SF	\$ 18.00	\$ 25,542.00	30	\$ 53,887.11	25	\$ 70.95	\$ 851.40
Indoor Pool & Spa - Filter & Pump System	1 LS	\$ 9,500.00	\$ 9,500.00	10	\$ 44,548.89	4	\$ 79.17	\$ 950.00
Indoor Pool & Spa - Heaters	2 EA	\$ 5,000.00	\$ 10,000.00	12	\$ 30,839.14	8	\$ 69.44	\$ 833.33



For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION

Liability Categories	Per Year Liability	
Site Components	\$	155,814.53
Exterior Systems	\$	40,140.35
Interior Systems	\$	15,885.02
Mechanical Systems	\$	26,878.27
Community Features	\$	13,837.07

## LIABILITIES BY YEAR

For: **REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION**

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10
Start of Period:	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
End of Period:	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Yearly Total:	\$ 188,160.00	\$ 199,672.00	\$ 305,923.18	\$ 310,121.28	\$ 186,440.38	\$ 342,784.13	\$ 648,059.66	\$ 91,286.71	\$ 166,771.54	\$ 123,238.86
<b>Site Components</b>										
Asphalt Milling & Paving - Roadways (Phase I 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ 189,636.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,885.37	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch, Crackfilling & Repair	\$ 40,250.00	\$ -	\$ -	\$ -	\$ -	\$ 46,638.48	\$ -	\$ -	\$ -	\$ -
Belgian Block Curbing - Partial Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Flatwork - Partial Repair & Replacement	\$ 52,200.00	\$ 53,653.58	\$ 55,285.50	\$ 56,967.07	\$ 58,699.77	\$ 60,485.18	\$ 62,324.90	\$ 64,220.57	\$ 66,173.90	\$ 68,186.64
Walking Trails - Refurbishment (Phases I,II,III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walking Trails - Refurbishment (Phase IV)	\$ 61,710.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Identification Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail - Egypt & Eden Rds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II-III) Copley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,318.90	\$ -
Streetlights (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall - Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall - Partial (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormsewer - Repair Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 2,282.77	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase II)	\$ -	\$ -	\$ -	\$ 9,265.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,802.66	\$ -	\$ -	\$ -
Entrance Gate (Phases I,II & III)	\$ -	\$ -	\$ -	\$ 30,120.52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gate (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,945.13
Vinyl Trellis at Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,107.10
Irrigation System - Refurbishment Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	11	12	13	14	15	16	17	18	19	20
<b>Start of Period:</b>	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
<b>End of Period:</b>	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
<b>Yearly Total:</b>	<b>\$ 519,072.42</b>	<b>\$ 826,069.64</b>	<b>\$ 284,765.03</b>	<b>\$ 474,318.24</b>	<b>\$ 210,692.98</b>	<b>\$ 536,694.88</b>	<b>\$ 359,871.54</b>	<b>\$ 86,656.25</b>	<b>\$ 1,270,228.96</b>	<b>\$ 344,024.89</b>
<b>Site Components</b>										
Asphalt Milling & Paving - Roadways (Phase I 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555,239.63	\$ -
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ 472,230.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch, Crackfilling & Repair	\$ 54,176.04	\$ -	\$ -	\$ -	\$ -	\$ 62,931.80	\$ -	\$ -	\$ -	\$ -
Belgian Block Curbing - Partial Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,422.06	\$ -
Concrete Flatwork - Partial Repair & Replacement	\$ 70,260.60	\$ 72,397.65	\$ 74,599.69	\$ 76,868.71	\$ 79,206.75	\$ 81,615.90	\$ 84,098.32	\$ 86,656.25	\$ 89,291.99	\$ 92,007.89
Walking Trails - Refurbishment (Phases I,II,III)	\$ -	\$ -	\$ 94,750.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walking Trails - Refurbishment (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,485.00	\$ -	\$ -	\$ -	\$ -
Community Identification Sign	\$ -	\$ 31,830.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail - Egypt & Eden Rds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,693.04	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II-III) Copley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase I)	\$ -	\$ 66,572.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ 37,698.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,009.82	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,686.06	\$ -
Mailbox Post (Phase I)	\$ 67,084.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase II)	\$ -	\$ 41,164.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase III)	\$ -	\$ -	\$ -	\$ 70,919.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,438.06	\$ -	\$ -	\$ -
Mailboxes (Phase I)	\$ 16,531.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase II)	\$ -	\$ 10,143.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ -	\$ 17,476.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,011.52	\$ -	\$ -	\$ -
Retaining Wall - Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,964.25
Retaining Wall - Partial (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormsewer - Repair Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,635.23	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,999.42	\$ -	\$ -	\$ -
Pond - Dredging (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 3,080.26	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase II)	\$ -	\$ -	\$ -	\$ 12,502.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,829.84	\$ -	\$ -	\$ -
Entrance Gate (Phases I,II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,211.85	\$ -
Entrance Gate (Phases IV)	\$ -	\$ 19,139.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Trellis at Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation System - Refurbishment Allowance	\$ -	\$ -	\$ -	\$ -	\$ 23,670.98	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	21	22	23	24	25	26	27	28	29	30
<b>Start of Period:</b>	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055
<b>End of Period:</b>	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051	12/31/2052	12/31/2053	12/31/2054	12/31/2055
<b>Yearly Total:</b>	\$ 422,651.27	\$ 827,358.88	\$ 484,509.92	\$ 189,264.80	\$ 180,558.14	\$ 383,727.84	\$ 790,894.23	\$ 534,875.99	\$ 497,530.59	\$ 659,224

**Site Components**

Asphalt Milling & Paving - Roadways (Phase I 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase II)	\$ -	\$ -	\$ 345,280.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 489,574.38	\$ -	\$ -	\$ -
Asphalt Milling & Paving - Roadways (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Patch, Crackfilling & Repair	\$ 73,102.63	\$ -	\$ -	\$ -	\$ -	\$ 84,917.24	\$ -	\$ -	\$ -	\$ -
Belgian Block Curbing - Partial Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Flatwork - Partial Repair & Replacement	\$ 94,806.39	\$ 97,690.02	\$ 100,661.36	\$ 103,723.07	\$ 106,877.91	\$ 110,128.70	\$ 113,478.37	\$ 116,929.92	\$ 120,486.46	\$ 124,151.17
Walking Trails - Refurbishment (Phases I,II,III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148,514.44	\$ -	\$ -
Walking Trails - Refurbishment (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Identification Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,891.35	\$ -	\$ -	\$ -
Wooden Guiderail - Egypt & Eden Rds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wooden Guiderail (Phase II-III) Copley Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,816.49	\$ -
Streetlights (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Post (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall - Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retaining Wall - Partial (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,189.03
Stormsewer - Repair Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond - Dredging (Phase IV)	\$ -	\$ 37,429.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,156.36	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase II)	\$ -	\$ -	\$ -	\$ 16,869.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Bubbler System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,565.23	\$ -	\$ -	\$ -
Entrance Gate (Phases I,II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance Gate (Phases IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000.03	\$ -	\$ -	\$ -
Gate House - Renovations (Phase I, II & IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Trellis at Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,279.91
Irrigation System - Refurbishment Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION**

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10
Start of Period:	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
End of Period:	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
<b>Exterior Systems</b>										
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase I)	\$ -	\$ -	\$ -	\$ 63,384.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase II)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,532.02	\$ -	\$ -	\$ -	\$ -
Painting (Phase III)	\$ -	\$ -	\$ -	\$ -	\$ 63,827.57	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,627.58	\$ -	\$ -	\$ -	\$ -
Painting Clubhouse (Phase I)	\$ -	\$ -	\$ -	\$ 5,347.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,055.52	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,339.61	\$ -	\$ -	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,174.67	\$ -	\$ -	\$ -
<b>Interior Systems</b>										
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ 7,546.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 5,903.71	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ 33,831.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,624.05	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ 16,369.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,982.69	\$ -	\$ -	\$ -
Clubhouse - Locker Room Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,599.87	\$ -	\$ -	\$ -	\$ -
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,670.91	\$ -	\$ -	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Mechanical Systems</b>										
Entrance Gate Intercom/Gate Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ 36,668.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,058.59	\$ -	\$ -	\$ -
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,996.00	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ 51,073.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 17,542.46	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ 64,754.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,333.12	\$ -	\$ -	\$ -	\$ -
Elevator Cab (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Pump & Controls (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator & Controls (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC

All Values are Adjusted for Inflation

Year Number	11	12	13	14	15	16	17	18	19	20
Start of Period:	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
End of Period:	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
<b>Exterior Systems</b>										
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,928.29	\$ -	\$ -	\$ -
Painting (Phase I)	\$ -	\$ 80,552.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,371.99
Painting (Phase II)	\$ -	\$ -	\$ -	\$ 51,510.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase III)	\$ -	\$ -	\$ 81,116.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase IV)	\$ -	\$ -	\$ -	\$ 143,134.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting Clubhouse (Phase I)	\$ -	\$ 6,795.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,636.76
Painting Clubhouse (Phase IV)	\$ -	\$ -	\$ -	\$ 5,154.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,282.05	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,358.53	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,764.36	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interior Systems</b>										
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 10,811.27	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,458.16	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,540.92	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,027.81	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,658.62	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Locker Room Refurbish Fund (Phase I)	\$ -	\$ -	\$ 5,716.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700.39	\$ -	\$ -	\$ -	\$ -
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Mechanical Systems</b>										
Entrance Gate Intercom/Gate Controller	\$ -	\$ -	\$ -	\$ -	\$ 26,097.26	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,475.30	\$ -
Gate Actuators (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,147.64	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,172.87	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,132.83	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,044.00
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab (Phase I)	\$ 17,497.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Pump & Controls (Phase I)	\$ 94,219.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator & Controls (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	21	22	23	24	25	26	27	28	29	30
Start of Period:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055
End of Period:	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051	12/31/2052	12/31/2053	12/31/2054	12/31/2055
<b>Exterior Systems</b>										
Asphalt Shingle Roofing (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Shingle Roofing (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,172.23	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,101.34	\$ -	\$ -
Painting (Phase II)	\$ -	\$ 65,463.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,195.55
Painting (Phase III)	\$ 103,088.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,011.71	\$ -
Painting (Phase IV)	\$ -	\$ 181,905.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,178.04
Painting Clubhouse (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,976.18	\$ -	\$ -
Painting Clubhouse (Phase IV)	\$ -	\$ 6,550.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,324.31
Clubhouse - Vinyl Siding (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Vinyl Siding (Phase IV)	\$ -	\$ -	\$ -	\$ 26,944.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase I)	\$ -	\$ 31,253.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Stone Veneer Partial (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,091.52	\$ -
Clubhouse - Windows & Doors Allowance (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Windows & Doors Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Deck Handrail (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Composite Decking (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interior Systems</b>										
Clubhouse - Kitchen Appliances (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,489.15	\$ -	\$ -	\$ -
Clubhouse - Kitchen Appliances (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,117.89	\$ -
Clubhouse - Furnishings (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Furnishings (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase I)	\$ -	\$ 79,349.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Refurbish Fund (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Restroom Refurbish Fund (Phase IV)	\$ -	\$ 67,372.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Clubhouse - Locker Room Refurbish Fund (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,960.15	\$ -	\$ -
Flooring - Carpeting (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,582.79	\$ -	\$ -	\$ -	\$ -
Flooring - Ceramic Tile (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flooring - Wood (Phase I Clubhouse)	\$ -	\$ 36,027.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Mechanical Systems</b>										
Entrance Gate Intercom/Gate Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,905.67
Gate Actuators (Phase I, II & III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gate Actuators (Phase IV)	\$ -	\$ 31,440.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool - Dehumidification System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Air Conditioner Condensers (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,833.72	\$ -	\$ -
Air Conditioner Condensers (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,007.45	\$ -
Gas-Fired Forced Hot Air (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas-Fired Forced Hot Air (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ 41,727.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Pump & Controls (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator & Controls (Phase IV)	\$ 71,740.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

For: **REGENCY AT PROVIDENCE COMMUNITY ASSOCIATION**

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10
Start of Period:	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
End of Period:	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035
Water Heater - Tankless (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ 4,024.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,327.56	\$ -	\$ -	\$ -
Security System Upgrades (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,327.56	\$ -	\$ -	\$ -
Fire Suppression System N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Detection System (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Community Features</b>										
Pool - Replastering (Phase I)	\$ 19,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,633.43	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ 69,957.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ -	\$ 7,093.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,776.10	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ 21,182.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,066.14	\$ -	\$ -
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,601.75	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,531.68	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,776.10	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 16,867.75	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gazebo - Renovations (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,428.48	\$ -	\$ -	\$ -	\$ -
Putting Green	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ -	\$ -	\$ 28,248.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ 11,306.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,545.09	\$ -	\$ -	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ -	\$ -	\$ -	\$ 10,682.91	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,676.99	\$ -

## LIABILITIES BY YEAR

For: REGENCY AT PROVIDENCE COMMUNITY ASSOC

All Values are Adjusted for Inflation

Year Number	11	12	13	14	15	16	17	18	19	20
<b>Start of Period:</b>	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
<b>End of Period:</b>	12/31/2036	12/31/2037	12/31/2038	12/31/2039	12/31/2040	12/31/2041	12/31/2042	12/31/2043	12/31/2044	12/31/2045
Water Heater - Tankless (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ 8,761.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 5,766.01	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Suppression System N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Detection System (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,658.62	\$ -
<b>Community Features</b>										
Pool - Replastering (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,162.90	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,540.76	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ 28,582.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ 36,225.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ 14,066.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,540.76	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 22,760.56	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,020.58	\$ -
Gazebo - Renovations (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Putting Green	\$ -	\$ 9,985.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ 35,900.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,624.44	\$ -
Tennis Court - Replacement	\$ 114,139.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ 29,073.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ 20,189.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ 15,256.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ 24,884.88	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ -	\$ -	\$ -	\$ 14,415.02	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## LIABILITIES BY YEAR

**For: REGENCY AT PROVIDENCE COMMUNITY ASSOC**

All Values are Adjusted for Inflation

Year Number	21	22	23	24	25	26	27	28	29	30
Start of Period:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055
End of Period:	12/31/2046	12/31/2047	12/31/2048	12/31/2049	12/31/2050	12/31/2051	12/31/2052	12/31/2053	12/31/2054	12/31/2055
<b>Water Heater - Tankless (Phase I Clubhouse)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,733.61	\$ -
Water Heater (Phase IV Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,260.88	\$ -	\$ -	\$ -
Security System Upgrades (Phase I)	\$ -	\$ 22,457.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security System Upgrades (Phase IV)	\$ -	\$ 22,457.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Suppression System N2 System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,097.45	\$ -	\$ -	\$ -	\$ -
Fire Detection System (Phase I Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Community Features</b>										
Pool - Replastering (Phase I)	\$ 34,508.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ 19,360.87	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase I)	\$ -	\$ 127,376.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Cover (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,560.24	\$ -	\$ -
Pool - Filter & Pump System (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,620.63	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase I)	\$ -	\$ -	\$ 38,567.57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Vinyl Fence & Deck Railing (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Replastering (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Coping & Tiling (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Concrete Decking - Partial (50%) (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,265.46	\$ -
Pool - Cover (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,713.34	\$ -	\$ -	\$ -	\$ -
Pool - Filter & Pump System (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,620.63	\$ -	\$ -	\$ -	\$ -
Pool - Furniture Allowance (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ 30,712.04	\$ -	\$ -	\$ -	\$ -	\$ -
Pool - Aluminum Fencing (Phase IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gazebo - Renovations (Phase I)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,987.71	\$ -	\$ -	\$ -	\$ -
Putting Green	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,652.19	\$ -	\$ -	\$ -
Tennis Court - Recoating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,982.66	\$ -	\$ -	\$ -
Tennis Court - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tennis Court - Chainlink Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase I)	\$ 27,243.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment - Allowance (Phase IV)	\$ -	\$ 20,586.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Replastering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Coping & Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Concrete Decking (Partial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,887.11	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Filter & Pump System	\$ -	\$ -	\$ -	\$ -	\$ 19,450.96	\$ -	\$ -	\$ -	\$ -	\$ -
Indoor Pool & Spa - Heaters	\$ 18,162.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# CURRENT FUNDING LEVELS

## Funding Balance - Year End



<b>Funding Balance at Start of Study:</b>	\$ 1,550,000.00	<b>Special Funding Considerations:</b>			<b>Special Contributions:</b>		<b>Minimum Balance</b>	<b>Date</b>
		Year	Change	Unit / Month	Year	Amount	\$ 186,014.53	2048
<b>Select Current Funding Contribution:</b>	Unit / Month		None		None		<b>Maximum Balance</b>	<b>Date</b>
<b>Funding Contribution Amount:</b>	\$ 56.07						\$ 1,899,997.60	2035
<b>Funding Contribution Amount Increase Per Year:</b>	3.0%							

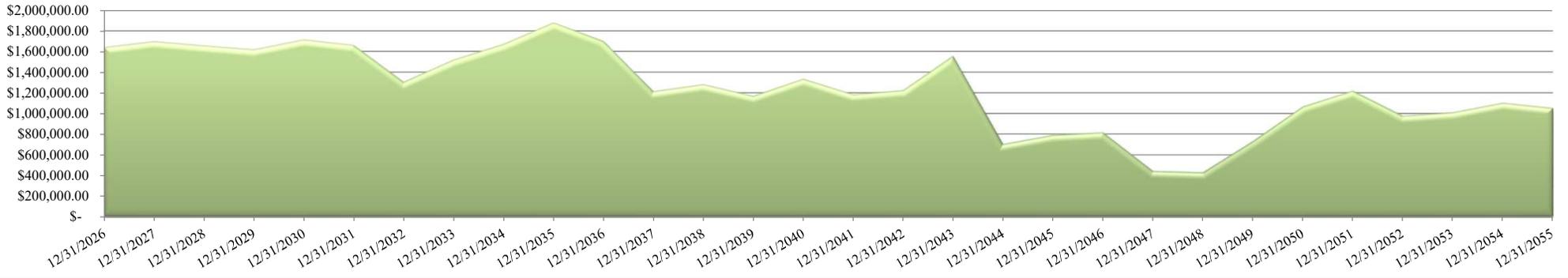
Year:	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
<b>Beginning Fund Balance:</b>	\$ 1,550,000.00	\$ 1,647,241.40	\$ 1,710,874.99	\$ 1,674,438.01	\$ 1,640,234.77	\$ 1,738,988.10	\$ 1,687,928.94	\$ 1,332,326.37	\$ 1,545,719.49	\$ 1,694,818.48
<b>Revenue:</b>	\$ 225,401.40	\$ 232,163.44	\$ 239,128.35	\$ 246,302.20	\$ 253,691.26	\$ 261,302.00	\$ 269,141.06	\$ 277,215.29	\$ 285,531.75	\$ 294,097.70
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 60,000.00	\$ 31,142.15	\$ 30,357.85	\$ 29,615.86	\$ 31,502.44	\$ 30,422.97	\$ 23,316.03	\$ 27,464.53	\$ 30,338.77	\$ 34,320.29
<b>Capital Expenditures:</b>	\$ 188,160.00	\$ 199,672.00	\$ 305,923.18	\$ 310,121.28	\$ 186,440.38	\$ 342,784.13	\$ 648,059.66	\$ 91,286.71	\$ 166,771.54	\$ 123,238.86
<b>Ending Fund Balance:</b>	\$ 1,647,241.40	\$ 1,710,874.99	\$ 1,674,438.01	\$ 1,640,234.77	\$ 1,738,988.10	\$ 1,687,928.94	\$ 1,332,326.37	\$ 1,545,719.49	\$ 1,694,818.48	\$ 1,899,997.60

Year:	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
<b>Beginning Fund Balance:</b>	\$ 1,899,997.60	\$ 1,714,414.03	\$ 1,221,077.49	\$ 1,279,476.04	\$ 1,155,420.24	\$ 1,307,845.34	\$ 1,141,104.70	\$ 1,162,040.77	\$ 1,473,098.76	\$ 594,271.34
<b>Revenue:</b>	\$ 302,920.63	\$ 312,008.25	\$ 321,368.50	\$ 331,009.55	\$ 340,939.84	\$ 351,168.04	\$ 361,703.08	\$ 372,554.17	\$ 383,730.80	\$ 395,242.72
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 30,568.22	\$ 20,724.84	\$ 21,795.07	\$ 19,252.89	\$ 22,178.24	\$ 18,786.19	\$ 19,104.54	\$ 25,160.07	\$ 7,670.74	\$ 8,752.49
<b>Capital Expenditures:</b>	\$ 519,072.42	\$ 826,069.64	\$ 284,765.03	\$ 474,318.24	\$ 210,692.98	\$ 536,694.88	\$ 359,871.54	\$ 86,656.25	\$ 1,270,228.96	\$ 344,024.89
<b>Ending Fund Balance:</b>	\$ 1,714,414.03	\$ 1,221,077.49	\$ 1,279,476.04	\$ 1,155,420.24	\$ 1,307,845.34	\$ 1,141,104.70	\$ 1,162,040.77	\$ 1,473,098.76	\$ 594,271.34	\$ 654,241.65

Year:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055
<b>Beginning Fund Balance:</b>	\$ 654,241.65	\$ 647,195.56	\$ 239,476.99	\$ 186,014.53	\$ 445,775.42	\$ 733,152.74	\$ 832,955.71	\$ 533,700.89	\$ 504,333.52	\$ 527,656.75
<b>Revenue:</b>	\$ 407,100.00	\$ 419,313.00	\$ 431,892.39	\$ 444,849.16	\$ 458,194.64	\$ 471,940.48	\$ 486,098.69	\$ 500,681.65	\$ 515,702.10	\$ 531,173.16
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 8,505.17	\$ 327.31	\$ (844.93)	\$ 4,176.52	\$ 9,740.83	\$ 11,590.33	\$ 5,540.72	\$ 4,826.97	\$ 5,151.72	\$ 2,527.45
<b>Capital Expenditures:</b>	\$ 422,651.27	\$ 827,358.88	\$ 484,509.92	\$ 189,264.80	\$ 180,558.14	\$ 383,727.84	\$ 790,894.23	\$ 534,875.99	\$ 497,530.59	\$ 659,223.68
<b>Ending Fund Balance:</b>	\$ 647,195.56	\$ 239,476.99	\$ 186,014.53	\$ 445,775.42	\$ 733,152.74	\$ 832,955.71	\$ 533,700.89	\$ 504,333.52	\$ 527,656.75	\$ 402,133.69

**FUNDING OPTION #1**

**Funding Balance - Year End**



<b>Funding Balance at Start of Study:</b>	\$ 1,550,000.00	<b>Step Funding:</b>			<b>Special Contributions:</b>		<b>Minimum Balance</b>	<b>Date</b>
		Year	Change	Unit / Month	Year	Amount	\$ 427,607.75	2048
<b>Select Current Funding Contribution:</b>	Unit / Month		None		None		<b>Maximum Balance</b>	<b>Date</b>
<b>Funding Contribution Amount:</b>	\$ 54.44						\$ 1,879,544.89	2035
<b>Funding Contribution Amount Increase Per Year:</b>	3.5%							

Year:	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
<b>Beginning Fund Balance:</b>	\$ 1,550,000.00	\$ 1,640,688.80	\$ 1,698,472.12	\$ 1,657,040.16	\$ 1,618,783.81	\$ 1,714,517.62	\$ 1,661,569.80	\$ 1,305,312.43	\$ 1,519,393.66	\$ 1,670,639.05
<b>Revenue:</b>	\$ 218,848.80	\$ 226,508.51	\$ 234,436.31	\$ 242,641.58	\$ 251,134.03	\$ 259,923.72	\$ 269,021.05	\$ 278,436.79	\$ 288,182.08	\$ 298,268.45
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 60,000.00	\$ 30,946.81	\$ 30,054.93	\$ 29,223.35	\$ 31,040.15	\$ 29,912.59	\$ 22,781.24	\$ 26,931.15	\$ 29,834.85	\$ 33,876.26
<b>Capital Expenditures:</b>	\$ 188,160.00	\$ 199,672.00	\$ 305,923.18	\$ 310,121.28	\$ 186,440.38	\$ 342,784.13	\$ 648,059.66	\$ 91,286.71	\$ 166,771.54	\$ 123,238.86
<b>Ending Fund Balance:</b>	\$ 1,640,688.80	\$ 1,698,472.12	\$ 1,657,040.16	\$ 1,618,783.81	\$ 1,714,517.62	\$ 1,661,569.80	\$ 1,305,312.43	\$ 1,519,393.66	\$ 1,670,639.05	\$ 1,879,544.89

Year:	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045
<b>Beginning Fund Balance:</b>	\$ 1,879,544.89	\$ 1,699,397.35	\$ 1,213,342.43	\$ 1,281,012.13	\$ 1,168,368.99	\$ 1,334,508.59	\$ 1,183,953.46	\$ 1,223,724.43	\$ 1,556,454.71	\$ 702,335.10
<b>Revenue:</b>	\$ 308,707.85	\$ 319,512.62	\$ 330,695.56	\$ 342,269.91	\$ 354,249.35	\$ 366,648.08	\$ 379,480.76	\$ 392,762.59	\$ 406,509.28	\$ 420,737.11
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 30,217.03	\$ 20,502.10	\$ 21,739.17	\$ 19,405.19	\$ 22,583.24	\$ 19,491.66	\$ 20,161.74	\$ 26,623.94	\$ 9,600.07	\$ 11,210.13
<b>Capital Expenditures:</b>	\$ 519,072.42	\$ 826,069.64	\$ 284,765.03	\$ 474,318.24	\$ 210,692.98	\$ 536,694.88	\$ 359,871.54	\$ 86,656.25	\$ 1,270,228.96	\$ 344,024.89
<b>Ending Fund Balance:</b>	\$ 1,699,397.35	\$ 1,213,342.43	\$ 1,281,012.13	\$ 1,168,368.99	\$ 1,334,508.59	\$ 1,183,953.46	\$ 1,223,724.43	\$ 1,556,454.71	\$ 702,335.10	\$ 790,257.44

Year:	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055
<b>Beginning Fund Balance:</b>	\$ 790,257.44	\$ 814,627.35	\$ 442,020.10	\$ 427,607.75	\$ 730,613.66	\$ 1,065,700.32	\$ 1,217,960.21	\$ 976,207.65	\$ 1,009,700.82	\$ 1,101,571.64
<b>Revenue:</b>	\$ 435,462.91	\$ 450,704.11	\$ 466,478.75	\$ 482,805.51	\$ 499,703.70	\$ 517,193.33	\$ 535,295.10	\$ 554,030.42	\$ 573,421.49	\$ 593,491.24
<b>Special Assessments:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Investment Earnings:</b>	\$ 11,558.27	\$ 4,047.52	\$ 3,618.81	\$ 9,465.20	\$ 15,941.10	\$ 18,794.40	\$ 13,846.58	\$ 14,338.74	\$ 15,979.92	\$ 14,789.36
<b>Capital Expenditures:</b>	\$ 422,651.27	\$ 827,358.88	\$ 484,509.92	\$ 189,264.80	\$ 180,558.14	\$ 383,727.84	\$ 790,894.23	\$ 534,875.99	\$ 497,530.59	\$ 659,223.68
<b>Ending Fund Balance:</b>	\$ 814,627.35	\$ 442,020.10	\$ 427,607.75	\$ 730,613.66	\$ 1,065,700.32	\$ 1,217,960.21	\$ 976,207.65	\$ 1,009,700.82	\$ 1,101,571.64	\$ 1,050,628.57

## APPENDIX B

### CAPITAL ITEM REPLACEMENT WORKSHEET DEFINITIONS

#### A: Capital Item

Definition: The individual line items that comprise the Common Area components which are the Association's responsibility to replace and are to be replaced using reserve fund money. Our report categorizes the Capital Items based on their location.

#### B: Quantity & Units

Definition: Quantity refers to the amount or number of a capital item included in the study. The units are how the item has been measured. A list of abbreviations is shown on the top right of the worksheet.

#### C: Unit Cost

Definition: Unit cost is the cost based on present dollars for each unit of measure.

#### D: Current Total Price

Definition: Is equal to the quantity times the unit cost and is the amount of money requirement, in present day dollars, for replacement of the capital item. This is for a one-time expenditure.

#### E: Frequency

Definition: The number of years that the capital item is expected to be in service before replacement is required. May also be known as Useful Life or Estimated Useful Life.

#### F: Remaining Life

Definition: The estimated number of years that a capital item will likely remain in service, performing its intended use, before repair or replacement is required. Number of years is based on a visual site inspection.

#### G: Entire Study Cost

Definition: The amount of money for replacement of the capital items over the course of the entire 30-year study. The dollar amount accounts for multiple iterations of items that have a shorter useful life.

#### H: Reserve Funding Required – Monthly/Annual

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

## APPENDIX C LIMITATIONS

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

It is beyond the scope of services for Bustamante Engineers, Inc. to provide building code investigations nor is it our responsibility to perform design of items to be cured or requiring replacement. Furthermore, the study shall not be considered an exhaustive inspection or evaluation, or to be utilized as a condition summary of future expectations of building or site components.

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

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

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

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

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

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

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

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

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

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

## **SUMMARY:**

President of an engineering firm with a staff of 10 + people. Greg is a registered Professional Engineer with 41 years of experience in civil and structural engineering in the Commonwealth of Pennsylvania, and the states of Delaware and New Jersey. As a Certified Building Inspection Engineer (BIE), his experience includes evaluating the structural integrity of residential and commercial buildings in the real estate, insurance, and community association sectors. Also, his experience includes design of repair and capital improvement projects utilizing civil & structural engineering skills. Earlier in his career his experience included municipal engineering, full-scale land development & subdivision projects, state department of transportation roads & bridges, and project planning and implementation.

## **PROFESSIONAL EXPERIENCE:**

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

- Provide consulting engineering services to community associations, including reserve fund analysis, transition studies, design of capital construction projects, specifications and bid procurement services & construction monitoring services.
- Evaluate residential & commercial properties; structural evaluations, Property Condition Assessments (PCA), forensics and litigation support.
- Building envelop consultation including investigations & design repair plans.
- Presentations for the Real Estate and Community Association sectors on various building related topics.
- Preparation of site development and subdivision plans including storm water management design.
- Senior engineer and management for residential/commercial inspections/investigations, litigation support, and structural/civil engineering projects.

### **1988-1993 Municipal Engineer, Carroll Engineering, Warrington, PA**

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

### **1983- 1988 Engineer in Training, Greenman-Pedersen, Inc., Babylon, NY**

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

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[Info@BustamanteEng.com](mailto:Info@BustamanteEng.com)



## **EDUCATION:**

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

## **LICENSED ENGINEER:**

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

## **PROFESSIONAL CERTIFICATIONS:**

- Building Inspection Engineer (BIE)
- CAI – Reserve Specialist Designation #268

## **PROFESSIONAL SOCIETIES:**

- National Society of Professional Engineers & Pennsylvania Society of Professional Engineers – President of Bucks County Chapter
- National Academy of Building Inspection Engineers
- Community Association Institute Member and Committee Member
- Greater Philadelphia Condominium Management Association

## **COMMUNITY SERVICE**

- Chalfont Borough P/C
- Civil Service Commission Chairman - Central Bucks Regional Police
- Member: - James A. Michener Art Museum & Heritage Conservancy – Member of the Facilities Committee

## **CLIENTS:**

- Community Associations
- Home/Building Owners and Sellers
- Architects
- Insurance & Warranty Companies

## **CORE COMPETENCY:**

Engineering - Design, Evaluation, Problem Solving of Residential, Multi-family & Commercial Structures and Properties, plus Litigation Support.

