

RESERVE EXPENDITURES

**The Woods of Tabb
Homes Association**
Yorktown, Virginia

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		
						Useful	Remaining	Unit (2020)	Per Phase (2020)	Total (2020)
4.200	1	1	Allowance	Basketball Backboard and Concrete Slab	2031	to 20	11	15,000.00	15,000	15,000
4.213	1	1	Allowance	Bathymetric Study, Lakes and BMP	2028	to 20	8	7,400.00	7,400	7,400
4.220	1	1	Allowance	BMP Inflow/Outflow Structures, Repairs	2021	15 to 20	1	1,500.00	1,500	1,500
4.245	1	1	Allowance	BMP Planting	2022	N/A	2	3,000.00	3,000	3,000
4.286	970	970	Linear Feet	Fences, Wood, Split Rail	2040	to 25	20	16.00	15,520	15,520
4.420	172	57	Heads	Irrigation System, Phased	2025	to 40+	5 to 25	60.00	3,440	10,320
4.441	5,800	200	Linear Feet	Lakes, Erosion Control, Inflows/Outflows, Partial	2040	to 15	20	40.00	8,000	232,000
4.445	4	1	Each	Lakes, Subsurface Aeration Systems, Phased	2023	10 to 15	3 to 13	1,500.00	1,995	6,000
4.447	2	1	Each	Lakes, Surface Aeration Systems, Fountains, Phased	2027	10 to 15	7 to 14	7,000.00	7,000	14,000
4.500	1	1	Allowance	Landscape, Partial Replacements	2023	to 3	3	1,500.00	1,500	1,500
4.591	1	1	Allowance	Park Drainage Repairs	2021	N/A	1	8,000.00	8,000	8,000
4.620	3,500	206	Square Feet	Pavers, Walking Path, Masonry, Partial	2025	20 to 25	5 to 30+	17.00	3,500	59,500
4.660	1	1	Allowance	Playground Equipment, Large Set	2031	15 to 20	11	24,000.00	24,000	24,000
4.661	1	1	Allowance	Playground Equipment, Small Set and Swings	2025	15 to 20	5	18,000.00	18,000	18,000
4.800	1	1	Allowance	Signage, Entrance Monuments, Renovation	2030	15 to 20	10	6,700.00	6,700	6,700
4.820	3	1	Allowance	Site Furniture, Phased	2025	15 to 25	5 to 21	4,200.00	4,200	12,600
4.827	2	2	Each	Soccer Goals	2035	to 20	15	830.00	1,660	1,660
4.830	800	800	Square Yards	Tennis Court, Color Coat	2023	6 to 10	3	9.00	7,200	7,200
4.840	360	360	Linear Feet	Tennis Court, Fence	2030	to 25	10	41.00	14,760	14,760
4.860	800	800	Square Yards	Tennis Court, Surface Replacement	2030	to 25	10	42.00	33,600	33,600
		1	Allowance	2020 Additional Reserve Expenditures	2020	N/A	0	8,625	8,625	8,625

Anticipated Expenditures, By Year

Explanatory Notes:

- 1) **2.0%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2020** is Fiscal Year beginning January 1, 2020 and ending December 31, 2020.

Line Item	30-Year Total (Inflated)	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035
4.200	18,651												18,651				
4.213	21,554									8,670							
4.220	3,803		1,530														
4.245	3,121			3,121													
4.286	23,062																
4.420	14,071						3,798										4,630
4.441	11,888																
4.445	16,503				2,117					2,337					2,581		
4.447	40,074								8,041							9,236	
4.500	21,100				1,592			1,689			1,793			1,902			2,019
4.591	8,160		8,160														
4.620	14,316						3,864										4,710
4.660	29,841												29,841				
4.661	49,404						19,873										
4.800	20,303											8,167					
4.820	23,895						4,637								5,433		
4.827	2,234																2,234
4.830	39,372				7,641								8,952				
4.840	17,992											17,992					
4.860	40,958											40,958					
	8,625	8,625															
	\$428,927	8,625	9,690	3,121	11,350	0	32,172	1,689	8,041	11,007	1,793	67,117	57,444	1,902	8,014	9,236	13,593

Years 2036 to 2050

Line Item	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	
4.200																
4.213													12,884			
4.220						2,273										
4.245																
4.286					23,062											
4.420										5,643						
4.441					11,888											
4.445		2,849						3,146					3,473			
4.447						10,610							12,187			
4.500		2,142				2,273		2,413				2,560				2,717
4.591																
4.620										5,742						
4.660																
4.661										29,531						
4.800																12,136
4.820						6,366								7,459		
4.827																
4.830				10,489									12,290			
4.840																
4.860																
	0	0	4,991	10,489	34,950	21,522	0	3,146	2,413	40,916	0	14,850	28,544	7,459	14,853	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

The Woods of Tabb

Homes Association

Yorktown, Virginia

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Reserves at Beginning of Year (Note 1)	133,522	131,440	130,039	137,063	137,734	150,084	130,389	141,290	146,195	148,405	160,167	106,389	61,507	72,027	76,786	80,608
Total Recommended Reserve Contributions (Note 2)	3,920	5,700	7,500	9,300	9,500	9,700	9,900	10,100	10,300	10,500	10,700	10,900	11,100	11,300	11,500	11,700
Plus Estimated Interest Earned, During Year (Note 3)	2,623	2,589	2,645	2,721	2,850	2,777	2,690	2,846	2,917	3,055	2,639	1,662	1,322	1,473	1,558	1,593
Less Anticipated Expenditures, By Year	(8,625)	(9,690)	(3,121)	(11,350)	0	(32,172)	(1,689)	(8,041)	(11,007)	(1,793)	(67,117)	(57,444)	(1,902)	(8,014)	(9,236)	(13,593)
Anticipated Reserves at Year End	\$131,440	\$130,039	\$137,063	\$137,734	\$150,084	\$130,389	\$141,290	\$146,195	\$148,405	\$160,167	\$106,389	\$61,507	\$72,027	\$76,786	\$80,608	\$80,308
Predicted Reserves based on 2020 funding level of:	\$3,920	131,440	128,241	131,613	126,741	133,235	107,365	111,766	109,839	104,878	109,124	47,478	(5,632)	(3,706)		

(continued)

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

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Reserves at Beginning of Year	80,308	93,933	108,033	117,576	121,959	102,027	95,561	111,006	123,886	138,067	113,946	130,971	133,641	122,836	133,414
Total Recommended Reserve Contributions	11,900	12,100	12,300	12,500	12,800	13,100	13,400	13,700	14,000	14,300	14,600	14,900	15,200	15,500	15,800
Plus Estimated Interest Earned, During Year	1,725	2,000	2,234	2,372	2,218	1,956	2,045	2,326	2,594	2,495	2,425	2,620	2,539	2,537	2,678
Less Anticipated Expenditures, By Year	0	0	(4,991)	(10,489)	(34,950)	(21,522)	0	(3,146)	(2,413)	(40,916)	0	(14,850)	(28,544)	(7,459)	(14,853)
Anticipated Reserves at Year End	\$93,933	\$108,033	\$117,576	\$121,959	\$102,027	\$95,561	\$111,006	\$123,886	\$138,067	\$113,946	\$130,971	\$133,641	\$122,836	\$133,414	\$137,039

(NOTE 4)

Explanatory Notes:

- 1) Year 2020 starting reserves are as of October 31, 2020; FY2020 starts January 1, 2020 and ends December 31, 2020.
- 2) Reserve Contributions for 2020 are budgeted; 2021 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves; 2020 is a partial year of interest earned.
- 4) Accumulated year 2050 ending reserves consider the need to fund for replacement of the pavers shortly after 2050, and the age, size, overall condition and complexity of the property.