

Quail Run II - Reserve Plan - 5 YR Capital Improvement Budget

Project	2025 Estimated Budget Plan		2026 Estimated Budget Plan		2027 Estimated Budget Plan		2028 Estimated Budget Plan		2029 Estimated Budget Plan	
	Cost	Project Details	Cost	Project Details	Cost	Project Details	Cost	Project Details	Cost	Project Details
Roof Replacements	\$16,846.00	2373/2375FG Roof (\$16,846)	\$18,000.00	2399/2401WM	\$25,200.00	2402/2404FG, 2360/2362SM	\$14,200.00	2343/2345FG	\$24,200.00	2391/2393WM
	\$36,450.00	Tree Removal Throughout the Project	\$10,000.00	Preventative	\$10,000.00	Preventative	\$10,000.00	Preventative	\$10,000.00	Preventative
Building Siding including Gutters	\$68,459.00	2373/2375FG Siding/Gutters (\$60,852), 2378/2380FG Chimney Chases (\$7,607), 2384/2386WM Gutters (\$3,500 WM Roofing)	\$91,107.00	2376/2378SM Siding/Gutters (\$41,400), 2405/2407SM Siding/Gutters (\$42,100), 2365/2367SM Chimney Chases (\$7,607)	\$90,000.00	2402/2404FG Siding/Gutters (\$40,000), 2346/2348FG Siding/Gutters (\$50,000)	\$100,000.00	2378/2380FG Siding/Gutters (\$50,000), 2343/2345FG Siding/Gutters (\$50,000)	\$100,000.00	2401/2403FG Siding/Gutters (\$50,000), 2365/2367SM Siding/Gutters (\$50,000)
Asphalt	\$16,000.00	2403MF, 2404MF - Replace Driveways	\$10,000.00	Evaluate all drives and replace one per year	\$10,000.00	Evaluate all drives and replace one per year	\$10,000.00	Evaluate all drives and replace one per year	\$10,000.00	Evaluate all drives and replace one per year
Miscellaneous (Concrete, Improvements, etc.)	\$8,340.00	Replace all MF mailboxes (\$2,340), Exterior Trim Replacement 2384/2386WM, 2399/2401WM, 2398/2400WM (\$6,000)	\$5,000.00	Preventative	\$5,000.00	Preventative	\$5,000.00	Preventative	\$5,000.00	Preventative
Future Reserve Project Funding	\$46,655.00	Additional work to be completed in 2025: Decks - 2401WM (\$14,577), 2360-2362SM (\$23,878) and Garage Doors - 2403FG (\$1,000), 2384WM (\$1,800), 2401WM (\$1,800), 2403 MF (\$1,800), 2384 MF (\$1,800)	\$96,549.00	Future Reserve Project Funding	\$96,549.00	Future Reserve Project Funding	\$96,549.00	Future Reserve Project Funding	\$96,549.00	Future Reserve Project Funding
Yearly Total Cost of Projects	\$192,750.00		\$230,656.00		\$236,749.00		\$235,749.00		\$245,749.00	
Reserve Balance at Start of Year	\$58,132.55		\$50,490.78		\$29,143.00		\$29,143.00		\$29,143.00	
Yearly Reserve Budget Allocation	\$85,000.00		\$85,000.00		\$85,000.00		\$85,000.00		\$85,000.00	
Additional Assessment	\$100,000.00		\$124,308.22		\$151,749.00		\$150,749.00		\$160,749.00	
Special Assessment	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Buy In Fees Paid YTD										
	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Interest Income	\$108.23		\$0.00		\$0.00		\$0.00		\$0.00	
Year End Reserve Balance	\$50,490.78		\$29,143.00		\$29,143.00		\$29,143.00		\$29,143.00	
ESTIMATED AVERAGE ASSESSMENT TO EACH UNIT	\$0	Assessment already issued in the amount of \$100,000	\$2,386.72- \$3,567.65	Amount includes keeping at least 10% of the annual budget available at the end of each year. Actual assessment will be based on percentage of value.	\$2,913.58- \$4,355.20	Amount includes keeping at least 10% of the annual budget available at the end of each year. Actual assessment will be based on percentage of value.	\$2,894.38- \$4,326.50	Amount includes keeping at least 10% of the annual budget available at the end of each year. Actual assessment will be based on percentage of value.	\$3,086.38- \$4,613.50	Amount includes keeping at least 10% of the annual budget available at the end of each year. Actual assessment will be based on percentage of value.

Future Capital Projects Not Yet Budgeted:	First Year of	Project Details	Estimated Cost	Notes
Siding/Gutter Replacement (Continued)	2035	Vinyl siding and gutters on all WM and MF Units will need to be replaced due to lack of ice and water shield.	\$500,000	At an average cost of \$50K per building, you would need to contribute \$25K/yr to complete all siding and gutters needed in the next 20 yrs
Tree Removal	Yearly	Preventative funds allocated for potential tree removal	\$10,000/YR	Contribute \$10,000 yearly for preventative tree removal
Concrete	Yearly	Patio slabs, sidewalks, stoops, etc. that may need replacement over time to be evaluated yearly	\$188,000	Based on a total cost of \$188,000 and the need to replace concrete as needed over time, this expense will be allocated over 25 yrs requiring a yearly contriubtion of \$7,520.
Irrigation System	2035	The irrigation system is currently not operational, full replacement should be considered	\$100,000	At a replacement cost of \$100,000, you would need to contribute \$10,000/yr to replace the irrigation system in 2035
Asphalt	2030	Replacement of the 36 remaining driveways to be evaluated yearly to determine need. All asphalt is within 5-10 years in terms of need for replacement.	\$214,260	At an average cost of \$13,513 per driveway, you would need to contribute \$14,284/yr to replace all driveways needed in the next 15 yrs
Roof Replacements (Continued)	2031	2031 - 2365/2357SM, 2033 - 2377/2379SM - All other roofs would be good until approx. 2041 and will be evaluated yearly	\$256,000	At an average cost of \$16K per building, you would need to contribute \$10,667/yr to complete all roof replacements needed in the next 24 yrs
Landscaping Improvements	Yearly	Preventative funds allocated for potential landscaping improvements needed to resolve drainage issues, replenish dead landscaping, retaining walls that may be needed, etc.	\$1,000	Contribute \$1,000 yearly for preventative landscaping improvements
Miscellaneous	Yearly	Preventative funds allocated for signage, exterior lighting, unforeseen replacements, etc. as needed	\$5,000	Contribute \$5,000 yearly for preventative miscellaneous replacements

To fund all necessary future reserve projects, you would need to contribute a minimum of \$96,549 per year to the Reserve Fund

All projects total an estimated \$2,413,717 and based on this scheduled would take 25 years to fund based on this schedule