

Reserve Budget with project

Capital Item	Cost Replacement	Est. Useful Life	2011-2012	2012-2013	2013-2014	2014-2015
Asphalt-Overlay-Replace	\$ 75,010.00	18				
Asphalt-Repairs	\$ 10,665.00	4				
Roofing-Asphalt Shingles-Replace	\$ 251,100.00	25				
Painting-Balconies	\$ 8,694.00	4	\$ 3,826.00			
Painting-Window Sash	\$ 12,000.00	15	\$ 3,500.00			
Siding-Stucco-Repaint	\$ 25,000.00	8	\$ 4,592.50			
Siding-Wood-Repaint	\$ 45,000.00	5	\$ 1,850.00	\$ 2,200.00	\$ 1,100.00	
Sign-Replace	\$ 4,000.00	25			\$ 16,502.15	
Architectural fees						\$ 775,394.14
Exterior renovation						\$ (170,094.14)
Reserve contribution to renovation						
Annual Improvement	\$ 1,000.00	1	\$ 7,694.50	\$ -	\$ -	\$ 1,000.00
Contingency	1%	1	\$ -	\$ -	\$ -	\$ 2,000.00
Total Replacement Costs			\$ 21,463.00	\$ 2,200.00	\$ 17,602.15	\$ 778,394.14
		Previous Y. E. Balance	\$ 67,728.27	\$ 93,293.38	\$ 138,216.98	\$ 167,901.59
		Current Year Assessment	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00
		Special Assessment	\$ -	\$ -	\$ -	\$ 605,300.00
		Current Year Interest	\$ 228.11	\$ 323.60	\$ 486.76	\$ -
		Current Y. E. Balance	\$ 93,293.38	\$ 138,216.98	\$ 167,901.59	\$ 41,607.45

Per unit Special assessment \$ 15,300.00  
 Assessment for units 3 & 30 \$ 19,600.00  
 Individual owner responsibility

Replace slider per door \$ 6,362.00  
 Replace rear patio pad \$ 2,500.00  
 Removal/replacement of hot tub \$ 1,184.00

Reserve Budget with project

Capital Item	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Asphalt-Overlay-Replace							
Asphalt-Repairs		\$ 10,000.00					
Roofing-Asphalt Shingles-Replace							
Painting-Balconies							
Painting-Window Sash							
Siding-Stucco-Repaint					\$ 57,004.00		
Siding-Wood-Repaint					\$ 5,067.00		
Sign-Replace							
Architectural fees							
Exterior renovation							
Reserve contribution to renovation							
Annual Improvement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Contingency	\$ 10.00	\$ 110.00	\$ 10.00	\$ 938.00	\$ 631.00	\$ 10.00	\$ 10.00
Total Replacement Costs	\$ 1,010.00	\$ 11,110.00	\$ 1,010.00	\$ 94,710.00	\$ 63,702.00	\$ 1,010.00	\$ 1,010.00
	\$ 41,607.45	\$ 87,397.45	\$ 123,087.45	\$ 168,877.45	\$ 120,967.45	\$ 104,065.45	\$ 149,855.45
	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 87,397.45	\$ 123,087.45	\$ 168,877.45	\$ 120,967.45	\$ 104,065.45	\$ 149,855.45	\$ 195,645.45

Per unit Special assessment  
 Assessment for units 3 & 30  
 Individual owner responsibility

Reserve Budget with project

Capital Item	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
Asphalt-Overlay-Replace							
Asphalt-Repairs	\$ 14,763.00						
Roofing-Asphalt Shingles-Replace							
Painting-Balconies							
Painting-Window Sash			\$ 17,622.00				
Siding-Stucco-Repaint	\$ 34,607.00						
Siding-Wood-Repaint			\$ 66,083.00				
Sign-Replace							
Architectural fees							
Exterior renovation							
Reserve contribution to renovation							
Annual Improvement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Contingency	\$ 158.00	\$ 10.00	\$ 847.00	\$ 10.00	\$ 176.00	\$ 10.00	\$ 10.00
Total Replacement Costs	\$ 50,528.00	\$ 1,010.00	\$ 85,552.00	\$ 1,010.00	\$ 17,792.00	\$ 1,010.00	\$ 1,010.00
	\$ 195,645.45	\$ 191,917.45	\$ 237,707.45	\$ 198,955.45	\$ 244,745.45	\$ 273,753.45	\$ 319,543.45
	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 191,917.45	\$ 237,707.45	\$ 198,955.45	\$ 244,745.45	\$ 273,753.45	\$ 319,543.45	\$ 365,333.45

Per unit Special assessment  
 Assessment for units 3 & 30  
 Individual owner responsibility