

2025 Reserve Study & Maintenance Plan

Vintage Oaks Condominium

Vancouver, WA

Prepared By:

Regenesis Reserves

Report Issued Date:

April 10, 2025

Site Inspection Date:

March 25, 2025

REGENESIS RESERVES

Reserve Study Consultants
Oregon | Washington

April 10, 2025

Kelsea Straub
Phone (360) 546-3344

RE: Vintage Oaks Condominium

Enclosed is the completed Reserve Study which meets the requirements of RCW 64.34.382. I prepared this Reserve Study and I am a reserve study professional.

SPECIAL NOTE ON FUNDING RESERVES

In an effort to provide the best and most useful information to the board, our reserve study software offers customizable funding plans. That means if the board has a different funding plan in mind than the one we recommend, we can produce that plan.

There are many approaches to funding reserves but it is recommended that Full (100%) Funding be pursued because it is most likely to avoid special assessments and it shares costs fairly among all members along the 30-year time line. Due to fluctuating inflation rates, investment rates, component costs, starting balances and useful life adjustments, the Percent Funded level will fluctuate (sometimes dramatically) from year to year. The Funding Plan takes these factors into consideration, make adjustment to the Annual Contribution and charts a new course toward Full (100%) Funding.

Type of Reserve Study Performed

A Level II Reserve Study Update with Site Inspection was performed for this report.

Reserve Account Starting Balance

Effective the start of the 2025 fiscal year, based on information provided by client, the Projected Starting Reserve Balance is **\$346,952** versus the Fully Funded/Ideal Starting Balance is **\$991,006**.

Percent Funded

This homeowner association is currently **35% Funded** (Actual Starting Balance divided by Ideal Starting Balance.) 0-35%=Weak; 36-70%=Fair; 71-100%=Strong

Recommended Funding Plan Summary

A contribution of **\$109,100 is recommended for the 2025 Fiscal Year** (See funding plan for future year recommendations). Following this Recommended Funding Plan will adjust the level of reserves to **100% funded in 29 years**, then maintain 100% funded moving forward.

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Information needed by the board to comply with RCW 64.34.308 (Budget disclosure requirements) is located within the Funding Plan Summary. If the board plans to implement an Annual Contribution amount different than what is recommended in the Funding Plan Summary, the board must provide Regensis with that amount in order to generate a revised funding plan.

State of Washington Required Funding Plan Reports

Based on Washington requirements, there are two additional Funding Plans:

1. **Full Funding Plan** to achieve 100% funded reserves by the end of the 30 year study period. See Fully Funded at 30 Years worksheet.
2. **Baseline Funding Plan** to maintain the reserve balance above zero throughout the 30 year study period without special assessments. See Baseline Funding worksheet.

Special Assessments

Based on current information and assuming the board follows the Recommended Funding Plan, no special assessments should be required for the coming year to pay for reserve study related expenditures. The board has not informed me of any implemented or planned special assessments.

Reserve Study Disclosure Required by Washington Statute:

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."

Interest Yield on Reserves

A **0.00% Yield** is projected based on the current rate of return on your invested reserves. One of the benefits of the reserve study is it provides information needed to improve reserves investment returns. Investing reserves in CDs of differing maturities like 1 year, 3 year and 5 year based on when liquid funds will be needed will improve the average yield. A 1.5% average yield is achievable in the current market. If this rate was used in the projections, **\$423,623** in Interest Income would result over the 30 year projection period versus **\$0** produced by the current yield. Bottom Line: Increased Interest Income will lower owner contributions.

Inflation Rate

2.50% inflation rate was used based on the most recent 15-year average published by www.inflationdata.com

Tax Rate. 30% was used based on using Federal Tax Form 1120H versus 1120 which carries a 15% tax rate. Form 1120 is more complicated than 1120H, requirements are more stringent and tax preparers charge more to complete it. However, if interest earnings are high enough, the additional preparation cost can be worth it. See your CPA for more information on tax filing options.

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Washington Sales Tax

All component costs have sales tax built in.

Annual Review & Update Service. An annual review and update of the Reserve Study is required by statute and necessary for continued accuracy. A review and update provides a new 30-year projection with current inflation factor, investment rates and any known component cost changes. **The board has approved a 2026 Site Inspection Update for \$749. Please remember to include this cost in the annual budget.**

It's been my pleasure to provide this valuable financial and maintenance planning information. I can be available by teleconference, for up to one hour, to review this reserve study, answer questions and make revisions that are indicated. Tuesday, Wednesday or Thursday are generally my best available days. Please contact me to arrange a meeting.

Regards,



Michael B. Stewart PRA
PROFESSIONAL RESERVE ANALYST



Reserve Study Table of Contents

METHODOLOGY

Explains the purpose of the reserve study, how the information was gathered and the sources used.

LIMITATIONS & ASSUMPTIONS

Explains what a Reserve Study does and does not do.

WORKSHEET REPORT

Alphabetical listing of the reserve components by type, cost, year put in service, useful life and replacement year

FUNDING PLAN SUMMARY REPORT

- **Percent Funded:** Starting Balance divided by the Ideal Balance
- **Ideal Balance:** Each component is measured, assessed for useful and remaining useful life plus cost of repair or replacement. Based on this analysis, each component should have a certain amount of money set aside as of the year in question. The Ideal Balance is the sum of all these component amounts as adjusted by the inflation factor.
- **Starting Balance:** Reserve funds total at beginning of each fiscal year
- **Annual Contribution:** Funds needed to meet the reserve schedule
- **Interest Income:** Yield on invested reserve funds
- **Tax Liability:** Federal taxes owed on investment interest earned

ANNUAL EXPENDITURES REPORT

Chronological repair and replacement schedule

STARTING BALANCE FUNDS DISTRIBUTION

Allocates available funds to the components. If funds are insufficient to fully fund each component, funds are allocated to components that are scheduled to happen sooner.

Reserve Study Methodology

DEFINITION

Reserve Study Identifies the components which will require maintenance, repair or replacement in more than one and less than thirty years and the cost of repair or replacement of each at recommended intervals. Site inspections are based on visual observation and no invasive testing was done. Representative sampling is used where visual inspection is not possible.

RESERVE STUDY CRITERIA

1. Identify current reserve funds balance
2. Identify components to be included
3. Establish reasonable useful life of each component
4. Establish remaining useful life of each component
5. Estimate current replacement or repair cost of each component
6. Assemble data in Reserve Study
7. Generate Reserve Funding Plan.

FUNDING PLAN CRITERIA

The Funding Plan is based on the Cashflow Method and includes Percent Funded, Inflation Adjusted Ideal Balance, Starting Balance, Annual Contribution, Interest Income, Tax Liability and Inflation Adjusted Expenditures. Inflation is based on the most recent 15-year average as determined by www.inflationdata.com

SOURCES OF INFORMATION (as applicable):

Original plans and specifications
Original builders and developers
Contractors and vendors
Industry Professionals (engineers, architects, construction managers, etc.)
Board Members
General Members
Property Manager
Resident Manager
Cost Estimating Services

To remain accurate, the Reserve Study must be updated annually

Reserve Study Limitations & Assumptions

1. The Reserve Study is intended for the sole use of the Client and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
2. The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
3. Consultant's financial liability for errors and omissions is limited to the charge made to Client to perform the Reserve Study.
4. The scope of the Reserve Study is expressly limited to the components included.
5. The useful life estimates of the Reserve Study assume normal weather conditions and do not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design and regular and adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
6. The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Client. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other factors which are not under Consultant's control.
7. The conclusions of the Reserve Study do not involve invasive testing of the components and were arrived at by either visual inspection and/or information provided by Client.
8. The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Client agrees to indemnify, defend and hold Consultant harmless from all related claims.

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Barkdust	1	Total	\$ 6,400.00	\$ 6,724	2022	4	2026	2	No
Comments: "Base Year" reflects the beginning of a budget cycle. 2018: Installed barkdust at dogrun area by Barkdusters \$908 2017: Completed by Barkdusters \$5,900 2014: Completed by Landscape Management \$3,800 2012: Completed \$5,356									
Clubhouse-Air Conditioning Unit	1	Total	\$ 6,000.00	\$ 6,150	2005	20	2025	1	No
Clubhouse-Appliances	1	Total	\$ 3,000.00	\$ 3,311	2008	20	2028	4	No
Comments: "Base Year" reflects the beginning of a budget cycle. Dishwasher \$500 Range \$750 Microwave \$250 Refrigerator \$750									
Clubhouse-Bathrooms-Renovation	2	Each	\$ 1,500.00	\$ 3,311	2008	20	2028	4	No
Comments: "Base Year" reflects the beginning of a budget cycle.									
Clubhouse-Drinking Fountain	1	Total	\$ 1,100.00	\$ 1,214	2008	20	2028	4	No
Comments: "Base Year" reflects the beginning of a budget cycle.									
Clubhouse-Exercise Equipment	1	Total	\$ 3,500.00	\$ 3,863	2013	15	2028	4	No
Comments: "Base Year" reflects the beginning of a budget cycle. Cost assumes purchasing used equipment as advised by board. Nautilus treadmill (2015-used) \$800 Nautilus recumbent (2015-used) \$600 Nautilus elliptical NE3000 (2011) \$600 Nautilus treadmill NHR800 (2005) \$800 TV \$500									
Clubhouse-Flooring-Carpet	132	Sq.Yd.	\$ 40.00	\$ 5,547	2008	18	2026	2	No
Clubhouse-Flooring-Tile	163	Sq.Ft.	\$ 20.00	\$ 4,277	2005	30	2035	11	No
Clubhouse-Furnace	1	Total	\$ 8,000.00	\$ 8,405	2006	20	2026	2	No
Comments: "Base Year" reflects the beginning of a budget cycle.									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Clubhouse-Furniture Comments: "Base Year" reflects the beginning of a budget cycle. Sofa, 2 end tables, coffee table, sofa table, 2 arm chairs, kitchen table with 4 chairs, 3 lamps, 1 guest chair, two 4 piece art sets, 2 hanging art sculptures, 10 large framed art pieces, 25 folding chairs, 3 folding tables, 2 office chairs	1	Total	\$ 13,500.00	\$ 14,538	2007	20	2027	3	No
Clubhouse-Hot Water Heater	1	Total	\$ 1,300.00	\$ 1,333	2005	20	2025	1	No
Clubhouse-Keyless Access System Comments: 2019: Installed at a cost of \$2,869.	1	Total	\$ 3,200.00	\$ 3,621	2019	10	2029	5	No
Clubhouse-Lights Comments: "Base Year" reflects the beginning of a budget cycle. 6 ceiling fixtures @ \$150 \$900 8 ceiling can fixtures @ \$100 \$800 3 fluorescent fixtures @ \$150 \$450 2 bathroom fixtures @ \$150 \$300	1	Total	\$ 3,000.00	\$ 3,311	2008	20	2028	4	No
Clubhouse-Office Equipment Comments: 2015: Replaced 1 computer and monitor 2012: Replaced 2 computers; 1 printer \$2,900	1	Total	\$ 3,000.00	\$ 3,152	2018	8	2026	2	No
Clubhouse-Paint-Interior Comments: 2012: Completed in house.	1	Total	\$ 3,500.00	\$ 3,677	2012	14	2026	2	No
Clubhouse-Security Camera Comments: 2019: Installed at a cost of \$2,046.	1	Total	\$ 2,300.00	\$ 2,602	2019	10	2029	5	No
Clubhouse-Window Treatments Comments: "Base Year" reflects the beginning of a budget cycle. Wood blinds on two windows.	1	Total	\$ 450.00	\$ 497	2008	20	2028	4	No
Concrete Safety Repair Comments: Inspect all walkways for tripping hazards. Grind down or remove and replace selected areas as needed. 2016: Observed trip hazard north end of "F" Building	1	Total	\$ 3,000.00	\$ 3,152	2021	5	2026	2	No
Dumpster Enclosures-Clean & Repair Comments: Cleaned yearly and paid from Operating Budget.	5	Each	\$ -	\$ -	2016	50	2066	42	Yes
Fence-Perimeter-Chainlink-Vinyl-6'	4,991	Ln.Ft.	\$ 55.00	\$ 360,174	2005	30	2035	11	No
Garage Door-Maintenance	1	Total	\$ 800.00	\$ 883	2008	20	2028	4	No

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Gate-Access System-Loops	1	Total	\$ 3,000.00	\$ 3,311	2008	20	2028	4	No
<p>Comments: "Base Year" reflects the beginning of a budget cycle. 2013: Cost (\$2,644) and useful life (15 years) provided by Metro Access (7) total</p>									
Gate-Entry Access System	1	Total	\$ 12,500.00	\$ 18,104	2024	15	2039	15	No
<p>Comments: Cost and useful life provided by Metro Overhead Replace Elite ICON-26 when fails. Installed by Metro Security Access Control, Ph 503.595.4716. 2025: Work completed Paramount Solutions at a cost of ~ \$12,500 Complete scope is unclear, callbox replaced and gate remotes</p>									
Gate-Sensors	1	Total	\$ 2,000.00	\$ 2,050	2010	15	2025	1	No
<p>Comments: Originally scheduled for completion in 2018 2013: Useful life of 10 years provided by Metro Access</p>									
Gates-Swing-Entry	2	Each	\$ 8,000.00	\$ 18,555	2005	25	2030	6	No
<p>Comments: Remove and replace. Cost and useful life provided by Metro Overhead 2013: Repair/replace entrance gate hinges by Metro Overhead \$3,300</p>									
Gates-Swing-Entry-Operators	4	Each	\$ 3,500.00	\$ 14,350	2008	17	2025	1	No
<p>Comments: "Base Year" reflects the beginning of a budget cycle. Cost and useful life provided by Metro Overhead Remove and replace Elite high cycle swing gate 1/2 HP Model CSW-200 operators when they fail.</p>									
Landscape Renovation	1	Total	\$ 5,000.00	\$ 5,657	2024	5	2029	5	No
<p>Comments: Use this fund as needed for drainage correction and plant replacement; list year, work done and cost here. Budget cost provided by Yard n Garden. 2018: Installed new drainage completed by Valleyscapes \$3,491 2013: Replaced dead landscape shrub and trees by Yard n Garden \$3,600</p>									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Lights-Exterior	1	Total	\$ 40,719.00	\$ 44,946	2008	20	2028	4	No
<p>Comments: "Base Year" reflects the beginning of a budget cycle.</p> <p>This component will serve as a budget fund for replacement as needed. Recommend that the board make efforts to perform work in lump sums in order to reduce varying useful life and contractor mobilization costs. Also, recommend at the time of replacement board consult vendors to perform a fixture replacement energy audit.</p> <p>12 L2 walkway pole lamps @ \$904 \$10,848</p> <p>8 L1 parking lot pole lamps @ \$1,263 10,104</p> <p>7 L3 wall pack lamps @ \$255 1,785</p> <p>60 breezeway can lamps @ \$150 9,000</p> <p>5 extra walkway pole lamps 1,110</p> <p>3 oak tree spotlights @ \$356 1,068</p> <p>extra entry wall packs 510</p> <p>Gate entry sign lighting 548</p> <p>5 clubhouse lights @ \$292 1,460</p> <p>3 L2 walkway lights 2,714</p> <p>5 site fixtures 1,572</p>									
Mailboxes	74	Units	\$ 160.00	\$ 15,535	2005	30	2035	11	No
<p>Comments: 2005: Installed \$7,549</p>									
Paint-Exterior	75	Units	\$ 3,000.00	\$ 248,358	2018	10	2028	4	No
<p>Comments: 2016: Board advised painting to be completed as part of construction defect work being completed 2017 through 2019. Moving forward use 2018 as base year. Cost estimates received previously for painting entire complex was \$155,000 (\$2,066/unit)</p> <p>2014: Manager advised that construction defect lawsuit has settled and extent of exterior modifications is unknown. Advised to move Paint-Exterior to 2017.</p>									
Paving-Asphalt-Overlay	64,000	Sq.Ft.	\$ 2.50	\$ 209,934	2005	30	2035	11	No
<p>Comments: 2025:Quantity updated based on vendor invoice.</p>									
Paving-Asphalt-Repair, Sealcoat & Restripe	64,000	Sq.Ft.	\$ 0.44	\$ 31,860	2024	5	2029	5	No
<p>Comments: 2025:Work completed by KL Industries at a cost of \$27,918(\$.44/sf) scope includes, sealcoating, 1,475 lf of crackseal, parking lot striping.</p> <p>2017: Completed by Pavement Maintenance \$9,900 (\$0.15/sf)</p>									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Pool-Cover-Loop Loc	1	Total	\$ 1,600.00	\$ 1,640	2010	15	2025	1	No
Comments: "Base Year" reflects the beginning of a budget cycle. Originally scheduled for replacement in 2018 2025: At the time of the site visit it is unclear if the pool cover has been replaced, line item to be updated if necessary.									
Pool-Deck-Resurface	1	Total	\$ 5,600.00	\$ 6,181	2013	15	2028	4	No
Comments: 2013: Completed by Key Property Services \$5,400									
Pool-Filter	1	Total	\$ 1,200.00	\$ 1,392	2015	15	2030	6	No
Comments: Purex-Triton TR-100 2015: Replaced, cost unknown.									
Pool-Furniture	1	Total	\$ 3,200.00	\$ 3,362	2016	10	2026	2	No
Comments: "Base Year" reflects the beginning of a budget cycle. 3 Tables-Metal (2015-Costco) 8 Chairs-Metal (2015-Costco) 3 Umbrellas (2015-Costco) -----Total----- \$2,650 7 Chairs-Vinyl-Lounge (2006) @ \$50 350 3 Chairs (2006) @ \$25 75									
Pool-Heater	1	Total	\$ 3,500.00	\$ 3,769	2007	20	2027	3	No
Comments: Purex-Triton MiniMax NT									
Pool-Pump-#1	1	Total	\$ 1,300.00	\$ 1,333	2015	10	2025	1	No
Comments: 2015: Replaced by inhouse maintenance \$930									
Pool-Pump-#2	1	Total	\$ 1,300.00	\$ 1,366	2012	14	2026	2	No
Comments: Purex-Triton Model 38468400									
Pool-Replaster & Tile Replacement	728	Sq.Ft.	\$ 20.00	\$ 16,885	2018	12	2030	6	No
Comments: Replaster 728 sf 2018: Completed by Pacific NW Pools \$12,276 (\$17/sf) 2017: Cost provided by manager, based on bids solicited \$12,000 2014: Manager advised to move replacement year to 2016									
Roof-Composition-Asphalt-Phase 1	372	Squares	\$ 600.00	\$ 413,800	2024	25	2049	25	No
Comments: 2025: Work completed by Keystone exteriors at a cost of \$220,929(\$594/Sq) Scope includes roof replacement of buildings D, F, G, B									

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Roof-Composition-Asphalt-Phase 2 Comments: "Base Year" reflects the beginning of a budget cycle. Phase includes buildings A, C, E, H	308	Squares	\$ 600.00	\$ 194,156	2001	25	2026	2	No
Roof-Gutters & Downspouts Comments: 2016: Installation of leaf guards scheduled for completion. Cost unknown	2,811	Ln.Ft.	\$ 9.00	\$ 33,194	2005	30	2035	11	No
Siding & Trim Repair Comments: Coordinate with Paint-Exterior.	74	Units	\$ 150.00	\$ 12,252	2018	10	2028	4	No
Siding-Inspection Comments: A siding assessment provides information regarding the performance of the building enclosure components, identifies areas of concern and provides the information needed to create appropriate planning for the maintenance and repair of a community's buildings. If it is deemed that a replacement of the siding (or portions of it) will be necessary within the next 30 years, a replacement line item should be added to the reserve budget. 2017: Completed by Bear Consulting \$12,500	1	Total	\$ -	\$ -	2017	50	2067	43	Yes
Sign-Entry-Clean & Repair Comments: Paid from Operating Budget	1	Total	\$ -	\$ -	2015	50	2065	41	Yes
Sign-Entry-Replace	1	Total	\$ 6,000.00	\$ 6,150	2005	20	2025	1	No
Signs-Building & Carport Comments: Remove and replace.	1	Total	\$ 3,000.00	\$ 3,311	2018	10	2028	4	No
Spa-Cover Comments: 2016: Cost and useful life provided by board	1	Total	\$ 1,200.00	\$ 1,261	2014	12	2026	2	No
Spa-Filter Comments: Purex-Triton TR-100	1	Total	\$ 1,200.00	\$ 1,230	2005	20	2025	1	No
Spa-Heater Comments: Raypak C-R206A-EN-C. Installed by Char-el Pool & Spa.	1	Total	\$ 3,200.00	\$ 3,280	2010	15	2025	1	No
Spa-Pumps Comments: "Base Year" represents the beginning of a budget cycle. Originally scheduled for completion in 2018 Purex-Triton Models 38468300 & 38468800	2	Each	\$ 1,000.00	\$ 2,050	2013	12	2025	1	No

Item Description	# of Items	Unit	Current Item Cost	Future Replacement Cost	Year Built	Useful Life	Year Replace	Life Left	One Time?
Spa-Replaster & Tile Replacement	1	Total	\$ 1,200.00	\$ 1,358	2015	14	2029	5	No
<p>Comments: Replaster 160 2015: Completed by Ad Tech NW \$1,200 2014: Manager advised to move replacement year to 2016</p>									
Treework	1	Total	\$ 2,000.00	\$ 2,154	2024	3	2027	3	No
<p>Comments: Have trees inspected by arborist and perform corrective pruning as needed to keep tree limbs at least 6' away from buildings. Tree limbs overhanging roofs and decks will damage and shorten the useful life of that component. Use this fund as needed over a 3 year period; list year, work done and cost here. Revise next cycle's budget according to arborist's recommendations. 2016: Scheduled for completion 2013: Tree pruning completed by Landscape Management \$2,600</p>									

Number of Items = 54



Barkdust



Clubhouse-Air Conditioning Unit



Clubhouse-Appliances



Clubhouse-Appliances



Clubhouse-Appliances



Clubhouse-Bathrooms-Renovation



Clubhouse-Drinking Fountain



Clubhouse-Exercise Equipment



Clubhouse-Exercise Equipment



Clubhouse-Flooring-Carpet



Clubhouse-Flooring-Tile



Clubhouse-Furniture



Clubhouse-Keyless Access System



Clubhouse-Lights



Clubhouse-Paint-Interior



Clubhouse-Security Camera



Clubhouse-Security Camera



Clubhouse-Window Treatments



Concrete Safety Repair



Dumpster Enclosures-Clean & Repair



Fence-Perimeter-Chainlink-Vinyl-6'



Garage Door-Maintenance



Gate-Access System-Loops



Gate-Entry Access System



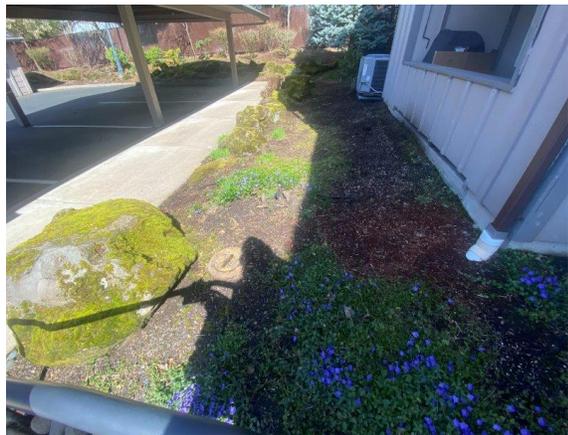
Gate-Sensors



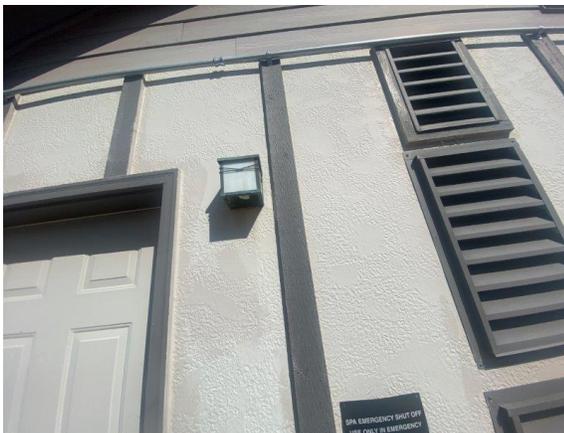
Gates-Swing-Entry



Gates-Swing-Entry-Operators



Landscape Renovation



Lights-Exterior



Lights-Exterior



Lights-Exterior



Mailboxes



Paint-Exterior



Paving-Asphalt-Overlay



Paving-Asphalt-Repair, Sealcoat & Restripe



Pool-Cover-Loop Loc



Pool-Deck-Resurface



Roof-Composition-Asphalt-Phase 1



Roof-Gutters & Downspouts



Siding & Trim Repair



Siding-Inspection



Sign-Entry-Clean & Repair



Sign-Entry-Replace



Signs-Building & Carport



Signs-Building & Carport



Signs-Building & Carport



Spa-Cover



Treework

Weak (0-35%)

Fair (36-70%)

Strong (71-100%)

Fully Funded at 30 Years
Funding Plan Summary

April 10, 2025

Vintage Oaks Condominium

Year	Percent Funded	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures
2025	35%	991,006	346,952	109,100	0	0	(39,565)
2026	40%	1,047,746	416,487	112,373	0	0	(230,801)
2027	32%	920,946	298,059	115,744	0	0	(20,461)
2028	39%	1,005,125	393,342	119,217	0	0	(334,752)
2029	23%	784,647	177,806	122,793	0	0	(45,098)
2030	30%	855,023	255,502	126,477	0	0	(46,573)
2031	36%	925,337	335,405	130,271	0	0	(3,566)
2032	44%	1,038,752	462,110	134,179	0	0	0
2033	52%	1,155,732	596,290	138,205	0	0	(2,498)
2034	58%	1,270,279	731,997	142,351	0	0	(54,480)
2035	61%	1,334,277	819,868	146,622	0	0	(624,821)
2036	40%	850,778	341,668	151,020	0	0	(11,028)
2037	49%	981,368	481,660	155,551	0	0	(2,757)
2038	57%	1,120,308	634,454	160,217	0	0	(348,581)
2039	48%	923,171	446,091	165,024	0	0	(76,992)
2040	53%	999,723	534,123	169,975	0	0	(17,220)
2041	60%	1,136,559	686,878	175,074	0	0	(4,565)
2042	67%	1,286,169	857,387	180,326	0	0	(62,324)
2043	71%	1,379,810	975,389	185,736	0	0	(16,466)
2044	75%	1,519,801	1,144,659	191,308	0	0	(62,988)
2045	79%	1,614,966	1,272,979	197,047	0	0	(31,912)
2046	83%	1,742,192	1,438,114	202,959	0	0	(35,464)
2047	86%	1,866,882	1,605,609	209,048	0	0	(29,998)
2048	89%	1,997,996	1,784,658	215,319	0	0	(535,689)
2049	89%	1,638,806	1,464,289	221,779	0	0	(489,182)
2050	89%	1,342,264	1,196,886	228,432	0	0	(20,143)
2051	93%	1,515,298	1,405,175	235,285	0	0	(369,692)
2052	94%	1,351,332	1,270,768	242,344	0	0	0
2053	97%	1,557,058	1,513,112	249,614	0	0	0
2054	100%	1,762,784	1,762,726	257,103	0	0	(154,003)

Total		\$5,190,494	\$0	\$0	(\$3,671,621)
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0.00%	Investment Rate
30.00%	Tax Rate
2.50%	Inflation Rate
0.00%	State Tax

Weak (0-35%) Fair (36-70%) Strong (71-100%)

Baseline
Funding Plan Summary

April 10, 2025 Vintage Oaks Condominium

Year	Percent Funded	Inflation Adjusted Ideal Balance	Starting Balance	Annual Contribution	Interest Income	Tax Liability	Inflation Adjusted Expenditures
2025	35%	991,006	346,952	117,933	0	0	(39,565)
2026	41%	1,047,746	425,320	117,933	0	0	(230,801)
2027	34%	920,946	312,451	117,933	0	0	(20,461)
2028	41%	1,005,125	409,922	117,933	0	0	(334,752)
2029	25%	784,647	193,103	117,933	0	0	(45,098)
2030	31%	855,023	265,937	117,933	0	0	(46,573)
2031	36%	925,337	337,297	117,933	0	0	(3,566)
2032	43%	1,038,752	451,663	117,933	0	0	0
2033	49%	1,155,732	569,596	117,933	0	0	(2,498)
2034	54%	1,270,279	685,030	117,933	0	0	(54,480)
2035	56%	1,334,277	748,483	117,933	0	0	(624,821)
2036	28%	850,778	241,594	117,933	0	0	(11,028)
2037	36%	981,368	348,499	117,933	0	0	(2,757)
2038	41%	1,120,308	463,674	117,933	0	0	(348,581)
2039	25%	923,171	233,026	117,933	0	0	(76,992)
2040	27%	999,723	273,967	117,933	0	0	(17,220)
2041	33%	1,136,559	374,679	117,933	0	0	(4,565)
2042	38%	1,286,169	488,047	117,933	0	0	(62,324)
2043	39%	1,379,810	543,656	117,933	0	0	(16,466)
2044	42%	1,519,801	645,122	117,933	0	0	(62,988)
2045	43%	1,614,966	700,066	117,933	0	0	(31,912)
2046	45%	1,742,192	786,087	117,933	0	0	(35,464)
2047	47%	1,866,882	868,555	117,933	0	0	(29,998)
2048	48%	1,997,996	956,489	117,933	0	0	(535,689)
2049	33%	1,638,806	538,733	117,933	0	0	(489,182)
2050	12%	1,342,264	167,484	117,933	0	0	(20,143)
2051	18%	1,515,298	265,273	117,933	0	0	(369,692)
2052	1%	1,351,332	13,513	117,933	0	0	0
2053	8%	1,557,058	131,446	117,933	0	0	0
2054	14%	1,762,784	249,378	117,933	0	0	(154,003)

Total \$3,537,976 \$0 \$0 (\$3,671,621)

0.00% **Investment Rate**
30.00% **Tax Rate**
2.50% **Inflation Rate**
0.00% **State Tax**

Year	Amount	Item Description
	6,150	Clubhouse-Air Conditioning Unit
	1,333	Clubhouse-Hot Water Heater
	2,050	Gate-Sensors
	14,350	Gates-Swing-Entry-Operators
	1,640	Pool-Cover-Loop Loc
	1,333	Pool-Pump-#1
	6,150	Sign-Entry-Replace
	1,230	Spa-Filter
	3,280	Spa-Heater
	2,050	Spa-Pumps
2025	39,565	
	6,724	Barkdust
	5,547	Clubhouse-Flooring-Carpet
	8,405	Clubhouse-Furnace
	3,152	Clubhouse-Office Equipment
	3,677	Clubhouse-Paint-Interior
	3,152	Concrete Safety Repair
	3,362	Pool-Furniture
	1,366	Pool-Pump-#2
	194,156	Roof-Composition-Asphalt-Phase 2
	1,261	Spa-Cover
2026	230,801	
	14,538	Clubhouse-Furniture
	3,769	Pool-Heater
	2,154	Treework
2027	20,461	
	3,311	Clubhouse-Appliances
	3,311	Clubhouse-Bathrooms-Renovation
	1,214	Clubhouse-Drinking Fountain
	3,863	Clubhouse-Exercise Equipment
	3,311	Clubhouse-Lights
	497	Clubhouse-Window Treatments
	883	Garage Door-Maintenance
	3,311	Gate-Access System-Loops
	44,946	Lights-Exterior
	248,358	Paint-Exterior
	6,181	Pool-Deck-Resurface
	12,252	Siding & Trim Repair
	3,311	Signs-Building & Carport

Year	Amount	Item Description
2028	334,752	
	3,621	Clubhouse-Keyless Access System
	2,602	Clubhouse-Security Camera
	5,657	Landscape Renovation
	31,860	Paving-Asphalt-Repair, Sealcoat & Restripe
	1,358	Spa-Replaster & Tile Replacement
2029	45,098	
	7,422	Barkdust
	18,555	Gates-Swing-Entry
	1,392	Pool-Filter
	16,885	Pool-Replaster & Tile Replacement
	2,319	Treework
2030	46,573	
	3,566	Concrete Safety Repair
2031	3,566	
	2,498	Treework
2033	2,498	
	8,193	Barkdust
	3,840	Clubhouse-Office Equipment
	6,400	Landscape Renovation
	36,047	Paving-Asphalt-Repair, Sealcoat & Restripe
2034	54,480	
	4,277	Clubhouse-Flooring-Tile
	360,174	Fence-Perimeter-Chainlink-Vinyl-6'
	15,535	Mailboxes
	209,934	Paving-Asphalt-Overlay
	1,706	Pool-Pump-#1
	33,194	Roof-Gutters & Downspouts
2035	624,821	
	4,035	Concrete Safety Repair
	4,304	Pool-Furniture
	2,690	Treework
2036	11,028	

Year	Amount	Item Description
	2,757	Spa-Pumps
2037	2,757	
	9,043	Barkdust
	317,919	Paint-Exterior
	15,684	Siding & Trim Repair
	4,239	Signs-Building & Carport
	1,696	Spa-Cover
2038	348,581	
	4,635	Clubhouse-Keyless Access System
	3,331	Clubhouse-Security Camera
	18,104	Gate-Entry Access System
	7,241	Landscape Renovation
	40,784	Paving-Asphalt-Repair, Sealcoat & Restripe
	2,897	Treework
2039	76,992	
	5,196	Clubhouse-Paint-Interior
	2,969	Gate-Sensors
	2,375	Pool-Cover-Loop Loc
	1,930	Pool-Pump-#2
	4,750	Spa-Heater
2040	17,220	
	4,565	Concrete Safety Repair
2041	4,565	
	9,982	Barkdust
	4,679	Clubhouse-Office Equipment
	21,835	Gates-Swing-Entry-Operators
	22,709	Pool-Replaster & Tile Replacement
	3,119	Treework
2042	62,324	
	5,595	Clubhouse-Exercise Equipment
	8,952	Pool-Deck-Resurface
	1,918	Spa-Replaster & Tile Replacement
2043	16,466	
	8,652	Clubhouse-Flooring-Carpet
	8,193	Landscape Renovation
	46,143	Paving-Asphalt-Repair, Sealcoat & Restripe

Year	Amount	Item Description
2044	62,988	
	10,077	Clubhouse-Air Conditioning Unit
	2,183	Clubhouse-Hot Water Heater
	2,015	Pool-Filter
	2,183	Pool-Pump-#1
	10,077	Sign-Entry-Replace
	2,015	Spa-Filter
	3,359	Treework
2045	31,912	
	11,018	Barkdust
	13,773	Clubhouse-Furnace
	5,165	Concrete Safety Repair
	5,509	Pool-Furniture
2046	35,464	
	23,822	Clubhouse-Furniture
	6,176	Pool-Heater
2047	29,998	
	5,426	Clubhouse-Appliances
	5,426	Clubhouse-Bathrooms-Renovation
	1,990	Clubhouse-Drinking Fountain
	5,426	Clubhouse-Lights
	814	Clubhouse-Window Treatments
	1,447	Garage Door-Maintenance
	5,426	Gate-Access System-Loops
	73,650	Lights-Exterior
	406,963	Paint-Exterior
	20,077	Siding & Trim Repair
	5,426	Signs-Building & Carport
	3,617	Treework
2048	535,689	
	5,933	Clubhouse-Keyless Access System
	4,264	Clubhouse-Security Camera
	9,270	Landscape Renovation
	52,207	Paving-Asphalt-Repair, Sealcoat & Restripe
	413,800	Roof-Composition-Asphalt-Phase 1
	3,708	Spa-Pumps
2049	489,182	
	12,162	Barkdust

Year	Amount	Item Description
	5,701	Clubhouse-Office Equipment
	2,280	Spa-Cover
2050	20,143	
	5,843	Concrete Safety Repair
	359,953	Roof-Composition-Asphalt-Phase 2
	3,896	Treework
2051	369,692	
	13,424	Barkdust
	7,341	Clubhouse-Paint-Interior
	26,220	Gate-Entry Access System
	10,488	Landscape Renovation
	59,068	Paving-Asphalt-Repair, Sealcoat & Restripe
	2,727	Pool-Pump-#2
	30,541	Pool-Replaster & Tile Replacement
	4,195	Treework
2054	154,003	
Total	3,671,621	

Item Description	Useful Life	Life Left	Year Replace	Future Replacement Cost	Ideal Balance	Actual Balance
Barkdust	4	2	2026	\$ 6,724	\$ 5,043	\$ 5,043
Clubhouse-Air Conditioning Unit	20	1	2025	\$ 6,150	\$ 6,150	\$ 6,150
Clubhouse-Appliances	20	4	2028	\$ 3,311	\$ 2,815	\$ 2,815
Clubhouse-Bathrooms-Renovation	20	4	2028	\$ 3,311	\$ 2,815	\$ 2,815
Clubhouse-Drinking Fountain	20	4	2028	\$ 1,214	\$ 1,032	\$ 1,032
Clubhouse-Exercise Equipment	15	4	2028	\$ 3,863	\$ 3,091	\$ 3,091
Clubhouse-Flooring-Carpet	18	2	2026	\$ 5,547	\$ 5,239	\$ 5,239
Clubhouse-Flooring-Tile	30	11	2035	\$ 4,277	\$ 2,852	\$ -
Clubhouse-Furnace	20	2	2026	\$ 8,405	\$ 7,985	\$ 7,985
Clubhouse-Furniture	20	3	2027	\$ 14,538	\$ 13,084	\$ 13,084
Clubhouse-Hot Water Heater	20	1	2025	\$ 1,333	\$ 1,333	\$ 1,333
Clubhouse-Keyless Access System	10	5	2029	\$ 3,621	\$ 2,172	\$ -
Clubhouse-Lights	20	4	2028	\$ 3,311	\$ 2,815	\$ 2,815
Clubhouse-Office Equipment	8	2	2026	\$ 3,152	\$ 2,758	\$ 2,758
Clubhouse-Paint-Interior	14	2	2026	\$ 3,677	\$ 3,415	\$ 3,415
Clubhouse-Security Camera	10	5	2029	\$ 2,602	\$ 1,561	\$ -
Clubhouse-Window Treatments	20	4	2028	\$ 497	\$ 422	\$ 422
Concrete Safety Repair	5	2	2026	\$ 3,152	\$ 2,522	\$ 2,522
Dumpster Enclosures-Clean & Repair	50	42	2066	\$ -	\$ -	\$ -
Fence-Perimeter-Chainlink-Vinyl-6'	30	11	2035	\$ 360,174	\$ 240,116	\$ -
Garage Door-Maintenance	20	4	2028	\$ 883	\$ 751	\$ 751
Gate-Access System-Loops	20	4	2028	\$ 3,311	\$ 2,815	\$ 2,815
Gate-Entry Access System	15	15	2039	\$ 18,104	\$ 1,207	\$ -
Gate-Sensors	15	1	2025	\$ 2,050	\$ 2,050	\$ 2,050
Gates-Swing-Entry	25	6	2030	\$ 18,555	\$ 14,844	\$ -
Gates-Swing-Entry-Operators	17	1	2025	\$ 14,350	\$ 14,350	\$ 14,350
Landscape Renovation	5	5	2029	\$ 5,657	\$ 1,131	\$ -
Lights-Exterior	20	4	2028	\$ 44,946	\$ 38,204	\$ 38,204
Mailboxes	30	11	2035	\$ 15,535	\$ 10,357	\$ -
Paint-Exterior	10	4	2028	\$ 248,358	\$ 173,851	\$ 794
Paving-Asphalt-Overlay	30	11	2035	\$ 209,934	\$ 139,956	\$ -
Paving-Asphalt-Repair, Sealcoat & Restripe	5	5	2029	\$ 31,860	\$ 6,372	\$ -
Pool-Cover-Loop Loc	15	1	2025	\$ 1,640	\$ 1,640	\$ 1,640
Pool-Deck-Resurface	15	4	2028	\$ 6,181	\$ 4,945	\$ 4,945
Pool-Filter	15	6	2030	\$ 1,392	\$ 928	\$ -
Pool-Furniture	10	2	2026	\$ 3,362	\$ 3,026	\$ 3,026
Pool-Heater	20	3	2027	\$ 3,769	\$ 3,392	\$ 3,392
Pool-Pump-#1	10	1	2025	\$ 1,333	\$ 1,333	\$ 1,333
Pool-Pump-#2	14	2	2026	\$ 1,366	\$ 1,268	\$ 1,268
Pool-Replaster & Tile Replacement	12	6	2030	\$ 16,885	\$ 9,850	\$ -
Roof-Composition-Asphalt-Phase 1	25	25	2049	\$ 413,800	\$ 16,552	\$ -
Roof-Composition-Asphalt-Phase 2	25	2	2026	\$ 194,156	\$ 186,389	\$ 186,389
Roof-Gutters & Downspouts	30	11	2035	\$ 33,194	\$ 22,130	\$ -
Siding & Trim Repair	10	4	2028	\$ 12,252	\$ 8,577	\$ 8,577
Siding-Inspection	50	43	2067	\$ -	\$ -	\$ -
Sign-Entry-Clean & Repair	50	41	2065	\$ -	\$ -	\$ -
Sign-Entry-Replace	20	1	2025	\$ 6,150	\$ 6,150	\$ 6,150

Item Description	Useful Life	Life Left	Year Replace	Future Replacement Cost	Ideal Balance	Actual Balance
Signs-Building & Carport	10	4	2028	\$ 3,311	\$ 2,318	\$ 2,318
Spa-Cover	12	2	2026	\$ 1,261	\$ 1,156	\$ 1,156
Spa-Filter	20	1	2025	\$ 1,230	\$ 1,230	\$ 1,230
Spa-Heater	15	1	2025	\$ 3,280	\$ 3,280	\$ 3,280
Spa-Pumps	12	1	2025	\$ 2,050	\$ 2,050	\$ 2,050
Spa-Replaster & Tile Replacement	14	5	2029	\$ 1,358	\$ 970	\$ -
Treework	3	3	2027	\$ 2,154	\$ 718	\$ 718
				\$ 1,762,528	\$ 991,006	\$ 346,952

Investment Rate 0.00%
Tax Rate 30.00%
Inflation Rate 2.50%
Contingency Rate 0.00%

Contingency \$ - \$ -
Total \$ 991,006 \$ 346,952