

60 Vining Ct Reserve Studies

	2025		Projected	Fully	
	Remaining	Current	12/31/2024	Funded	
	Life	Cost	Funded	Requirement	Percentages
SIRS performed in 2023			122,000.00	\$31,699.00	
TPO Roofing	3	\$34,536.06	\$18,085.28	\$4,699.06	14.82%
Shingle Mansard	3	\$8,852.25	\$4,635.60	\$1,204.46	3.80%
Building Exterior Paint	4	\$21,996.50	\$11,518.77	\$2,992.90	9.44%
Building Restoration Allowance	9	\$136,505.99	\$71,483.22	\$18,573.33	58.59%
Electrical Allowance	1	\$2,707.00	\$1,417.56	\$368.32	1.16%
Fire Prevention Allowance	1	\$2,707.00	\$1,417.56	\$368.32	1.16%
Plumbing Allowance	1	\$2,707.00	\$1,417.56	\$368.32	1.16%
Unit Doors	9	\$6,867.20	\$3,596.10	\$934.37	2.95%
Unit Window Allowance	8	\$16,095.00	\$8,428.37	\$2,189.92	6.91%
		\$232,974.00	\$122,000.00	\$31,699.00	100.00%

	2025		Projected	Fully	
	Remaining	Unit	12/31/2024	Funded	
	Life	Cost	Funded	Requirement	Percentages
TRL studies performed in 2024			\$41,000.00	\$6,000.00	
Component					
Gutters and Downspouts	11	\$15,253.46	\$8,902.46	\$1,302.80	21.71%
Water Heater	10	\$1,500.00	\$875.45	\$128.12	2.14%
Washers & Dryers Allowance	1	\$5,857.33	\$3,418.54	\$500.27	8.34%
Grounds Concrete Allowance	5	\$12,202.77	\$7,121.97	\$1,042.24	17.37%
Pavement/ Parking Area	13	\$20,720.30	\$12,093.10	\$1,769.72	29.50%
Wood Fencing Allowance	14	\$7,215.50	\$4,211.22	\$616.28	10.27%
Lighting Allowance	11	\$7,500.00	\$4,377.26	\$640.58	10.68%
		\$70,249.36	41,000.00	\$6,000.00	100.00%
Total contribution				\$37,699.00	
Per unit/per month				\$196.35	

