

	Actual	Actual	Budget	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	2020	2021	2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Reserve Deposits for Year	8,878	8,878	15,477	15,479	16,328	16,982	17,661	18,367	19,102	19,866	20,661	21,487	22,347	23,240	24,170	25,137	26,142	27,188	
Interest Rate	6	6		17															
Special Assessment									-										
Total	8,884	8,883	15,477	15,496	16,328	16,982	17,661	18,367	19,102	19,866	20,661	21,487	22,347	23,240	24,170	25,137	26,142	27,188	

No.	Item	Useful Life	Current Cost																
1	Asphalt - Re-surface	25	25500																
2	Asphalt - Seal & Repair	5	2720		4,187	5,580													
3	Side-walk, curb, fence repair/replacement	30	2000																
4	Paint Exterior of Units																		
4a	Two Brush Creek Frontage Buildings	10	14400																
4b	Two 3 Condo Buildings	10	12800																
4c	Two 2 Condo Buildings	10	11200				45,000										50,000		
	Two Carports	10	2000																
5	Repair/Seal exterior of units	6	2000		7,257														
6	Unit - Roof Replace																		
6a	Brush Creek Frontage	25	21840																
6b	3 Condo Unit	25	23292																
6c	2 Condo Unit	25	16224																
7	Carport - Roof Replace	25	10000																
8	Major Landscape Replacement	10	3000																
9	Replace mulch	5	6000					4,500					6,000						7,000
10	Major Irrigation System Replacement	10	2500																
	Extraordinary snow removal																		
	Total Expenses Per Year		-	7,257	4,187	5,580	-	45,000	-	4,500	-	-	-	6,000	-	-	50,000	-	7,000

Capital Reserve Balance beginning	56,267	56,273	69,405	69,405	79,304	40,504	51,897	49,341	61,664	74,482	87,813	101,680	57,866	(104,283)	(88,700)	(122,494)	(105,639)	(109,772)
Net (Collected-Expenses)	8,884	1,626	11,290	9,916	16,328	(28,018)	17,661	13,867	19,102	19,866	20,661	21,487	16,347	23,240	24,170	(24,863)	26,142	20,188
CY Earnings Operating xfr to Reserves																		
Capital Reserve Balance ending	65,151	57,899	80,695	79,321	95,633	12,486	69,558	63,208	80,766	94,348	108,474	123,167	74,213	(81,043)	(64,530)	(147,357)	(79,497)	(89,584)
actual balance as of 12/31	56,273	69,405		69,422														
Difference	8,878	(11,506)	80,695	9,899														
Interest				17														
Transfer Date		12/28/2021																
Transfer		13,127		9,883														

79,304