



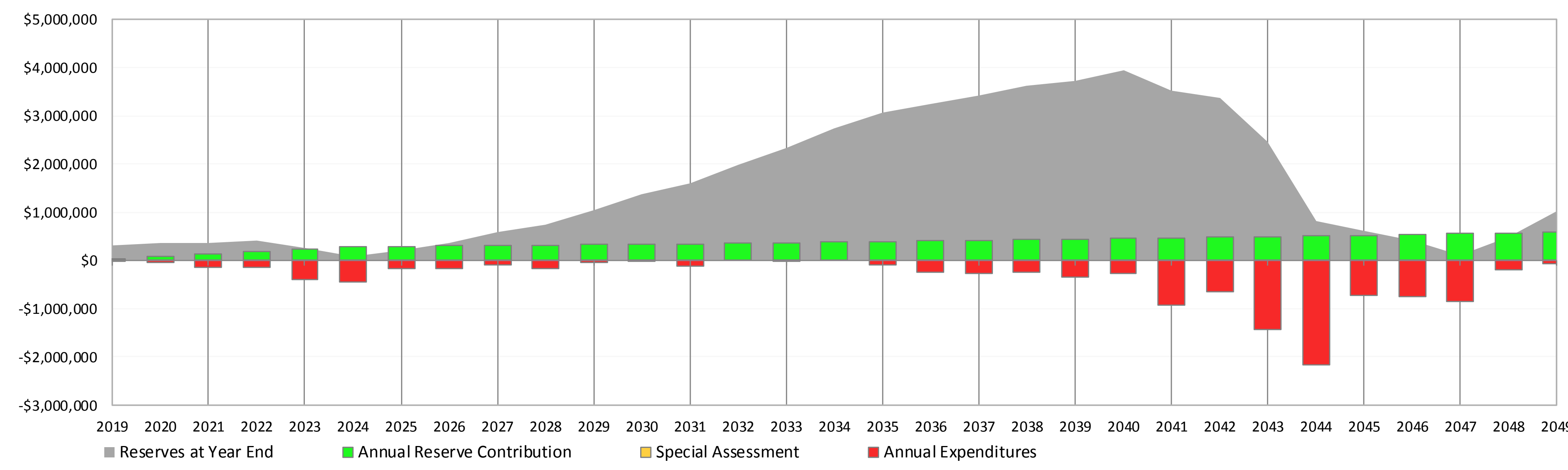
Springhurst Terrace Condominium Association  
1101 Spring Creek Lane, O'Fallon, MO

**PROPERTY INFO**  
Reference #: 199253  
Inspection: 4/3/2019  
# Buildings: 19  
# Units: 228  
Years Built: 2006-2011

FINANCIAL INPUTS	
Interest Rate	0.70%
Inflation Rate	2.90%
Reserve Balance	\$ 306,928
Reserve Balance Date	3/31/2019
Current Total Operating Income	\$ 383,040
Current Reserve Contribution	\$ 41,040
Fiscal Year	Jan 1 - Dec 31

RECOMMENDED FUNDING	
Current Annual Contribution	\$ 41,040.00
Recommended Annual Contribution	\$ 90,000.00
Recommended Annual Adjustment	\$ 48,960.00
Current Reserve Contribution /unit /month av	\$ 15.00
Recommended Reserve Contribution /unit /m	\$ 32.89
Recommended Adjustment /unit /month ave.	\$ 17.89



Reserves at Beginning of Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Reserves at Beginning of Year	\$306,928	\$313,485	\$367,590	\$388,643	\$405,276	\$250,654	\$90,888	\$217,554	\$354,552	\$578,723	\$741,094	\$1,038,267	\$1,364,463	\$1,598,329	\$1,970,175	\$2,334,966	\$2,733,143	\$3,055,864	\$3,245,274	\$3,416,370	\$3,620,197	\$3,726,527	\$3,942,992	\$3,515,782	\$3,378,906	\$2,466,528	\$812,911	\$614,408	\$403,337	\$108,303	\$487,355	
Annual Reserve Contribution	\$30,780	\$90,000	\$139,000	\$188,000	\$237,000	\$286,000	\$294,300	\$302,800	\$311,600	\$320,600	\$329,900	\$339,500	\$349,300	\$359,400	\$369,800	\$380,500	\$391,500	\$402,900	\$414,600	\$426,600	\$439,000	\$451,700	\$464,800	\$478,300	\$492,200	\$506,500	\$521,200	\$536,300	\$551,900	\$567,900	\$584,400	
Special Assessment																																
Interest Earned	\$1,624	\$2,375	\$2,533	\$2,664	\$2,288	\$1,191	\$1,076	\$1,995	\$3,255	\$4,603	\$6,206	\$8,380	\$10,334	\$12,446	\$15,015	\$17,677	\$20,191	\$21,977	\$23,241	\$24,549	\$25,631	\$26,757	\$26,015	\$24,047	\$20,388	\$11,438	\$4,978	\$3,550	\$1,784	\$2,078	\$5,216	
Annual Expenditures	-\$25,844	-\$38,270	-\$150,480	-\$144,031	-\$393,509	-\$446,858	-\$168,710	-\$167,797	-\$90,684	-\$162,833	-\$38,933	-\$21,584	-\$125,768		-\$20,024	-\$88,970	-\$235,467	-\$264,745	-\$249,322	-\$356,301	-\$263,992	-\$918,025	-\$639,223	-\$1,424,968	-\$2,171,555	-\$724,681	-\$750,921	-\$848,718	-\$190,926	-\$68,965		
Reserves at Year End	\$313,485	\$367,590	\$388,643	\$405,276	\$250,654	\$90,888	\$217,554	\$354,552	\$578,723	\$741,094	\$1,038,267	\$1,364,463	\$1,598,329	\$1,970,175	\$2,334,966	\$2,733,143	\$3,055,864	\$3,245,274	\$3,416,370	\$3,620,197	\$3,726,527	\$3,942,992	\$3,515,782	\$3,378,906	\$2,466,528	\$812,911	\$614,408	\$403,337	\$108,303	\$487,355		

Quantity	Reserve Components	Age, Useful Life, & Replacement				Replacement Costs		Year																														
		Useful Life	Year of 1st Replacement	Current Age	Remaining Years Until Replacement	Unit Cost	Total Future Cost, 30 Years	Current Cost per Phase	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
<b>EXTERNAL BUILDING COMPONENTS</b>																																						
3,047	Square Feet	Breezeways, Wood Structure and Decking, Replacement, Phased	25 to 30	2036	8 to 13	17	35.00	1,118,566	106,633																													
333	Square Feet	Bridges, Wood Decking, Replace with Composite, Phased	10 to 25	2020	1 to 13	1	21.50	208,937	7,167																													
19	Each	Doors, Sprinkler Rooms	20 to 25	2031	8 to 13	12	900.00	24,098	17,100																													
1,463	Linear Feet	Gutters and Downspouts, Aluminum, Phased	20 to 25	2021	8 to 13	2	10.50	290,913	15,365																													
209	Each	Light Fixtures, Common	20 to 25	2028	8 to 13	9	100.00	27,032	20,900																													
637	Linear Feet	Railings, Vinyl, Breezeways, Phased	10 to 30	2036	8 to 13	17	60.00	400,712	38,200																													
233	Squares	Roofs, Asphalt Shingles, Phased	15 to 20	2021	8 to 13	2	455.00	2,010,108	106,167																													
228	Pairs	Shutters, Vinyl	20 to 25	2028	8 to 13	9	95.00	28,015	21,660																													
37,398	Square Feet	Walls, Vinyl Siding, Phased (incl. Soffits and Fascia)	35 to 40	2041	8 to 13	22	5.25	2,376,058	196,341																													
<b>SERVICE COMPONENTS</b>																																						
3	Systems	Fire Detection, Control Panels and Emergency Devices, Phased	15 to 20	2026	8 to 13	7	5,000.00	267,909	15,833																													
250	Each	Light Fixtures, Emergency and Exit	15 to 20	2028	8 to 13	9	270.00	241,956	67,500																													
<b>SITE COMPONENTS</b>																																						
22,575	Square Yards	Asphalt Pavement, Crack Repair, Patch and Seal Coat	3 to 5	2020	1 to 13	1	1.90	384,504	42,893																													
11,288	Square Yards	Asphalt Pavement, Repaving, Mill and Overlay, Phased	15 to 20	2023	8 to 13	4	15.50	397,991	174,956																													
11,288	Square Yards	Asphalt Pavement, Repaving, Full-Depth Replacement, Phased	15 to 20	2043	8 to 13	24	30.00	1,364,489	338,625																													
9	Each	Catch Basins, Capital Repairs, Phased	15 to 20	2023	8 to 13	4	1,200.00	68,086	10,800																													
734	Linear Feet	Concrete Curbs, Partial Replacement	10 to 65	2023	8 to 13	4	32.00	147,975	23,472																													
1,309	Square Feet	Concrete Flatwork, Partial Replacement	10 to 65	2019	10 to 13		10.25	350,174	13,419																													
1,168	Linear Feet	Fences, Aluminum, Retaining Walls, Phased	10 to 35	2044	10 to 13	25	45.00	224,340	52,538																													
550	Linear Feet	Fences, Vinyl, Trash Cornals	20 to 25	2024	10 to 13	5	90.00	158,262	49,500																													
4,275	Square Feet	Retaining Walls, Masonry, Partial	35 to 40	2044	10 to 13	25	60.00	1,095,277	256,500																													
<b>OTHER COMPONENTS</b>																																						
1	Each	Reserve Study Update	1 to 3	2019			3,495.00	7,303	3,495	3,495																												

