

				Acct Balance (12/31/19)	2019	2020	2021	2022	2023	2024
Income: Annual Contribution					\$ 150,000	\$ 219,160	\$ 150,000	\$ 288,000	\$ 288,000	\$ 288,000
Cummulative Total				\$ 761,836	\$ 778,000	\$ 997,160	\$ 1,147,160	\$ 1,435,160	\$ 1,723,160	\$ 2,011,160
Component	Estimated Useful Life	Remaining Useful Life	Actual Cost Last Time Done or Est Cost							
Expenses: Amounts increased by 2% per year starting from base year)										
Roof Replacement	25	21	\$ 1,750,000							
Roof Cleaning/Initial Treatment	Once	0	\$ 82,470							
Roof Treatment (Subsequent)	3	0	\$ 45,500				\$ 48,285			\$ 51,240
Gutter Replacement	25	22	\$ 204,000							
Paint Building Exteriors	7	4	\$ 280,000					\$ 321,632		
Building & Grounds Repairs & Restorations	1	1	\$ 30,000			\$ 30,000				
Carport Repair (Phase 1 - 9 repaired 2017)	25	24	\$ 160,000							
Carport Repair (Phase 2- 7 to be repaired in 2018)	25	0	\$ 10,000							
Carport Painting (16)	7	0								
Pool & Spa Deck Replacement (5500 sqft @ \$8 sqft)	30	24	\$ 33,000							
Pool & Spa Heaters Replacement (1 of 4 replacement 2017)	15	11	\$ 27,000		\$ 6,346	\$ -				
Pool & Spa Lining Replacement (1950 sqft)	10	0	\$ 25,000							
Total Paving Requirement; Road & Driveways (226,500 sq ft)										
Phase X-1; 396 sqft; Done 2015	25	22								
Phase I; 2605 sqft; Done 2016	25	23								
Phase 2; 7510 sqft; Done 2017	25	24								
Phase 3; 596 sqft (Proposed 2018; Original Estimate: \$116,732)	25	25								
Phase 4; 6270 sqft (Proposed 2019; Original Estimate \$49,353)	25	25			\$ 49,353					
Balance Roadways (71460 sq ft @ \$10 sq ft)	25	25				\$ -			\$ 714,600	
Balance Driveways (XXXXX sq ft @ \$8 sq ft)	25	25								
Balance D-Curbs (2232 L Ft @ \$22 LFt)	25	25				\$ -			\$ 51,336	
Clubhouse Applicances, Furnishings & Finishes	20	10	\$ 25,000							
Clubhouse Kitchen Remodel	20	10	\$ 20,000							
Clubhouse Restroom Remodel	20	10	\$ 20,000							
Clubhouse Flooring & Pavers Replacement	20	10	\$ 15,000			\$ 5,000				
Mailbox Replacement	25	23	\$ 15,000							
Lamp Posts Replacement	25	23	\$ 30,000							
Total Reserve Expenses:			\$ 2,771,970		\$ 55,699	\$ 35,000	\$ 48,285	\$ 321,632	\$ 765,936	\$ 51,240
Total Reserve Balance:				\$ 761,836	\$ 722,301	\$ 962,160	\$ 1,098,875	\$ 1,113,528	\$ 957,224	\$ 1,959,920

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