

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Cash Reserve Beginning Balance		175,559	200,280	204,989	215,782	264,884	322,366	308,502	259,925	316,930	164,805	217,163	191,820	185,999	211,865
Buildings															
Roofs	1,930			3,300											
Stop & Waste					10,000	10,240	10,486	10,737	10,995	11,259	11,529	11,806	12,089	12,379	
Garage Doors Replaced		(10,920)	41,203												
Siding & Trim															
Vinyl Siding Replace							21,335			21,335			21,336		
Rain Gutters/Downspouts															
Siding - Repair/Repaint	5,138	45,465										64,754			
Common Areas															
Asphalt Crack Sealing			5,225	4,080		4,278		4,486		4,704		4,933		5,172	
Asphalt Slurry Seal			17,826							21,045					
Asphalt Overlay										160,963					
Sidewalks				5,000							6,338				
Landscaping Renovation	2,682	1,410						44,862							
Metal Fencing & Railing - Repaint	2,320	9,117	676				11,529						13,292		
Metal Fencing & Railing - Replace								53,658							
Pool															
Filter				1,396											
Resurfacing			45,929											24,500	
Pump								1,063							
Heater												5,647			
Concrete/Decking	799														
Vacuum Release System							1,771								
UV System - Replace										1,981					
Pool Cover		3,338					4,381								
Clubhouse															
Carpet				4,585										5,812	
Basement Flooring							2,392								
Furniture					3,221										4,083
Kitchen Remodel							11,529								
Office Remodel															
Restroom Remodel							20,753								
Pool Table Replace							3,459								
HVAC Condenser Replace								4,000							
HVAC Furnace Replace									4,000						
Water Heater Replace										1,600					
Interior Painting			3,464									4,391			
Door and Trim Painting			1,074										1,238		
Exterior Lighting															
Light Fixtures Door															
Light Fixtures Garage					9,677										
Fence Top Lighting				3,436											
Pole Top Lighting		1,182												31,104	
Other															
Interest Income - Reserve										(4,690)					
Legal - Restatement of Documents															
Map Signs - Replace															1,775
Total	16,369	49,592	88,342	44,161	22,898	14,518	85,864	120,577	14,995	224,125	19,642	97,343	77,821	46,134	
Yearly Cash Set Aside for Reserves	191,928	74,313	93,052	54,954	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000
Cash Reserve Ending Balance	175,559	200,280	204,989	215,782	264,884	322,366	308,502	259,925	316,930	164,805	217,163	191,820	185,999	211,865	283,865
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
Cash Reserve Beginning Balance	283,865	347,444	389,044	454,010	508,693	457,566	421,531	285,675	255,148	145,429	196,934	154,951	164,192	151,201	177,743	
Buildings																
Roofs					100,000	100,000	100,000	100,000	100,000	100,000	5,971					511,201
Stop & Waste																111,520
Garage Doors Replaced																30,283
Siding & Trim																
Vinyl Siding Replace											64,228					64,228
Rain Gutters/Downspouts																64,006
Siding - Repair/Repaint							82,086									197,443
Common Areas																
Asphalt Crack Sealing	5,424		5,687	5,963	5,963		6,253		6,557		6,875		7,209		7,559	84,405
Asphalt Slurry Seal		24,846						29,332								93,049
Asphalt Overlay																160,963
Sidewalks						8,035										19,373
Landscaping Renovation										17,668			72,091			121,045
Metal Fencing & Railing - Repaint				15,325												69,926
Metal Fencing & Railing - Replace											4,342					58,000
Pool																
Filter				1,992												3,388
Resurfacing			1,347								32,567		1,707			102,996
Pump																4,117
Heater									7,506							13,153
Concrete/Decking																799
Vacuum Release System								2,527								4,298
UV System - Replace										2,827						4,808
Pool Cover		5,554										7,040				20,313
Clubhouse																
Carpet																17,765
Basement Flooring							7,368									6,236
Furniture									5,176			3,844				12,480
Kitchen Remodel													18,527			30,056
Office Remodel									1,725							1,725
Restroom Remodel																54,101
Pool Table Replace							4,937									8,396
HVAC Condenser Replace									5,176							9,176
HVAC Furnace Replace									5,176							9,176
Water Heater Replace	1,570												2,087			5,257
Interior Painting							5,566									13,421
Door and Trim Painting	1,427						1,646									7,282
Exterior Lighting																
Light Fixtures Door											17,164					17,164
Light Fixtures Garage									15,550							25,227
Fence Top Lighting									5,521							8,957
Pole Top Lighting														45,458		77,744
Other																
Interest Income - Reserve																3,500
Legal - Restatement of Documents																1,775
Map Signs - Replace																
Total	8,421	30,400	7,034	17,317	123,127	108,035	207,856	102,527	181,719	20,495	113,983	62,759	84,991	45,458	7,559	2,044,062
Yearly Cash Set Aside for Reserves	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	2,286,247
Cash Reserve Ending Balance	347,444	389,044	454,010	508,693	457,566	421,531	285,675	255,148	145,429	196,934	154,951	164,192	151,201	177,743	242,184	
Total	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals