

ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK CONDOMINIUMS
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION

Year Built: **1998**

Prepared by:



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Reviewed: **10/22/2020**

Association Of Unit Owners Of Sunshine Creek Condominiums - RESERVE STUDY: Component Summary By Year

Reviewed: 10/22/2020

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Concrete Curb & Gutter	2017	2002	15	0	15	1	3,216.00	3,216.00	0.00	3,216.00	3,216.00	85,130.19	74,778.62	(2017)
None	2018	2018	0	0	0	1	0.00	0.00	0.00	0.00	0.00	126,684.62	126,684.62	(2018)
Decks, Landings, Stairways, & Substructure	2019	2009	10	0	10	1	5,415.00	5,415.00	0.00	5,415.00				
Envelope Inspection	2019	2009	10	0	10	1	11,670.00	11,670.00	0.00	11,670.00				
Hot Tub - Cover (replacement)	2019	2014	5	1	4	1	491.70	491.70	0.00	491.70				
Pool - Cover (replacement)	2019	2009	10	0	10	1	1,815.00	1,815.00	0.00	1,815.00				
Pool Heater Replacement	2019	2009	10	0	10	1	2,300.00	2,048.30	2,300.00	-251.70				
Pool Light Replacement	2019	2009	10	0	10	1	1,135.00	1,135.00	1,135.00	0.00	22,575.00	104,109.62	108,985.85	(2019)
Barkdust Replacement (1 of 3)	2020	2017	3	0	3	1	2,500.00	877.53	2,500.00	-1,622.47				
Envelope Inspection	2020	2019	1	0	1	1	3,330.00	4,730.00	3,330.00	1,400.00				
Gutter Maintenance	2020	2017	3	1	2	1	3,500.00	655.00	3,500.00	-2,845.00				
Landscaping - Renovation	2020	2015	5	0	5	1	2,130.00	2,130.00	630.00	1,500.00				
Mailboxes - Replacement	2020	2005	15	0	15	1	4,590.00	6,200.00	4,590.00	1,610.00				
Office - Computer Replacement	2020	2015	5	0	5	1	609.98	609.98	0.00	609.98				
Painting - Siding & Trim (1 of 3)	2020	2013	7	0	7	1	4,000.00	4,000.00	4,000.00	0.00				
Pool & Spa Equipment	2020	2010	10	0	10	1	3,555.70	3,555.70	0.00	3,555.70				
Pressure Wash Buildings	2020	2010	10	0	10	1	5,000.00	4,400.00	0.00	4,400.00				
Security Entrance & Locks - System Update	2020	2015	5	0	5	1	2,500.00	2,100.00	0.00	2,100.00				
Siding & Trim. Wood - Replacement 2020	2020	2015	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Tree Trimming - Moderate	2020	2014	6	0	6	1	2,000.00	2,000.00	2,000.00	0.00				
Unit Decks - Maintenance - 2020	2020	2016	4	0	4	1	28,145.70	10,000.00	28,145.70	-18,145.70	51,258.21	114,377.64	114,377.64	(2020)
Asphalt Pavement Sealcoat	2021	2014	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt Pavement Crackseal	2021	2014	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (2 of 3)	2021	2018	3	0	3	1	2,563.00	2,200.00	2,563.00	-363.00				
Chimney Inspections & Cleaning	2021	2018	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Gutter Maintenance	2021	2018	3	0	3	1	3,500.00	2,500.00	3,500.00	-1,000.00				
Irrigation Updates & Repairs	2021	2014	7	0	7	1	7,500.00	5,000.00	0.00	5,000.00				
Lighting - exterior	2021	2011	10	0	10	1	2,540.00	2,000.00	2,540.00	-540.00				
Painting - Siding & Trim (2 of 3)	2021	2014	7	0	7	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing (1 of 3)	2021	2018	3	0	3	1	2,500.00	2,500.00	2,500.00	0.00				
Roof - Maintenance	2021	2016	5	0	5	1	3,000.00	2,500.00	3,000.00	-500.00				
Siding & Trim. Wood - Replacement 2021	2021	2016	5	0	5	1	10,000.00	10,000.00	10,000.00	0.00				
Spa Heater Replacement	2021	2011	10	0	10	1	1,650.00	1,650.00	1,650.00	0.00				
Unit Decks - Maintenance - 2021	2021	2017	4	0	4	1	18,145.70	15,000.00	18,145.70	-3,145.70	57,516.00	115,211.14	115,211.14	(2021)
Barkdust Replacement (3 of 3)	2022	2019	3	0	3	1	2,627.00	2,627.00	2,627.00	0.00				

Dryer Vent - Cleaning	2022	2019	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Gutter Maintenance	2022	2019	3	1	2	1	3,500.00	3,500.00	3,500.00	0.00				
Painting - Siding & Trim (3 of 3)	2022	2015	7	0	7	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing (2 of 3)	2022	2019	3	3	0	1	2,563.00	2,563.00	2,563.00	0.00				
Roof - Maintenance	2022	2017	5	0	5	1	3,000.00	3,000.00	3,000.00	0.00				
Dryer Vent - Cleaning	2022	2015	7	0	7	1	1,750.00	1,750.00	1,750.00	0.00				
Security, video camera system	2022	2015	7	0	7	1	750.00	2,500.00	2,500.00	0.00				
Siding & Trim. Wood - Replacement 2022	2022	2017	5	0	5	1	10,000.00	10,000.00	0.00	10,000.00	32,940.00	142,371.13	142,371.13	(2022)
Barkdust Replacement (1 of 3)	2023	2020	3	0	3	1	2,692.00	2,692.00	2,692.00	0.00				
Concrete Curb & Gutter	2023	2008	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Clubhouse TV area updateing	2023	2013	10	0	10	1	850.00	850.00	850.00	0.00				
Fitness Roof Television	2023	2013	10	0	10	1	400.00	400.00	400.00	0.00				
Painting - Siding & Trim (2 of 3)	2023	2016	7	0	7	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing (3 of 3)	2023	2020	3	0	3	1	2,627.00	2,627.00	2,627.00	0.00				
Tree Trimming - Elevated	2023	2017	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00	19,785.00	185,691.11	185,691.11	(2023)
Barkdust Replacement (2 of 3)	2024	2021	3	0	3	1	2,760.00	2,760.00	2,760.00	0.00				
Chimney Inspections & Cleaning	2024	2021	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Hot tub filter - Replacement	2024	2019	5	0	5	1	650.00	650.00	650.00	0.00				
Hot tub pump - Replacement	2024	2014	10	0	10	1	1,250.00	1,250.00	1,250.00	0.00				
Hot tub whitecoat	2024	2014	10	0	10	1	731.00	731.00	731.00	0.00				
Hot tub waterline tile	2024	2009	15	0	15	1	254.00	254.00	254.00	0.00				
Pool filter	2024	2014	10	0	10	1	850.00	850.00	850.00	0.00				
Pool Pump - Replacement	2024	2014	10	0	10	1	3,300.00	3,300.00	3,300.00	0.00				
Pool Whitecoat	2024	2014	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool Waterline Tile	2024	2009	15	0	15	1	1,218.00	1,218.00	1,218.00	0.00				
Pressure Washing (1 of 3)	2024	2021	3	0	3	1	2,692.00	2,692.00	2,692.00	0.00	21,385.00	230,566.34	230,566.34	(2024)
Barkdust Replacement (3 of 3)	2025	2022	3	0	3	1	2,829.00	2,829.00	2,829.00	0.00				
Dryer Vent - Cleaning	2025	2018	7	0	7	1	1,885.00	1,885.00	1,885.00	0.00				
Gutter Maintenance	2025	2018	7	0	7	1	2,430.00	2,430.00	2,430.00	0.00				
Landscaping - Renovation	2025	2020	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Light Poles (8' tall)	2025	2010	15	0	15	1	6,000.00	6,000.00	6,000.00	0.00				
Monument Sign	2025	2015	10	0	10	1	500.00	500.00	500.00	0.00				
Office - Computer Replacement	2025	2020	5	0	5	1	750.00	750.00	0.00	750.00				
Plumbing, sanitary, repairs	2025	2010	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (2 of 3)	2025	2022	3	0	3	1	2,760.00	2,760.00	1,218.00	1,542.00				
Security Entrance & Locks - System Update	2025	2020	5	0	5	1	2,813.00	2,813.00	0.00	2,813.00				
Siding & cementile	2025	2010	15	0	15	1	86,100.00	86,100.00	86,100.00	0.00	119,067.00	181,072.59	181,072.59	(2025)
Asphalt - Mill & Overcoat	2026	2011	15	0	15	1	53,501.00	53,501.00	53,501.00	0.00				
Barkdust Replacement (1 of 3)	2026	2023	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				

Concrete flatwork (3%)	2026	2011	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Dumpster Gate Replacement	2026	2006	20	0	20	1	3,289.69	3,289.69	3,289.69	0.00				
Electrical System Inspection	2026	1986	40	0	40	1	10,000.00	10,000.00	10,000.00	0.00				
Grading & Drainage	2026	2014	12	0	12	1	8,000.00	8,000.00	8,000.00	0.00				
Pressure Washing (3 of 3)	2026	2023	3	0	3	1	2,829.00	2,829.00	2,829.00	0.00				
Tree Trimming - Moderate	2026	2021	5	0	5	1	2,319.00	2,319.00	2,319.00	0.00	84,175.69	172,036.00	172,036.00	(2026)
Asphalt Pavement Crackseal	2027	2020	7	0	7	1	698.03	698.03	698.03	0.00				
Asphalt Pavement Sealcoat	2027	2020	7	0	7	1	6,647.12	6,647.12	6,647.12	0.00				
Barkdust Replacement (2 of 3)	2027	2024	3	0	3	1	2,972.00	2,972.00	2,972.00	0.00				
Chimney Inspections & Cleaning	2027	2024	3	0	3	1	3,231.00	3,231.00	3,231.00	0.00				
Concrete stairs & treads (10%	2027	2012	15	0	15	1	907.00	907.00	907.00	0.00				
Doors, exterior, single, utility	2027	2012	15	0	15	1	1,300.00	1,300.00	1,300.00	0.00				
Fireplace - clubhouse	2027	2012	15	0	15	1	350.00	350.00	350.00	0.00				
Furniture - Office	2027	2017	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00				
Gutter & Downspouts	2027	2012	15	0	15	1	2,160.00	2,160.00	2,160.00	0.00				
Gutter & Downspouts (clubhouse)	2027	2012	15	0	15	1	1,350.00	1,350.00	1,350.00	0.00				
Paint Siding/Trim (1 of 3)	2027	2020	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Patios & decks - ground level	2027	2012	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (1of 3)	2027	2024	3	0	3	1	2,899.00	2,899.00	2,899.00	0.00				
Television - clubhouse	2027	2017	10	0	10	1	850.00	850.00	3,216.00	-2,366.00				
Television - fitness room	2027	2017	10	0	10	1	400.00	400.00	400.00	0.00				
Window Replacement - clubhouse	2027	1997	30	0	30	1	6,156.00	6,156.00	6,156.00	0.00	35,595.15	217,591.09	217,591.09	(2027)
Barkdust Replacement (2 of 3)	2028	2025	3	0	3	1	3,046.00	3,046.00	3,046.00	0.00				
Dryer Vent - Cleaning	2028	2025	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Paint Siding/Trim (2 of 3)	2028	2021	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (2 of 3)	2028	2025	3	0	3	1	2,972.00	2,972.00	2,972.00	0.00	11,018.00	294,215.34	294,215.34	(2028)
Barkdust Replacement (3 of 3)	2029	2026	3	0	3	1	3,122.00	3,122.00	3,122.00	0.00				
Concrete Curb & Gutter	2029	2014	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Decks, Landings, Stairways, & Substructure	2029	2019	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00				
Furniture - Clubhouse	2029	2019	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Gutter & Downspouts	2029	2014	15	0	15	1	2,160.00	2,160.00	2,160.00	0.00				
Hot Tub Cover Replacement	2029	2024	5	0	5	1	620.00	620.00	620.00	0.00				
Paint Siding/Trim (3 of 3)	2029	2022	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pool Cover Replacement	2029	2019	10	0	10	1	2,268.75	2,268.75	0.00	2,268.75				
Pool Filter Replacement	2029	2019	10	0	10	1	1,000.00	1,000.00	0.00	1,000.00				
Pool Heater Replacement	2029	2019	10	0	10	1	2,560.38	2,560.38	0.00	2,560.38				
Pool Light Replacement	2029	2019	10	0	10	1	1,418.75	1,418.75	0.00	1,418.75				
Pool Pump Replacement	2029	2019	10	0	10	1	3,000.00	3,000.00	0.00	3,000.00				
Pressure Washing (3 of 3)	2029	2026	3	0	3	1	2,000.00	2,000.00	2,000.00	0.00				

Tree Trimming - Elevated	2029	2023	6	0	6	1	6,000.00	6,000.00	0.00	6,000.00	48,165.88	340,703.09	340,703.09	(2029)
Barkdust Replacement (1 of 3)	2030	2027	3	0	3	1	3,200.00	3,200.00	3,200.00	0.00				
Chimney Inspections & Cleaning	2030	2027	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Fitness room - bike	2030	2020	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00				
Fitness room - elliptical	2030	2020	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00				
Fitness room - treadmill	2030	2020	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00				
Gazebo & pool furniture	2030	2020	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Kitchen appliances - refrigerator & microwave	2030	2015	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00				
Landscaping - Renovation	2030	2025	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Office - Computer Replacement	2030	2025	5	0	5	1	843.75	843.75	0.00	843.75				
Playground, structure, edge	2030	2020	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00				
Pressure Washing (1 of 3)	2030	2027	3	0	3	1	3,122.00	3,122.00	3,122.00	0.00				
Security system, door locks	2030	2020	10	0	10	1	13,900.00	13,900.00	13,900.00	0.00				
Security system, cameras	2030	2015	15	0	15	1	750.00	750.00	750.00	0.00				
Window coverings - clubhouse	2030	2023	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00	42,315.75	400,613.26	400,613.26	(2030)
Barkdust Replacement (2 of 3)	2031	2028	3	0	3	1	3,280.00	3,280.00	3,280.00	0.00				
Dryer Vent - Cleaning	2031	2028	3	0	3	1	1,885.00	1,885.00	1,885.00	0.00				
Gutter & Downspouts - garages	2031	2016	15	0	15	1	2,700.00	2,700.00	3,216.00	-516.00				
Gutter & Downspouts - maintenance	2031	2021	10	0	10	1	1,575.00	1,575.00	1,575.00	0.00				
Pressure Washing (2 of 3)	2031	2028	3	0	3	1	3,200.00	3,200.00	3,200.00	0.00	12,640.00	498,377.26	498,377.26	(2031)
Asphalt - Seal Coat	2032	2025	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2032	2025	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (2 of 3)	2032	2017	15	0	15	1	3,362.00	3,362.00	3,362.00	0.00				
Concrete flatwork (3%)	2032	2017	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Pressure Washing (3 of 3)	2032	2029	3	0	3	1	3,280.00	3,280.00	32,890.00	-29,610.00				
Roofing - composition replacement (Phase 4)	2032	2002	30	0	30	1	100,000.00	100,000.00	29,400.00	70,600.00				
Siding & cementile	2032	2017	15	0	15	1	50,505.00	50,505.00	50,505.00	0.00				
Siding & cementile - garages	2032	2017	15	0	15	1	44,310.00	44,310.00	44,310.00	0.00				
Tree Trimming - Moderate	2032	2026	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00	212,650.00	404,963.57	404,963.57	(2032)
Barkdust Replacement (3 of 3)	2033	2018	15	0	15	1	5,944.69	5,944.69	5,944.69	0.00				
Chimney Inspections & Cleaning	2033	2030	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Deck Structure - balcony composite	2033	2018	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00				
Deck Structure - composite	2033	2018	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00				
Deck Structure - rear	2033	2018	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00				
Furniture - clubhouse	2033	2023	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Gutter & Downspouts - carports	2033	2018	15	0	15	1	2,138.00	2,138.00	3,216.00	-1,078.00				
Pressure Washing (1 of 3)	2033	2030	3	0	3	1	2,000.00	2,000.00	2,000.00	0.00	119,752.69	413,986.11	413,986.11	(2033)
Barkdust Replacement (1 of 3)	2034	2031	3	0	3	1	3,532.00	3,532.00	3,532.00	0.00				
Building - Envelope Inspection	2034	2019	15	0	15	1	21,724.00	21,724.00	21,724.00	0.00				

Dryer Vent - Cleaning	2034	2031	3	0	3	1	1,885.00	1,885.00	1,885.00	0.00				
Envelope Inspection	2034	2019	15	0	15	1	15,000.00	15,000.00	15,000.00	0.00				
Hot Tub Cover Replacement	2034	2029	5	0	5	1	698.00	698.00	0.00	698.00				
Hot Tub Waterline Tile	2034	2019	15	0	15	1	254.00	254.00	254.00	0.00				
Hot Tub Whitecoat	2034	2024	10	0	10	1	731.00	731.00	731.00	0.00				
Paint Siding/Trim (1 of 3)	2034	2027	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pool whitecoat	2034	2024	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00				
Pool waterline tile	2034	2019	15	0	15	1	1,218.00	1,218.00	1,218.00	0.00				
Pressure Washing (2 of 3)	2034	2031	3	0	3	1	3,446.00	3,446.00	3,446.00	0.00				
Roofing - composition replacement	2034	2004	30	0	30	1	26,500.00	26,500.00	26,500.00	0.00				
Siding & cementile (1 of 3)	2034	2019	15	0	15	1	73,710.00	73,710.00	73,710.00	0.00				
Siding & cementile - clubhouse	2034	2019	15	0	15	1	12,600.00	12,600.00	12,600.00	0.00	167,978.00	385,085.34	385,085.34	(2034)
Barkdust Replacement (2 of 3)	2035	2032	3	0	3	1	3,621.00	3,621.00	3,621.00	0.00				
Chain link fencing - dumpster cubicles	2035	2020	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00				
Concrete Curb & Gutter	2035	2025	10	0	10	1	3,216.00	3,216.00	3,216.00	0.00				
Concrete - Wheel stops	2035	2025	10	0	10	1	6,840.00	6,840.00	6,840.00	0.00				
Flooring - clubhouse	2035	2020	15	0	15	1	7,125.00	7,125.00	7,125.00	0.00				
Garage door opener - HOA garage	2035	2020	15	0	15	1	850.00	850.00	850.00	0.00				
Landscaping - Renovation	2035	2030	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Office - Computer Replacement	2035	2030	5	0	5	1	949.22	949.22	0.00	949.22				
Paint Siding/Trim (2 of 3)	2035	2028	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Plumbing, sanitary, repairs	2035	2020	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (3 of 3)	2035	2032	3	0	3	1	3,532.00	3,532.00	3,532.00	0.00				
Roofing - carports	2035	2005	30	0	30	1	92,988.00	92,988.00	92,988.00	0.00				
Roofing - composition replacement (Phase 1)	2035	2005	30	0	30	1	100,000.00	100,000.00	10,240.00	89,760.00				
Tree Trimming - Elevated	2035	2030	5	0	5	1	11,134.00	11,134.00	11,134.00	0.00	247,091.22	288,197.54	288,197.54	(2035)
Barkdust Replacement (3 of 3)	2036	2033	3	0	3	1	3,711.00	3,711.00	3,711.00	0.00				
Chimney Inspections & Cleaning	2036	2033	3	0	3	1	4,345.00	4,345.00	4,345.00	0.00				
Chain link fencing - dumpster cubicles	2036	2021	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00				
Furniture - clubhouse	2036	2026	10	0	10	1	3,200.00	3,200.00	3,200.00	0.00				
Paint Siding/Trim (1 of 3)	2036	2029	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (1 of 3)	2036	2033	3	0	3	1	3,621.00	3,621.00	3,621.00	0.00	18,713.00	407,671.69	407,671.69	(2036)
Barkdust Replacement (1 of 3)	2037	2034	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete stairs & treads (10%)	2037	2022	15	0	15	1	907.00	907.00	907.00	0.00				
Dryer Vent - Cleaning	2037	2034	3	0	3	1	2,535.00	2,535.00	2,535.00	0.00				
Patio decks - ground level	2037	2022	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (2 of 3)	2037	2034	3	0	3	1	3,711.00	3,711.00	3,711.00	0.00				
Roofing - composition replacement (Phase 2)	2037	2007	30	0	30	1	100,000.00	100,000.00	42,000.00	58,000.00				
Television - clubhouse	2037	2027	10	0	10	1	850.00	850.00	850.00	0.00				

Television - fitness room	2037	2027	10	0	10	1	400.00	400.00	400.00	0.00	114,207.00	420,596.86	420,596.86	(2037)
Asphalt - crack seal	2038	2031	7	0	7	1	681.00	681.00	681.00	0.00				
Asphalt - seal coat	2038	2031	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Barkdust Replacement (2 of 3)	2038	2035	3	0	3	1	3,997.00	3,997.00	3,997.00	0.00				
Concrete flatwork (3%)	2038	2028	10	0	10	1	1,338.00	1,338.00	1,338.00	0.00				
Pressure Washing (2 of 3)	2038	2035	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Security, video camera system	2038	2028	10	0	10	1	750.00	750.00	750.00	0.00				
Tree Trimming - Moderate	2038	2032	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00	19,744.00	517,814.46	517,814.46	(2038)
Barkdust Replacement (3 of 3)	2039	2036	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Chimney Inspections & Cleaning	2039	2036	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Concrete stairs & treads (10%)	2039	2024	15	0	15	1	907.00	907.00	907.00	0.00				
Decks, Landings, Stairways, & Substructure	2039	2029	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00				
Fireplace - clubhouse	2039	2029	10	0	10	1	350.00	350.00	350.00	0.00				
Furniture - office	2039	2029	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00				
Hot Tub Cover Replacement	2039	2034	5	0	5	1	775.00	775.00	775.00	0.00				
Patio Decks - Ground Level	2039	2024	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pool Cover Replacement	2039	2029	10	0	10	1	2,835.94	2,835.94	0.00	2,835.94				
Pool Heater Replacement	2039	2029	10	0	10	1	3,200.48	3,200.48	0.00	3,200.48				
Pool Light Replacement	2039	2029	10	0	10	1	1,773.44	1,773.44	0.00	1,773.44				
Pool Filter Replacement	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Pool Pump Replacement	2039	2029	10	0	10	1	3,300.00	3,300.00	3,300.00	0.00				
Pressure Washing (3 of 3)	2039	2036	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Roofing - composition replacement (Phase 3)	2039	2009	30	0	30	1	100,000.00	100,000.00	29,250.00	70,750.00				
Television - clubhouse	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2039	2029	10	0	10	1	400.00	400.00	400.00	0.00	146,298.86	479,120.27	479,120.27	(2039)
Barkdust Replacement (3 of 3)	2040	2037	3	0	3	1	3,711.00	3,711.00	3,711.00	0.00				
Dryer Vent - Cleaning	2040	2037	3	0	3	1	2,729.00	2,729.00	2,729.00	0.00				
Landscaping - Renovation	2040	2035	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Lights - exterior	2040	2025	15	0	15	1	875.00	875.00	875.00	0.00				
Lighting - replacement	2040	2025	15	0	15	1	8,000.00	8,000.00	8,000.00	0.00				
Monument Sign	2040	2030	10	0	10	1	500.00	500.00	500.00	0.00				
Office - Computer Replacement	2040	2035	5	0	5	1	1,067.87	1,067.87	0.00	1,067.87				
Pressure Washing (1 of 3)	2040	2037	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Security Entrance & Locks - System Update	2040	2035	5	0	5	1	2,813.00	2,813.00	0.00	2,813.00				
Security System - Doors & Locks	2040	2030	10	0	10	1	17,375.00	17,375.00	0.00	17,375.00	44,969.87	533,146.70	533,146.70	(2040)
Asphalt - Mill & Overcoat	2041	2026	15	0	15	1	66,876.00	66,876.00	0.00	66,876.00				
Barkdust Replacement (3 of 3)	2041	2038	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete Curb & Gutter	2041	2026	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Paint Siding/Trim (1 of 3)	2041	2034	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				

Pressure Washing (2 of 3)	2041	2038	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Tree Trimming - Elevated	2041	2035	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00	85,795.00	538,428.29	538,428.29	(2041)
Asphalt Pavement Crackseal	2042	2035	7	0	7	1	875.00	875.00	0.00	875.00				
Asphalt Pavement Sealcoat	2042	2035	7	0	7	1	8,309.00	8,309.00	0.00	8,309.00				
Barkdust Replacement (1 of 3)	2042	2039	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Chimney Inspections & Cleaning	2042	2039	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Paint Siding/Trim (2 of 3)	2042	2035	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (3 of 3)	2042	2039	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00	23,566.00	598,652.76	598,652.76	(2042)
Barkdust Replacement (1 of 3)	2043	2040	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete Curb & Gutter	2043	2028	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Dryer Vent - Cleaning	2043	2040	3	0	3	1	2,729.00	2,729.00	2,729.00	0.00				
Furniture - clubhouse	2043	2033	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Paint Siding/Trim (3 of 3)	2043	2036	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (2 of 3)	2043	2040	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Tree Trimming - Moderate	2043	2037	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00	22,137.00	653,602.99	653,602.99	(2043)
Barkdust Replacement (2 of 3)	2044	2041	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete flatwork (3%)	2044	2029	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Hot tub - structure	2044	2029	15	0	15	1	5,250.00	5,250.00	5,250.00	0.00				
Hot tub - coping, paver	2044	2029	15	0	15	1	563.00	563.00	563.00	0.00				
Hot tub - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - heater	2044	2029	15	0	15	1	1,650.00	1,650.00	1,650.00	0.00				
Hot tub - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - whitecoat	2044	2029	15	0	15	1	731.00	731.00	731.00	0.00				
Pool - structure	2044	2029	15	0	15	1	51,000.00	51,000.00	51,000.00	0.00				
Pool - coping, paver	2044	2029	15	0	15	1	2,700.00	2,700.00	2,700.00	0.00				
Pool - deck	2044	2029	15	0	15	1	17,850.00	17,850.00	17,850.00	0.00				
Pool - heater	2044	2029	15	0	15	1	2,300.00	2,300.00	2,300.00	0.00				
Pool - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Pool - whitecoat	2044	2029	15	0	15	1	4,680.00	4,680.00	4,680.00	0.00				
Pressure Washing (3 of 3)	2044	2041	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00	96,527.00	627,996.24	627,996.24	(2043)
Barkdust Replacement (2 of 3)	2045	2042	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Bathroom - renovations (clubhouse)	2045	2030	15	0	15	1	7,000.00	7,000.00	7,000.00	0.00				
Chimney Inspections & Cleaning	2045	2042	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Deck Structure - balcony composite	2045	2030	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00				
Deck Structure - composite	2045	2030	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00				
Deck Structure - front	2045	2030	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00				
Doors, exterior double	2045	2035	10	0	10	1	1,350.00	1,350.00	1,350.00	0.00				
Doors, exterior single	2045	2035	10	0	10	1	1,900.00	1,900.00	1,900.00	0.00				
Doors, interior double	2045	2035	10	0	10	1	825.00	825.00	825.00	0.00				

Doors, interior single	2045	2035	10	0	10	1	1,725.00	1,725.00	1,725.00	0.00				
Fitness room - bike	2045	2035	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00				
Fitness room - elliptical	2045	2035	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00				
Fitness room - flooring (rubber)	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Fitness room - mirror	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00				
Fitness room - strength machine	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00				
Fitness room - treadmill	2045	2035	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00				
Fitness room - weight system	2045	2035	10	0	10	1	500.00	500.00	500.00	0.00				
Gazebo & pool furniture	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00				
Kitchen appliances - refrigerator & microwawe	2045	2030	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00				
Kitchen - renovation	2045	2030	15	0	15	1	5,400.00	5,400.00	5,400.00	0.00				
Landscaping - Renovation	2045	2040	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Metal Railings & entry ramps	2045	2030	15	0	15	1	7,350.00	7,350.00	7,350.00	0.00				
Office - Computer Replacement	2045	2040	5	0	5	1	1,201.35	1,201.35	0.00	1,201.35				
Playground, structure, edge	2045	2035	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00				
Plumbing, sanitary, repairs	2045	2035	10	0	10	1	9,000.00	9,000.00	9,000.00	0.00				
Pressure Washing (1 of 3)	2045	2042	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Roofing - composition replacement	2045	2015	30	0	30	1	42,000.00	42,000.00	42,000.00	0.00				
Security Entrance & Locks - System Update	2045	2035	10	0	10	1	3,165.00	3,165.00	0.00	3,165.00				
Siding - replacement	2045	2030	15	0	15	1	750.00	750.00	750.00	0.00				
Tree Trimming - Elevated	2045	2039	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00				
Window coverings - clubhouse	2045	2038	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00	226,718.35	466,524.52	466,524.52	(2045)
Barkdust Replacement (3 of 3)	2046	2043	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Dryer Vent - Cleaning	2046	2043	3	0	3	1	2,729.00	2,729.00	2,729.00	0.00				
Pressure Washing (2 of 3)	2046	2043	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Security system, cameras	2046	2039	7	0	7	1	750.00	750.00	750.00	0.00	11,182.00	520,589.15	520,589.15	(2046)
Barkdust Replacement (1 of 3)	2047	2044	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete Curb & Gutter	2047	2032	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Concrete Stairs & Treads	2047	2032	15	0	15	1	907.00	907.00	907.00	0.00				
Patios & decks - ground level	2047	2032	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Television - clubhouse	2047	2037	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2047	2037	10	0	10	1	400.00	400.00	400.00	0.00	11,177.00	574,658.78	574,658.78	(2047)
Barkdust Replacement (2 of 3)	2048	2045	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Dryer Vent - Cleaning	2048	2045	3	0	3	1	2,729.00	2,729.00	2,729.00	0.00				
Paint Siding/Trim (1 of 3)	2048	2041	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (3 of 3)	2048	2045	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Tree Trimming - Elevated	2048	2042	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00	18,432.00	621,473.41	621,473.41	(2048)
Asphalt - Seal Coat	2049	2042	7	0	7	1	7,620.00	7,620.00	0.00	7,620.00				
Asphalt - Crackseal	2049	2042	7	0	7	1	800.00	800.00	0.00	800.00				

Barkdust Replacement (3 of 3)	2049	2046	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Building - Envelope Inspection	2049	2034	15	0	15	1	31,464.00	31,464.00	31,464.00	0.00				
Chimney Inspections & Cleaning	2049	2046	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Decks, Landings, Stairways, & Substructure	2049	2039	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00				
Dryer Vent - Cleaning	2049	2046	3	0	3	1	2,729.00	2,729.00	0.00	2,729.00				
Paint Siding/Trim (1 of 3)	2049	2042	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pool Cover Replacement	2049	2039	10	0	10	1	2,836.00	2,836.00	0.00	2,836.00				
Pool Filter Replacement	2049	2039	10	0	10	1	1,063.00	1,063.00	0.00	1,063.00				
Pool Heater Replacement	2049	2039	10	0	10	1	3,200.00	3,200.00	0.00	3,200.00				
Pool Light Replacement	2049	2039	10	0	10	1	1,773.00	1,773.00	0.00	1,773.00				
Pool Pump Replacement	2049	2039	10	0	10	1	4,125.00	4,125.00	4,125.00	0.00				
Pressure Washing (3 of 3)	2049	2046	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Tree Trimming - Elevated	2049	2043	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00	90,992.00	595,728.04	595,728.04	(2049)
Asphalt - Seal Coat	2050	2043	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Crackseal	2050	2043	7	0	7	1	681.00	681.00	681.00	0.00				
Barkdust Replacement (3 of 3)	2050	2047	3	0	3	1	3,804.00	3,804.00	3,804.00	0.00				
Concrete flatwork (3%)	2050	2035	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Landscaping - Renovation	2050	2045	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Lights - interior	2050	2035	15	0	15	1	2,375.00	2,375.00	2,375.00	0.00				
Office - Computer Replacement	2050	2045	5	0	5	1	1,351.52	1,351.52	0.00	1,351.52				
Paint Siding/Trim (2 of 3)	2050	2043	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00				
Pressure Washing (1 of 3)	2050	2047	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00				
Security Entrance & Locks - System Update	2050	2040	10	0	10	1	3,560.00	3,560.00	0.00	3,560.00				
Security System - Doors & Locks	2050	2040	10	0	10	1	21,719.00	21,719.00	0.00	21,719.00	51,212.52	609,762.15	609,762.15	(2050)

Total Asset Summary..... **2,265,005** **1,827,464** **437,541**

* Future expenses are calculated at a 2.5% growth, compounded yearly.

** Minimum projected Reserve balance threshold..... Year: **2020** Amount: **114,377.64**

Key:

Completed Components

Components Not Included in Previous Reserve Study

Large Component Costs >\$10K

Actual & Projected Reserve Acct. Balances/Year

Components Moved from Prior Years



Sunshine Creek Condominium Association - RESERVE STUDY: Contribution Summary By Year

Year	Reserves	Multiplier	Num. Year	% Chg/yr
2019	55,000	1.000	0	0.00%
2020	56,650	1.030	1	3.00%
2021	58,350	1.030	2	3.00%
2022	60,100	1.030	3	3.00%
2023	63,105	1.050	4	5.00%
2024	66,260	1.050	5	5.00%
2025	69,573	1.050	6	5.00%
2026	75,139	1.080	7	8.00%
2027	81,150	1.080	8	8.00%
2028	87,642	1.080	9	8.00%
2029	94,654	1.080	10	8.00%
2030	102,226	1.080	11	8.00%
2031	110,404	1.080	12	8.00%
2032	119,236	1.080	13	8.00%
2033	128,775	1.080	14	8.00%
2034	139,077	1.080	15	8.00%
2035	150,203	1.080	16	8.00%
2036	138,187	0.920	17	-8.00%
2037	127,132	0.920	18	-8.00%
2038	116,962	0.920	19	-8.00%
2039	107,605	0.920	20	-8.00%
2040	98,996	0.920	21	-8.00%
2041	91,077	0.920	22	-8.00%
2042	83,790	0.920	23	-8.00%
2043	77,087	0.920	24	-8.00%
2044	70,920	0.920	25	-8.00%
2045	65,247	0.920	26	-8.00%
2046	65,247	1.000	27	0.00%
2047	65,247	1.000	28	0.00%
2048	65,247	1.000	29	0.00%
2049	65,247	1.000	30	0.00%
2050	65,247	1.000	31	0.00%
2051	65,247	1.000	32	0.00%
2052	65,247	1.000	33	0.00%