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RESERVE FUND STUDY - UPDATE FOR DAYBREAK AT BLUE MOUNTAIN HOMEOWNERS ASSOCIATION HARRISBURG, PENNSYLVANIA

PREPARED FOR:

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1.0 EXECUTIVE SUMMARY

Yingst Engineers & Associates, Inc. (“Yingst Engineers”) was engaged by the Executive Board to conduct a Reserve Fund Study (RFS) – Update of the Daybreak at Blue Mountain Homeowners Association in Harrisburg, Pennsylvania. The original RFS was completed by Criterium-Yingst Engineers, Inc. in 2007 (“2007 RFS”). The purpose of this study is to provide the community with information needed to establish a reasonable reserve fund to offset future capital expenditures.

The project originated with a site investigation that occurred on May 13, 2014, and included a condition assessment of the Association-maintained common elements. Additional background information was also provided by the property manager during this project phase. Weather conditions during the site investigation were fair with temperatures in the lower 80s (degrees Fahrenheit).

The subject community was developed in phases over a 6-year period (1988 to 1994). Further, the community consists of 94 residential units within 16 buildings. Overall, the included site components are generally in fair to good condition for their respective ages. Please refer to the body of this report for detailed information regarding the community’s common elements.

This RFS is based on a 20-year study period with a start date of January 1, 2014. Background information was provided by the Association and the study includes the following financial parameters:

- Starting Reserve Fund Balance (January 1, 2014): \$405,626
- Annual inflation rate: 2.0%
- Rate of return on invested funds: 0.5%

The *Financial Analysis* and *Funding Plan* for the RFS project are included in Appendix A of this report. The study concludes, however, that the Association is currently underfunded and without modifications to its current funding plan, the community will be unable to meet future financial obligations for replacement or major repair of the community’s common elements.

2.0 STUDY CONSIDERATIONS

2.1 Report Process

The primary objectives of this study are to: (A) perform an engineering evaluation (*Physical Analysis*) of the community’s common elements to assess their current condition and estimated remaining useful life, (B) assess the current reserve fund contribution relative to future financial obligations for replacement or major repair of the community’s common elements (*Financial Analysis*) and (C) establish an appropriate



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reserve fund contribution to assist the community in meeting these future financial obligations (*Funding Plan*).

The *Financial Analysis* and *Funding Plan* phases of this study address the *reserve fund* contribution only and do not address funding considerations associated with the *general operating budget*. It is our understanding that the operating budget will continue to provide for typical maintenance of common elements up to the time of replacement. It is always recommended that the Association consult with its financial advisor prior to implementation of the *Funding Plan* presented in this study.

We also recommend that the RFS be updated on three five-year cycles. These updates are important to assess potential changes at the property (weather-related damage, property additions or deletions, etc.) and/or marketplace (material costs, inflation rate, etc.) that could impact the study assumptions and costs.

2.2 Scope

As outlined in the Reserve Study Update proposal dated April 30, 2014, the common elements included in the scope of work for this project are as follows:

- Exterior siding (vinyl, aluminum, masonry, etc.)
- Roof surfaces
- Asphalt/macadam paving (driveways and three unnamed side streets)
- Common area concrete sidewalks (excludes sidewalk area serving individual units)
- Main entrance signage.

Further, this list of common elements was derived from information provided during the 2007 RFS. It is important to note, however, that a full review of the Association's governing documents was outside the scope of work for this project.

We have performed a visual assessment of the Association-maintained common elements within the community; however, no invasive testing was performed. While Yingst Engineers is qualified to perform investigative services and has extensive litigation experience (expert reports, expert witness, etc.), these services are beyond the scope of work for this RFS project. Refer to Section 2.3 for additional limitations.

2.3 Limitations

We did not perform any soils analysis, geological studies, seismic assessments, air quality analysis (i.e., mold, bacteria, volatile organic compounds, etc.) or other types of investigative services, as they are well beyond the project scope. Accordingly, we are not responsible for potential environmental liabilities in connection with the subject property, including its conformance to specific government requirements. Further, the presence of hazardous substances or materials at the subject site was not considered.



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Yingst Engineers assumes no liability for the accuracy of information provided by Association representatives or others familiar with the community that was used in the preparation of this study.

The study does not represent a warranty or guarantee of the performance of building and site materials or workmanship, which could impact the remaining useful life assumptions for common area elements. Further, the property was not investigated for compliance with applicable building codes and no code officials or regulatory agencies were interviewed coincident to this study.

While we have included cost estimates (using standard industry sources) as part of this study, we have not prepared detailed engineering calculations or performed other types of engineering services (design, specifications, etc.). It is always prudent to obtain multiple cost estimates from qualified contractors prior to performing any capital improvement project within the community. It is important to understand that due to numerous variables, the actual cost for replacement or major repair of common area elements cannot be known and significant pricing variances between contractors should be assumed.

We prepared this study for the exclusive use of the Daybreak at Blue Mountain Homeowners Association. Prior to any other individual or party relying upon this study and our conclusions, said party is required to obtain our express written consent. If another individual or party relies on this study, they shall indemnify and hold Yingst Engineers & Associates, Inc. harmless for any damages, losses, or expenses they may incur as a result of this study's use.

2.4 Interviews

Along with information obtained during our on-site investigation, persons with knowledge of the community were interviewed to obtain background information and documents for our use (i.e., site figures, etc.) or review for this RFS Update. The following people were interviewed:

- Mike Blouch, Property Manager, Penn Equity Associates, Inc.

2.5 Terminology and Definitions

For your reference, the following definitions may be helpful:

Reserve Fund: Income set aside for the projected replacement and/or repair of the association's common elements.

Component: A specific item or element which is part of the association's common area assets, which requires reserve funding.



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Quantity: The quantity or amount of each reserve component element and are commonly referenced using the following abbreviations:

- SF = Square Feet
- SY = Square Yards
- LF = Linear Feet
- LS = Lump Sum Cost
- EA = Each

Current Cost: The estimated current cost to replace a reserve component.

Unit Cost: The unit of measure replacement cost, in current dollars.

Useful Life: The typical normal useful life of a building or site component when new.

Remaining Useful Life (RUL): The estimated remaining useful expectancy of an item or building component, based on age and current physical condition.

Excellent: Recently installed building system or site component with no repair or maintenance required. The full RUL of this system/component is assumed.

Good: A building system or site component exhibiting evidence of normal aging and appears capable of achieving its typical useful life. It may, however, be in need of typical repair or maintenance work.

Fair: A building system or site component that is approaching the end of its useful life or requires more than normal maintenance and repair to extend its remaining useful life.

Poor: A building system or site component that is no longer functioning as designed and/or represents a safety concern. Replacement or major repair is recommended in the near term.

Directional references (right, left, etc. or north, south, etc.) are taken from the vantage point of an observer standing in front of a unit or building and facing it.

3.0 DESCRIPTION

The subject community was developed in phases over a 6-year period (1988 to 1994). The subject buildings within the community are two-story structures. Further, the community consists of 94 residential units within 16 buildings.

Access to the community is provided at one location off Walker Mill Road on the southern side of the community. The unnamed access drives, common parking areas and unit driveways within the community are owned and maintained by the Daybreak at Blue Mountain Homeowners Association.



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Pedestrian walkways are poured-in-place concrete.

Where visible, the subject buildings appear to be stick-framed. It is important to note that a full structural evaluation of the buildings was outside the scope of work for the project and was therefore not conducted.

Roofing surfaces consist of asphalt/fiberglass shingles. Attic ventilation is provided by ridge, soffit and gable vents.

The exteriors are clad in vinyl siding and brick veneer with aluminum trim at the soffits, fascias and eaves.

No significant exterior amenities (i.e., clubhouse, pool, etc.) are located at the site.

4.0 SITE COMPONENTS

4.1 Stormwater Management

4.1.1 *Site Grading*

The topography of the site varies with the highest elevation located along the southern portion of the site.

More moderate elevation changes exist along the northern portion of the site and adjacent to a wooded area. Overall, the site maintains a northerly slope.

In general, you should maintain at least six to eight inches between the top of the ground and any wood members of the homes to minimize the potential for rot and insect entry. Further, a positive slope away from the foundations should always be maintained to minimize basement water entry.

No obvious adverse topographical features were observed at the site.

4.1.2 *Catchment & Collection Structures*

While a full survey of the on-site stormwater management systems was not included in the scope of work for this project, no significant stormwater management deficiencies were identified as part of this study.

Stormwater from the surface areas at the site is generally collected by surface inlet structures located in paved access drives. Stormwater collected by these inlet structures appears to discharge to a drainage swale (with rip-rap and drainage culverts) along the western side of the community and adjacent to the subject buildings. This drainage area



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appears to discharge water to a wooded area off the northwestern corner of the property. A creek is also located in the vicinity of this discharge area and was identified by topographical maps as Paxton Creek. Prior stormwater management improvements along this swale have occurred in the past and involved:

- Regarding of portions of drainage swale
- General swale improvements (i.e., removal of most of original rock lining, installing turf reinforcement mats, etc.).

Some current stormwater management related issues were noted and include:

- Further evaluate stormwater management along the front sides of Units 120-126 due to evidence of heavy sediment staining at the driveway for Unit 126.
- Perform maintenance at western drainage swale (near Unit 210) due to soil washout. Further, the culvert structure at this area was noted to be full of soil and trash.
- Re-grading around surface inlet structure off rear side of basketball court due to settlement and soil washout.
- Drainage concerns at driveway along the front side of Unit 330. Specifically, stormwater from driveway is not being conveyed to the adjacent swale with evidence of water ponding at driveway.

No association-maintained detention or retention basin areas were noted during the site visits. We observed drainage swales adjacent to many of the subject buildings which are designed to convey stormwater away from the subject buildings and to areas north of the subject community.

Stormwater from building roof systems is provided by gutter and downspout systems.

We also recommend that the on-site surface inlet structures and drainage swales be kept clean and well maintained for proper stormwater management.

The gutter downspouts at many of the subject units should be made to discharge ten to fifteen feet away from the units to minimize "short circuits" of water into the basement. Many of the downspouts currently discharge adjacent to the building foundation systems.

Due to the site topography, it is likely that ongoing repairs to address grading and/or stormwater management related issues will be needed. As such, we have included a regular allowance for such non-annual repairs over the study period.



4.2 Paving

4.2.1 *Private Access Drives and Unit Driveways*

Fawn Ridge North and Tracey Lane are the primary access roads within the community. It is understood that these access roads are not the responsibility of the Daybreak at Blue Mountain Homeowners Association. As such, no Association costs were included for these areas in the Reserve Study - Update.

Three access drives are located along the western side of the community. It is understood that the Association is responsible for repair/replacement costs associated with these private access drives.

Two small common parking areas are located off the private access drives along the northwestern (near basketball court) and western (adjacent to Unit 142) portions of the site.

Other than limited maintenance projects (i.e., patching, crack sealing, etc.), no major paving resurfacing projects were observed or reported by persons interviewed.

Based on site measurements, we estimate that the community maintains approximately 16,400 square feet of paving along the private access drives and approximately 43,100 square feet of paving associated with the unit driveways.

The perimeter of the paved access drives (Fawn Ridge North and Tracey Lane) are cast-in-place concrete curb sections.

The subject community has been constructed in phases. As such, the age of the private access drives and unit driveways varies.

With regular maintenance, the paved driveways have typical design lives of approximately 15 to 20 years. These driveways are showing signs of excess wear and many are approaching end of their useful lives. As also noted in the 2007 RFS, it appears that some limited driveway resurfacing had occurred at Units 100-102 and 144-158 on Fawn Ridge North. Further, we had estimated that approximately 3,080 square feet of paving has been resurfaced at the above noted units. The remaining paving at the site appears to be original. To spread the financial load of resurfacing activities at the site, we are assuming that resurfacing activities will occur in three phases:



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- **Phase I** – Replace approximately one-half of the driveway areas within the subject community in Year 1.
- **Phase II** – Replace approximately one-half of the driveway areas within the community in Year 2.
- **Phase III** – Replace the driveway surfaces which were noted to have been previously resurfaced in Year 7.

A properly designed and installed asphalt/macadam access drive exposed to light to medium traffic loads will generally last 20 to 25 years or so. The private access drives are generally in fair to poor condition with evidence of prior repairs (i.e., patches, etc.). For the purposes of this study, we have assumed that a complete resurfacing of these drives will occur in Year 1 of the study.

The asphalt/macadam paving associated with the basketball court and the adjoining asphalt/macadam walking paths are generally in fair condition with settlement and cracking noted. We have assumed that resurfacing of these areas will occur in Year 3 of the study period. If this amenity is not used regularly, the replacement schedule should be appropriately adjusted.

Until replacement of asphalt/macadam surfaces at the community occur, we recommend that regular maintenance (patching, crack repairs, etc.) occur as needed to extend the useful life of this paving. The costs associated with these repairs should be addressed in the general operating budget and are not included in the reserve fund analysis.

4.3 Flatwork

Flatwork included in this study consists of cast-in-place concrete sidewalks. The majority of concrete flatwork within the community appears to be original. However, some limited replacement was noted.

The concrete sidewalks included in this study are located along Fawn Ridge North and Tracey Lane. These sidewalk areas provide pedestrian access throughout the community. Based on site measurements, we estimate that the community maintains approximately 10,600 square feet of common area concrete sidewalks.

Portions of the community (Units 226-236, Units 300-314, Units 316-330 and Units 301-311) maintain small concrete driveways between the common area sidewalks and the paved roads. Based on site measurements, we estimate that the community maintains approximately 1,550 square feet of concrete driveway aprons.

The concrete sidewalks within the community were generally in fair to good condition at the time of the site investigation. Further, some concrete sidewalk repairs are recommended in the short term due to evidence of cracking, settlement, spalling, etc. These sidewalk areas include:



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- Replace approximately 80 square feet of cracked/offset sidewalk at front side of Units 316-330 Fawn Ridge North.
- Replace approximately 352 square feet of spalled, cracked and offset sidewalk along front side of Units 301-311 Fawn Ridge North.
- Repair section of damaged sidewalk along front side of Unit 101 Fawn Ridge North.
- Seal areas of cracking at sidewalk areas along the front sides of Units 207, 232, 304, 313-319 and 324 Fawn Ridge North and Unit 103 Tracey Lane.

The small concrete driveway sections were in fair to good condition and are showing signs of aging. Further, we recommend that some immediate repairs occur to address a cracked apron at Unit 301 Fawn Ridge North.

Further, in their current condition, many of these sidewalk and apron areas represent potential tripping (and liability) hazards.

Recognizing the age and condition of the community sidewalk and apron areas, we have modified the replacement schedule. Specifically, we have included a regular allowance on two-year cycles for repair/replacement of the concrete flatwork areas over the study period. We have also assumed that the Phase I of flatwork repair/replacement will occur in Year 1 of the study period. Again, while we have included costs for regular repair/replacement of concrete flatwork within the community, the costs do not reflect full replacement of all concrete flatwork sections over the 20-year study.

It is important that the concrete flatwork scheduled for replacement later in the study period be kept under close observation, and that these items be moved up in the replacement schedule if accelerated deterioration or safety concerns are noted.

4.4 Landscaping

Landscaping within the community generally consists of small shrubs and plantings adjacent to the subject buildings. In general, medium-sized deciduous trees were located adjacent to several of the subject units.

The area north of the subject community is heavily wooded with large stands of deciduous and coniferous trees noted.

In general, landscaping at the site was generally well maintained. The costs associated with landscaping, including seasonal lawn treatment and maintenance, annual plantings, and pruning should be addressed in the general operating budget and is not included in the reserve fund analysis.



5.0 STRUCTURE

5.1 Residential Units

The residential units are of stick-framed construction with pitched roofs.

Where visible at the exterior, the substructure of the buildings consists of masonry foundation walls. Further, some of the buildings were constructed with daylight basements leading to rear yard areas.

There did not appear to be any obvious structural concerns at the buildings with regard to the common elements at the time of the investigation. However, this statement should be qualified in that a full structural investigation of the on-site residential buildings was outside the scope of work for this project.

No common buildings (i.e., clubhouse, pool house, etc.) are located at the site.

6.0 EXTERIOR SYSTEMS

6.1 Roofing Systems

The pitched roof surfaces are covered with asphalt/fiberglass shingles. Where visible, the roof surfacing is applied over wood sheathing.

The asphalt/fiberglass shingles installed at the subject buildings have typical design lives of approximately 20 to 25 years. Most of the roof surfaces within the community are original and vary in age (20 to 26 years old). We identified two buildings (Units 226-236 and 316-330) with new roof surfaces that were reportedly installed in 2013.

Most of the roof surfaces within the community are older and approaching the end of the typical useful lives. For the purposes of this study, we are recommending that phased roof replaced occur in Years 1-4 of the study period. This has been reflected in the attached analysis.

The roof surfaces were in fair condition for their respective ages. Further, we observed some roof conditions that require some maintenance/repair in the short term. Some of these conditions include:

- Repair some areas of apparent “nail popping” at Units 100-102 on Fawn Ridge North. Further, some caulked/sealed shingles were identified at the left rear side of Unit 100
- Repair some areas of lifting shingles at left side of Unit 144 Fawn Ridge North
- Repair some areas of lifting shingles at rear side of Units 301-311 Fawn Ridge North
- Repair some areas of lifting shingles along front side of Units 105-107 Fawn Ridge North



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- Areas of buckling/lifting roof shingles between Units 101-103 (rear) and 109-111 Fawn Ridge North
- Significant buckling of roof shingles along the rear side of Unit 112 Fawn Ridge North
- Significant buckling/lifting of roof shingles at upper front side of Unit 138 Fawn Ridge North
- Buckling and surface depressions at roof shingles at the rear side of Units 132-134 Fawn Ridge North
- Missing roof shingle at lower rear side of Unit 142 Fawn Ridge North
- Buckling and surface depressions at roof shingles at rear side of Units 210-212 Fawn Ridge North
- Approximately four to five missing shingles at rear side of Unit 101 Tracey Lane.

Further, repairs to correct the above noted roof issues should occur as part of normal maintenance (i.e., general operating budget). As such, we have included no costs for these repairs in this study.

We also identified some prior roof shingle repairs, including:

- Heavy roof patching (non-matching shingles) at Units 209-215. It appears that this roof is at or approaching the end of its useful life.
- Re-shingled roof valley at front gable projection and along lower rear roof at Unit 118 Fawn Ridge North.

At the time of resurfacing, the existing roofing should be removed to allow inspection of the underlying roof boards and the application of new flashing (including drip edges) and building paper before the new roofing is installed.

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

It is also our opinion that, with regular inspections/repairs/maintenance, the full remaining useful lives of the roofs can be realized.

The gutter/downspout systems are in generally in serviceable condition. Good construction practice would be to replace these systems when the roof surfaces are replaced.

6.2 Attic Ventilation

Attic ventilation is provided by non-continuous ridge vents and screened soffit vents.

The attic spaces should be kept under close observation for moisture buildup and the roof for ice accumulation. Either would indicate a need for more ventilation.



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No obvious ventilation concerns (i.e., curling shingles, etc.) were noted from the building exterior.

6.3 Exterior Systems

The exteriors of the buildings are clad using horizontal vinyl siding at front, right, left and rear elevations. However, brick veneer accents are located in the vicinity of the garage doors on the newer units within the community.

Where visible, the windows appear to be double-hung, casement and fixed thermal pane units. Exterior doors generally consist of metal framed, thermal pane units (front entrance doors). It is our understanding that window and door areas are not reserve study components. As such, no replacement costs for these items were included in this study.

Aluminum trim has been installed at the soffits, fascias and eaves and around window and door areas.

While vinyl siding is sometimes projected to last 40 to 50 years, it has been our experience that a shorter life span should be expected of this material. As the siding ages, the colors begin to lose their color 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.

The vinyl siding within the facility was generally in fair to good condition for its age. For the purposes of this study update, we have assumed that replacement of the vinyl siding will occur in three phases in Years 11 (original units), 15 and 16. This represents a change in assumption from the initial 2007 RFS in that the useful life of the siding was changed from 30 years to 35 years. In order to keep the standards of the community at a higher level, we suggest that an aggressive maintenance program (i.e., periodic cleaning, quick repair of damaged sections, etc.) be maintained to minimize the effects of aging. Further, it may be necessary to move up the siding replacement schedule if issues or accelerated aging are occurring.

Some common siding and trim concerns were observed within the community. Further, many of these same conditions were also identified during the initial 2007 RFS. They include:

- Repair lifting and buckling siding at rear side of building at Units 101-111 Fawn Ridge North. Further, more than normal buckling was also identified at the building end units.
- Repair areas of buckled siding at right side (end unit) of Unit 118 Fawn Ridge North
- Repair areas of buckled siding at rear central portion of Units 136-138 Fawn Ridge North



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- Repair/replace aging and lifting aluminum wrap at older contemporary style units within community
- Repair buckled siding at right side (end unit) of Unit 200 Fawn Ridge North
- Repair buckled siding at left side (end unit) of Unit 222 Fawn Ridge North
- Repair buckled siding at left side and right sides of Units 226-236 (end units) Fawn Ridge North
- Repair buckled siding at right side (end unit) of unit 314 Fawn Ridge North
- Some replaced siding was identified along the right side (end unit) of Unit 330 Fawn Ridge North. However, more than normal buckling and some areas of lifted siding were also noted
- Clean heavy mildew stained siding along rear sides of Units 226-236, 300-314 and 316-336 Fawn Ridge North
- Poorly repaired siding along the rear sides of Units 202, 206, 208 and 210 Fawn Ridge North with nails/screws installed through the outside face of the siding
- Loose and separated siding at upper rear side of Unit 324 and upper left side of Unit 319 Fawn Ridge North
- Loose and separated siding at front sides of Units 201 and 207 Fawn Ridge North
- Poorly repaired siding along the rear side of Unit 100 Fawn Ridge North with nails/screws installed through the outside face of the siding
- Repair loose and hanging soffit at rear side of Unit 109 Fawn Ridge North
- Replace damaged siding at lower right rear corner of Unit 152
- Poorly repaired siding at right side of Unit 118 (above entrance door) with nails/screws installed through the outside face of the siding.

We recommend that these siding and trim issues be addressed in the near term. Funding for these repairs should be provided from normal operating budget.

The masonry wall covering (i.e., brick veneer accents) was generally in good condition. Cracking of this exterior is generally the result of minor settlement and/or seasonal temperature changes. This is common and to be expected. All cracks should be patched and sealed to prevent moisture entry, which can lead to future cracking. Due to the long design life associated with the brick veneer portions of the buildings, no replacement costs have been included in this study.

An exterior caulking compound or sealant, which helps to prevent drafts and possible moisture, is recommended:

- Around window and door frames
- In the joints between different building materials.

It should be remembered that with low maintenance siding, painting of the trim might be overlooked. It is important that all exposed wood be well maintained, including painting and protection of any cracks or splits that might occur.



Also, the trees and shrubs around the buildings are too close at some areas. This can cause premature deterioration of the paint and siding. These should be trimmed to provide several inches clearance from the sidewalls.

7.0 MECHANICAL SYSTEMS

7.1 Electrical Systems

Residential electrical systems typically are supplied by a three-wire, 120/240 volt system. The smallest modern systems are at least 100 amperes with 200 amperes the most common. Larger homes may have 400 amperes or even more in rare instances.

The main electric service cables come to the units via pad-mounted transformers. No excavation near these units or near the service entrance cables should be done unless the electric utility has been consulted and the cables clearly marked.

An evaluation of the electrical systems at the residential units is outside the scope of work for this project.

7.2 Plumbing Systems

The primary components of the plumbing system consist of the supply piping, the drain piping, the water heater, and the various fixtures. The supply piping brings the water to the fixture from a private well or public water main, and the drain piping carries the water from the fixture to a private septic system or to a public sewer line.

The supply piping works under pressure (typically 40 to 80 psi) while the drain lines are gravity flow and must be sloped accordingly.

Based on available information, the subject community is served by municipal water and sewer.

There did not appear to be any issues of significance with regard to the common elements' plumbing systems at the community at the time of the investigation.

While an evaluation of the plumbing system is outside the scope of work for this project, based on the sources reviewed, the design life for sewer and water mains and laterals should be between 28 and 50 years. Thus, some repairs and maintenance to these utilities may be needed over the study period. This should be monitored and associated costs adjusted as needed when the reserve study is updated every three to five years. For the purposes of this study, we are including a combined allowance of \$2,500 every five years for potential future stormwater/utility repair or replacement activities.



8.0 COMMUNITY FEATURES

8.1 Basketball Court

A basketball court is located on the northwestern portion of the site. Two hoop structures are located at opposite ends of the court and include: steel posts, metal backboards and standard metal rims with netting. Access to this court is provided by a private access drive. As discussed in Section 4.2, the paving associated with this court area is aging and resurfacing is assumed early in the study period.

While aging, the basketball equipment (i.e., poles, backboards, rims and nets) remains in serviceable condition. With aggressive maintenance, we have assumed that replacement of the equipment will occur in Year 3 of the study period.

8.2 Entrance Signage/Monument

The community maintains a wood entrance sign at the intersection of Walker Mill Road and Fawn Ridge North. This wood sign is mounted on a masonry monument (stone). There is no exterior lighting (ground-mounted or overhead) provided in the vicinity of the entrance sign/monument.

The wood signage was in fair to poor condition with cracking and damage noted. Recognizing its current condition, replacement in the near term is recommended. The masonry monument supporting the sign structure is in good condition. Due to the long design life associated with this type of structure, no replacement costs are assumed in this study. Regular maintenance, however, should be anticipated.

9.0 CONCLUSION

Overall, we consider the subject community to be in fair to good condition. As discussed in the body of this report, however, some near-term component repair and replacement is recommended. Further, aggressive (proactive) maintenance of all common elements within the community is recommended to ensure that the full remaining useful life of all study components is realized.

Yingst Engineers is also available for ongoing community support and offers a full range of consulting services to support the needs of the Homeowners Association from minor issues to future repair and design. Some of our related services include:

- Special engineering investigations to evaluate concerns such as paving, exterior, roofs, retaining walls, or stormwater management.
- Development of repair plans and design details to correct component deficiencies and provide cost-effective repair options.
- Assistance with insurance and litigation matters.
- Design and development of plans and specifications for permitting and construction.



APPENDIX A: RESERVE FUND PROJECTIONS



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The initial financial parameters (See Section 1.0) provide a baseline for the Funding Plan. Further, projected end-of-year reserve balances are included over the 20-year study period. However, marketplace fluctuations (i.e., rate of return on invested funds, inflation rate, etc.) and/or unplanned component repair/replacement would change the projected end-of-year balances presented in this study. Note that the per-unit amounts discussed are for the reserve fund portion of the total monthly dues only. The operating budget dues must be added to this amount to determine the total monthly dues for each unit.

CURRENT FUNDING assumes that the current funding approach (i.e., 42.50 per unit per month) is continued throughout the study period. This results in six negative occurrences over the 20-year study period. To eliminate these negative occurrences, some alternative funding options are provided.

We have included three options to your current funding program and recommend that the board adopt an alternative that best reflects the objectives of the community:

Option 1: Level Funding with Steps

This funding option assumes that the monthly assessment per unit would be raised to \$55.00 per unit per month in Years 1 (2014). The monthly assessment per unit would remain level at \$55.00 over the balance of the 20-year study period. No special assessments are assumed in this alternative.

Option 2: Escalating Funding at 2% with Steps

This funding option assumes that the monthly assessment per unit would be raised to \$50.00 per unit per month in Year 1 (2014). The monthly assessment per unit would be raised by 2% each year over the balance of the 20-year study period. No special assessments are assumed in this alternative.

Option 3: Escalating Funding at 3% with Steps

This funding options alternative assumes that the monthly assessment per unit would be raised to \$45.00 per unit per month in Year 1 (2014). The monthly assessment per unit would be raised by 3% each year over the balance of the 20-year study period. No special assessments are assumed in this alternative.

In short, the above noted funding options provide positive Reserve Fund balances throughout the Reserve Study period and would be viable funding options for the Daybreak at Blue Mountain Association.



RESERVE STUDY INPUT WORKSHEET

Community Information	
Organization:	Daybreak at Blue Mountain HOA
Street Address:	
Street Address 2:	
City:	Harrisburg
State:	Pennsylvania
Zip Code:	
Phone:	
Current Date:	06/02/2014
Inspection Date:	05/13/2014
Number of Units:	94
Starting Occupancy %:	100%
Occupancy Change / Year:	0%
Building(s) Age (years):	26
Study Start Date:	01/01/2014
Study Duration (years):	20
Study End Date:	12/31/2033

Current Financial Information	
Reserve Funds at Start of Study Date:	\$ 405,626.00
Assumed Annual Nominal Rate of Return on Funds (%):	0.5%
Assumed Annual Rate of Inflation (%):	2.0%
Current Funding Contribution Entry Selection:	Unit / Month
Funding Contribution Amount:	\$ 42.50
Funding Contribution Amount Increase Per Fiscal Year:	0.0%
Total Monthly Contribution:	\$ 3,995.00
Total Annual Contribution:	\$ 47,940.00
Select Special Contribution Type:	No Contributions

Special Contributions		
#	Month of Contribution	Amount
Special Funding Considerations		
Year	Change	Unit / Month



CURRENT FUNDING & FUNDING OPTIONS WORKSHEET

Current Funding		
Current Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	42.50
Funding Contribution Amount Increase Per Fiscal Year:	0.00%	
Starting Balance:	\$	405,626.00
Ending Balance:	\$	(16,897.85)
Immediate Liabilities after end of study:	\$	104,839.70
Maximum Balance:	\$	405,626.00
Year of Maximum Balance:	Current	
Minimum Balance:	\$	(174,033.92)
Year of Minimum Balance:	2029	
Select Special Contribution Type:	No Contributions	
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Unit / Month

Funding Option #1 - Level Funding		
Selected Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	55.00
Funding Contribution Amount Increase Per Fiscal Year:	0.00%	
Starting Balance:	\$	405,626.00
Ending Balance:	\$	279,742.77
Immediate Liabilities after end of study:	\$	104,839.70
Maximum Balance:	\$	500,702.12
Year of Maximum Balance:	2027	
Minimum Balance:	\$	51,119.61
Year of Minimum Balance:	2017	
Select Special Contribution Type:	No Contributions	
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Unit / Month

Funding Option #2 - Escalating Funding		
Selected Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	50.00
Funding Contribution Amount Increase Per Fiscal Year:	2.00%	
Starting Balance:	\$	405,626.00
Ending Balance:	\$	411,312.93
Immediate Liabilities after end of study:	\$	104,839.70
Maximum Balance:	\$	532,739.87
Year of Maximum Balance:	2027	
Minimum Balance:	\$	35,227.91
Year of Minimum Balance:	2017	
Select Special Contribution Type:	No Contributions	
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Unit / Month

Funding Option #3 - Escalating Funding with Special Assessments		
Selected Funding Contribution:	Unit / Month	
Funding Contribution Amount:	\$	45.00
Funding Contribution Amount Increase Per Fiscal Year:	3.00%	
Starting Balance:	\$	405,626.00
Ending Balance:	\$	402,275.75
Immediate Liabilities after end of study:	\$	104,839.70
Maximum Balance:	\$	497,248.37
Year of Maximum Balance:	2027	
Minimum Balance:	\$	14,913.05
Year of Minimum Balance:	2017	
Select Special Contribution Type:	No Contributions	
Special Contributions		
#	Year of Contribution	Amount
Special Funding Considerations		
Year	Change	Unit / Month



CAPITAL ITEM REPLACEMENT WORKSHEET

For: Daybreak at Blue Mountain HOA

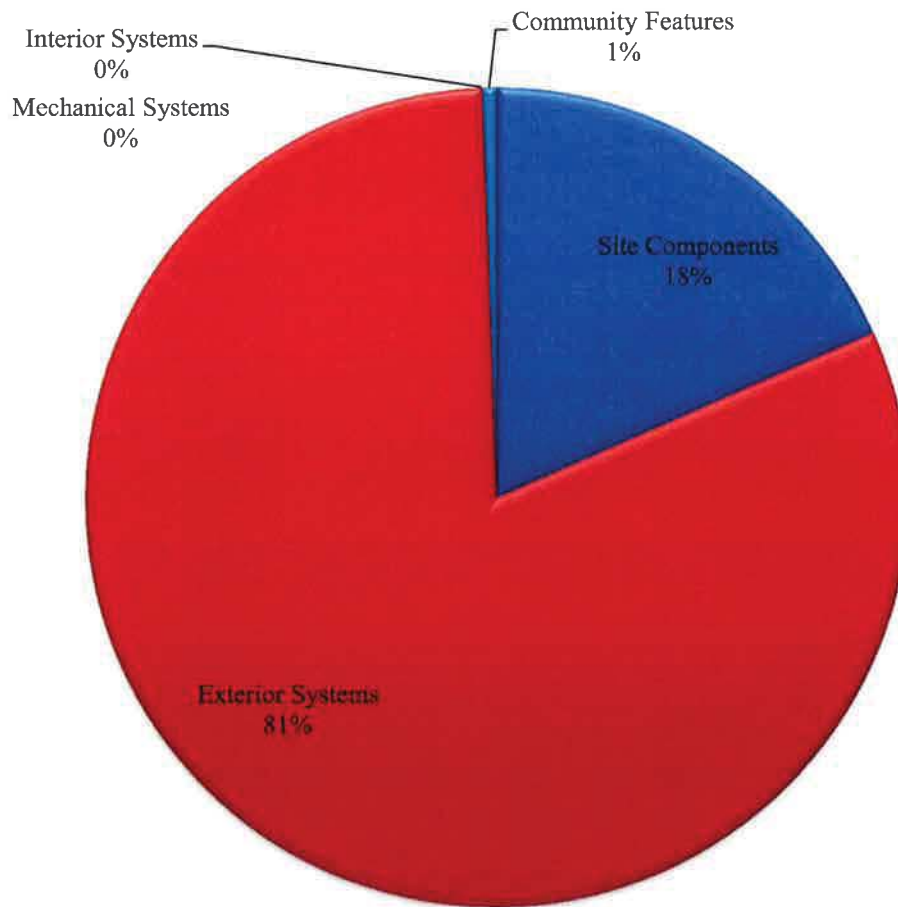
Costs are typically 10%±

Capital Item	Quantity	Unit cost	Current		Frequency		Entire Study Cost	Remaining Life		Reserve Funding Required						
			Total Price (*)		Years	Months	(with inflation)	Years	Months	Monthly	Annual					
Total				\$	1,245,279.25		\$	1,493,944.65		\$	3,867.11	\$	46,405.28			
Site Components																
Resurface Private Access Drives	16,400	SF	\$	2.00	\$	32,800.00	20	0	\$	78,720.00	0	0	\$	136.67	\$	1,640.00
Resurface Paved Driveways - Phase I	20,010	SF	\$	2.00	\$	40,020.00	20	0	\$	96,048.00	0	0	\$	166.75	\$	2,001.00
Resurface Paved Driveways - Phase II	20,010	SF	\$	2.00	\$	40,020.00	20	0	\$	40,820.40	1	0	\$	166.75	\$	2,001.00
Resurface Paved Driveways - Phase III	3,080	SF	\$	2.00	\$	6,160.00	20	0	\$	6,899.20	6	0	\$	25.67	\$	308.00
Resurface Paved Basketball Court	6,000	SF	\$	2.00	\$	12,000.00	15	0	\$	28,560.00	2	0	\$	66.67	\$	800.00
Resurface Paved Access Path	840	SF	\$	2.00	\$	1,680.00	15	0	\$	3,931.20	1	0	\$	9.33	\$	112.00
Concrete Sidewalks/Aprons - Replacement Allownace	243	SF	\$	8.50	\$	2,065.50	2	0	\$	27,264.60	0	0	\$	86.06	\$	1,032.75
Replace Main Entrance Sign	1	LS	\$	2,500.00	\$	2,500.00	15	0	\$	5,750.00	0	0	\$	13.89	\$	166.67
Stormwater Management/Utility Allowance	1	LS	\$	2,500.00	\$	2,500.00	5	0	\$	12,100.00	3	0	\$	41.67	\$	500.00
Exterior Systems																
Vinyl Siding Replacement - Phase I (Older Units)	28,145	SF	\$	4.75	\$	133,688.75	35	0	\$	160,426.50	10	0	\$	318.31	\$	3,819.68
Vinyl Siding Replacement - Phase II (Newer Units)	45,650	SF	\$	4.75	\$	216,837.50	35	0	\$	277,552.00	14	0	\$	516.28	\$	6,195.36
Vinyl Siding Replacement - Phase III (Newer Units)	45,650	SF	\$	4.75	\$	216,837.50	35	0	\$	281,888.75	15	0	\$	516.28	\$	6,195.36
Roof Resurfacing - Phase I (Older Units)	16,240	SF	\$	3.25	\$	52,780.00	25	0	\$	52,780.00	0	0	\$	175.93	\$	2,111.20
Roof Resurfacing - Phase II	40,600	SF	\$	3.25	\$	131,950.00	25	0	\$	134,589.00	1	0	\$	439.83	\$	5,278.00
Roof Resurfacing - Phase III	40,600	SF	\$	3.25	\$	131,950.00	25	0	\$	137,228.00	2	0	\$	439.83	\$	5,278.00
Roof Resurfacing - Phase IV	40,600	SF	\$	3.25	\$	131,950.00	25	0	\$	139,867.00	3	0	\$	439.83	\$	5,278.00
Roof Resurfacing - Phase V (Units Resurfaced 2013)	26,320	SF	\$	3.25	\$	85,540.00	25	0			25	0	\$	285.13	\$	3,421.60
Interior Systems																
Mechanical Systems																
Community Features																
Replace Basketball Equipment (Poles, Backboards, Rims, Nets)	2	EA	\$	2,000.00	\$	4,000.00	15	0	\$	9,520.00	2	0	\$	22.22	\$	266.67



LIABILITY GRAPH

Average Liability Per Year



Liability Categories	Per Year Liability	
Site Components	\$	8,561.42
Exterior Systems	\$	37,577.19
Interior Systems	\$	-
Mechanical Systems	\$	-
Community Features	\$	266.67



LIABILITIES BY YEAR

All Values are Adjusted for Inflation

Year Number	1	2	3	4	5	6	7	8	9	10
Start of Period:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
End of Period:	12/31/2014	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023
Site Components										
Resurface Private Access Drives	\$ 32,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase I	\$ 40,020.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase II	\$ -	\$ 40,820.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,899.20	\$ -	\$ -	\$ -
Resurface Paved Basketball Court	\$ -	\$ -	\$ 12,480.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Access Path	\$ -	\$ 1,713.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Sidewalks/Aprons - Replacement Allownace	\$ 2,065.50	\$ -	\$ 2,148.12	\$ -	\$ 2,230.74	\$ -	\$ 2,313.36	\$ -	\$ 2,395.98	\$ -
Replace Main Entrance Sign	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Management/Utility Allowance	\$ -	\$ -	\$ -	\$ 2,650.00	\$ -	\$ -	\$ -	\$ -	\$ 2,900.00	\$ -
Exterior Systems										
Vinyl Siding Replacement - Phase I (Older Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Siding Replacement - Phase II (Newer Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Siding Replacement - Phase III (Newer Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase I (Older Units)	\$ 52,780.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase II	\$ -	\$ 134,589.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase III	\$ -	\$ -	\$ 137,228.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase IV	\$ -	\$ -	\$ -	\$ 139,867.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase V (Units Resurfaced 2013)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interior Systems										
Mechanical Systems										
Community Features										
Replace Basketball Equipment (Poles, Backboards, Rims, Nets)	\$ -	\$ -	\$ 4,160.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



LIABILITIES BY YEAR

All Values are Adjusted for Inflation

Year Number	11	12	13	14	15	16	17	18	19	20
Start of Period:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
End of Period:	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033

Site Components

Resurface Private Access Drives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase I	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase II	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Driveways - Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resurface Paved Basketball Court	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,080.00	\$ -	\$ -
Resurface Paved Access Path	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,217.60	\$ -	\$ -	\$ -
Concrete Sidewalks/Aprons - Replacement Allownace	\$ 2,478.60	\$ -	\$ 2,561.22	\$ -	\$ 2,643.84	\$ -	2,726.46	\$ -	\$ 2,809.08	\$ -
Replace Main Entrance Sign	\$ -	\$ -	\$ -	\$ -	\$ -	3,250.00	\$ -	\$ -	\$ -	\$ -
Stormwater Management/Utility Allowance	\$ -	\$ -	\$ -	\$ 3,150.00	\$ -	\$ -	\$ -	\$ -	\$ 3,400.00	\$ -

Exterior Systems

Vinyl Siding Replacement - Phase I (Older Units)	\$ 160,426.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Siding Replacement - Phase II (Newer Units)	\$ -	\$ -	\$ -	\$ -	\$ 277,552.00	\$ -	\$ -	\$ -	\$ -	\$ -
Vinyl Siding Replacement - Phase III (Newer Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281,888.75	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase I (Older Units)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase II	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase III	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase IV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Resurfacing - Phase V (Units Resurfaced 2013)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Interior Systems

Mechanical Systems

Community Features

Replace Basketball Equipment (Poles, Backboards, Rims, Nets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,360.00	\$ -	\$ -
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FISCAL YEAR SUMMARY

Time Period:	1	2	3	4	5	6	7	8	9	10
Start Date:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
End Date:	12/31/2014	12/31/2015	12/31/2016	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023

Existing Funding Levels \$42.5 Unit / Month Increasing at 0% per fiscal year

Beginning Reserve Fund Balance:	\$	405,626.00	\$	324,911.00	\$	196,598.67	\$	88,855.97	\$	(5,859.92)	\$	39,938.83	\$	88,209.02	\$	127,462.38	\$	176,171.19	\$	219,801.59
Revenue:	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,510.50	\$	870.67	\$	333.41	\$	(138.88)	\$	89.49	\$	330.19	\$	525.92	\$	768.81	\$	986.37	\$	1,231.57
Capital Expenditures:	\$	130,165.50	\$	177,123.00	\$	156,016.12	\$	142,517.00	\$	2,230.74	\$	-	\$	9,212.56	\$	-	\$	5,295.98	\$	-
Ending Reserve Balance:	\$	324,911.00	\$	196,598.67	\$	88,855.97	\$	(5,859.92)	\$	39,938.83	\$	88,209.02	\$	127,462.38	\$	176,171.19	\$	219,801.59	\$	268,973.15

Funding Option #1 \$55 Unit / Month Increasing at 0% per fiscal year

Beginning Reserve Fund Balance:	\$	405,626.00	\$	339,049.25	\$	224,946.02	\$	131,483.62	\$	51,119.61	\$	111,342.15	\$	174,108.42	\$	227,930.52	\$	291,281.07	\$	349,626.58
Revenue:	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,548.75	\$	979.77	\$	513.72	\$	112.99	\$	413.29	\$	726.27	\$	994.65	\$	1,310.55	\$	1,601.49	\$	1,920.43
Capital Expenditures:	\$	130,165.50	\$	177,123.00	\$	156,016.12	\$	142,517.00	\$	2,230.74	\$	-	\$	9,212.56	\$	-	\$	5,295.98	\$	-
Ending Reserve Balance:	\$	339,049.25	\$	224,946.02	\$	131,483.62	\$	51,119.61	\$	111,342.15	\$	174,108.42	\$	227,930.52	\$	291,281.07	\$	349,626.58	\$	413,587.00

Funding Option #2 \$50 Unit / Month Increasing at 2% per fiscal year

Beginning Reserve Fund Balance:	\$	405,626.00	\$	333,393.95	\$	214,738.14	\$	117,854.03	\$	35,227.91	\$	94,377.30	\$	157,289.33	\$	212,506.70	\$	278,533.27	\$	340,867.45
Revenue:	\$	56,400.00	\$	57,528.00	\$	58,678.56	\$	59,852.13	\$	61,049.17	\$	62,270.16	\$	63,515.56	\$	64,785.87	\$	66,081.59	\$	67,403.22
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,533.45	\$	939.19	\$	453.45	\$	38.75	\$	330.96	\$	641.88	\$	914.37	\$	1,240.70	\$	1,548.57	\$	1,891.08
Capital Expenditures:	\$	130,165.50	\$	177,123.00	\$	156,016.12	\$	142,517.00	\$	2,230.74	\$	-	\$	9,212.56	\$	-	\$	5,295.98	\$	-
Ending Reserve Balance:	\$	333,393.95	\$	214,738.14	\$	117,854.03	\$	35,227.91	\$	94,377.30	\$	157,289.33	\$	212,506.70	\$	278,533.27	\$	340,867.45	\$	410,161.75

Funding Option #3 \$45 Unit / Month Increasing at 3% per fiscal year

Beginning Reserve Fund Balance:	\$	405,626.00	\$	327,738.65	\$	203,795.07	\$	102,015.75	\$	14,913.05	\$	70,031.66	\$	129,386.99	\$	181,551.18	\$	245,058.75	\$	305,440.00
Revenue:	\$	50,760.00	\$	52,282.80	\$	53,851.28	\$	55,466.82	\$	57,130.83	\$	58,844.75	\$	60,610.09	\$	62,428.40	\$	64,301.25	\$	66,230.29
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,518.15	\$	896.62	\$	385.51	\$	(52.52)	\$	218.52	\$	510.58	\$	766.65	\$	1,079.17	\$	1,375.98	\$	1,710.35
Capital Expenditures:	\$	130,165.50	\$	177,123.00	\$	156,016.12	\$	142,517.00	\$	2,230.74	\$	-	\$	9,212.56	\$	-	\$	5,295.98	\$	-
Ending Reserve Balance:	\$	327,738.65	\$	203,795.07	\$	102,015.75	\$	14,913.05	\$	70,031.66	\$	129,386.99	\$	181,551.18	\$	245,058.75	\$	305,440.00	\$	373,380.64



FISCAL YEAR SUMMARY

Time Period:	11	12	13	14	15	16	17	18	19	20
Start Date:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
End Date:	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033

Existing Funding Levels

Beginning Reserve Fund Balance:	\$	268,973.15	\$	154,669.65	\$	203,514.81	\$	250,030.70	\$	296,187.97	\$	64,142.31	\$	(174,033.92)	\$	(131,804.89)	\$	(105,942.84)	\$	(64,643.93)
Revenue:	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00	\$	47,940.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	661.59	\$	905.16	\$	1,137.11	\$	1,367.27	\$	210.18	\$	(977.48)	\$	(766.91)	\$	(637.95)	\$	(432.01)	\$	(193.93)
Capital Expenditures:	\$	162,905.10	\$	-	\$	2,561.22	\$	3,150.00	\$	280,195.84	\$	285,138.75	\$	4,944.06	\$	21,440.00	\$	6,209.08	\$	-
Ending Reserve Balance:	\$	154,669.65	\$	203,514.81	\$	250,030.70	\$	296,187.97	\$	64,142.31	\$	(174,033.92)	\$	(131,804.89)	\$	(105,942.84)	\$	(64,643.93)	\$	(16,897.85)

Funding Option #1

Beginning Reserve Fund Balance:	\$	413,587.00	\$	314,146.47	\$	377,929.09	\$	439,457.30	\$	500,702.12	\$	283,819.63	\$	60,882.55	\$	118,427.10	\$	159,681.43	\$	216,449.76
Revenue:	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00	\$	62,040.00
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,424.57	\$	1,742.62	\$	2,049.43	\$	2,354.82	\$	1,273.34	\$	161.67	\$	448.62	\$	654.33	\$	937.40	\$	1,253.01
Capital Expenditures:	\$	162,905.10	\$	-	\$	2,561.22	\$	3,150.00	\$	280,195.84	\$	285,138.75	\$	4,944.06	\$	21,440.00	\$	6,209.08	\$	-
Ending Reserve Balance:	\$	314,146.47	\$	377,929.09	\$	439,457.30	\$	500,702.12	\$	283,819.63	\$	60,882.55	\$	118,427.10	\$	159,681.43	\$	216,449.76	\$	279,742.77

Funding Option #2

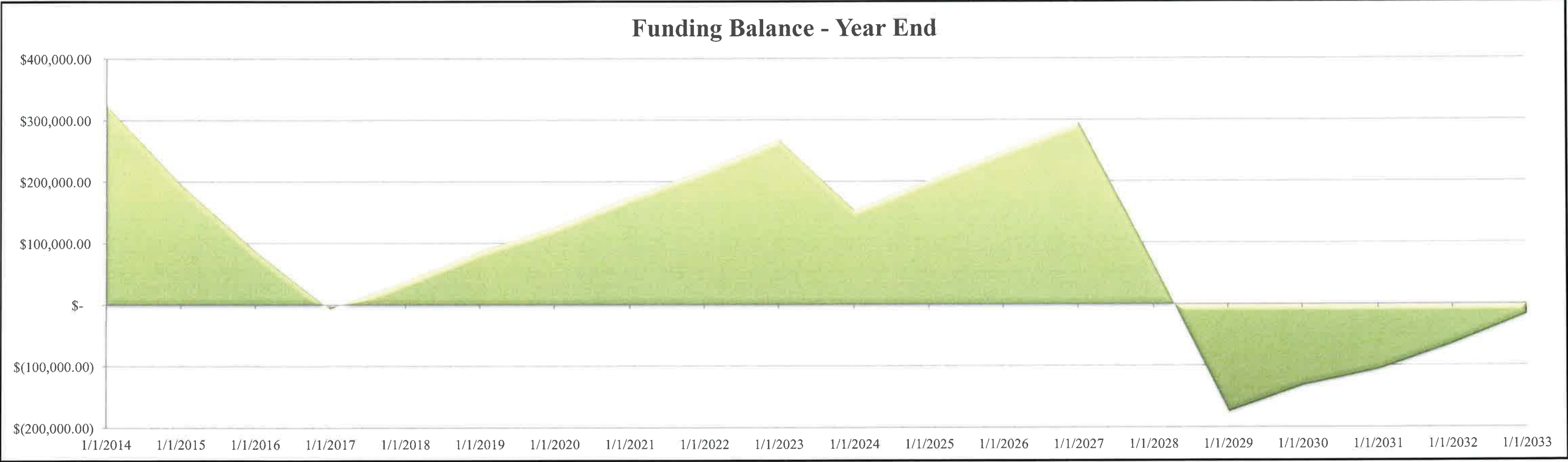
Beginning Reserve Fund Balance:	\$	410,161.75	\$	317,433.54	\$	389,340.88	\$	460,440.85	\$	532,739.87	\$	328,430.11	\$	119,621.18	\$	192,886.95	\$	251,493.98	\$	327,285.73
Revenue:	\$	68,751.29	\$	70,126.31	\$	71,528.84	\$	72,959.41	\$	74,418.60	\$	75,906.97	\$	77,425.11	\$	78,973.62	\$	80,553.09	\$	82,164.15
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,425.61	\$	1,781.03	\$	2,132.36	\$	2,489.60	\$	1,467.48	\$	422.85	\$	784.72	\$	1,073.42	\$	1,447.74	\$	1,863.05
Capital Expenditures:	\$	162,905.10	\$	-	\$	2,561.22	\$	3,150.00	\$	280,195.84	\$	285,138.75	\$	4,944.06	\$	21,440.00	\$	6,209.08	\$	-
Ending Reserve Balance:	\$	317,433.54	\$	389,340.88	\$	460,440.85	\$	532,739.87	\$	328,430.11	\$	119,621.18	\$	192,886.95	\$	251,493.98	\$	327,285.73	\$	411,312.93

Funding Option #3

Beginning Reserve Fund Balance:	\$	373,380.64	\$	279,932.57	\$	351,789.74	\$	423,546.60	\$	497,248.37	\$	295,127.60	\$	89,335.85	\$	166,490.56	\$	229,903.59	\$	311,465.45
Revenue:	\$	68,217.20	\$	70,263.71	\$	72,371.62	\$	74,542.77	\$	76,779.05	\$	79,082.43	\$	81,454.90	\$	83,898.55	\$	86,415.50	\$	89,007.97
Special Assessments:	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Earnings:	\$	1,239.83	\$	1,593.46	\$	1,946.46	\$	2,309.00	\$	1,296.01	\$	264.57	\$	643.87	\$	954.49	\$	1,355.44	\$	1,802.33
Capital Expenditures:	\$	162,905.10	\$	-	\$	2,561.22	\$	3,150.00	\$	280,195.84	\$	285,138.75	\$	4,944.06	\$	21,440.00	\$	6,209.08	\$	-
Ending Reserve Balance:	\$	279,932.57	\$	351,789.74	\$	423,546.60	\$	497,248.37	\$	295,127.60	\$	89,335.85	\$	166,490.56	\$	229,903.59	\$	311,465.45	\$	402,275.75



CURRENT FUNDING LEVELS



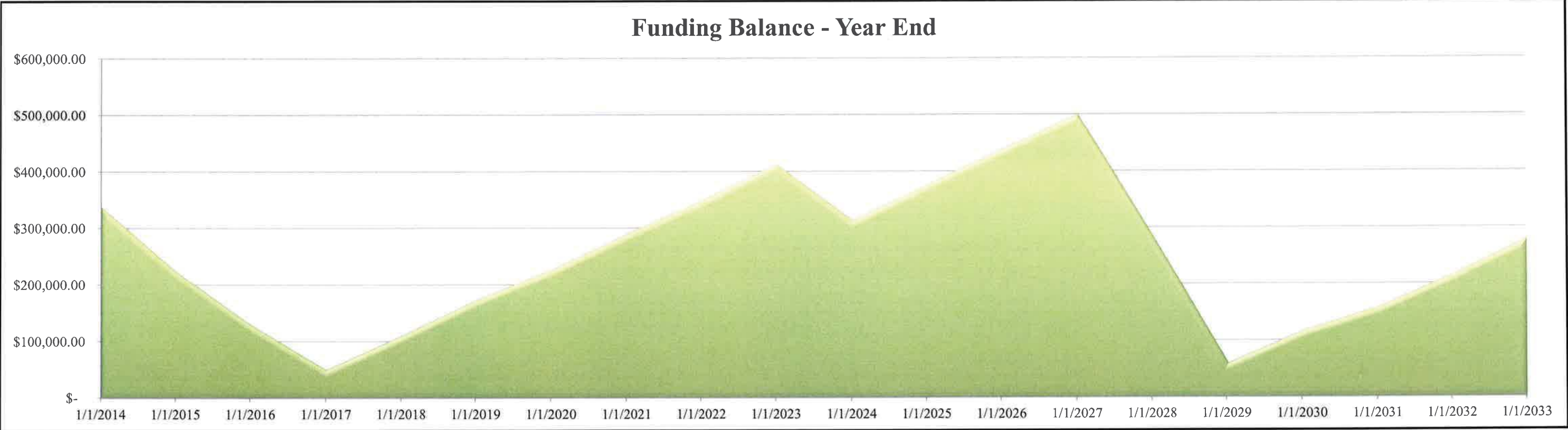
Funding Balance at Start of Study:	\$ 405,626.00	Special Funding Considerations:			Special Contributions:		Minimum Balance	Date
		Year	Change	Unit / Month	Year	Amount	\$ (174,033.92)	2029
Select Current Funding Contribution:	Unit / Month		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$ 42.50						\$ 405,626.00	Current
Funding Contribution Amount Increase Per Year:	0.0%							

Year:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
Beginning Fund Balance:	\$ 405,626.00	\$ 324,911.00	\$ 196,598.67	\$ 88,855.97	\$ (5,859.92)	\$ 39,938.83	\$ 88,209.02	\$ 127,462.38	\$ 176,171.19	\$ 219,801.59
Revenue:	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,510.50	\$ 870.67	\$ 333.41	\$ (138.88)	\$ 89.49	\$ 330.19	\$ 525.92	\$ 768.81	\$ 986.37	\$ 1,231.57
Capital Expenditures:	\$ 130,165.50	\$ 177,123.00	\$ 156,016.12	\$ 142,517.00	\$ 2,230.74	\$ -	\$ 9,212.56	\$ -	\$ 5,295.98	\$ -
Ending Fund Balance:	\$ 324,911.00	\$ 196,598.67	\$ 88,855.97	\$ (5,859.92)	\$ 39,938.83	\$ 88,209.02	\$ 127,462.38	\$ 176,171.19	\$ 219,801.59	\$ 268,973.15

Year:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
Beginning Fund Balance:	\$ 268,973.15	\$ 154,669.65	\$ 203,514.81	\$ 250,030.70	\$ 296,187.97	\$ 64,142.31	\$ (174,033.92)	\$ (131,804.89)	\$ (105,942.84)	\$ (64,643.93)
Revenue:	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00	\$ 47,940.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 661.59	\$ 905.16	\$ 1,137.11	\$ 1,367.27	\$ 210.18	\$ (977.48)	\$ (766.91)	\$ (637.95)	\$ (432.01)	\$ (193.93)
Capital Expenditures:	\$ 162,905.10	\$ -	\$ 2,561.22	\$ 3,150.00	\$ 280,195.84	\$ 285,138.75	\$ 4,944.06	\$ 21,440.00	\$ 6,209.08	\$ -
Ending Fund Balance:	\$ 154,669.65	\$ 203,514.81	\$ 250,030.70	\$ 296,187.97	\$ 64,142.31	\$ (174,033.92)	\$ (131,804.89)	\$ (105,942.84)	\$ (64,643.93)	\$ (16,897.85)



FUNDING OPTION #1



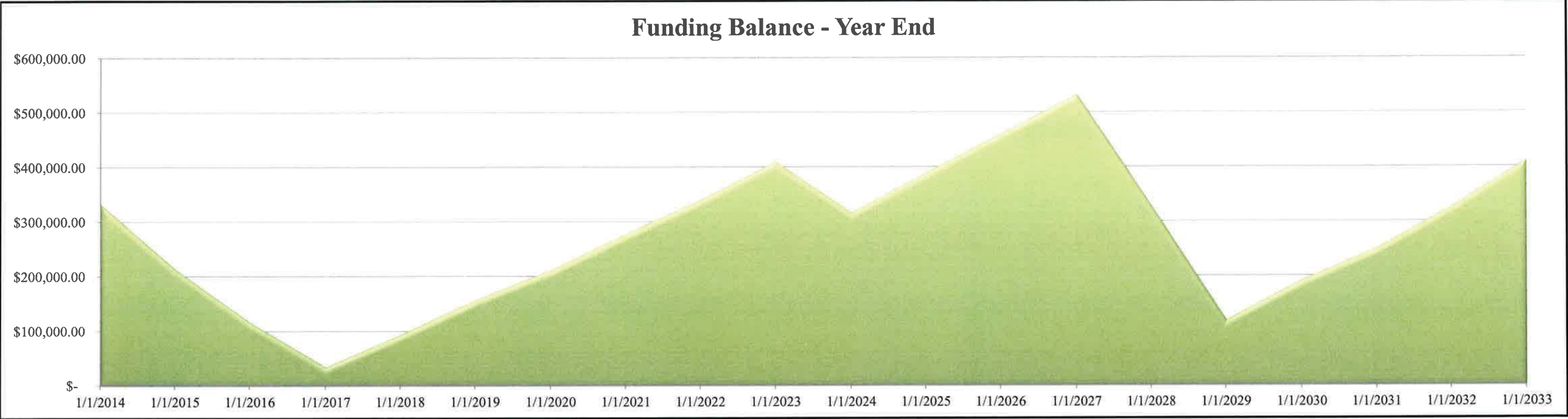
Funding Balance at Start of Study:	\$ 405,626.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Unit / Month	Year	Amount	\$ 51,119.61	2017
Select Current Funding Contribution:	Unit / Month		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$ 55.00						\$ 500,702.12	2027
Funding Contribution Amount Increase Per Year:	0.0%							

Year:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
Beginning Fund Balance:	\$ 405,626.00	\$ 339,049.25	\$ 224,946.02	\$ 131,483.62	\$ 51,119.61	\$ 111,342.15	\$ 174,108.42	\$ 227,930.52	\$ 291,281.07	\$ 349,626.58
Revenue:	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,548.75	\$ 979.77	\$ 513.72	\$ 112.99	\$ 413.29	\$ 726.27	\$ 994.65	\$ 1,310.55	\$ 1,601.49	\$ 1,920.43
Capital Expenditures:	\$ 130,165.50	\$ 177,123.00	\$ 156,016.12	\$ 142,517.00	\$ 2,230.74	\$ -	\$ 9,212.56	\$ -	\$ 5,295.98	\$ -
Ending Fund Balance:	\$ 339,049.25	\$ 224,946.02	\$ 131,483.62	\$ 51,119.61	\$ 111,342.15	\$ 174,108.42	\$ 227,930.52	\$ 291,281.07	\$ 349,626.58	\$ 413,587.00

Year:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
Beginning Fund Balance:	\$ 413,587.00	\$ 314,146.47	\$ 377,929.09	\$ 439,457.30	\$ 500,702.12	\$ 283,819.63	\$ 60,882.55	\$ 118,427.10	\$ 159,681.43	\$ 216,449.76
Revenue:	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00	\$ 62,040.00
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,424.57	\$ 1,742.62	\$ 2,049.43	\$ 2,354.82	\$ 1,273.34	\$ 161.67	\$ 448.62	\$ 654.33	\$ 937.40	\$ 1,253.01
Capital Expenditures:	\$ 162,905.10	\$ -	\$ 2,561.22	\$ 3,150.00	\$ 280,195.84	\$ 285,138.75	\$ 4,944.06	\$ 21,440.00	\$ 6,209.08	\$ -
Ending Fund Balance:	\$ 314,146.47	\$ 377,929.09	\$ 439,457.30	\$ 500,702.12	\$ 283,819.63	\$ 60,882.55	\$ 118,427.10	\$ 159,681.43	\$ 216,449.76	\$ 279,742.77



FUNDING OPTION #2



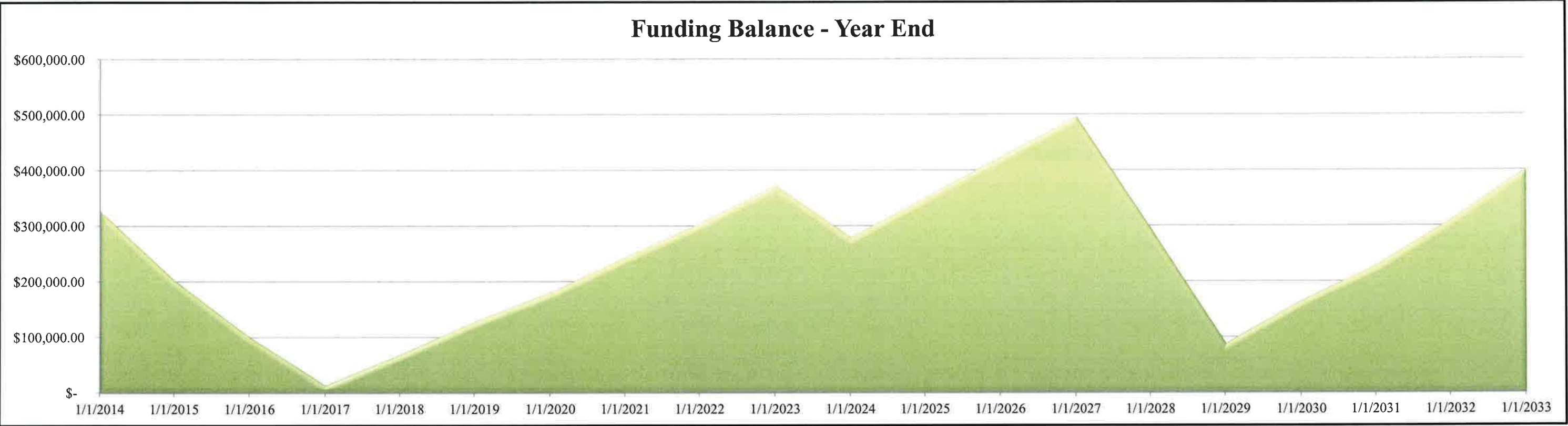
Funding Balance at Start of Study :	\$ 405,626.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Unit / Month	Year	Amount	\$ 35,227.91	2017
Select Current Funding Contribution:	Unit / Month		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$ 50.00						\$ 532,739.87	2027
Funding Contribution Amount Increase Per Year:	2.0%							

Year:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
Beginning Fund Balance:	\$ 405,626.00	\$ 333,393.95	\$ 214,738.14	\$ 117,854.03	\$ 35,227.91	\$ 94,377.30	\$ 157,289.33	\$ 212,506.70	\$ 278,533.27	\$ 340,867.45
Revenue:	\$ 56,400.00	\$ 57,528.00	\$ 58,678.56	\$ 59,852.13	\$ 61,049.17	\$ 62,270.16	\$ 63,515.56	\$ 64,785.87	\$ 66,081.59	\$ 67,403.22
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,533.45	\$ 939.19	\$ 453.45	\$ 38.75	\$ 330.96	\$ 641.88	\$ 914.37	\$ 1,240.70	\$ 1,548.57	\$ 1,891.08
Capital Expenditures:	\$ 130,165.50	\$ 177,123.00	\$ 156,016.12	\$ 142,517.00	\$ 2,230.74	\$ -	\$ 9,212.56	\$ -	\$ 5,295.98	\$ -
Ending Fund Balance:	\$ 333,393.95	\$ 214,738.14	\$ 117,854.03	\$ 35,227.91	\$ 94,377.30	\$ 157,289.33	\$ 212,506.70	\$ 278,533.27	\$ 340,867.45	\$ 410,161.75

Year:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
Beginning Fund Balance:	\$ 410,161.75	\$ 317,433.54	\$ 389,340.88	\$ 460,440.85	\$ 532,739.87	\$ 328,430.11	\$ 119,621.18	\$ 192,886.95	\$ 251,493.98	\$ 327,285.73
Revenue:	\$ 68,751.29	\$ 70,126.31	\$ 71,528.84	\$ 72,959.41	\$ 74,418.60	\$ 75,906.97	\$ 77,425.11	\$ 78,973.62	\$ 80,553.09	\$ 82,164.15
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,425.61	\$ 1,781.03	\$ 2,132.36	\$ 2,489.60	\$ 1,467.48	\$ 422.85	\$ 784.72	\$ 1,073.42	\$ 1,447.74	\$ 1,863.05
Capital Expenditures:	\$ 162,905.10	\$ -	\$ 2,561.22	\$ 3,150.00	\$ 280,195.84	\$ 285,138.75	\$ 4,944.06	\$ 21,440.00	\$ 6,209.08	\$ -
Ending Fund Balance:	\$ 317,433.54	\$ 389,340.88	\$ 460,440.85	\$ 532,739.87	\$ 328,430.11	\$ 119,621.18	\$ 192,886.95	\$ 251,493.98	\$ 327,285.73	\$ 411,312.93



FUNDING OPTION #3



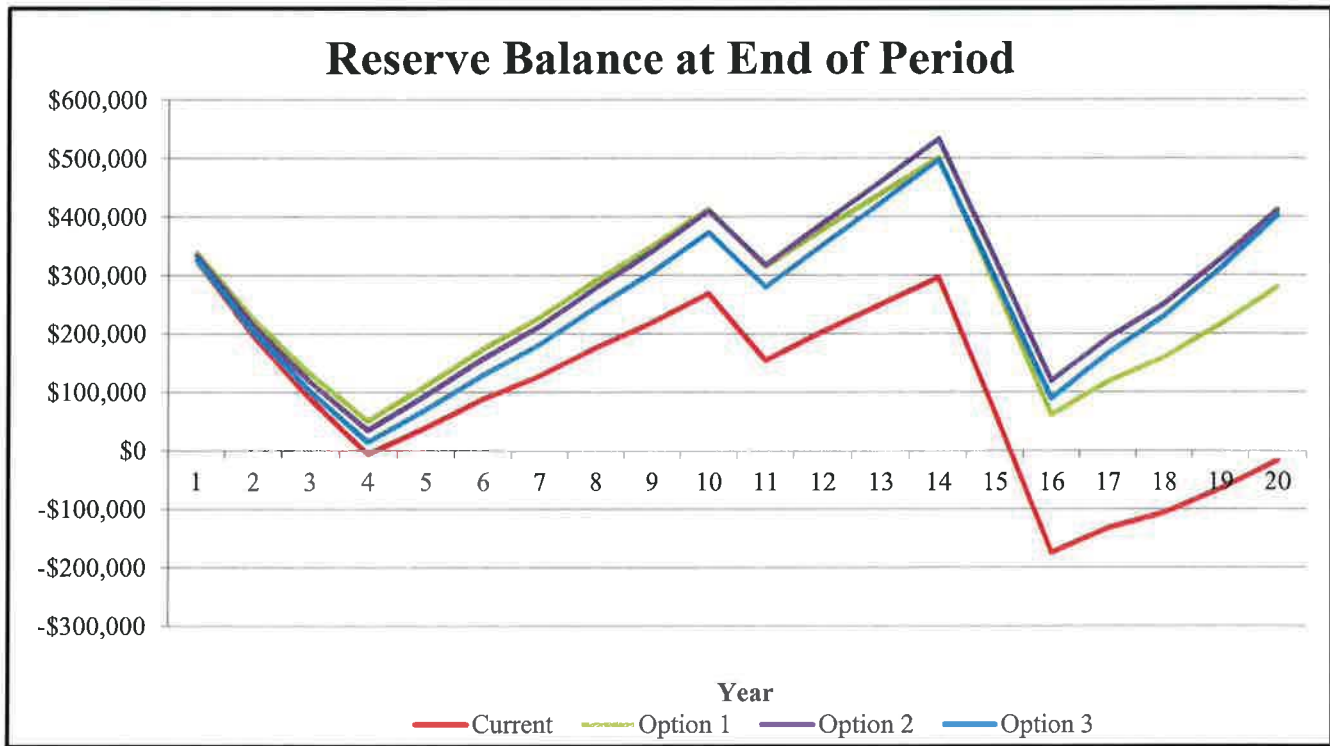
Funding Balance at Start of Study :	\$ 405,626.00	Step Funding:			Special Contributions:		Minimum Balance	Date
		Year	Change	Unit / Month	Year	Amount	\$ 14,913.05	2017
Select Current Funding Contribution:	Unit / Month		None		None		Maximum Balance	Date
Funding Contribution Amount:	\$ 45.00						\$ 497,248.37	2027
Funding Contribution Amount Increase Per Year:	3.0%							

Year:	1/1/2014	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023
Beginning Fund Balance:	\$ 405,626.00	\$ 327,738.65	\$ 203,795.07	\$ 102,015.75	\$ 14,913.05	\$ 70,031.66	\$ 129,386.99	\$ 181,551.18	\$ 245,058.75	\$ 305,440.00
Revenue:	\$ 50,760.00	\$ 52,282.80	\$ 53,851.28	\$ 55,466.82	\$ 57,130.83	\$ 58,844.75	\$ 60,610.09	\$ 62,428.40	\$ 64,301.25	\$ 66,230.29
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,518.15	\$ 896.62	\$ 385.51	\$ (52.52)	\$ 218.52	\$ 510.58	\$ 766.65	\$ 1,079.17	\$ 1,375.98	\$ 1,710.35
Capital Expenditures:	\$ 130,165.50	\$ 177,123.00	\$ 156,016.12	\$ 142,517.00	\$ 2,230.74	\$ -	\$ 9,212.56	\$ -	\$ 5,295.98	\$ -
Ending Fund Balance:	\$ 327,738.65	\$ 203,795.07	\$ 102,015.75	\$ 14,913.05	\$ 70,031.66	\$ 129,386.99	\$ 181,551.18	\$ 245,058.75	\$ 305,440.00	\$ 373,380.64

Year:	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033
Beginning Fund Balance:	\$ 373,380.64	\$ 279,932.57	\$ 351,789.74	\$ 423,546.60	\$ 497,248.37	\$ 295,127.60	\$ 89,335.85	\$ 166,490.56	\$ 229,903.59	\$ 311,465.45
Revenue:	\$ 68,217.20	\$ 70,263.71	\$ 72,371.62	\$ 74,542.77	\$ 76,779.05	\$ 79,082.43	\$ 81,454.90	\$ 83,898.55	\$ 86,415.50	\$ 89,007.97
Special Assessments:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Earnings:	\$ 1,239.83	\$ 1,593.46	\$ 1,946.46	\$ 2,309.00	\$ 1,296.01	\$ 264.57	\$ 643.87	\$ 954.49	\$ 1,355.44	\$ 1,802.33
Capital Expenditures:	\$ 162,905.10	\$ -	\$ 2,561.22	\$ 3,150.00	\$ 280,195.84	\$ 285,138.75	\$ 4,944.06	\$ 21,440.00	\$ 6,209.08	\$ -
Ending Fund Balance:	\$ 279,932.57	\$ 351,789.74	\$ 423,546.60	\$ 497,248.37	\$ 295,127.60	\$ 89,335.85	\$ 166,490.56	\$ 229,903.59	\$ 311,465.45	\$ 402,275.75



FUNDING COMPARISON



Fiscal Year End	Year	Current	Option 1	Option 2	Option 3
12/31/2014	1	\$ 324,911.00	\$ 339,049.25	\$ 333,393.95	\$ 327,738.65
12/31/2015	2	\$ 196,598.67	\$ 224,946.02	\$ 214,738.14	\$ 203,795.07
12/31/2016	3	\$ 88,855.97	\$ 131,483.62	\$ 117,854.03	\$ 102,015.75
12/31/2017	4	\$ (5,859.92)	\$ 51,119.61	\$ 35,227.91	\$ 14,913.05
12/31/2018	5	\$ 39,938.83	\$ 111,342.15	\$ 94,377.30	\$ 70,031.66
12/31/2019	6	\$ 88,209.02	\$ 174,108.42	\$ 157,289.33	\$ 129,386.99
12/31/2020	7	\$ 127,462.38	\$ 227,930.52	\$ 212,506.70	\$ 181,551.18
12/31/2021	8	\$ 176,171.19	\$ 291,281.07	\$ 278,533.27	\$ 245,058.75
12/31/2022	9	\$ 219,801.59	\$ 349,626.58	\$ 340,867.45	\$ 305,440.00
12/31/2023	10	\$ 268,973.15	\$ 413,587.00	\$ 410,161.75	\$ 373,380.64
12/31/2024	11	\$ 154,669.65	\$ 314,146.47	\$ 317,433.54	\$ 279,932.57
12/31/2025	12	\$ 203,514.81	\$ 377,929.09	\$ 389,340.88	\$ 351,789.74
12/31/2026	13	\$ 250,030.70	\$ 439,457.30	\$ 460,440.85	\$ 423,546.60
12/31/2027	14	\$ 296,187.97	\$ 500,702.12	\$ 532,739.87	\$ 497,248.37
12/31/2028	15	\$ 64,142.31	\$ 283,819.63	\$ 328,430.11	\$ 295,127.60
12/31/2029	16	\$ (174,033.92)	\$ 60,882.55	\$ 119,621.18	\$ 89,335.85
12/31/2030	17	\$ (131,804.89)	\$ 118,427.10	\$ 192,886.95	\$ 166,490.56
12/31/2031	18	\$ (105,942.84)	\$ 159,681.43	\$ 251,493.98	\$ 229,903.59
12/31/2032	19	\$ (64,643.93)	\$ 216,449.76	\$ 327,285.73	\$ 311,465.45
12/31/2033	20	\$ (16,897.85)	\$ 279,742.77	\$ 411,312.93	\$ 402,275.75



APPENDIX B: PROJECT PHOTOGRAPHS

16



APPENDIX C: SITE FIGURE

