

RESERVE EXPENDITURES

Stonecrest Villas of Tega Cay Condominium Owners Association, Inc.

Tega Cay, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated	Life Analysis,		Unit (2017)
					1st Year of Event	Useful Years	Remaining	
Exterior Building Elements								
1.180	94	94	Each	Doors, Entrances (Includes Clubhouse Doors)	2036	to 30	19	800.00
1.200	86	86	Each	Doors, Garage	2031	to 25	14	1,300.00
1.240	8,300	4,150	Linear Feet	Gutters and Downspouts, Aluminum, Phased	2030	15 to 20	13 to 14	7.00
1.260	1,400	1,400	Linear Feet	Railings, Aluminum, Patios	2031	to 25	14	30.00
1.280	2,660	1,330	Squares	Roofs, Asphalt Shingles, Phased	2030	15 to 20	13 to 14	360.00
1.560	175	175	Pairs	Shutters, Wood	2029	to 20	12	420.00
1.591	1	1	Allowance	Termite Control, Inspections and Treatments	2019	to 7	2	6,785.00
1.760	38,000	38,000	Square Feet	Walls, Fiber Cement Siding, Paint Finishes	2024	8 to 10	7	1.75
1.820	43,600	43,600	Square Feet	Walls, Masonry, Inspections and Repairs	2026	8 to 12	9	0.45
1.980	5	1	Allowance	Windows, Partial (2017 is Budgeted)	2017	to 40	0 to 4	20,000.00
Property Site Elements								
4.020	4,570	4,570	Square Yards	Asphalt Pavement, Patch	2021	3 to 5	4	0.70
4.040	4,570	4,570	Square Yards	Asphalt Pavement, Mill and Overlay	2029	15 to 20	12	16.00
4.100	20	20	Each	Catch Basins, Inspections and Capital Repairs	2029	15 to 20	12	450.00
4.110	3,750	280	Linear Feet	Concrete Curbs and Gutters, Partial	2019	to 65	2 to 30+	30.00
4.120	73,000	3,650	Square Feet	Concrete Driveways, Partial	2024	to 65	7 to 30+	11.00
4.140	37,600	1,880	Square Feet	Concrete Sidewalks and Patios, Partial	2024	to 65	7 to 30+	9.00
4.200	1,015	1,015	Linear Feet	Fences, Aluminum, Retaining Walls	2031	to 25	14	40.00
4.500	1	1	Allowance	Landscape, Partial Replacements	2018	to 3	1	3,000.00
4.600	8	8	Each	Mailbox Stations	2031	to 25	14	850.00
4.620	6,650	6,650	Square Feet	Pavers, Masonry	2032	to 25	15	7.00
4.631	600	600	Square Feet	Pergolas, Wood	2032	20 to 25	15	26.00
4.740	5,000	5,000	Square Feet	Retaining Walls, Masonry, Inspections and Capital Repairs	2020	10 to 15	3	4.00
4.810	1	1	Allowance	Signage, Street, Monument and Building Identification	2027	15 to 20	10	8,000.00

Explanatory Notes:														
1) 1.8% is the estimated future Inflation Rate for estimating Future Replacement Costs.														
2) FY2017 is Fiscal Year beginning January 1, 2017 and ending December 31, 2017.														
Costs, \$														
Per Phase (2017)	Total (2017)	30-Year Total (Inflated)	RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028
75,200	75,200	105,542												
111,800	111,800	143,519												
29,050	58,100	73,925												
42,000	42,000	53,916												
478,800	957,600	1,218,418												
73,500	73,500	91,046												
6,785	6,785	45,838			7,031							7,967		
66,500	66,500	273,054								75,345				
19,620	19,620	80,255										23,037		
20,000	100,000	126,137	18,244	20,360	20,726		21,479		22,260		23,068			
3,199	3,199	26,134					3,436				3,690			
73,120	73,120	90,575												
9,000	9,000	11,148												
8,400	112,500	31,547			8,705									
40,150	803,000	274,042								45,490				
16,920	338,400	115,488								19,171				
40,600	40,600	52,119												
3,000	3,000	39,317		3,054			3,222			3,399			3,586	
6,800	6,800	8,729												
46,550	46,550	60,833												
15,600	15,600	20,386												
20,000	20,000	79,612				21,100								
8,000	8,000	23,224											9,562	

Years 2017 to 2032													
12	13	14	15	16	17	18	19	20	21	22	23	24	25
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
							105,542						
		143,519											
	36,633	37,292											
		53,916											
	603,775	614,643											
91,046													
				9,026							10,227		
					90,060								
					26,571								30,647
				4,256				4,571				4,909	
90,575													
11,148													
10,405										12,437			
49,735					54,375					59,448			
20,959					22,915					25,053			
		52,119											
	3,783			3,991			4,210			4,442			4,686
		8,729											
			60,833										
			20,386										
			26,136										

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Condominium Owners Association, Inc.
 Tega Cay, South Carolina

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated	Life Analysis,		Unit (2017)
					1st Year of Event	Useful Years	Remaining	
Clubhouse Elements								
5.071	2	1	Each	Air Handling and Condensing Units, Split Systems, Phased	2018	12 to 18	1 to 8	6,000.00
5.161	1	1	Allowance	Exercise Equipment, Cardiovascular, Phased	2019	5 to 10	2	5,000.00
5.162	1	1	Allowance	Exercise Equipment, Strength Training	2024	to 15	7	7,000.00
5.200	190	190	Square Yards	Floor Coverings, Carpet	2019	8 to 12	2	50.00
5.240	90	90	Square Yards	Floor Coverings, Tile	2031	to 25	14	75.00
5.450	4	1	Allowance	Furnishings, Phased	2019	to 20	2 to 17	5,000.00
5.520	1	1	Allowance	Kitchen, Renovations	2031	0	14	10,000.00
5.800	9,550	9,550	Square Feet	Paint Finishes, Interior	2026	6 to 10	9	0.65
5.900	2	2	Each	Rest Rooms, Renovations	2031	to 25	14	4,000.00
Pool Elements								
6.200	1,600	1,600	Square Feet	Concrete Deck, Inspections, Partial Replacements and Repairs	2019	8 to 12	2	1.60
6.400	190	190	Linear Feet	Fence, Aluminum	2031	to 25	14	40.00
6.500	2	1	Allowance	Furniture, Phased	2018	to 12	1 to 7	3,600.00
6.600	1	1	Allowance	Mechanical Equipment, Phased (2017 is Salt Chlorination System Installation)	2017	to 12	0	3,300.00
6.800	550	550	Square Feet	Pool Finish, Plaster	2020	8 to 12	3	14.50
Anticipated Expenditures, By Year								

Explanatory Notes:														
1) 1.8% is the estimated future Inflation Rate for estimating Future Replacement Costs.														
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Costs, \$														
Per Phase (2017)	Total (2017)	30-Year Total (Inflated)	RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028
6,000	12,000	39,819		6,108							6,920			
5,000	5,000	39,309			5,182					5,665				
7,000	7,000	18,296								7,931				
9,500	9,500	35,679			9,845									
6,750	6,750	8,665												
5,000	20,000	39,309			5,182					5,665				
10,000	10,000	12,837												
6,208	6,208	26,415										7,289		
8,000	8,000	10,270												
2,560	2,560	9,614			2,653									
7,600	7,600	9,756												
3,600	7,200	22,960		3,665						4,079				
3,300	3,300	33,495	2,450				3,544				3,806			
7,975	7,975	30,491				8,413								
		\$3,381,719	20,694	33,187	59,324	29,513	31,681	0	22,260	166,745	37,484	38,293	13,148	0

Years 2017 to 2032													
12	13	14	15	16	17	18	19	20	21	22	23	24	25
2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
			7,841							8,884			
6,194					6,771					7,403			
										10,365			
11,768										14,066			
		8,665											
6,194					6,771					7,403			
		12,837											
							8,712						
		10,270											
3,171										3,790			
		9,756											
	4,540						5,053						5,623
4,088				4,390				4,715				5,064	
	10,057										12,021		
305,283	658,788	951,746	115,196	21,663	207,463	0	123,517	9,286	0	153,291	22,248	9,973	40,956