



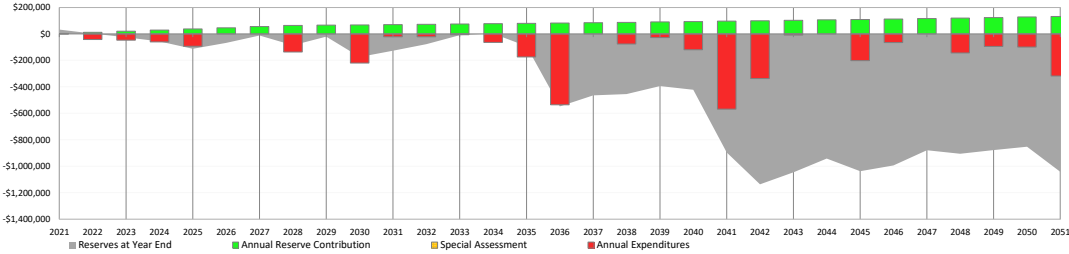
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The Woods at Grassy Creek Community Association, Inc.

1305 Silvermere Drive , Indianapolis, IN

PROPERTY INFO		FINANCIAL INPUTS	
Reference #: 21250 Inspection: 9/20/2021 # Buildings: 2	Interest Rate		0.20%
	Inflation Rate		3.2%
	Reserve Balance	\$	31,972.10
	Reserve Balance Date		6/30/2021
	Current Total Income	\$	85,900.00
Current Reserve Contribution			2,524.00
Fiscal Year			Jan 1 - Dec 31

RECOMMENDED FUNDING	
Current Annual Contribution	\$ 2,524.00
Recommended Annual Contribution	\$ 11,224.00
Current Annual Assessment	\$ 709.00
Recommended Annual Assessment	\$ 2,524.00
Current Reserve Contribution/unit/month	\$ 4.65
Recommended Reserve Contribution/unit/month	\$ 11.22
Current Reserve Contribution/unit/year	\$ 55.80
Recommended Reserve Contribution/unit/year	\$ 30.66



Reserves at Beginning of Year		\$31,972	\$33,267	\$2,214	-\$26,834	-\$57,664	-\$113,622	-\$67,679	-\$13,036	-\$86,623	-\$21,231	-\$174,800	-\$127,198	-\$78,029	-\$10,169	\$1,782	-\$93,183	-\$547,810	-\$464,621	-\$464,867	-\$394,122	-\$422,314	-\$896,201	-\$1,136,890	-\$1,046,659	-\$942,346	-\$1,037,841	-\$993,706	-\$879,778	-\$906,906	-\$870,899	-\$862,846										
Annual Reserve Contribution		\$1,362	\$11,224	\$19,924	\$20,624	\$37,324	\$46,024	\$54,724	\$63,424	\$69,500	\$67,600	\$69,000	\$75,000	\$74,300	\$76,700	\$75,200	\$81,700	\$84,300	\$87,000	\$89,800	\$92,700	\$95,700	\$98,800	\$102,000	\$105,300	\$108,700	\$112,200	\$115,800	\$119,600	\$123,300	\$127,000	\$131,300										
Annual Reserve Adjustment (%)			344.7%	77.5%	43.7%	30.4%	23.3%	18.9%	16.9%	3.3%	3.2%	3.3%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%											
Special Assessment																																										
Interest Earned		\$33	\$35	-\$23	-\$83	-\$171	-\$181	-\$81	-\$100	-\$108	-\$196	-\$301	-\$205	-\$88	-\$8	-\$91	-\$640	-\$1,011	-\$918	-\$848	-\$816	-\$1,317	-\$2,031	-\$2,180	-\$1,986	-\$1,978	-\$2,030	-\$1,872	-\$1,784	-\$1,783	-\$1,730	-\$1,893										
Annual Expenditures			-\$42,312	-\$47,649	-\$60,671	-\$89,011		-\$136,911		-\$220,673	-\$22,198	-\$22,626	-\$6,334	-\$64,760	-\$174,074	-\$535,687		-\$76,428	-\$28,297	-\$120,077	-\$568,270	-\$337,368	-\$8,678	-\$202,319	-\$66,935		-\$143,844	-\$94,210	-\$99,717	-\$318,842												
Reserves at Year End		\$33,267	\$2,214	(\$26,834)	(\$57,664)	(\$113,622)	(\$67,679)	(\$13,036)	(\$86,623)	(\$21,231)	(\$174,800)	(\$127,198)	(\$78,029)	(\$10,169)	\$1,782	(\$93,183)	(\$547,810)	(\$464,621)	(\$464,867)	(\$394,122)	(\$422,314)	(\$896,201)	(\$1,136,890)	(\$1,046,659)	(\$942,346)	(\$1,037,841)	(\$993,706)	(\$879,778)	(\$906,906)	(\$870,899)	(\$862,846)											
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30										
Quantity	Reserve Components	Age, Useful Life, & Replacement				Replacement Costs																																				
Quantity Per Period	Units	Reserve Expense Listed by Property Class	Useful life	Year of 1st Replacement	Current Age	Remaining Years Until Replacement	Unit Cost	Total Future Cost, 30 Years	Current Cost per Phase	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	2050	2051		
SITE COMPONENTS																																										
1,085	Square Yards	Asphalt Parking Lot, Crack Repair, Patch and Seal Cost	3 to 5	2023	N/A	16	2.00	18,603	2,170																																	
1,085	Square Yards	Asphalt Parking Lot, Replacement	15 to 25	2028	16	7	46.00	190,626	49,910				2,311				62,222																									
1	Allowance	Landscaping Improvements	Varies	2025	Varies	4	20,000.00	208,164	20,000																																	
2	Each	Playground Equipment, Playsets, Phased	10 to 25	2030	<5 to 16	9	12,000.00	76,926	24,000																																	
5,050	Square Feet	Playground Ground Cover, Rubber Mulch	10 to 15	2023	N/A	2	4.00	66,020	20,200				21,913																													
180	Linear Feet	Playground Perimeter Edging, High-Density Polyethylene	20 to 25	2041	<3	20	19.00	6,421	3,420																																	
1	Each	Pond Aerators, Phased	1 to 15	2030	2 to 5	9	14,500.00	106,997	14,500																																	
6,884	Square Yards	Pond Dredging, Partial	Varies	2036	16	15	18.00	431,403	123,912																																	
2	Each	Signage, Monument, Partial Renovations	15 to 20	2025	1 to 16	4	6,500.00	66,083	13,000																																	
POOLHOUSE COMPONENTS																																										
1	Allowance	Exterior Renovations, Poolhouse, Complete	20 to 30	2036	16	14	14,000.00	21,759	16,000																																	
1	Allowance	Exterior Renovations, Poolhouse, Partial	5 to 10	2028	1	7	5,000.00	28,000	5,000								6,233																									
1	Allowance	Restrooms, Poolhouse, Renovations	10 to 35	2035	16	14	22,000.00	34,193	22,000																																	
18	Squares	Roof, Asphalt Shingles, Poolhouse (Includes Gutters and Downspouts)	15 to 20	2031	N/A	10	450.00	31,938	8,100																																	
1	System	Security and Access System, Poolhouse	15 to 20	2022	N/A	1	13,500.00	40,090	13,500																																	
POOL COMPONENTS																																										
2,400	Square Feet	Pool, Paint Finishes	4 to 6	2024	<5	3	10.25	204,456	24,600																																	
330	Square Feet	Pool Deck, Concrete, Partial Replacement	10 to 65	2036	16	15	12.00	33,450	3,966																																	
440	Linear Feet	Pool Fence, Chainlink, Replacement	10 to 35	2036	16	15	33.00	23,290	14,620																																	
28	Each	Pool Furniture	10 to 12	2022	N/A	1	250.00	33,151	7,800																																	
4	Each	Pool Mechanical Equipment, Phased Replacement	8 to 15	2035	Varies	4	2,000.00	62,073	8,000																																	
1	Allowance	Pool Plumbing	30 to 40	2042	16	21	40,000.00	77,506	40,000																																	
OTHER COMPONENTS																																										
1	Each	Reserve Study Update	1 to 3	2024	N/A	3	3,000.00	3,297	3,000																																	

