

Reserve Study Summary as prepared by DMA and summarized by C Caprio

This Summary will focus on the first 10 years where the Study provides recommendations though year and including 2045.

The Table outlines per year the total amount of dollars the Reserve Study calls out to be spent each year for Capital Improvements and the major elements within. Next it shows how much money DMA recommends we add to the Reserve Fund yearly by increasing dues. This is followed by an analysis performed by C Caprio of his thoughts of funding the Reserve Fund.

2017	2018	2019	2020	2021
\$ 0	\$ 8K	\$ 31K	\$ 28K	\$ 81K
	Repair Railings	Repair Railings	Repair Railings	Mail Boxes
	Repair Storm Drain	Repair Siding	New Door on Mechanical Building	Paving Christine Court \$ 52K
		Trees \$ 21K	Trees \$ 21K	Repair Concrete
DMA				
\$ 4K Assessment	\$ 3K Assessment	\$ 2K Assessment	\$ 1.5K Assessment	\$ 2.5K Assessment
Caprio Year End Reserve Funding Profile assuming about \$ 26K per year funding without any new Assessments				
About \$ 80K	About \$ 98K	About \$ 93K	About \$ 93K	About \$ 38K

2022	2023	2024	2025	2026
\$ 36K	\$ 57K	\$ 3.5K	\$ 0	\$ 222K
Paving Jennifer Place	Paving Laurence Lane	Repair Siding		Paving Upkeep
				Concrete Repairs
				Begin Residing of all Town Homes \$ 200K
DMA				
\$ 4.3K Assessment	\$ 3K Assessment	\$ 5K Assessment	\$ 4K Assessment	\$ 4K Assessment
Caprio Year End Reserve Funding Profile assuming about \$ 26K per year funding without any new Assessments				
About \$ 28K	About – 3K	About \$ 1K	About \$ 45K	About -\$ 151K

For years 2026-2028 another \$ 460K will be spent to complete the Residing of all Townhomes

DMAs Approach is to raise Dues Yearly to minimize the Assessment in years 2025-2028 when about \$ 680K will be required to reside all the Townhomes. Adhering to their approach dues would increase about \$ 5/month per year or over 10 years dues would increase by \$ 50/month just for to satisfy the Reserve Fund. I addition dues will have to increase to cover increase in expenses.

These are my thoughts.

The Board is looking for involvement in this process as we progress through the years.

Claudio A Caprio

President of Pheasant Run Crossing Homeowners Association