| Category/Component $\quad$ Year\# --> | $\begin{array}{r} 1 \\ 2022 \\ \hline \end{array}$ | $\begin{array}{r} 2 \\ 2023 \\ \hline \end{array}$ | $\begin{array}{r} 3 \\ 2024 \end{array}$ | $\begin{array}{r} 4 \\ 2025 \\ \hline \end{array}$ | $\begin{array}{r} 5 \\ 2026 \\ \hline \end{array}$ | $\begin{array}{r} 6 \\ 2027 \\ \hline \end{array}$ | $\begin{array}{r} 7 \\ 2028 \end{array}$ | $\begin{array}{r} 8 \\ 2029 \\ \hline \end{array}$ | Twin Oaks-Reserve Study |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  | 9 2030 | 10 2031 | 11 2032 |
| 6 ft. Privacy Fencing |  |  |  |  | \$17,088.00 |  |  |  |  |  | \$34,176.00 |
| 7 ft . Privacy Fencing |  |  |  |  |  |  |  |  | \$7,577.00 |  | \$7,577.00 |
| Asphalt Paving |  | \$79,100.00 |  |  |  |  |  |  |  |  |  |
| Asphalt-Seal Coat |  |  |  |  |  |  | \$7,977.00 |  |  |  |  |
| Asphalt Shingles |  |  |  |  |  |  |  |  | \$297,623.00 |  |  |
| Concrete Curbing |  | \$36,400.00 |  |  |  |  | \$2,805.00 |  |  |  |  |
| Concrete Flatwork |  |  |  |  |  | \$8,268.00 |  |  |  |  |  |
| Concrete Steps |  |  |  |  |  | \$16,278.00 |  |  |  |  |  |
| Entrance Signs |  |  |  |  | \$6,960.00 |  |  |  |  |  |  |
| Gutters \& Downspouts |  |  |  |  |  |  |  |  | \$28,166.00 |  |  |
| Lightning Protection for Oaks |  | \$22,745.00 |  |  |  |  |  |  |  |  |  |
| Masonry Walls |  |  |  |  |  |  |  |  | \$53,040.00 |  | \$53,040.00 |
| Metal Handrails \& Posts |  |  | \$4,766.00 |  |  |  |  |  |  |  |  |
| Modular, Black Retaining Walls |  |  |  |  |  |  |  |  |  |  |  |
| Pool Building Exterior Doors |  |  |  |  |  | \$9,350.00 |  |  |  |  |  |
| Pool Coating-White |  |  |  |  |  |  |  | \$8,491.00 |  |  |  |
| Pool Coping |  |  |  |  |  |  |  |  |  |  | \$7,099.00 |
| Pool Deck Concrete |  |  |  |  |  | \$8,234.00 |  |  |  |  |  |
| Pool Exterior Shower |  |  |  |  |  |  |  |  | \$1,295.00 |  |  |
| Pool Fence-Repairs to Existing Fence |  |  |  |  |  | \$3,480.00 |  |  |  |  |  |
| Pool Filter \& Chlorinator |  |  |  |  |  | \$8,200.00 |  |  |  |  |  |
| Pool Furniture-Vinyl Straps for Lounges \& Chairs |  |  |  |  |  | \$1,920.00 |  |  |  |  |  |
| Pool Ladder |  |  |  |  |  |  |  |  |  |  | \$2,150.00 |
| Pool Lighting Fixtures |  |  |  |  |  | \$8,100.00 |  |  |  |  |  |
| Pool Pump |  |  |  |  |  | \$3,800.00 |  |  |  |  |  |
| Pool Restroom Renovations |  |  |  |  |  | \$17,000.00 |  |  |  |  |  |
| Pool Safety Rail |  |  |  |  |  |  |  |  |  |  | \$450.00 |
| Pool Table-36 inch |  |  |  |  |  | \$620.00 |  |  |  |  |  |
| Pool Umbrell-7 ft. |  |  |  |  |  | \$1,160.00 |  |  |  |  |  |
| Pool Umbrella Stand |  |  |  |  |  |  |  |  | \$192.00 |  |  |
| Pool Valves, Filters, \& Plumbing |  |  |  |  |  | \$4,176.00 |  |  |  |  |  |
| Pool Water Fountain |  |  |  |  |  |  |  |  | \$1,095.00 |  |  |
| Pool Waterline Tiles |  |  |  |  |  |  |  |  |  |  | \$3,860.00 |
| Sanitary Sewer Work |  |  |  |  | \$15,000.00 |  |  |  |  |  |  |
| Site Lighting \& Pole Lights |  |  |  |  |  |  |  |  |  |  |  |
| Stormwater Drain Work |  |  |  |  |  |  |  |  |  |  |  |


| Stormwater Piping |  |  |  |  |  |  |  |  | \$10,000.00 |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Tree Maintenance Allowance |  |  |  | \$10,000.00 |  |  |  |  | \$10,000.00 |  |  |
| Unit Entry Lights |  |  |  |  |  |  |  |  |  |  |  |
| Walkway to Dewllings Site Lighting |  |  |  |  |  |  |  |  |  |  |  |
| Water Main Service |  |  |  |  | \$15,000.00 |  |  |  |  |  |  |
| Wood Trim Work |  |  |  | \$6,871.00 |  |  |  |  | \$6,871.00 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Common Area Totals | \$0.00 | \$138,245.00 | \$4,766.00 | \$16,871.00 | \$36,960.00 | \$90,586.00 | \$10,782.00 | \$8,491.00 | \$408,282.00 | \$0.00 | \$66,599.00 |
| Common Area Totals w/3.5\% Inflation | \$0.00 | \$143,083.58 | \$4,932.81 | \$17,461.49 | \$38,253.60 | \$93,756.51 | \$11,159.37 | \$8,788.19 | \$422,571.87 | \$0.00 | \$68,929.97 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Monthly Reserve Transfer Totals | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 |
| Additional Funds From Operating |  | \$70,000.00 |  |  |  |  |  |  |  |  |  |
| Yearly Reserve Interest | \$2,286.29 | \$8,469.23 |  |  |  |  |  |  |  |  |  |
| Total Reserve Additions | \$44,778.29 | \$120,961.23 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Year End Reserve Total | \$576,645.80 | \$559,362.03 | \$597,088.03 | \$622,709.03 | \$628,241.03 | \$580,147.03 | \$611,857.03 | \$645,858.03 | \$280,068.03 | \$322,560.03 | \$298,453.03 |
|  | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |


| $\begin{array}{r} 12 \\ 2033 \\ \hline \end{array}$ | 13 2034 | 14 2035 | 15 2036 | 16 2037 | 17 2038 | 18 2039 | $\begin{array}{r} 19 \\ 2040 \\ \hline \end{array}$ | 20 2041 | Totals |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | \$34,176.00 |  |  |  |  |  |  |  | \$85,440.00 |
|  |  |  | \$3,789.00 |  |  |  |  |  | \$18,943.00 |
|  |  |  |  |  |  |  |  |  | \$79,100.00 |
|  | \$7,977.00 |  |  |  |  |  | \$7,977.00 |  | \$23,931.00 |
|  |  |  |  |  |  |  |  |  | \$297,623.00 |
|  | \$2,805.00 |  |  |  |  |  | \$2,805.00 |  | \$44,815.00 |
| \$8,268.00 |  |  |  |  |  | \$8,268.00 |  |  | \$24,804.00 |
| \$16,278.00 |  |  |  |  |  | \$16,278.00 |  |  | \$48,834.00 |
|  |  |  |  |  |  |  |  |  | \$6,960.00 |
|  |  |  |  |  |  |  |  |  | \$28,166.00 |
|  |  |  |  |  |  |  |  |  | \$22,745.00 |
|  |  |  |  |  |  |  |  |  | \$106,080.00 |
|  |  |  |  |  |  |  |  |  | \$4,766.00 |
|  |  |  | \$44,625.00 |  |  |  |  |  | \$44,625.00 |
|  |  |  |  |  |  |  |  |  | \$9,350.00 |
|  |  |  |  |  |  | \$8,491.00 |  |  | \$16,982.00 |
|  |  |  |  |  |  |  |  |  | \$7,099.00 |
|  |  |  |  |  |  |  |  |  | \$8,234.00 |
|  |  |  |  |  |  |  |  |  | \$1,295.00 |
|  |  |  |  |  |  |  |  |  | \$3,480.00 |
|  |  |  |  |  |  |  |  |  | \$8,200.00 |
|  |  |  |  | \$4,895.00 |  |  |  |  | \$6,815.00 |
|  |  |  |  |  |  |  |  |  | \$2,150.00 |
|  |  |  |  |  |  |  |  |  | \$8,100.00 |
|  |  |  |  | \$3,800.00 |  |  |  |  | \$7,600.00 |
|  |  |  |  |  |  |  |  |  | \$17,000.00 |
|  |  |  |  |  |  |  |  |  | \$450.00 |
|  |  |  |  | \$620.00 |  |  |  |  | \$1,240.00 |
|  |  |  |  |  |  | \$1,160.00 |  |  | \$2,320.00 |
|  |  |  |  |  |  |  |  |  | \$192.00 |
|  |  |  |  |  |  |  |  |  | \$4,176.00 |
|  |  |  |  |  |  |  |  |  | \$1,095.00 |
|  |  |  |  |  |  |  |  |  | \$3,860.00 |
|  |  |  | \$15,000.00 |  |  |  |  |  | \$30,000.00 |
|  | \$52,000.00 |  |  |  |  |  |  |  | \$52,000.00 |
|  | \$26,000.00 |  |  |  |  |  |  |  | \$26,000.00 |


|  |  |  |  |  |  |  |  |  | \$10,000.00 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | \$10,000.00 |  |  |  |  | \$10,000.00 |  | \$40,000.00 |
|  |  |  |  |  |  |  | \$7,175.00 |  | \$7,175.00 |
|  |  |  |  | \$8,750.00 |  |  |  |  | \$8,750.00 |
|  |  |  | \$15,000.00 |  |  |  |  |  | \$30,000.00 |
|  |  | \$6,871.00 |  |  |  |  | \$6,871.00 |  | \$27,484.00 |
|  |  |  |  |  |  |  |  |  |  |
| \$24,546.00 | \$88,782.00 | \$16,871.00 | \$74,625.00 | \$18,065.00 | \$0.00 | \$34,197.00 | \$34,828.00 | \$0.00 | \$1,073,496.00 |
| \$25,405.11 | \$91,889.37 | \$17,461.49 | \$77,236.88 | \$18,697.28 | \$0.00 | \$35,393.90 | \$36,046.98 | \$0.00 | \$1,111,068.36 |
|  |  |  |  |  |  |  |  |  | \$0.00 |
| \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$849,840.00 |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  | \$10,755.52 |
| \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$42,492.00 | \$930,595.52 |
|  |  |  |  |  |  |  |  |  |  |
| \$316,399.03 | \$270,109.03 | \$295,730.03 | \$263,597.03 | \$288,024.03 | \$330,516.03 | \$338,811.03 | \$346,475.03 | \$388,967.03 |  |
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | Totals |

