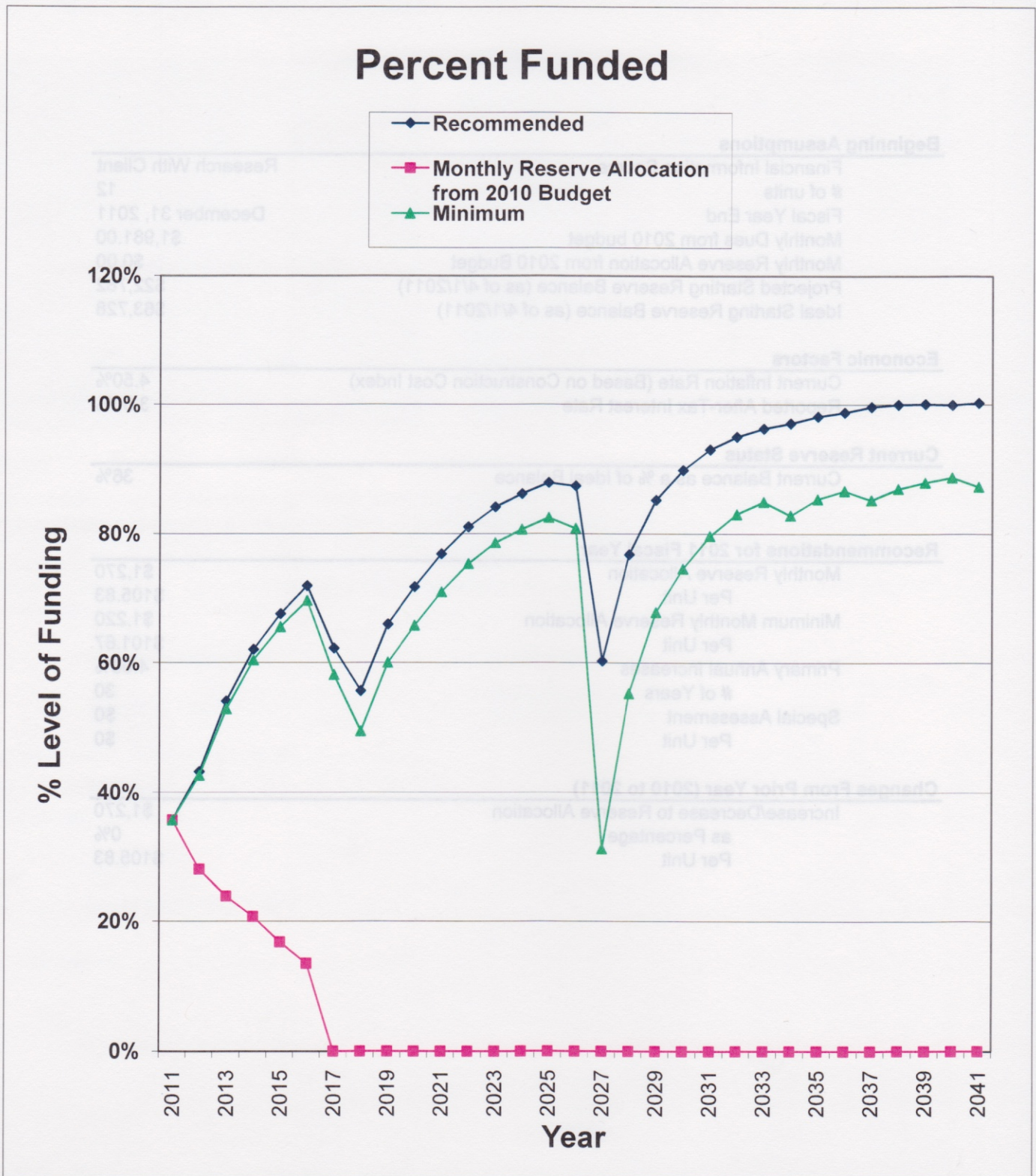


# Funding Summary For Twin Ridge HOA

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Roofing	103	EPDM Flat Roof	15	15	\$8,500	\$7,400
	105	Comp Shingle Roof - Replace	20	18	\$55,100	\$66,300
	120	Gutters/Downspouts - Replace	25	15	\$4,350	\$4,800
		Recommended	10	5	\$10,000	\$28,000
<b>Beginning Assumptions</b>						
		Financial Information Source			Research With Client	\$0
		# of units				12
		Fiscal Year End			December 31, 2011	
		Monthly Dues from 2010 budget			\$1,981.00	
		Monthly Reserve Allocation from 2010 Budget			\$0.00	
		Projected Starting Reserve Balance (as of 4/1/2011)			\$22,782	
		Ideal Starting Reserve Balance (as of 4/1/2011)			\$63,728	
<b>Economic Factors</b>						
		Current Inflation Rate (Based on Construction Cost Index)			4.50%	
		Reported After-Tax Interest Rate			3.00%	
<b>Current Reserve Status</b>						
		Current Balance as a % of Ideal Balance				36%
<b>Recommendations for 2011 Fiscal Year</b>						
		Monthly Reserve Allocation			\$1,270	
		Per Unit			\$105.83	
		Minimum Monthly Reserve Allocation			\$1,220	
		Per Unit			\$101.67	
		Primary Annual Increases			4.00%	
		# of Years			30	
		Special Assessment			\$0	
		Per Unit			\$0	
<b>Changes From Prior Year (2010 to 2011)</b>						
		Increase/Decrease to Reserve Allocation			\$1,270	
		as Percentage			0%	
		Per Unit			\$105.83	







## Component Inventory for Twin Ridge HOA

Category	Asset #	Asset Name	UL	RUL	Best Cost	Worst Cost
Roofing	103	EPDM Flat Roof - Replace	20	15	\$6,500	\$7,400
	105	Comp Shingle Roof - Replace	20	15	\$56,100	\$66,300
	120	Gutters/Downspouts - Replace	20	15	\$4,350	\$4,800
	121	Heat Tape - Replace	10	5	\$23,000	\$26,000
	123	Skylights - Replace	N/A		\$0	\$0
Painted Surfaces	204	Building Ext Surfaces - Repaint	8	6	\$25,200	\$27,600
Siding Materials	301	Hardboard Siding - Major Repairs	8	6	\$1,200	\$1,800
Drive Materials	401	Asphalt - Overlay	24	5	\$17,500	\$20,400
	402	Asphalt - Seal Coat/crack fill	3	0	\$1,750	\$2,100
Property Access	501	Front Doors - Replace	30	8	\$3,600	\$4,800
	502	Garage Doors - Replace	N/A		\$0	\$0
	506	Windows - Replace	N/A		\$0	\$0
Decking	601	Concrete - Repair	8	5	\$1,200	\$1,500
Prop. Identification	803	Mailboxes - Replace	20	4	\$1,800	\$2,200
Fencing/Walls	1011	Retaining Wall - Replace	24	5	\$4,400	\$4,950
Light Fixtures	1602	Exterior Lights - Replace	25	12	\$900	\$1,050



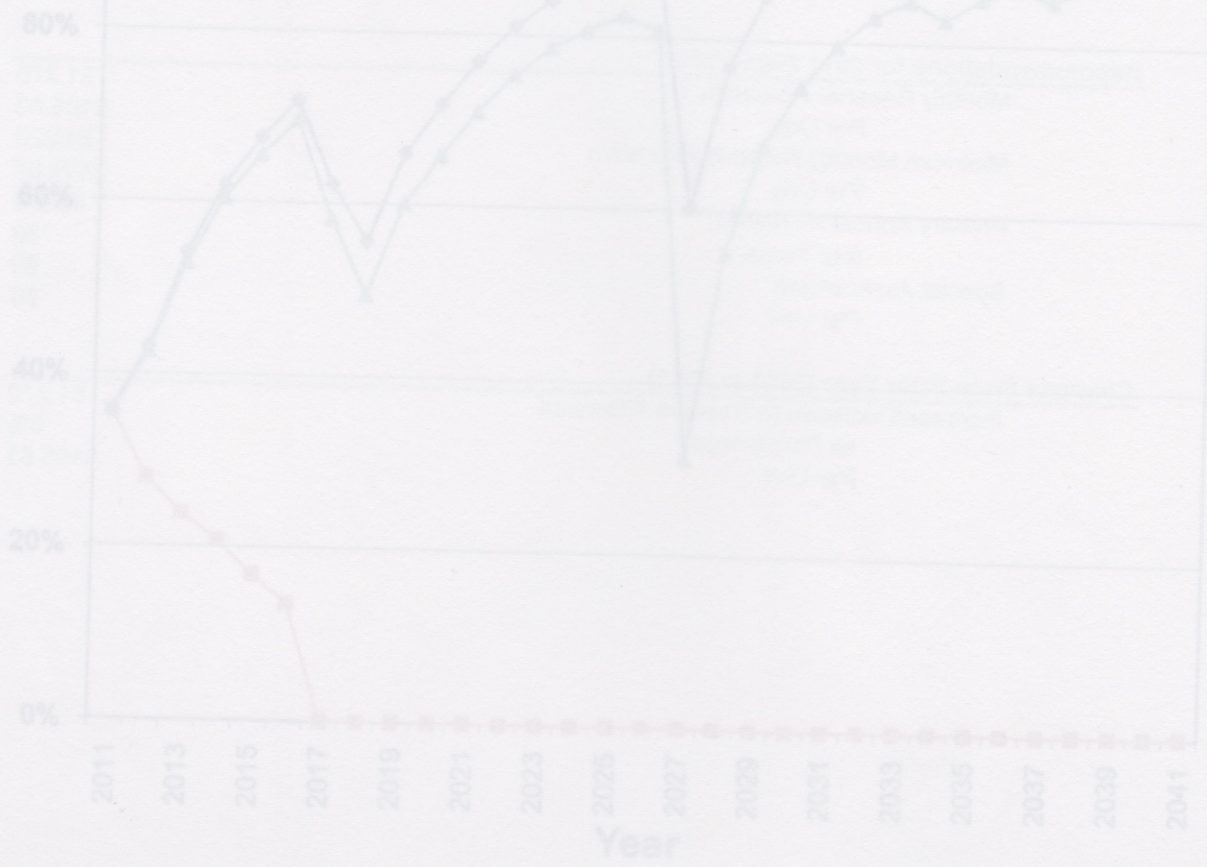
Asset ID	Asset Name	UL	RUL	Average Curr. Cost	As \$	As %
204	Building Ext Surfaces - Repaint	8	6	\$26,400	\$3,300	28%
105	Comp Shingle Roof - Replace	20	15	\$61,200	\$3,060	26%
121	Heat Tape - Replace	10	5	\$24,500	\$2,450	21%
401	Asphalt - Overlay	24	5	\$18,960	\$790	7%
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$2,045	10%



# Significant Components For Twin Ridge HOA

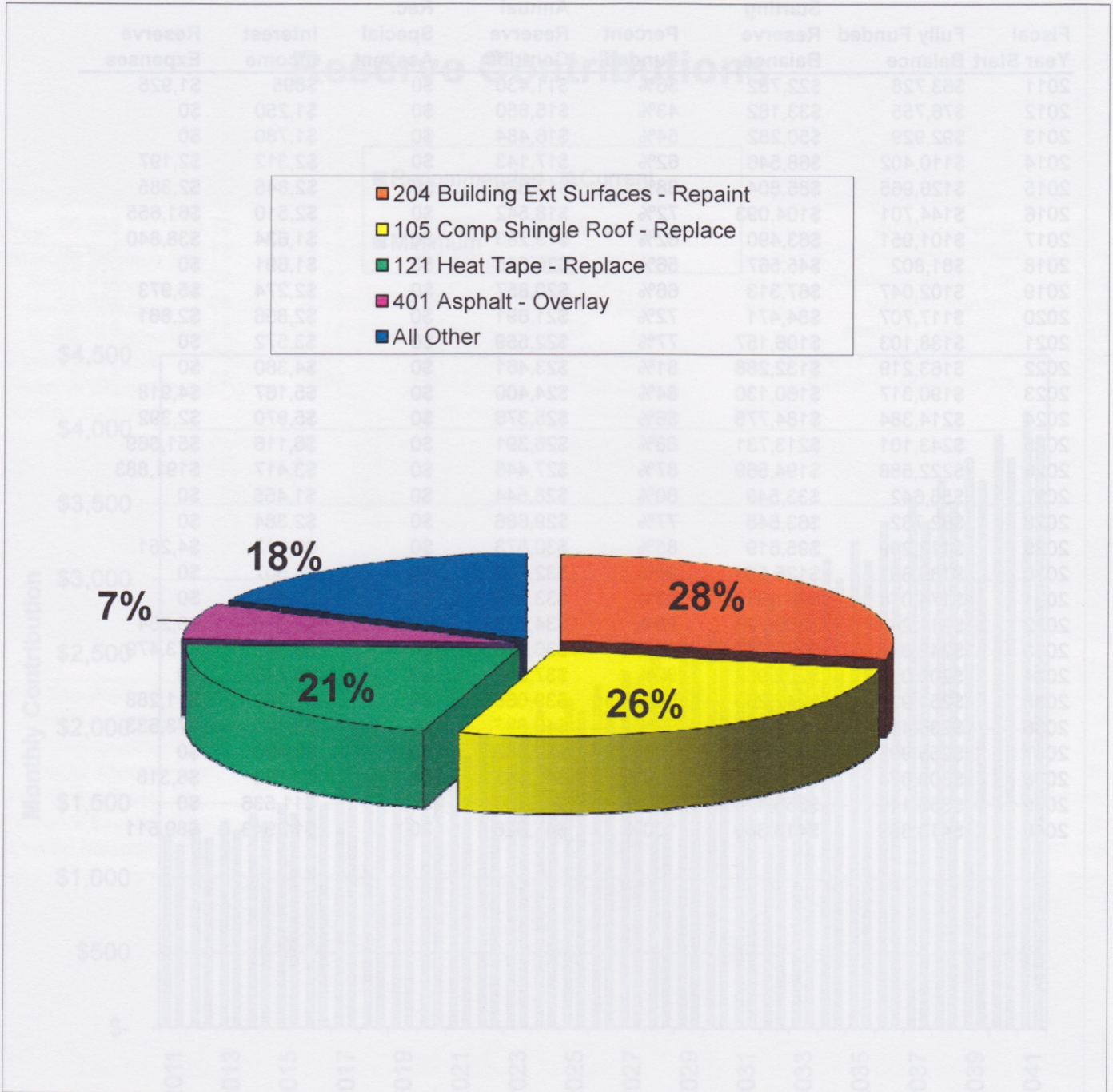
ID	Asset Name	UL	RUL	Significance:		
				Ave Curr Cost	(Curr Cost/UL) As \$	As %
103	EPDM Flat Roof - Replace	20	15	\$6,950	\$348	2.9835%
105	Comp Shingle Roof - Replace	20	15	\$61,200	\$3,060	26.2716%
120	Gutters/Downspouts - Replace	20	15	\$4,575	\$229	1.9639%
121	Heat Tape - Replace	10	5	\$24,500	\$2,450	21.0345%
204	Building Ext Surfaces - Repaint	8	6	\$26,400	\$3,300	28.3322%
301	Hardboard Siding - Major Repairs	8	6	\$1,500	\$188	1.6098%
401	Asphalt - Overlay	24	5	\$18,950	\$790	6.7790%
402	Asphalt - Seal Coat/crack fill	3	0	\$1,925	\$642	5.5090%
501	Front Doors - Replace	30	8	\$4,200	\$140	1.2020%
601	Concrete - Repair	8	5	\$1,350	\$169	1.4488%
803	Mailboxes - Replace	20	4	\$2,000	\$100	0.8586%
1011	Retaining Wall - Replace	24	5	\$4,675	\$195	1.6724%
1602	Exterior Lights - Replace	25	12	\$975	\$39	0.3348%

% Level of Funding





Significant Components Graph For Twin Ridge HOA



Asset ID	Asset Name	UL	RUL	Average Curr. Cost	As \$	As %	Significance: (Curr Cost/UL)
204	Building Ext Surfaces - Repaint	8	6	\$26,400	\$3,300	28%	
105	Comp Shingle Roof - Replace	20	15	\$61,200	\$3,060	26%	
121	Heat Tape - Replace	10	5	\$24,500	\$2,450	21%	
401	Asphalt - Overlay	24	5	\$18,950	\$790	7%	
All Other	See Expanded Table on Page 4 For Additional Breakdown				\$2,048	18%	



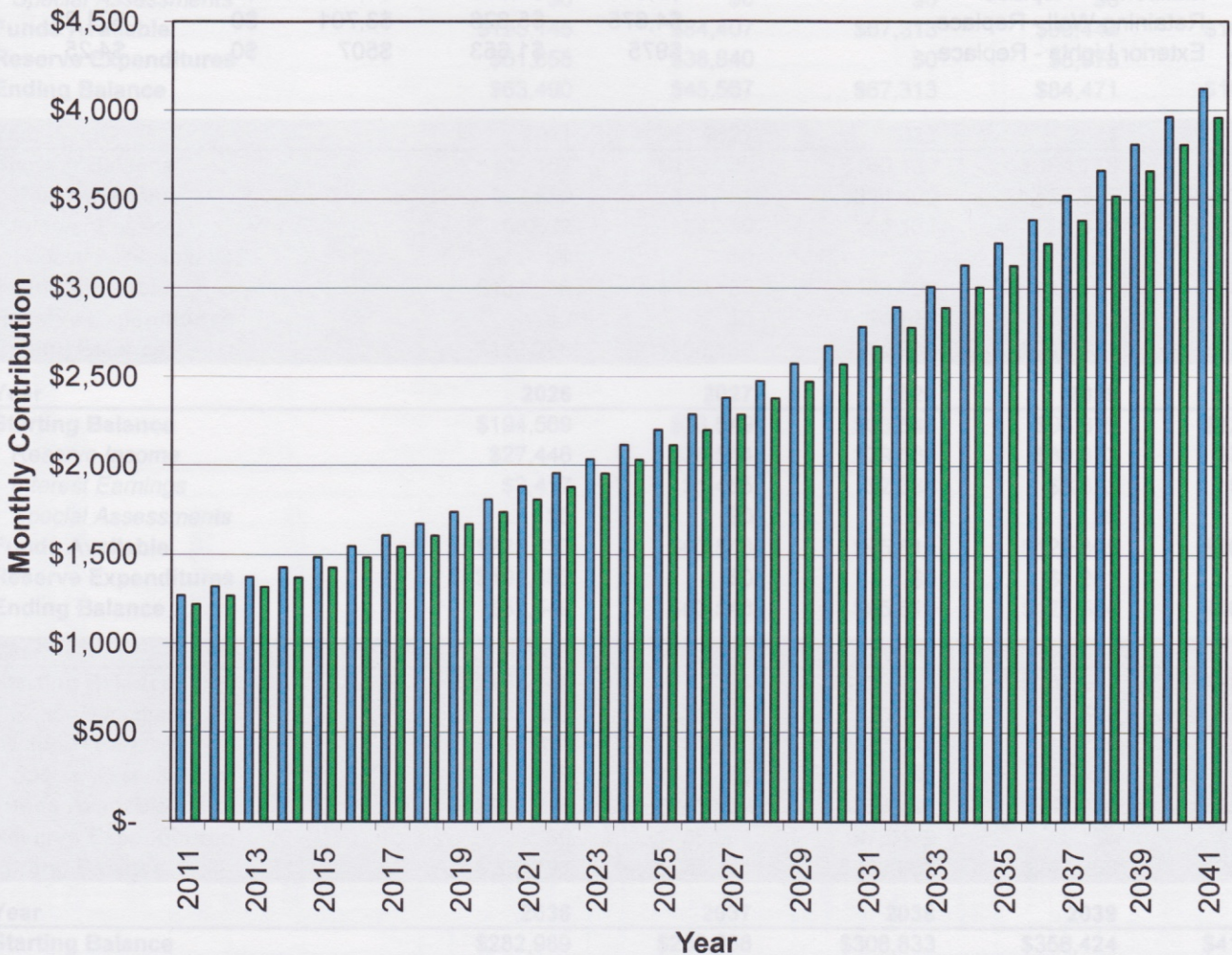
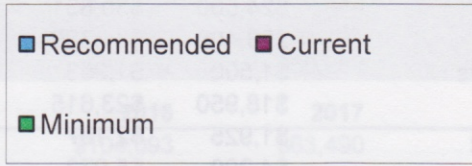
# Yearly Summary For Twin Ridge HOA

Fiscal Year Start	Fully Funded Balance	Starting Reserve Balance	Percent Funded	Annual Reserve Contribs	Rec. Special Ass'mnt	Interest Income	Reserve Expenses
2011	\$63,728	\$22,782	36%	\$11,430	\$0	\$895	\$1,925
2012	\$76,755	\$33,182	43%	\$15,850	\$0	\$1,250	\$0
2013	\$92,929	\$50,282	54%	\$16,484	\$0	\$1,780	\$0
2014	\$110,402	\$68,546	62%	\$17,143	\$0	\$2,312	\$2,197
2015	\$126,965	\$85,804	68%	\$17,829	\$0	\$2,845	\$2,385
2016	\$144,701	\$104,093	72%	\$18,542	\$0	\$2,510	\$61,655
2017	\$101,951	\$63,490	62%	\$19,283	\$0	\$1,634	\$38,840
2018	\$81,802	\$45,567	56%	\$20,055	\$0	\$1,691	\$0
2019	\$102,047	\$67,313	66%	\$20,857	\$0	\$2,274	\$5,973
2020	\$117,707	\$84,471	72%	\$21,691	\$0	\$2,856	\$2,861
2021	\$138,103	\$106,157	77%	\$22,559	\$0	\$3,572	\$0
2022	\$163,219	\$132,288	81%	\$23,461	\$0	\$4,380	\$0
2023	\$190,317	\$160,130	84%	\$24,400	\$0	\$5,167	\$4,918
2024	\$214,384	\$184,778	86%	\$25,376	\$0	\$5,970	\$2,392
2025	\$243,101	\$213,731	88%	\$26,391	\$0	\$6,116	\$51,669
2026	\$222,588	\$194,569	87%	\$27,446	\$0	\$3,417	\$191,883
2027	\$55,642	\$33,549	60%	\$28,544	\$0	\$1,455	\$0
2028	\$82,762	\$63,548	77%	\$29,686	\$0	\$2,384	\$0
2029	\$112,209	\$95,619	85%	\$30,873	\$0	\$3,313	\$4,251
2030	\$139,697	\$125,554	90%	\$32,108	\$0	\$4,307	\$0
2031	\$174,074	\$161,969	93%	\$33,393	\$0	\$5,434	\$0
2032	\$211,262	\$200,796	95%	\$34,728	\$0	\$6,510	\$8,254
2033	\$242,819	\$233,781	96%	\$36,118	\$0	\$6,542	\$73,479
2034	\$209,016	\$202,962	97%	\$37,562	\$0	\$6,745	\$0
2035	\$251,920	\$247,269	98%	\$39,065	\$0	\$7,943	\$11,288
2036	\$286,466	\$282,989	99%	\$40,627	\$0	\$8,105	\$73,633
2037	\$258,992	\$258,088	100%	\$42,252	\$0	\$8,493	\$0
2038	\$308,874	\$308,833	100%	\$43,943	\$0	\$9,966	\$6,318
2039	\$356,119	\$356,424	100%	\$45,700	\$0	\$11,536	\$0
2040	\$413,889	\$413,660	100%	\$47,528	\$0	\$11,943	\$89,511



Reserve Contributions For Twin Ridge HOA

# Reserve Contributions

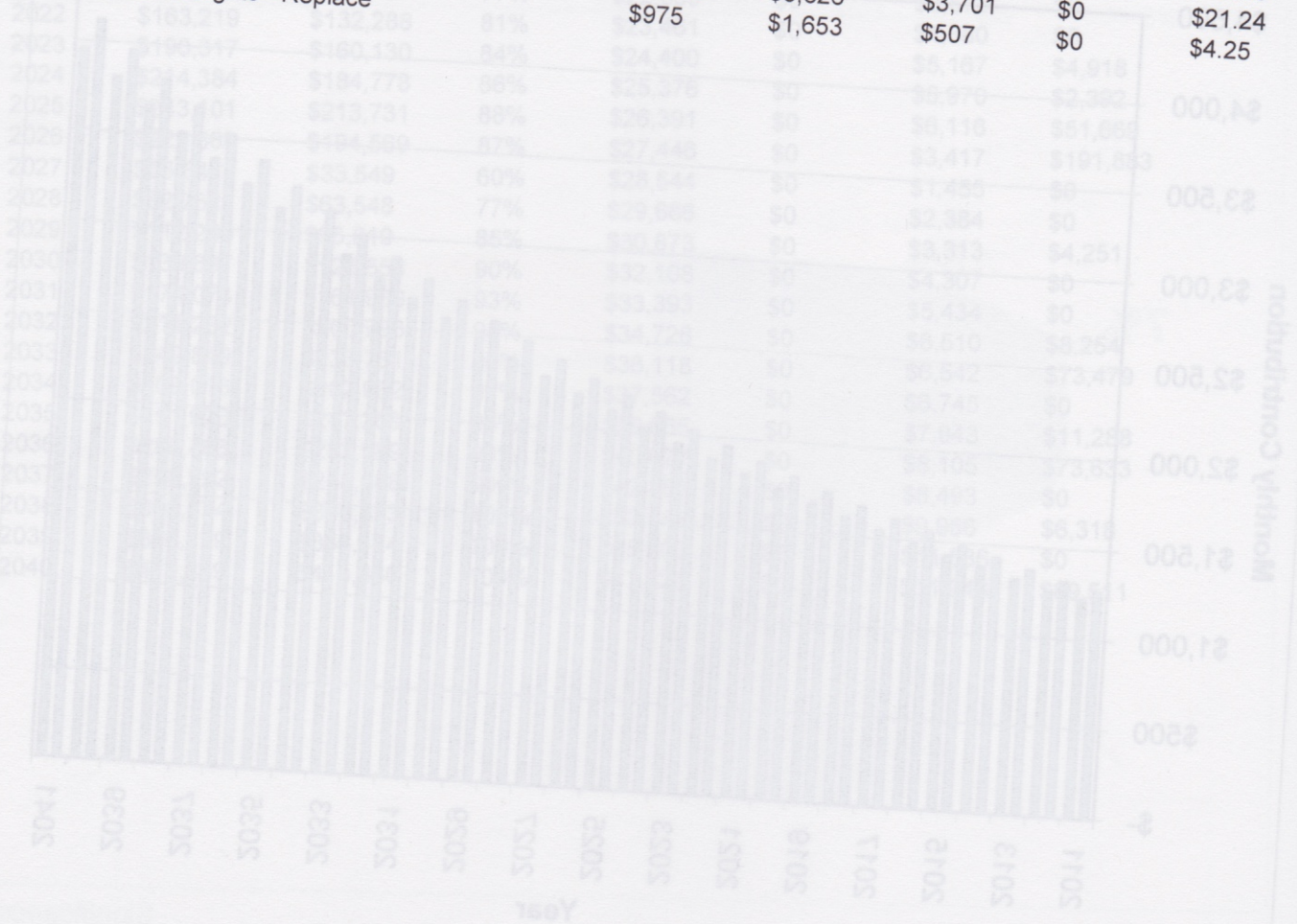


Year	2023	2033	2041
Starting Balance	\$282,965	\$358,424	\$413,560
Reserve Income	\$40,827	\$46,700	\$47,128
Interest Earnings	\$5,108	\$8,986	\$11,536
Special Assessments	\$0	\$0	\$0
Funds Available	\$328,899	\$414,110	\$472,224
Reserve Expenditures	\$73,823	\$8,316	\$0
Ending Balance	\$255,076	\$405,794	\$472,224



# Component Funding Information For Twin Ridge HOA

ID	Component Name	Ave Current Cost	Future Cost	Ideal Balance	Current Fund Balance	Monthly
103	EPDM Flat Roof - Replace	\$6,950	\$13,450	\$1,738	\$0	\$37.89
105	Comp Shingle Roof - Replace	\$61,200	\$118,439	\$15,300	\$0	\$333.65
120	Gutters/Downspouts - Replace	\$4,575	\$8,854	\$1,144	\$0	\$24.94
121	Heat Tape - Replace	\$24,500	\$30,531	\$12,250	\$12,250	\$267.14
204	Building Ext Surfaces - Repaint	\$26,400	\$34,380	\$6,600	\$0	\$359.82
301	Hardboard Siding - Major Repairs	\$1,500	\$1,953	\$375	\$0	\$20.44
401	Asphalt - Overlay	\$18,950	\$23,615	\$15,002	\$7,007	\$86.09
402	Asphalt - Seal Coat/crack fill	\$1,925	\$2,197	\$1,925	\$1,925	\$69.96
501	Front Doors - Replace	\$4,200	\$5,973	\$3,080	\$0	\$15.27
601	Concrete - Repair	\$1,350	\$1,682	\$506	\$0	\$18.40
803	Mailboxes - Replace	\$2,000	\$2,385	\$1,600	\$1,600	\$10.90
1011	Retaining Wall - Replace	\$4,675	\$5,826	\$3,701	\$0	\$21.24
1602	Exterior Lights - Replace	\$975	\$1,653	\$507	\$0	\$4.25





## Yearly Cash Flow For Twin Ridge HOA

Year	2011	2012	2013	2014	2015
<b>Starting Balance</b>	\$22,782	\$33,182	\$50,282	\$68,546	\$85,804
<i>Reserve Income</i>	\$11,430	\$15,850	\$16,484	\$17,143	\$17,829
<i>Interest Earnings</i>	\$895	\$1,250	\$1,780	\$2,312	\$2,845
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$35,107	\$50,282	\$68,546	\$88,001	\$106,478
<b>Reserve Expenditures</b>	\$1,925	\$0	\$0	\$2,197	\$2,385
<b>Ending Balance</b>	\$33,182	\$50,282	\$68,546	\$85,804	\$104,093

Year	2016	2017	2018	2019	2020
<b>Starting Balance</b>	\$104,093	\$63,490	\$45,567	\$67,313	\$84,471
<i>Reserve Income</i>	\$18,542	\$19,283	\$20,055	\$20,857	\$21,691
<i>Interest Earnings</i>	\$2,510	\$1,634	\$1,691	\$2,274	\$2,856
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$125,145	\$84,407	\$67,313	\$90,444	\$109,018
<b>Reserve Expenditures</b>	\$61,655	\$38,840	\$0	\$5,973	\$2,861
<b>Ending Balance</b>	\$63,490	\$45,567	\$67,313	\$84,471	\$106,157

Year	2021	2022	2023	2024	2025
<b>Starting Balance</b>	\$106,157	\$132,288	\$160,130	\$184,778	\$213,731
<i>Reserve Income</i>	\$22,559	\$23,461	\$24,400	\$25,376	\$26,391
<i>Interest Earnings</i>	\$3,572	\$4,380	\$5,167	\$5,970	\$6,116
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$132,288	\$160,130	\$189,696	\$216,124	\$246,238
<b>Reserve Expenditures</b>	\$0	\$0	\$4,918	\$2,392	\$51,669
<b>Ending Balance</b>	\$132,288	\$160,130	\$184,778	\$213,731	\$194,569

Year	2026	2027	2028	2029	2030
<b>Starting Balance</b>	\$194,569	\$33,549	\$63,548	\$95,619	\$125,554
<i>Reserve Income</i>	\$27,446	\$28,544	\$29,686	\$30,873	\$32,108
<i>Interest Earnings</i>	\$3,417	\$1,455	\$2,384	\$3,313	\$4,307
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$225,433	\$63,548	\$95,619	\$129,805	\$161,969
<b>Reserve Expenditures</b>	\$191,883	\$0	\$0	\$4,251	\$0
<b>Ending Balance</b>	\$33,549	\$63,548	\$95,619	\$125,554	\$161,969

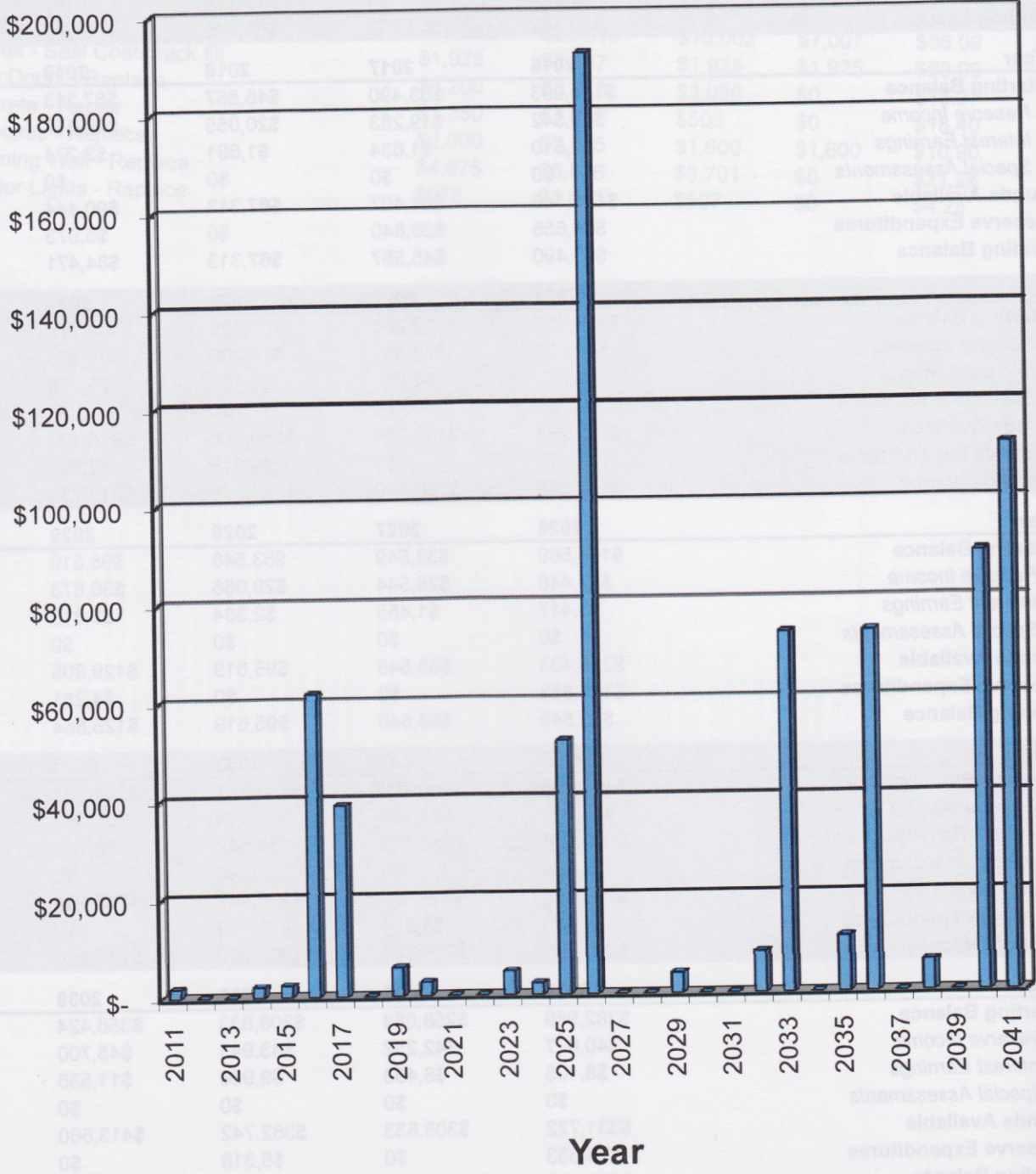
Year	2031	2032	2033	2034	2035
<b>Starting Balance</b>	\$161,969	\$200,796	\$233,781	\$202,962	\$247,269
<i>Reserve Income</i>	\$33,393	\$34,728	\$36,118	\$37,562	\$39,065
<i>Interest Earnings</i>	\$5,434	\$6,510	\$6,542	\$6,745	\$7,943
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$200,796	\$242,035	\$276,441	\$247,269	\$294,277
<b>Reserve Expenditures</b>	\$0	\$8,254	\$73,479	\$0	\$11,288
<b>Ending Balance</b>	\$200,796	\$233,781	\$202,962	\$247,269	\$282,989

Year	2036	2037	2038	2039	2040
<b>Starting Balance</b>	\$282,989	\$258,088	\$308,833	\$356,424	\$413,660
<i>Reserve Income</i>	\$40,627	\$42,252	\$43,943	\$45,700	\$47,528
<i>Interest Earnings</i>	\$8,105	\$8,493	\$9,966	\$11,536	\$11,943
<i>Special Assessments</i>	\$0	\$0	\$0	\$0	\$0
<b>Funds Available</b>	\$331,722	\$308,833	\$362,742	\$413,660	\$473,132
<b>Reserve Expenditures</b>	\$73,633	\$0	\$6,318	\$0	\$89,511
<b>Ending Balance</b>	\$258,088	\$308,833	\$356,424	\$413,660	\$383,620



# Reserve Expenditures

Annual Totals





## Projected Reserve Expenditures For Twin Ridge HOA

Year	Asset ID	Asset Name	Projected Cost	Total Per Annum
2011	402	Asphalt - Seal Coat/crack fill	\$1,925	\$1,925
2012		No Expenditures Projected		\$0
2013		No Expenditures Projected		\$0
2014	402	Asphalt - Seal Coat/crack fill	\$2,197	\$2,197
2015	803	Mailboxes - Replace	\$2,385	\$2,385
2016	121	Heat Tape - Replace	\$30,531	
	401	Asphalt - Overlay	\$23,615	
	601	Concrete - Repair	\$1,682	
	1011	Retaining Wall - Replace	\$5,826	\$61,655
2017	204	Building Ext Surfaces - Repaint	\$34,380	
	301	Hardboard Siding - Major Repairs	\$1,953	
	402	Asphalt - Seal Coat/crack fill	\$2,507	\$38,840
2018		No Expenditures Projected		\$0
2019	501	Front Doors - Replace	\$5,973	\$5,973
2020	402	Asphalt - Seal Coat/crack fill	\$2,861	\$2,861
2021		No Expenditures Projected		\$0
2022		No Expenditures Projected		\$0
2023	402	Asphalt - Seal Coat/crack fill	\$3,265	
	1602	Exterior Lights - Replace	\$1,653	\$4,918
2024	601	Concrete - Repair	\$2,392	\$2,392
2025	204	Building Ext Surfaces - Repaint	\$48,891	
	301	Hardboard Siding - Major Repairs	\$2,778	\$51,669
2026	103	EPDM Flat Roof - Replace	\$13,450	
	105	Comp Shingle Roof - Replace	\$118,439	
	120	Gutters/Downspouts - Replace	\$8,854	
	121	Heat Tape - Replace	\$47,414	
	402	Asphalt - Seal Coat/crack fill	\$3,725	\$191,883
2027		No Expenditures Projected		\$0
2028		No Expenditures Projected		\$0
2029	402	Asphalt - Seal Coat/crack fill	\$4,251	\$4,251
2030		No Expenditures Projected		\$0
2031		No Expenditures Projected		\$0
2032	402	Asphalt - Seal Coat/crack fill	\$4,851	
	601	Concrete - Repair	\$3,402	\$8,254
2033	204	Building Ext Surfaces - Repaint	\$69,528	
	301	Hardboard Siding - Major Repairs	\$3,950	\$73,479
2034		No Expenditures Projected		\$0
2035	402	Asphalt - Seal Coat/crack fill	\$5,536	
	803	Mailboxes - Replace	\$5,752	\$11,288
2036	121	Heat Tape - Replace	\$73,633	\$73,633
2037		No Expenditures Projected		\$0
2038	402	Asphalt - Seal Coat/crack fill	\$6,318	\$6,318
2039		No Expenditures Projected		\$0
2040	401	Asphalt - Overlay	\$67,917	
	601	Concrete - Repair	\$4,838	
	1011	Retaining Wall - Replace	\$16,755	\$89,511
2041	204	Building Ext Surfaces - Repaint	\$98,876	
	301	Hardboard Siding - Major Repairs	\$5,618	
	402	Asphalt - Seal Coat/crack fill	\$7,210	\$111,704