

Per 2015 Reserve Study	Year Work Performed	Estimated Cost in 2015	Remaining Life	Useful Life	2015	2016	2017	2018	2019	2020	2021	2022
Beginning Balance 1/1						24,146	44,555	59,917	89,489	94,073	104,033	116,844
Yearly Contribution						18,000	18,630	19,282	19,957	20,655	21,378	22,127
Special Assessment							0				0	
Int Income						3	3	3	29	9	100	92
Excess Op Funds Transfer						6,713	1,396	15,362	3,608	4,555	5,414	
Total Revenue												
<b>Anticipated Capital Projects</b>												
010 Asphalt Overlay	2013	34,173.00	11	20								
010 Asphalt Repair		759.40	2	5			(722)	(1,200)		(4,464)		
010 Asphalt Seal Coat		2,126.32	2	5				0				
020 Roofs - Flat	2007	81,076.25	10	20								
020 Roofs - Tile Repairs		6,918.58	5	15								
030 Painting - Stucco	2014	52,152.00	6	8						(5,354)		
030 Painting - Wood Patio Trellis		3,351.60	1	4			(3,945)				(6,550)	
040 Woodwork - Trellis Structure		21,168.00	18	24								
045 Woodwork/Front Patio Walls												(2,700)
050 Railing - unfunded		0.00	0	0								
060 Lighting - Grounds		5,350.00	4	35		(4,307)				0		
060 Lighting - Bldg Exterior		8,750.00	4	35						0		
070 Bldg Ext - Gutters/Unfunded		0.00	0	0								
080 Concrete		2,816.00	2	5				(3,875)				
080 Irrigation Controller (newer)		2,250.00	6	12								
080 Irrigation Controll (older)		2,250.00	1	12			0			(1,196)		
080 Landscape Refurbishment		5,000.00	1	3			0		(19,010)		(7,532)	
080 Monument Structures		9,000.00	22	28								
080 Trash Gates/Doors		3,300.00	3	34						(4,245)		
080 Trash Structure/unfunded		0.00	0	0								
090 Fencing/Wrought Iron		6,750.00	18	24								
Estimated Reserve Expenditures						(4,307)	(4,667)	(5,075)	(19,010)	(15,259)	(14,082)	(2,700)
Estimated Year End Reserve Balance					31,296	44,555	59,917	89,489	94,073	104,033	116,844	136,362
<b>**Replaced in 2007 for 80,000</b>												
							0.035					
<b>Historical:</b>												
Asphalt in 2013		33690										
Pressure grout Back patios 2012		1991										
Painting touch up stucco - 2012		3883										
Full Painting in 2014		52150										
Parapet/Gate post caps in 2014		10970										
Roofs in 2007		80000										

2023	Per 2015 Reserve Study	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
136,362	Beginning Balance 1/1	134,308	93,147	113,275	121,952	47,557	66,301	78,048	38,541	57,302	80,071
22,901	Yearly Contribution	23,703	24,532	25,391	26,279	27,199	28,151	29,137	30,156	31,212	32,304
	Special Assessment										
104	Interest Income	137	164	98	134	160	176	170	196	227	163
	Excess Op Funds Transfer										
	<b>Anticipated Capital Projects</b>										
	010 Asphalt Overlay										(61,329)
(966)	010 Asphalt Repair					(1,148)					(1,363)
(2,705)	010 Asphalt Seal Coat					(3,213)					(3,816)
	020 Roofs - Flat				(100,808)						
(1,000)	020 Roofs - Tile Repairs			(9,759)					(11,591)		
(5,000)	030 Painting - Stucco	(60,000)						(68,813)			
	030 Painting - Wood Patio Trellis		(4,568)				(5,242)				(6,015)
	040 Woodwork - Trellis Structure										
	045 Woodwork/Front Patio Walls	(5,000)									
	050 Railing - unfunded										
	060 Lighting - Grounds										
	060 Lighting - Bldg Exterior										
	070 Bldg Ext - Gutters/Unfunded										
(3,583)	080 Concrete					(4,255)					(5,054)
(2,766)	080 Irrigation Controller (newer)										
(2,678)	080 Irrigation Controll (older)						(3,519)				
(6,361)	080 Landscape Refurbishment			(7,053)			(7,820)			(8,670)	
	080 Monument Structures										
	080 Trash Gates/Doors										
	080 Trash Structure/unfunded										
	090 Fencing/Wrought Iron										
(25,060)	<b>Estimated Reserve Expenditures</b>	<b>(65,000)</b>	<b>(4,568)</b>	<b>(16,812)</b>	<b>(100,808)</b>	<b>(8,616)</b>	<b>(16,580)</b>	<b>(68,813)</b>	<b>(11,591)</b>	<b>(8,670)</b>	<b>(77,577)</b>
134,308	<b>Estimated Year End Reserve Balance</b>	<b>93,147</b>	<b>113,275</b>	<b>121,952</b>	<b>47,557</b>	<b>66,301</b>	<b>78,048</b>	<b>38,541</b>	<b>57,302</b>	<b>80,071</b>	<b>34,961</b>



