

P2 | Repair & Reserve Planner

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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	/
Model start / selected cost case	start pending /
Immediate work selected case	PENDING - active Immediate records
Recurring maintenance annual, transfer to P1	PENDING - active Recurring maintenance records
Future replacement payments 24 months	PENDING - active Replacement records
Replacement reserve at start	PENDING - settings
Separate operating cash excluded from calendar	PENDING - optional operating cash
Monthly replacement contribution	PENDING - settings
Chosen minimum replacement floor	PENDING - settings
Lowest replacement balance, incl. start	PENDING - replacement calendar
First month below floor 0 means start	PENDING - calendar

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Required starting reserve at planned contribution	PENDING - all replacement records
Top-up from original reserve	PENDING - required / original reserve
Monthly needed if original reserve kept	PENDING - original reserve / floor
Original monthly contribution feasibility	PENDING - cash capacity / original plan
Current start funding status	PENDING - initial funding source
Original calendar low original starting cash	PENDING - original reserve
Current calendar end month 24	PENDING - calendar

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	PENDING - start				PENDING - settings
1	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
2	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
3	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
4	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
5	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
6	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
7	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
8	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
9	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
10	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
11	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar
12	PENDING - date	PENDING - replacement inputs	PENDING - contribution	PENDING - replacement cost	PENDING - calendar

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13 PENDING - date	PENDING - replacement inputs PENDING -	PENDING - contribution PENDING -	PENDING - replacement cost PENDING -	PENDING - calendar PENDING -
14 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
15 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
16 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
17 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
18 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
19 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
20 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
21 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
22 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
23 PENDING - date	replacement inputs PENDING -	contribution PENDING -	replacement cost PENDING -	calendar PENDING -
24 PENDING - date	replacement inputs	contribution	replacement cost	calendar

P2 | Work record

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Component / category	Funded cost	Scope and timing
Unused	INACTIVE	
Unused	INACTIVE	
Unused	INACTIVE	
Unused	INACTIVE	
Unused	INACTIVE	
Unused	INACTIVE	

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Unused

INACTIVE

Unused

INACTIVE

Unused

INACTIVE

Unused

INACTIVE

Unused

INACTIVE

Unused

INACTIVE