Quail Run II - Reserve Plan - Capital Improvement Budget Plan

Project	2026 Estimated Budget Plan		2027 Estimated Budget Plan		2028 Estimated Budget Plan		2029 Estimated Budget Plan		2030 Estimated Budget Plan	
	Cost	Project Details	Cost	Project Details	Cost	Project Details	Cost	Project Details	Cost	Project Details
Roof Replacements	$13,390.00	2402/2404 FG	$22,000.00	2360/2362SM	$24,000.00	2343/2345FG	$48,000.00	2391/2393WM, 2399/2401WM		
Tree Removal	$11,855.00	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	$84,878.50	2376/2378SM Siding/Gutters ($34,331), 2405/2407SM Siding/Gutters ($34,299), 2365/2367SM Chimney Chases ($6,900), Replace gutters at 2386WM ($5,219.50), Replace gutters and bury downspouts at 2365/2367SM ($2,776), Replace gutters at 2373MF ($1,353)	$129,834.00	2402/2404FG Siding/Gutters ($56,000), 2346/2348FG Siding/Gutters ($58,000), Replace chimney chase 2343FG ($6,500), Replace gutters at 2373MF ($4,197) and 2386MF ($5,137)	$120,000.00	2378/2380FG Siding/Gutters ($60,000), 2343/2345FG Siding/Gutters ($60,000)	$130,000.00	2401/2403FG Siding/Gutters ($65,000), 2365/2367SM Siding/Gutters ($65,000)		
Asphalt	$9,300.00	2401/2403 FG	$10,000.00	2343/2345FG	$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.)	$8,798.00	Replace sidewalk at 2365 SM ($1,750), 2407SM ($1,550), 2367SM and 2379SM ($2,450), Replace retaining walls at 2378SM ($1,626) and 2368MF ($1,422)	$5,000.00	Preventative	$5,000.00	Preventative	$5,000.00	Preventative	$5,000.00	Preventative
Yearly Total Cost of Projects	$128,221.50		$176,834.00		$169,000.00		$203,000.00		$25,000.00	
Reserve Balance at Start of Year	$58,925.51		$133,206.58		$157,229.58		$189,086.58		$186,943.58	
Yearly Reserve Budget Allocation	$19,143.00		$20,000.00		$20,000.00		$20,000.00		$102,680.00	
Additional Assessment	$180,857.00		$180,857.00		$180,857.00		$180,857.00		$0.00	
Special Assessment	$0.00		$0.00		$0.00		$0.00		$0.00	
Buy In Fees Paid YTD	$1,500.00		$0.00		$0.00		$0.00		$0.00	
Interest Income	$1,002.57		$0.00		$0.00		$0.00		$0.00	
Year End Reserve Balance	**$133,206.58**		**$157,229.58**		**$189,086.58**		**$186,943.58**		**$264,623.58**	
Future Reserve Fund Balance	**$102,680.00**		**$197,991.92**		**$293,324.09**		**$386,776.82**		**$488,266.34**	
Available Reserve Funds	**$30,526.58**		**-$40,762.34**		**-$104,237.51**		**-$199,833.24**		**-$223,642.76**	
ESTIMATED AVERAGE ASSESSMENT TO EACH UNIT	**$3,472-$5,191**		**$3,472-$5,191**	Actual assessment will be based on percentage of value.	**$3,472-$5,191**	Actual assessment will be based on percentage of value and will be determined by the Board in October 2027.	**$3,472-$5,191**	Actual assessment will be based on percentage of value and will be determined by the Board in October 2028.	Starting in 2030, the goal will be to increase the monthly fees to a level comparable to or higher than the 2025 rate, rather than relying on an annual assessment to fund the necessary estimated annual reserve contribution. The specific monthly fees in 2030 will depend on available funds and anticipated project needs at that time.	

Future Capital Projects Not Yet Budgeted:	First Year of Replacement	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.	$650,000	At an average cost of $65K per building, you would need to contribute $32,500/yr to complete all siding and gutters needed in the next 20 yrs
Tree Removal	Yearly	Preventative funds allocated for potential tree removal	$250,000	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	$250,000	Based on a total cost of $250,000 and the need to replace concrete as needed over time, this expense will be allocated over 25 yrs requring a yearly contirubtion of $10,000.
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 30 remaining driveways to be evaluated yearly to determine need. All asphalt is within 5-10 years in terms of need for replacement.	$300,000	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	$350,000	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 drainaage issues, replenish dead landscaping, retaining walls that may be needed, etc.	$37,500	Contribute $1,500 yearly for preventative landscaping improvements
Miscellanous	Yearly	Preventative funds allocated for signage, exterior lighting, unforseen replacements, etc. as needed	$125,000	Contribute $5,000 yearly for preventative miscellanous replacements

To fund all necessary future reserve projects, you would need to contribute a minimum of $102,680 per year to the Reserve Fund

All projects total an estimated $2,567,000 and based on this scheduled would take 25 years to fund based on this schedule