RESERVE EXPENDITURES

Property Owners Association of
The Summit at Lake Ridge
Cedar Hill, Texas

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years: Useful	Life Analysis, Years: Remaining	Costs, $: Unit (2023)	Costs, $: Per Phase (2023)	Costs, $: Total (2023)	Percentage of Future Expenditures
				Property Site Elements							
4.100	8	**8**	Each	Catch Basins, Inspections and Capital Repairs	2031	15 to 20	8	850.00	6,800	6,800	**1.7%**
4.180	191,500	**7,980**	Square Feet	Concrete Streets, Partial	2026	to 65	3 to 30+	12.50	99,750	2,393,750	**66.6%**
4.240	360	**360**	Linear Feet	Fences, Steel, Paint Finishes	2026	6 to 8	3	11.00	3,960	3,960	**1.7%**
4.245	360	**360**	Linear Feet	Fences, Steel, Replacement	2044	to 35	21	56.00	20,160	20,160	**2.6%**
4.310	2	**1**	Allowance	Gate Entry System, Phased (2024 Budgeted)	2024	10 to 15	1 to 8	13,100.00	13,100	26,200	**7.3%**
4.320	6	**6**	Each	Gate Operators	2033	to 10	10	4,100.00	24,600	24,600	**9.5%**
4.330	3	**3**	Each	Gates	2029	to 20	6	6,700.00	20,100	20,100	**4.6%**
4.420	17,640	**17,640**	Square Feet	Irrigation System	2049	to 40+	26	1.50	26,460	26,460	**4.0%**
4.800	1	**1**	Allowance	Signage, Renovation	2029	15 to 20	6	8,500.00	8,500	8,500	**2.0%**

Anticipated Expenditures, By Year ($1,599,264 over 30 years)

Explanatory Notes:

1) 3.5% is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY2023 is Fiscal Year beginning January 1, 2023 and ending December 31, 2023.

RUL = 0 FY2023	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030	8 2031	9 2032	10 2033	11 2034	12 2035	13 2036	14 2037	15 2038
								8,954							
			110,595					131,352					156,005		
			4,391							5,586					
	13,558							17,250							21,947
										34,701					
						24,708									
						10,449									
0	13,558	0	114,986	0	0	35,157	0	157,556	0	40,287	0	0	156,005	0	21,947

Years 2039 to 2053

16 2039	17 2040	18 2041	19 2042	20 2043	21 2044	22 2045	23 2046	24 2047	25 2048	26 2049	27 2050	28 2051	29 2052	30 2053
												17,817		
		185,285					220,060					261,362		
6,867													10,739	
					41,518									
						27,923							35,526	
				48,949										69,047
										49,164				
										64,720				
										20,791				
6,867	0	185,285	0	48,949	41,518	27,923	220,060	0	0	134,675	0	279,179	46,265	69,047

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Property Owners Association of
The Summit at Lake Ridge
Cedar Hill, Texas

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Reserves at Beginning of Year	*(Note 1)*	223,992	227,443	234,963	260,973	176,014	210,137	246,054	248,292	287,194	168,954	208,693	209,850	253,033	298,494	188,713	235,715
Total Recommended Reserve Contributions	*(Note 2)*	**2,700**	**16,500**	**21,100**	**25,700**	**30,300**	**31,400**	**32,500**	**33,600**	**34,800**	**36,000**	**37,300**	**38,600**	**40,000**	**41,400**	**42,800**	**44,300**
Estimated Interest Earned, During Year	*(Note 3)*	751	4,578	4,910	4,327	3,823	4,517	4,895	5,302	4,516	3,739	4,144	4,583	5,461	4,824	4,202	4,938
Anticipated Expenditures, By Year		0	(13,558)	0	(114,986)	0	0	(35,157)	0	(157,556)	0	(40,287)	0	0	(156,005)	0	(21,947)
Anticipated Reserves at Year End		$227,443	$234,963	$260,973	$176,014	$210,137	$246,054	$248,292	$287,194	$168,954	$208,693	$209,850	$253,033	$298,494	$188,713	$235,715	$263,006

(continued)

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

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Reserves at Beginning of Year	263,006	307,689	361,818	231,609	287,650	297,192	316,248	351,335	195,085	259,991	328,316	264,208	337,162	131,927	160,255
Total Recommended Reserve Contributions	**45,900**	**47,500**	**49,200**	**50,900**	**52,700**	**54,500**	**56,400**	**58,400**	**60,400**	**62,500**	**64,700**	**67,000**	**69,300**	**71,700**	**74,200**
Estimated Interest Earned, During Year	5,650	6,629	5,876	5,141	5,791	6,074	6,610	5,410	4,506	5,825	5,867	5,954	4,644	2,893	3,257
Anticipated Expenditures, By Year	(6,867)	0	(185,285)	0	(48,949)	(41,518)	(27,923)	(220,060)	0	0	(134,675)	0	(279,179)	(46,265)	(69,047)
Anticipated Reserves at Year End	$307,689	$361,818	$231,609	$287,650	$297,192	$316,248	$351,335	$195,085	$259,991	$328,316	$264,208	$337,162	$131,927 *(NOTE 5)*	$160,255	$168,665 *(NOTE 4)*

Explanatory Notes:

1) Year 2023 starting reserves are as of November 13, 2023; FY2023 starts January 1, 2023 and ends December 31, 2023.
2) Reserve Contributions for 2023 are the remaining budgeted 2 months; 2024 is budgeted; 2025 is the first year of recommended contributions.
3) **2.0%** is the estimated annual rate of return on invested reserves; 2023 is a partial year of interest earned.
4) Accumulated year 2053 ending reserves consider the age, size, overall condition and complexity of the property.
5) Threshold Funding Year (reserve balance at critical point).