

RESERVE EXPENDITURES

Wynfield Property Owners Association, Inc. Huntersville, North Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)	
<u>Property Site Elements</u>											
4.020	1,850	1,850	Square Yards	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping	2028	3 to 5	4	2.90	5,365	5,365	1.0%
4.040	1,850	1,850	Square Yards	Asphalt Pavement, Mill and Overlay	2035	15 to 20	11	18.50	34,225	34,225	0.9%
4.200	200	200	Linear Feet	Fence, Aluminum	2046	to 25	22	40.00	8,000	8,000	0.3%
4.420	1	1	Allowance	Irrigation System, Inspections and Partial Replacements	2025	to 5	1	17,200.00	17,200	17,200	2.9%
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	to 5	1	9,000.00	9,000	9,000	1.6%
4.660	1	1	Allowance	Playground Equipment	2041	15 to 20	17	75,000.00	75,000	75,000	2.3%
4.740	2,000	2,000	Square Feet	Retaining Walls, Masonry, Inspection and Capital Repairs	2036	10 to 15	12	5.00	10,000	10,000	0.7%
4.800	1	1	Allowance	Signage, Monuments, Renovation	2027	15 to 20	3	39,000.00	39,000	39,000	2.2%
4.830	1,850	1,850	Square Yards	Tennis and Basketball Courts, Color Coat	2028	4 to 6	4	10.50	19,425	19,425	3.7%
4.840	360	360	Linear Feet	Tennis Court, Fence	2025	to 25	1	45.00	16,200	16,200	1.0%
4.850	4	4	Each	Tennis Court, Light Poles and Fixtures	2027	to 35	3	5,100.00	20,400	20,400	1.3%
4.860	400	400	Square Yards	Basketball Courts, Surface	2025	to 25	1	46.00	18,400	18,400	1.1%
4.861	1,450	1,450	Square Yards	Tennis Courts, Surface (2024 is Planned)	2024	to 25	0	46.00	66,700	66,700	3.6%
<u>Exterior Building Elements</u>											
5.201	400	400	Square Feet	Deck, Composite, Clubhouse	2036	20 to 25	12	52.00	20,800	20,800	0.5%
5.310	1	1	Allowance	Exterior Renovations, Clubhouse and Pool House, Partial	2025	to 10	1	13,000.00	13,000	13,000	1.0%
5.400	1	1	Allowance	Floor Trusses, Analysis and Repair, Pool House	2025	N/A	1	150,000.00	150,000	150,000	2.6%
5.551	510	510	Linear Feet	Gutters and Downspouts, Aluminum, Clubhouse and Pool House	2040	15 to 20	16	23.50	11,985	11,985	0.4%
5.600	52	52	Squares	Roofs, Asphalt Shingles, Clubhouse and Pool House	2040	15 to 20	16	530.00	27,560	27,560	0.8%
5.620	2	1	Allowance	Security System, Phased (First Event is Complete Replacement)	2028	10 to 15	4 to 11	12,500.00	12,500	25,000	1.7%
5.696	1,100	1,100	Square Feet	Soffit and Fascia, Vinyl, Pool House	2064	to 40	40	6.50	7,150	7,150	0.0%
5.765	2,000	2,000	Square Feet	Walls, Siding, Engineered Wood, Clubhouse (Replace with Fiber Cement)	2035	to 45	11	11.50	23,000	23,000	0.6%
5.800	600	600	Square Feet	Windows and Doors	2030	to 40	6	75.00	45,000	45,000	1.0%
<u>Interior Building Elements</u>											
6.070	2	2	Each	Air Handling and Condensing Units, Split Systems, Clubhouse	2031	to 20	7	11,000.00	22,000	22,000	1.4%
6.420	1,300	1,300	Square Feet	Floor Coverings, Wood, Refinishing, Clubhouse	2026	to 8	2	3.50	4,550	4,550	0.5%
6.451	2	1	Allowance	Furnishings, Clubhouse, Phased	2026	to 20	2 to 7	15,000.00	15,000	30,000	1.8%
6.501	1	1	Allowance	Interior Renovations, Pool House (2024 is Planned)	2024	to 25	0	50,000.00	50,000	50,000	2.9%
6.521	1	1	Allowance	Kitchen, Renovation, Clubhouse	2030	to 25	6	23,000.00	23,000	23,000	0.5%
6.561	20	20	Each	Light Fixtures, Clubhouse	2035	to 25	11	175.00	3,500	3,500	0.1%
6.802	4,800	4,800	Square Feet	Paint Finishes, Clubhouse	2025	8 to 12	1	1.20	5,760	5,760	0.5%
6.850	1	1	Allowance	Pipes, Leak Investigation and Isolated Repairs, Pool House (2024 is Planned)	2024	N/A	0	5,000.00	5,000	5,000	0.1%
6.890	2	2	Each	Rest Rooms, Renovation, Clubhouse	2035	to 25	11	7,000.00	14,000	14,000	0.4%
<u>Pool Elements</u>											
7.201	10,200	10,200	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2031	8 to 12	7	2.00	20,400	20,400	1.1%
7.301	4,800	4,800	Square Feet	Cover, Vinyl	2025	8 to 10	1	4.25	20,400	20,400	1.6%
7.401	570	570	Linear Feet	Fences, Aluminum	2036	to 25	12	60.00	34,200	34,200	0.9%

Explanatory Notes:

- 1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2024 is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.
- 3) 2055+ indicates a component which is considered long-lived

RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
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				6,156				7,065								
												49,967				
	15,914					21,143						25,111				
	9,224					11,063						13,140				
													15,111			
			39,404													
				22,291					26,474							31,443
	15,944															
			22,618													
	20,000															
50,000																
													31,430			
	13,113												18,980			
	150,000															
				28,688									18,250			
																33,579
								55,316								
									27,990							
		4,874									6,418					
		15,757														
48,000																
																28,273
													5,110			
	5,962												8,409			
5,000																
																20,440
									25,955							
	20,867															
																29,783
																51,679

16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
9,303				10,675				12,250					14,057	
						17,052								
29,825					35,422					42,070				
15,606					18,535					22,014				
	134,601											25,316		
							86,038							
		37,345						44,354						52,678
										39,625				
												53,452		
										45,006				
									157,628					
					26,773									
20,782														
47,789														
		23,219							29,541					
										51,991				
		8,452									11,129			
						31,973						37,974		
										118,162				
					11,862									
	36,611													
						42,012								

RESERVE EXPENDITURES

**Wynfield Property Owners
Association, Inc.**
Huntersville, North Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures
						Useful	Remaining	Unit (2024)	Per Phase (2024)	Total (2024)	
7.501	2	1	Allowance	Furniture, Phased	2028	to 12	4 to 10	16,000.00	16,000	32,000	2.5%
7.561	3	3	Each	Light Poles and Fixtures	2027	to 25	3	5,000.00	15,000	15,000	1.0%
7.601	3	1	Allowance	Mechanical Equipment, Phased	2026	to 15	2 to 12	11,500.00	11,500	34,500	2.3%
7.801	800	800	Square Feet	Pool Finish, Plaster, Kiddie Pool	2025	8 to 12	1	12.00	9,600	9,600	0.7%
7.802	4,000	4,000	Square Feet	Pool Finish, Plaster, Main Pool	2033	8 to 12	9	12.00	48,000	48,000	2.7%
7.803	100	100	Linear Feet	Pool Finish, Tile, Kiddie Pool	2025	15 to 25	1	38.00	3,800	3,800	0.2%
7.804	580	580	Linear Feet	Pool Finish, Tile, Main Pool	2043	15 to 25	19	38.00	22,040	22,040	0.7%
7.851	3	3	Each	Shade Structure, Aluminum	2040	to 25	16	8,500.00	25,500	25,500	0.8%
7.900	4,000	4,000	Square Feet	Structure, Total Replacement, Main Pool	2054	to 60	30	215.00	860,000	860,000	41.9%
7.951	1	1	Allowance	Water Features	2031	to 15	7	17,500.00	17,500	17,500	1.0%
7.980	1	1	Allowance	Water Slide, Replacement	2037	to 20	13	44,000.00	44,000	44,000	3.3%

Anticipated Expenditures, By Year (\$5,767,744 over 30 years)

Explanatory Notes:

- 1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2024 is Fiscal Year beginning January 1, 2024 and ending December 31, 2024.
- 3) 2055+ indicates a component which is considered long-lived

RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039
				18,360					22,570						
			16,603												
		6,710		12,299				15,673						18,615	
	4,920										14,016				
								65,419							
	1,600														
							22,265								
													68,814		
103,000	257,544	27,341	78,625	87,795	0	115,796	95,294	7,065	107,567	28,988	236,785	98,219	68,814	50,058	0

16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
27,744						34,104						41,923		
												39,303		
			22,109					26,258						31,187
					19,771									
			92,280											
					7,826									
			42,372											
44,217														
														2,413,843
						37,301								
														123,499
195,264	171,212	31,670	194,105	10,675	162,201	120,430	86,038	82,862	357,323	159,843	63,289	148,734	83,865	2,537,342

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Wynfield Property Owners
Association, Inc.

Individual Reserve Budgets & Cash Flows for the Next 30 Years

Huntersville, North Carolina	FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of Year (Note 1)	133,505	62,176	65,900	146,361	180,371	209,638	332,203	344,406	381,802	513,502	550,873	673,104	592,853	655,998	755,358	881,103
Recommended Reserve Contributions	30,214	73,000	105,700	109,400	113,200	117,200	121,300	125,500	129,900	134,400	139,100	144,000	149,000	154,200	159,600	165,200
Additional Reserve Contributions		187,000														
Total Recommended Reserve Contributions (Note 2)	30,214	260,000	105,700	109,400	113,200	117,200	121,300	125,500	129,900	134,400	139,100	144,000	149,000	154,200	159,600	165,200
Estimated Interest Earned, During Year (Note 3)	1,457	1,268	2,102	3,235	3,861	5,365	6,699	7,190	8,864	10,538	12,119	12,534	12,365	13,974	16,203	19,274
Anticipated Expenditures, By Year	(103,000)	(257,544)	(27,341)	(78,625)	(87,795)	0	(115,796)	(95,294)	(7,065)	(107,567)	(28,988)	(236,785)	(98,219)	(68,814)	(50,058)	0
Anticipated Reserves at Year End	\$62,176	\$65,900	\$146,361	\$180,371	\$209,638	\$332,203	\$344,406	\$381,802	\$513,502	\$550,873	\$673,104	\$592,853	\$655,998	\$755,358	\$881,103	\$1,065,577

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Reserves at Beginning of Year	1,065,577	1,062,382	1,089,476	1,264,311	1,285,046	1,498,127	1,569,398	1,691,454	1,858,161	2,039,086	1,954,402	2,075,762	2,305,551	2,462,425	2,697,044
Total Recommended Reserve Contributions	171,000	177,000	183,200	189,600	196,200	203,100	210,200	217,600	225,200	233,100	241,300	249,700	258,400	267,400	276,800
Estimated Interest Earned, During Year	21,069	21,306	23,305	25,241	27,556	30,372	32,286	35,145	38,587	39,539	39,903	43,379	47,208	51,084	31,335
Anticipated Expenditures, By Year	(195,264)	(171,212)	(31,670)	(194,105)	(10,675)	(162,201)	(120,430)	(86,038)	(82,862)	(357,323)	(159,843)	(63,289)	(148,734)	(83,865)	(2,537,342)
Anticipated Reserves at Year End	\$1,062,382	\$1,089,476	\$1,264,311	\$1,285,046	\$1,498,127	\$1,569,398	\$1,691,454	\$1,858,161	\$2,039,086	\$1,954,402	\$2,075,762	\$2,305,551	\$2,462,425	\$2,697,044	\$467,838

(NOTES 4&5)

Explanatory Notes:

- 1) Year 2024 starting reserves are as of March 31, 2024; FY2024 starts January 1, 2024 and ends December 31, 2024.
- 2) Reserve Contributions for 2024 are the remaining budgeted 9 months; 2025 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves; 2024 is a partial year of interest earned.
- 4) Accumulated year 2054 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).