

P2 | Repair & Reserve Planner

EXAMPLE - all property figures and evidence are hypothetical. Version 1.0 | USD | en-US

Set the account and dates

Settings describes replacement funds only, the floor you choose, contribution and start date. The 24-month calendar pays at month end after contribution. Earlier actual due dates require your own dated bridge. Funding sources must be named; future operating cash cannot arrive early.

Enter real scopes

Activate work rows; give each distinct scope a unique component ID. Immediate work is paid from the acquisition budget. Recurring maintenance is an annual operating cost to transfer to P1. Replacements withdraw from the reserve calendar. Never charge the same roof twice.

Choose costs without hiding gaps

Base needs only Base cost; missing optional Low/High does not block it. Each active selected cost requires a state, meaningful source, evidence date, timing explanation and owner. Unknown stays pending. Duplicate active IDs require scope reconciliation. Inactive rows do not block outputs.

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Read the timing test

Overview compares starting funds and contributions with dated payments and your floor. Start below the floor fails at month 0. Required start cannot be computed when a replacement cost/date is missing. The known immediate-work total remains usable when a roof quote is pending.

Use the Birch example

Corrected replacement start \$13,500 keeps \$2,500 at month 4 and ends \$5,100 at month 24. Original \$7,500 falls to -\$3,500 at month 4. Keeping it would require \$1,750/month, above stabilized operating cash \$579.65. The chosen \$6,000 top-up comes from initial property capital.

Transfer by label

Birch v2-D1 also holds \$4,000 operating cash outside P2; P1 has \$17,500 total initial reserves and \$83,000 initial commitment. Manual transfer records must preserve account scope and version. XLSX calculates; PDFs are static. Save personal copies and compare written evidence before deciding.

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MODELED amounts and dates. This calendar is a funding test, not an inspection or lifespan forecast.

Property / version

BIRCH-01 / v2-D1

Model start / selected cost case

Nov 2026 / Base

Immediate work | selected case

\$5,000.00

Recurring maintenance | annual, transfer to P1

\$1,200.00

Future replacement payments | 24 months

\$14,400.00

Replacement reserve at start

\$13,500.00

Separate operating cash | excluded from calendar

\$4,000.00

Monthly replacement contribution

\$250.00

Chosen minimum replacement floor

\$2,500.00

Lowest replacement balance, incl. start

\$2,500.00

First month below floor | 0 means start

NONE

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Required starting reserve at planned contribution	\$13,500.00
Top-up from original reserve	\$6,000.00
Monthly needed if original reserve kept	\$1,750.00
Original monthly contribution feasibility	EXCEEDS stated monthly cash
Current start funding status	AT / ABOVE required start; verify funding
Original calendar low original starting cash	(\$3,500.00)
Current calendar end month 24	\$5,100.00

Handoff to P1: immediate work, annual recurring maintenance, replacement start and monthly contribution each retain their own labels. Copy property ID, source version, as-of date and model start. P2 replacement \$13,500 is NOT P1 total reserves \$17,500. The \$6,000 top-up is not a second expense.

P2 | Replacement cash calendar

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Contribution enters at month end BEFORE scheduled payment. Month 0 tests the starting floor. Separate operating cash is excluded. Dates are planning assumptions until supported.

Month	Payment date	Opening cash	Contribution	Payment	Closing cash
0	Nov 1, 2026				\$13,500.00
1	Nov 30, 2026	\$13,500.00	\$250.00	\$0.00	\$13,750.00
2	Dec 31, 2026	\$13,750.00	\$250.00	\$0.00	\$14,000.00
3	Jan 31, 2027	\$14,000.00	\$250.00	\$0.00	\$14,250.00
4	Feb 28, 2027	\$14,250.00	\$250.00	\$12,000.00	\$2,500.00
5	Mar 31, 2027	\$2,500.00	\$250.00	\$0.00	\$2,750.00
6	Apr 30, 2027	\$2,750.00	\$250.00	\$0.00	\$3,000.00
7	May 31, 2027	\$3,000.00	\$250.00	\$0.00	\$3,250.00
8	Jun 30, 2027	\$3,250.00	\$250.00	\$0.00	\$3,500.00
9	Jul 31, 2027	\$3,500.00	\$250.00	\$0.00	\$3,750.00
10	Aug 31, 2027	\$3,750.00	\$250.00	\$0.00	\$4,000.00
11	Sep 30, 2027	\$4,000.00	\$250.00	\$0.00	\$4,250.00
12	Oct 31, 2027	\$4,250.00	\$250.00	\$0.00	\$4,500.00

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Contribution enters at month end BEFORE scheduled payment. Month 0 tests the starting floor. Separate operating cash is excluded. Dates are planning assumptions until supported.

13	Nov 30, 2027	\$4,500.00	\$250.00	\$0.00	\$4,750.00
14	Dec 31, 2027	\$4,750.00	\$250.00	\$0.00	\$5,000.00
15	Jan 31, 2028	\$5,000.00	\$250.00	\$0.00	\$5,250.00
16	Feb 29, 2028	\$5,250.00	\$250.00	\$0.00	\$5,500.00
17	Mar 31, 2028	\$5,500.00	\$250.00	\$0.00	\$5,750.00
18	Apr 30, 2028	\$5,750.00	\$250.00	\$2,400.00	\$3,600.00
19	May 31, 2028	\$3,600.00	\$250.00	\$0.00	\$3,850.00
20	Jun 30, 2028	\$3,850.00	\$250.00	\$0.00	\$4,100.00
21	Jul 31, 2028	\$4,100.00	\$250.00	\$0.00	\$4,350.00
22	Aug 31, 2028	\$4,350.00	\$250.00	\$0.00	\$4,600.00
23	Sep 30, 2028	\$4,600.00	\$250.00	\$0.00	\$4,850.00
24	Oct 31, 2028	\$4,850.00	\$250.00	\$0.00	\$5,100.00

P2 | Work record

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Component / category	Funded cost	Scope and timing
SAFETY / Immediate	\$1,875.00	Electrical safety scope; separate from interior work. Before occupancy; hypothetical contractor schedule.
INTERIOR / Immediate	\$3,125.00	Paint and flooring; no roof or water-heater scope. Before occupancy; hypothetical contractor schedule.
ROOF / Replacement	\$12,000.00	Full roof replacement; no roof work in initial scope. Month 4 payment after contribution; hypothetical specialist assessment.
HEATER / Replacement	\$2,400.00	Replace water heater; no initial heater work. Month 18 payment after contribution; hypothetical specialist assessment.
MAINTENANCE / Recurring maintenance	\$1,200.00	Routine annual upkeep; excludes initial scopes and scheduled replacements. Annual allowance paid through operating cash; no extra contingency included.