



	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050		Totals
<b>Cash Reserve Beginning Balance</b>	807,087	776,124	744,889	629,391	602,664	530,034	581,163	613,083	677,843	741,830	763,172	817,972	886,270	939,329	997,602		
<b>Buildings</b>																	
Roofs	100,000	100,000	100,000	100,000	100,000		5,971			2,000					3,000		513,471
Stop & Waste																13,000	130,641
Garage Doors Replaced																	
<b>Siding &amp; Trim</b>																	
Vinyl Siding Replace					20,000		2,000		2,000							4,000	43,000
Rain Gutters/Downspouts			82,086														82,086
Siding - Repair/Repaint																2,000	2,000
<b>Common Areas</b>																	
Asphalt Crack Sealing	5,963				6,557				7,209				7,559			8,000	59,943
Asphalt Slurry Seal																	
Asphalt Overlay															200,000		368,963
Sidewalks		8,035						5,000								8,000	30,373
Landscaping Renovation												2,682		1,410			48,954
Metal Fencing & Railing - Repaint						17,668						2,320		9,117			56,430
Metal Fencing & Railing - Replace							4,342										52,000
<b>Pool</b>																	
Filter				1,000						1,000					1,000		5,992
Resurfacing							32,567									35,000	92,067
Pump									1,707								4,117
Heater					6,000											7,000	17,200
Concrete/Decking											5,000						12,025
Vacuum Release System				2,527		2,827								3,000			10,354
UV System - Replace										2,000							3,981
Pool Cover								7,040									16,975
<b>Clubhouse</b>																	
Carpet											5,000						10,000
Basement Flooring			3,000														3,000
Furniture					5,176									5,000			16,259
Kitchen Remodel										5,000							5,000
Office Remodel					1,000												1,000
Restroom Remodel											10,000						12,000
Pool Table Replace																	
HVAC Condenser Replace					5,176												8,176
HVAC Furnace Replace						5,176											9,176
Water Heater Replace	1,800									2,000							5,400
Interior Painting			5,566												6,000		11,566
Door and Trim Painting			1,646						1,897						2,000		6,781
<b>Exterior Lighting</b>																	
Light Fixtures Door													15,000				15,000
Light Fixtures Garage																	9,677
Fence Top Lighting					5,521												7,721
Pole Top Lighting										45,458			1,182				77,744
<b>Other</b>																	
Interest Income - Reserve	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(4,800)	(144,000)
Legal - Restatement of Documents												3,500					3,500
Map Signs - Replace																	1,800
<b>Total</b>	102,963	103,235	187,498	98,727	144,630	20,871	40,080	7,240	8,013	50,658	17,200	3,702	18,941	13,727	207,200		1,538,172
<b>Yearly Cash Set Aside for Reserves</b>	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		2,088,000
<b>Cash Reserve Ending Balance</b>	776,124	744,889	629,391	602,664	530,034	581,163	613,083	677,843	741,830	763,172	817,972	886,270	939,329	997,602	862,402		
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!		Totals