

60 Vining Ct Reserve Studies

	2025	Remaining Life	Current Cost	Projected		Fully Funded	Percentages
				12/31/2024	Funded		
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	Remaining Life	Unit Cost	Projected		Fully Funded	Percentages
				12/31/2024	Funded		
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	

