

## RESERVE FUND EXPENSE INVENTORY

	ITEM	UL	EXPENSE	
RAMADA	Ramada Electric Update	30 years	3,000	
	Ramada Structure	50 years	8,500	
	Ramada Fascia Board and Paint	8 years	6,000	
	Ramada Tar Paper Roof	15 years	3,000	
CABANA	Cabana Roof	20 years	5,000	
	Cabana Molding Repair and Painting	10 years	3000	
	<b>CABANA BATH REMODEL</b>			
	Bath Room Windows	20 years	1,000	
	Tile - Labor	50 years	4,700	
	Tile - Material	50 years	1,150	
	Paint - Labor	10 years	575	
	Paint - Material	10 years	200	
	(2) Toilets - Labor	15 years	325	
	(2) Sinks - Labor	15 years	325	
	(2) Toilers - Material	15 years	350	
	(2) Sinks - Material	15 years	140	
	Table and chairs refurbishing	10 years	2,650	
	Cabana Interior Painting	10 years	1150	
	POOL & SPA	Spa Filter	6 years	2,500
Pavers Cleaning		10 years	3,500	
Pool Heater		9 years	12,000	
Spa Heater		6 years	12,000	
#1 Pool Filtration Pumb		8 years	2,500	
#2 Pool Filtration Pumb		8 years	2,500	
#3 Spa Filtration Pumb		8 years	2,500	
Pool and Spa Plastering		20 Years	20,000	
Spa Therapy Pump		20 years	2,200	
Spa Safety Shut Off Switch		5 years	1,500	
Ozone System. (bulb replacement)		3 years	650	
Pool Tile Repair		10 years	4,000	
Spa Tile Repair		10 years	1,500	
ENTRANCE		Miller/Northland Entrance Repair	10 years	1,340
		Historic Signs	50 years	2,000
	Entrance area Irrigation	15 years	2,500	
MISCELLANEOUS	Refrigerator	8 years	498	
	5 Lamp Post( \$170 ea)	25 years	850	
	Oven	15 years	1,000	
	Gate Modification (locks, keys)	30 years	1,020	
	Convince/Security Lighting Common Area	25 years	3,500	
	Common Area Irrigation	15 years	9,500	
PAINTING	Paint Cabana	10 years	2,250	
	Paint Ramada	10 years	1,200	
	Paint Gate	8 Years	1,000	
	Section 1 West Wall Stucco & Paint	6 Years	3,000	
	Courtyard Wall Stucco Repair & Paint	6 Years	9,000	
	Walk Thru West Repair & Paint	6 Years	1,200	
	Walk Thru South Repair & Paint	6 Years	1,000	
	Walk Thru North Repair & Paint	6 years	2,000	
FURNITURE	Ramada Table (12) and Chairs (7)	20 years	8,000	
	(2) Cushions (Loungers)	5 years	350	
	(2) Loungers	15 years	370	
	Cushions (Loungers)	5 years	1,000	
	Pool Side Chairs/Tables	15 years	3,000	
	Pool Loungers	15 years	3,000	

VM 3  
RESERVE FUND COMPONENT LIST

	(useful life)	EST	FUTURE	ACTUAL
DESCRIPTION	UL	COST	REPLACEMENT	EXPENSE
			DATE	
<b>2015 EXPENSES</b>				
Ramada Electric Update	30 years	3,000	2035	-2,800
Ramada Structure	50 years	8,500	2065	-8,500
Historic Signs	50 years	2,000	2065	-886
Gate Modification (locks, keys, moving locks)	30 years	1,020	2046	-1220
<b>TOTAL 2015</b>		<b>\$14,520</b>		<b>-13,406</b>
<b>2016 EXPENSES</b>				
Convince/security Lighting for common area	25 years	2,500	2040	-3425
Tile Cleaning	10 years	1,700	2026	-1299
Spa Filter	6 years	1,700	2023	-2025
<b>TOTAL 2016</b>		<b>\$5,900</b>		<b>-6749</b>
<b>2017 EXPENSES</b>				
Pool Heater	8.5 years	6,000	2024	8372
Spa Heater	6 years	6,000	2022	see 2021
Miller/Northland Entrance Repair	10 years	1,340	2027	1339
Refrigerator	8 years	498	2025	498
Entrance Irrigation Repair	15 years	800	2034*	800
<b>TOTAL 2017</b>		<b>13,838</b>		<b>11,009</b>
<b>2018 EXPENSE</b>				
Paint Wall	10 years	2,250	2028	2230
Paint Ramada	10 years	1,200	2028	1180
Paint Cabana	10 years	1,550	2028	1534
Cabana Roof	20 years	5,000	2038	5063
Entrance Irrigation (moved from 2019)	15 years	2,400	2033	1755
(1) Spa Filtration Pump	8 years	2,000	2026	1057
<b>TOTAL 2018</b>		<b>14,400</b>		<b>12,819</b>
<b>2019 EXPENSES</b>				
Tile Cleaning	10 years	1,000	2029	0
#2 Pool Filtration Pumps	8 years	2,115	2027	0
Entrance area Irrigation		1,000		789
Gate Painting	10 years		2029	724
Spa Safety Shut Off Switch	5 years		2024	1259
<b>TOTAL 2019</b>		<b>\$4,115</b>		<b>2772</b>
<b>2020 EXPENSES</b>				
Cushions (Loungers)	5 years	1,000	2025	778
**Common Area Entrance Expense	1 year	1,000	2021	1650
Bathroom Update	VARIOUS	8,000	Various	6710
Filtration Pool Pump #1	8 Years	2,000	2028	2000
<b>TOTAL 2020</b>		<b>\$12,000</b>		<b>11138</b>
<b>2021 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2022	645
Cabana Interior Painting	10 Years	1,000	2031	950
Pool Tables and Chairs Refurbishing	10 Years	3,000	2031	4,367
(2) Pool Loungers	15 Years	370	2036	367
(2) Pool Lounger Cushions	5 Years	350	2026	335
Spa Heater	5 years	8,650	2026	8,648
<b>TOTAL 2021</b>		<b>\$14,370</b>		<b>15,312</b>
<b>2022 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2023	896
Bathroom Windows	20 years	500	2042	
Ozone System	3 years (bulbs \$650)	2,500	2025	2,443
Section 1 W. Wall Stucco, repair	6 years	2,400	2028	1,880
Section 1 W. Wall Stucco Paint	6 years	500	2028	800
Ramada Fascia Board repair and painting	8 years	750	2030	5,560
Ramada roof was included in the repair				
Cabana Trim Molding Repair and Paint	10 years		2032	2,500
North Wall Walk Thru Repair and Painting	6 years		2028	1,900
<b>TOTAL 2022</b>		<b>\$7,650</b>		<b>15,979</b>

\* Entrance Area UL at 15 years. 2nd Phase of repair will be completed 2019 Next repair estimated for 2034

\*\* Common Area Entrance relates to the Fountain area at 76th. Unit 2 has not prepared a Reserve Fund therefore we are anticipating a \$1,000 per year.

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RESERVE FUND COMPONENT LIST

	(useful life)		FUTURE	ACTUAL
DESCRIPTION	UL	EST COST	REPLACEMENT DATE	EXPENSE
<b>2023 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2024	
Walk Thru Painting West	10 years	1,200	2033	1300
Courtyard Wall Stucco & Paint Phase 1	6 years	8700	2029	9950
		<b>10,900</b>		<b>11250</b>
<b>2024 EXPENSES</b>				
Spa Filter (moved from 2023)	6 years	2500	2030	
Common Area Entrance Expense	1 year	1,000	2025	
Spa Safty Shut off Switch	5 years	1,300	2029	
Walk Thru Painting South	10	1000	2034	
5 lamp post( moved from 2019)	25 years	850	2049	
		<b>6,650</b>		
<b>2025 EXPENSES</b>				
Ozone Bulbs	3 years	600	2028	
Pool Heater	9 Years	12,000	2034	
(4) Cushions (Loungers)	5 years	1,000	2030	
Oven	15 years	1000	2040	
Refrigerator	8 years	500	2033	
Common Area Entrance Expense	1 year	1,000	2026	
		<b>15,500</b>		
<b>2026 EXPENSES</b>				
Ramada Gate Painting	8 years	1,000	2034	
Common Area Entrance Expense	1 year	1,000	2027	
Pavers Cleaning	10 years	3,500	2036	
1 Spa Filter pump	8 years	2,000	2034	
(2) Pool Lounger Cushions	5 Years	350	2031	
Spa Tile Repair	10 years	1,500	2036	
Spa Heater	5 years	8,650	2031	
		<b>18,000</b>		
<b>2027 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2028	
Miller/Northland Enterance	10 years	1,350	2037	
#2 Pool Filtration Pump	8 years	2,000	2035	
Ramanda Gate Painting	10 years	1,000	2037	
		<b>5,350</b>		
<b>2028 EXPENSES</b>				
Paint Ramada	10 years	1,200	2038	
Paint Cabana	10 years	1,550	2038	
Common Area Entrance Expense	1 year	1,000	2029	
Common Area Irrigation	15 Years	9,500	2043	
(4) Pool Loungers	15 years	3,000	2043	
North Wall Walk Thru Repair and Painting	6 years	2,000	3034	
#1 Pool Filtration Pump	8 years	2,000	2036	
Ozone Bulbs	3 years	600	2031	
		<b>18,100</b>		
<b>2029 EXPENSES</b>				
Spa Safty Shut off Switch	5 years	1300	2034	
Spa Filter	6 years	2,025	2035	
Gate Painting	10 years	800	2039	
Spa Therapy Pump	20 years	2,200	2059	
Common Area Entrance Expense	1 year	1,000	2030	
		<b>6,025</b>		

## RESERVE FUND COMPONENT LIST

	(useful life)		FUTURE	ACTUAL
		EST	REPLACEMENT	EXPENSE
DESCRIPTION	UL	COST	DATE	
<b>2030 EXPENSES</b>				
(4) Cushions (Loungers)	5 years	1,000	2035	
Common Area Entrance Expense	1 year	1,000	2031	
Bathroom - Paint	10 years	650	2040	
Ramada Fascia	8 years	1,000	2038	
Spa Filter	6 years	2500	2036	
Ramada Table and Chairs	20 years	8,000	2050	
<b>TOTAL</b>		<b>14,150</b>		
<b>2031 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2032	
Ramada Fascia Board Repair and Paint	8 years	8,000	2039	
Spa Heater	5 years	8,650	2036	
Cabana Interior Painting	10 Years	1,000	2041	
Pool Tables and Chairs Refurbishing	10 Years	3000	2041	
Ozone Bulbs	3 years	600	2034	
Pool Tile Repair	10 years	4000	2041	
(2) Pool Lounger Cushions	5 Years	350	2036	
<b>TOTAL</b>		<b>26,600</b>		
<b>2032 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2033	
Pool and Spa Plastering	20 years	20,000	2052	
Cabana Trim Molding Repair and Paint	10 years	2,500	2042	
<b>TOTAL</b>		<b>23,500</b>		
<b>2033 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2034	
Refrigerator	8 years	500	2041	
Pool Heater	8 Years	8,000	2041	
Walk Thru Painting West	10 years	1200	2043	
<b>TOTAL</b>		<b>10,700</b>		
<b>2034 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2035	
Ozone Bulbs	3 Years	600	2037	
Walk Thru Painting South	10 years	1,000	2044	
North Wall Walk Thru Repair and Painting	6 years	2,000	2040	
Enterance Area Irrigation	15 years	2,500	2049	
Ramada Gate Painting	8 years	1000	2042	
Spa Safty Shut off Switch	5 years	1300	2039	
#2 Pool Filtration Pump	8 years	2,000	2043	
Spa Filtration Pumb	8 years	2,000	2042	
<b>TOTAL</b>		<b>13,400</b>		
<b>2035 EXPENSES</b>				
(4) Cushions (Loungers)	5 years	1000	2040	
Ramada Electric Update	30 years	3,000	2065	
Spa Filter	6 years	2,025	2041	
Common Area Entrance Expense	1 year	1,000	2036	
Bathroom Toilers & Sinks Material/ Labor	15 years	860	2045	
<b>TOTAL</b>		<b>7,885</b>		

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RESERVE FUND COMPONENT LIST

	(useful life)	EST	FUTURE	ACTUAL
DESCRIPTION	UL	COST	REPLACEMENT	EXPENSE
			DATE	
<b>2036 EXPENSES</b>				
Pavers Cleaning	10 years	3,500	2046	
Common Area Entrance Expense	1 year	1,000	2037	
#1 Pool Filtration Pumb	8 years	2,000	2044	
Spa Heater	5 years	8,650	2041	
Spa Tile Repairs	10 years	1,500	2046	
(2) Pool Loungers Cushions	15 Years	350	2051	
Spa Filter	6 years	2500	2042	
<b>TOTAL</b>		<b>19,500</b>		
<b>2037 EXPENSES</b>				
Ramanda Gate Painting	10 years	1,000	2047	
Miller/Northland Enternace	10 years	1,350	2047	
Common Area Entrance Expense	1 year	1,000	2038	
Ozone bulbs	3 years	600	2040	
<b>TOTAL</b>		<b>3,950</b>		
<b>2038 EXPENSES</b>				
Ramada Tar Roof	15 years	3,000	2053	
Ramada Fascia	8 years	1,000	2046	
Paint Ramada	8 years	1,200	2044	
Paint Cabana	8 years	1,550	2044	
Common Area Entrance Expense	1 year	1,000	2039	
Cabana Roof	20 years	5,000	2058	
<b>TOTAL</b>		<b>12,750</b>		
<b>2039 EXPENSES</b>				
Tile Repair	10 years	1,000	2049	
Ramada Fascia Board Repair and Paint	8 years	8,000	2,047	
Gate Painting	10 years	800	2049	
Common Area Entrance Expense	1 year	1,000	2040	
Oven	15 years	1,000	2054	
Spa Safty Shut off Switch	5 years	1,300	2044	
<b>TOTAL</b>		<b>13,100</b>		

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RESERVE FUND COMPONENT LIST

	(useful life)	EST	FUTURE	ACTUAL
DESCRIPTION	UL	COST	REPLACEMENT	EXPENSE
DATE				
<b>2040 EXPENSES</b>				
Convince/security Lighting for common area	25 years	2,600	2065	
Common area irrigation	15 years	2,600	2055	
(4) Cushions (Loungers)	5 years	1,000	2045	
Common Area Entrance Expense	1 year	1,000	2041	
Bathroom - Paint	10 years	650	2050	
North Wall Walk Thru Repair and Painting	6 years	2,000	2046	
Ozone Bulbs	3 years	600	2043	
<b>TOTAL</b>		<b>7,850</b>		
<b>2041 EXPENSES</b>				
Refrigerator	8 years	600	2049	
Pool Tables and Chairs Refurbishing	10 Years	3,000	2051	
Spa filter	6 years	2,025	2047	
Common Area Entrance Expense	1 year	1,000	2042	
Pool heater	8 years	8,000	2049	
Cabana Interior Painting	10 Years	1000	2051	
Spa Heater	5 years	8,650	2046	
Pool Tile Repair	10 years	4,000	2051	
<b>TOTAL</b>		<b>28,275</b>		
<b>2042 EXPENSES</b>				
Bathroom Windows	20 years	1,000	2062	
Ramada Gate Painting	8 years	1,000	2050	
Common Area Entrance Expense	1 year	1,000	2043	
#2 Pool Filtration Pump	8 years	2,000	2050	
Spa Filter	6 years	2500	2048	
Cabana Trim Molding Repair and Paint	10 years	2500	2,058	
Spa Filtration Pump	8 years	2,000	2050	
<b>TOTAL</b>		<b>5,000</b>		
<b>2043 EXPENSES</b>				
Common Area Entrance Expense	1 year	1,000	2044	
Common Area Irrigation	15 Years	9,500	2058	
#2 Pool Filtration Pump	8 years	2000	2,051	
Ozone Bulbs	3 years	600	2046	
<b>TOTAL</b>		<b>13,100</b>		
<b>2044 EXPENSES</b>				
Cabana Table and Chairs	20 years	3,900	2063	
Common Area Entrance Expense	1 year	1,000	2045	
Paint Cabana	8 years	1,550	2052	
Paint Wall	8 years	2,400	2052	
Paint Ramada	8 years	1,500	2052	
#1 Pool Filtration Pumb	8 years	2,000	2049	
Spa Safty Shut off Switch	5 years	1,300	2044	
<b>TOTAL</b>		<b>13,650</b>		
<b>2045 EXPENSES</b>				
(4) Cushions (Loungers)	5 years	1000	2046	
Common Area Entrance Expense	1 year	1,000	2055	
Bathroom Toilet & Sinks Labor/Material	15 years	860	2060	
<b>TOTAL</b>		<b>2,860</b>		
<b>2046 EXPENSES</b>				
Gate Modification ( locks, keys, moving locks)	30 years	1,020	2056	
Pavers Cleaning	10 years	3,500	2047	
Common Area Entrance Expense	1 year	1,000	2047	
North Wall Walk Thru Repair and Painting	6 years	2,000	2052	
Spa Tile Repairs	10 years	1,500	2056	
<b>TOTAL</b>		<b>9,020</b>		

**CASH FLOW**

	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>CASH OH JAN 1</b>									
Operating	7,477	2,000	1,156	6,314	2,000	19,669	8,611	13,331	2,000
Reserve Fund	7,890	24,379	25,289	26,209	48,901	39,010	47,035	34,687	51,422
<b>TOTAL</b>	<b>15,367</b>	<b>26,379</b>	<b>26,445</b>	<b>35,253</b>	<b>50,901</b>	<b>58,679</b>	<b>55,646</b>	<b>49,645</b>	<b>53,422</b>
<b>INCOME</b>									
<b>CAPITAL INCOME</b>			3,525	7,870	1,350	4,690	1,475	10,000	10,000
<b>DUES</b>	72,123	64,728	67,183	67,094	66,960	66,960	73,160	73,160	73,160
<b>TOTAL</b>			<b>70,708</b>	<b>74,964</b>	<b>68,310</b>	<b>71,650</b>	<b>74,635</b>	<b>83,160</b>	<b>83,160</b>
<b>TOTAL CASH</b>	<b>87,490</b>	<b>91,107</b>	<b>97,153</b>	<b>110,217</b>	<b>119,211</b>	<b>130,329</b>	<b>130,281</b>	<b>132,805</b>	<b>136,582</b>
<b>EXPENSES</b>									
OPERATING	53,400	53,653	55,860	56,544	58,719	57,790	62,671	68,483	69,168
RESERVE FUND	7,711	11,009	14,400	2,772	11,138	15,997	17,965	10,900	6,650
<b>TOTAL</b>	<b>61,111</b>	<b>64,662</b>	<b>70,260</b>	<b>59,316</b>	<b>69,857</b>	<b>73,787</b>	<b>80,636</b>	<b>79,383</b>	<b>75,818</b>
<b>ENDING CASH OH</b>	<b>26,379</b>	<b>26,445</b>	<b>26,893</b>	<b>50,901</b>	<b>47,080</b>	<b>56,542</b>	<b>49,645</b>	<b>53,422</b>	<b>60,764</b>

Finished the year March 31, 2022

	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>CASH OH JAN 1</b>									
Operating	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Reserve Fund	58,764	56,565	51,167	57,713	50,797	55,235	50,822	33,225	17,986
<b>TOTAL</b>	<b>60,764</b>	<b>58,565</b>	<b>53,167</b>	<b>59,713</b>	<b>52,797</b>	<b>57,235</b>	<b>52,822</b>	<b>35,225</b>	<b>19,986</b>
<b>INCOME</b>									
<b>CAPITAL FEE</b>	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>DUES</b>	73,160	73,160	73,160	73,160	73,160	73,160	73,160	73,160	73,160
<b>INCOME</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>
<b>TOTAL CASH</b>	<b>143,924</b>	<b>141,725</b>	<b>136,327</b>	<b>142,873</b>	<b>135,957</b>	<b>140,395</b>	<b>135,982</b>	<b>118,385</b>	<b>103,146</b>
<b>EXPENSES</b>									
OPERATING	69,860	70,558	71,264	71,976	72,696	73,423	74,157	74,899	75,648
RESERVE FUND	15,500	18,000	5,350	18,100	6,025	14,150	26,600	23,500	10,700
<b>TOTAL</b>	<b>85,360</b>	<b>88,558</b>	<b>76,614</b>	<b>90,076</b>	<b>78,721</b>	<b>87,573</b>	<b>100,757</b>	<b>98,399</b>	<b>86,348</b>
<b>ENDING CASH OH</b>	<b>58,565</b>	<b>53,167</b>	<b>59,713</b>	<b>52,797</b>	<b>57,235</b>	<b>52,822</b>	<b>35,225</b>	<b>19,986</b>	<b>16,798</b>

	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>CASH OH JAN 1</b>									
Operating	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Reserve Fund	14,798	8,154	6,261	-8,019	-7,529	-16,625	-26,867	-32,662	-36,968
<b>TOTAL</b>	<b>16,798</b>	<b>10,154</b>	<b>8,261</b>	<b>-6,019</b>	<b>-5,529</b>	<b>-14,625</b>	<b>-24,867</b>	<b>-30,662</b>	<b>-34,968</b>
<b>CAPITAL FEE</b>	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>DUES</b>	73,160	73,160	73,160	73,160	73,160	73,160	73,160	73,160	73,160
<b>INCOME</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>	<b>83,160</b>
<b>TOTAL CASH</b>	<b>99,958</b>	<b>93,314</b>	<b>91,421</b>	<b>77,141</b>	<b>77,631</b>	<b>68,535</b>	<b>58,293</b>	<b>52,498</b>	<b>48,192</b>
<b>EXPENSES</b>									
OPERATING	76,404	77,168	77,940	78,719	79,507	80,302	81,105	81,916	82,735
RESERVE FUND	13,400	7,885	19,500	3,950	12,750	13,100	7,850	5,550	23,100
<b>TOTAL</b>	<b>89,804</b>	<b>85,053</b>	<b>97,440</b>	<b>82,669</b>	<b>92,257</b>	<b>93,402</b>	<b>88,955</b>	<b>87,466</b>	<b>105,835</b>
<b>ENDING CASH OH</b>	<b>10,154</b>	<b>8,261</b>	<b>-6,019</b>	<b>-5,529</b>	<b>-14,625</b>	<b>-24,867</b>	<b>-30,662</b>	<b>-34,968</b>	<b>-57,642</b>

**CASH FLOW**

	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
<b>CASH OH JAN 1</b>						
Operating	40,000	40,000	40,000			
Reserve Fund	-97,642	-119,895	-151,683			
<b>TOTAL</b>	<b>-57,642</b>	<b>-79,895</b>	<b>-111,683</b>			
<b>INCOME</b>						
<b>CAPITAL FEE</b>	1,350	1,350	1,350			
<b>DUES</b>	66,960	66,960	66,960			
<b>TOTAL</b>	<b>68,310</b>	<b>68,310</b>	<b>68,310</b>			
<b>TOTAL CASH</b>	<b>10,668</b>	<b>-11,585</b>	<b>-43,373</b>			
<b>EXPENSES</b>						
OPERATING	83,562	84,398	85,242			
RESERVE FUND	7,000	15,700	1,000			
<b>TOTAL</b>	<b>90,562</b>	<b>100,098</b>	<b>86,242</b>			
<b>ENDING CASH OH</b>	<b>-79,895</b>	<b>-111,683</b>	<b>-129,614</b>			





DESCRIPTION	REPLACEMENT COST	USEFULL LIFE	COST PER YEAR 1,000	REPLACEMENT DATE	REMAINING LIFE	2018
Common Area Entrance			1,000			
<b>CABANA BATH</b>		<b>various</b>				
Cabana Molding Repair and Paint	3,000	20	150	2042	20	
Bathroom window	1,000	20	50	2042	20	
Tile Material & Labor	5,060	50	100	2069	47	
Paint - Material & Labor	650	10	65	2030	8	
Toilets - Material & Sink	860	15	57	2035	13	
Pool Table & Chair Refurbishings	3,000	10	300	2031	9	
Ramada Electric Update	3,000	30	100	2035	13	1,300
Ramada Structure	8,500	50	170	2065	43	510
Ramada Fascia Repair and Paint	6,000	8	750	2033	11	
Historic Signs	2,000	50	40	2065	43	141
Gate Modification (locks)	1,220	30	41	2045	23	123
Security Lightings	3,400	25	136	2040	18	300
Pavers Cleaning	3,500	10	350	2026	4	340
Spa Filtration Pumb	2,520	6	420	2024	2	338
Ozone Pool System (\$2,500)	600	3	200	2025	3	
Pool Heater	12,000	9	1,333	2025	3	1,000
Spa Heater	12,000	6	2,000	2025	3	2,000
#2 Filtration Pool Pump	2,500	8	313	2027	5	1,100
#1 Filtration Pool Pumb	2,500	8	313	2026	4	1,584
(1) Spa Therapy Pump	2,200	20	110	2029	7	810
Miller/Northhand Entrance Update	1,350	10	135	2027	5	135
Refrigerator	500	8	63	2025	3	63
Paint Wall	2,250	10	225	2025	3	225
Section 1 West Wall Stucco & Paint	3,000	6	500	2028	6	
Courtyard Wall Repair	3,000	6	500	2031	9	
Paint Ramada	1,200	10	120	2032	10	120
North Wall Walk Thru Painting	2,000	10	200	2032	10	
South Wall Walk Thru Painting	1,000	10	100	2034	12	
West Wall Walk Thru Painting	1,300	10	130	2033	11	
Paint Cabana (exterior)	1,550	10	155	2028	6	155
Cabana Roof	5,000	20	250	2028	6	250
Entrance Area Irrigation	2,500	15	167	2023	1	2,338
Spa Tile Repair	1,500	10	150	2026	4	
Pool Tile Repair	4,000	10	400	2031	9	
Tile Repair	1,000	10	100	2025	3	900
Lamp Post (5 @170 ea)	850	25	34	2025	3	782
Ramada Tar Roof	3,000	15	200	2037	15	2,000
Oven	1,000	15	67	2025	3	670
Ramada table and chairs	8000	20	400	2030	8	
(6) Loungers	1,200	5	240	2026	4	400
(6) Loungers	1,200	10	120	2031	9	
Cabana Painting (interior)	1,000	10	100	2031	9	

Pool and Spa Plastering	20,000	20	1,000	2032	10	8,003
Pool Side Chairs/Tables	4,500	15	300	2036	14	1,000
Common Area Irrigation	9,500	15	633	2023	1	3,165
<b>FULLY FUNDED AMOUNT</b>						<b>29,752</b>
<b>RESERVE FUND BALANCE</b>						<b>25,289</b>
<b>ASSOCIATION STRENGTH</b>						<b>85.0%</b>

ACCEPTED PERCENT FUNDED RANGES		
POOR	FAIR	STRONG
0-30%	30%-70%	70% +

2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	6,710														
			3,000	150	300	450	600	750	900	1,050	1,200	1,350	1,500	1,650	1,800
			1,000	50	100	150	200	250	300	350	400	450	500	550	600
		100	200	300	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400
		65	130	195	260	325	390	455	520	585	650	65	130	195	260
		57	114	171	228	285	342	399	456	513	570	627	684	741	798
		3,000	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000	300	600	900
1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900
680	850	1,020	1,190	1,360	1,530	1,700	1,870	2,040	2,210	2,380	2,550	2,720	2,890	3,060	3,230
			6,000	750	1,500	2,250	3,000	3,750	4,500	5,250	6,000	6,750	750	1,500	2,250
188	235	282	329	376	423	470	517	564	611	658	698	738	778	818	858
164	205	246	287	328	369	410	451	492	533	574	615	656	697	738	779
400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900
510	680	850	1,020	1,190	1,360	1,530	1,700	1,870	2,040	2,210	2,380	2,550	2,720	2,890	3,060
676	1,014	1,352	1,690	2,028	2,366	2,704	3,042	3,380	3,718	4,056	4,394	4,732	5,070	5,408	5,746
			600	200	400	600	200	400	600	200	400	600	200	400	600
1,000	1,750	4,000	5,000	8,000	10,000	12,000	1,333	2,669	4,002	5,335	6,668	8,001	9,334	10,667	12,000
3,000	4,000	5,000	6,000	7,000	8,000	9,000	12,000	2,000	4,000	6,000	8,000	10,000	12,000	14,000	16,000
2,115	264	528	792	1,292	1,592	1,892	2,192	2,500	313	626	939	1,252	1,565	1,878	2,191
1,848	2,115	264	528	916	1,444	1,972	2,500	313	626	939	1,252	1,565	1,878	2,191	2,500
900	990	1,080	1,170	1,550	1,660	1,770	1,880	1,990	2,100	2,200	110	220	330	440	550
270	405	540	675	810	945	1,080	1,215	1,350	135	270	405	540	675	810	945
126	189	252	315	378	441	504	63	126	189	252	315	378	441	504	63
450	675	900	1,125	1,370	1,575	1,800	2,025	2,250	225	450	675	900	1,125	1,350	1,575
			3,000	500	1,000	1,500	2,000	2,500	3,000	500	1,000	1,500	2,000	2,500	3,000
			9,000	500	1,000	1,500	2,000	2,500	3,000	3,500	500	1,000	1,500	2,000	2,500
240	360	480	600	720	840	960	1,080	1,200	120	240	360	480	600	720	840
			2,000	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000	200	400
				500	1,000	100	200	300	400	500	600	700	800	900	1,000
				1,300	130	260	380	500	620	740	860	980	1,100	1,220	120
310	465	620	775	930	1,085	1,240	1,395	1,550	155	310	465	620	775	930	1,085
500	750	1,000	1,250	1,500	1,750	2,000	2,250	2,500	2,750	3,000	3,250	3,500	3,750	4,000	4,250
0	167	334	501	668	835	1,002	1,169	1,336	1,503	1,670	1,837	2,004	2,171	2,338	2,505
				400	800	1,200	1,500	150	300	450	600	750	900	1,050	1,200
				500	950	1,400	1,850	2,300	2,750	3,200	3,650	4,000	400	800	1,200
1,000	100	200	300	400	500	600	700	800	900	1,000	100	200	300	400	500
0	34	68	102	136	170	204	238	272	306	340	374	408	442	510	544
2,200	2,400	2,600	2,800	3,000	200	400	600	800	1,000	1,200	1,400	1,600	1,800	2,000	2,200
737	804	871	937	1,000	67	134	201	268	335	402	469	536	603	670	737
				1,000	2,000	3,000	4,000	5,000	6,000	7,000	8,000	1,295	1,480	1,665	1,850
500	1,000	1,200	240	480	720	960	1,200	240	480	720	960	1,200	240	480	720
		1,200	120	240	360	480	600	720	840	960	1,080	1,200	120	240	360
		1,000	100	200	300	400	500	600	700	800	900	1,000	100	200	300

9,336	10,000	10,000	11,000	12,000	13,000	14,000	15,000	16,000	17,000	18,000	19,000	20,000	1,000	2,000	3,000
1,200	1,400	4,500	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700	3,000	3,300	3,600	3,900
3,798	4,431	5,064	5,697	6,330	6,963	7,596	8,229	8,862	9,495	633	1,266	1,899	2,532	3,165	3,798
<b>33,548</b>	<b>44,993</b>	<b>51,873</b>	<b>73,587</b>	<b>65,718</b>	<b>73,617</b>	<b>88,464</b>	<b>79,230</b>	<b>84,426</b>	<b>89,474</b>	<b>90,267</b>	<b>94,938</b>	<b>100,374</b>	<b>75,650</b>	<b>86,710</b>	<b>98,008</b>
<b>26,209</b>	<b>48,901</b>	<b>39,010</b>	<b>47,035</b>	<b>34,687</b>	<b>51,422</b>	<b>58,764</b>	<b>56,565</b>	<b>51,167</b>	<b>57,713</b>	<b>50,797</b>	<b>55,235</b>	<b>50,822</b>	<b>33,225</b>	<b>17,986</b>	<b>14,798</b>
<b>78.1%</b>	<b>108.7%</b>	<b>75.2%</b>	<b>63.9%</b>	<b>52.8%</b>	<b>69.9%</b>	<b>66.4%</b>	<b>71.4%</b>	<b>60.6%</b>	<b>64.5%</b>	<b>56.3%</b>	<b>58.2%</b>	<b>50.6%</b>	<b>43.9%</b>	<b>20.7%</b>	<b>15.1%</b>

33,883	45,443	52,392	74,323	66,375	74,353	89,349	80,022	85,270	90,369	91,170	95,887	101,378	76,407	87,577	98,988
77.4%	107.6%	74.5%	63.3%	52.3%	69.2%	65.8%	70.7%	60.0%	63.9%	55.7%	57.6%	50.1%	43.5%	20.5%	14.9%

2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
1,950	2,100	2,250	2,400	2,550	2,700	2,850	3,000	150	300	450
650	700	750	800	850	900	950	1,000	50	100	150
1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500
325	390	455	520	585	650	65	130	195	260	325
855	57	114	171	228	285	342	399	456	513	570
1,200	1,500	1,800	2,100	2,400	2,700	3,000	300	600	900	1,200
3,000	100	200	300	400	500	600	700	800	900	1,000
3,400	3,570	3,740	3,910	4,080	4,250	4,420	4,590	4,760	4,930	5,100
3,000	3,750	4,500	5,250	6,000	750	1,500	2,250	3,000	3,750	4,500
898	938	978	1,018	1,058	1,098	1,138	1,178	1,218	1,258	1,298
820	861	902	943	984	1,025	1,066	1,107	1,148	1,189	1,230
2,000	2,100	2,200	2,300	2,400	2,500	100	200	300	400	500
3,150	3,500	350	700	1,050	1,400	1,750	2,100	2,450	2,800	3,150
2,520	420	840	1,260	1,680	2,100	2,520	420	840	1,260	1,680
200	400	600	200	400	600	200	400	600	200	400
1,333	2,666	3,999	5,332	6,665	7,998	9,331	10,664	12,000	1,333	2,666
20,000	2,000	4,000	6,000	8,000	10,000	12,000	2,000	4,000	6,000	8,000
2,500	313	626	939	1,252	1,565	1,878	2,191	2,500	313	626
313	626	939	1,252	1,565	1,878	2,191	2,500	313	626	939
660	770	880	990	1,100	1,210	1,320	1,430	1,540	1,650	1,760
1,080	1,215	1,350	135	270	405	540	675	810	945	1,080
126	189	252	315	378	441	63	125	188	250	313
1,800	2,025	2,250	225	450	675	900	1,125	1,350	1,575	1,800
500	1,000	1,500	2,000	2,500	3,000	500	1,000	1,500	2,000	2,500
3,000	500	1,000	1,500	2,000	2,500	3,000	500	1,000	1,500	2,000
960	1,080	1,200	120	240	360	480	600	720	840	960
600	800	1,000	1,200	1,400	1,600	1,800	2,000	200	400	600
100	200	300	400	500	600	700	800	900	1,000	100
240	360	480	600	720	840	960	1,080	1,200	120	240
1,240	1,395	1,550	155	310	465	620	775	930	1,085	1,240
4,500	4,750	5,000	250	500	750	1,000	1,250	1,500	1,750	2,000
167	334	501	668	835	1,002	1,169	1,336	1,503	1,670	1,837
1,350	1,500	150	300	450	600	750	900	1,050	1,200	1,350
1,600	2,000	2,400	2,800	3,200	3,600	4,000	400	800	1,200	1,600
600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600
578	612	647	680	714	748	782	816	850	34	68
2,400	2,600	2,800	3,000	200	400	600	800	1,000	1,200	1,400
804	871	938	1,005	67	134	201	268	335	402	469
2,035	2,220	2,405	2,590	2,775	1,960	2,145	2,330	2,515	2,700	2,885
960	1,200	240	480	720	960	1,200	240	480	720	960
480	600	720	960	1,080	1,200	120	240	360	480	600
400	500	600	700	900	1,000	100	200	300	400	500

4,000	5,000	6,000	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000
4,200	4,500	300	600	900	1,200	1,500	1,800	2,100	2,400	2,700
4,431	5,064	5,697	6,330	6,963	7,596	8,229	8,862	9,495	633	1,266
<b>89,425</b>	<b>70,576</b>	<b>72,903</b>	<b>74,098</b>	<b>83,219</b>	<b>89,245</b>	<b>92,880</b>	<b>80,181</b>	<b>84,706</b>	<b>71,086</b>	<b>83,112</b>
<b>8,154</b>	<b>6,261</b>	<b>-8,019</b>	<b>-7,529</b>	<b>-16,625</b>	<b>-26,867</b>	<b>-32,662</b>	<b>-36,968</b>	<b>-97,642</b>	<b>-119,895</b>	<b>-151,683</b>
<b>9.1%</b>	<b>8.9%</b>	<b>-11.0%</b>	<b>-10.2%</b>	<b>-20.0%</b>	<b>-30.1%</b>	<b>-35.2%</b>	<b>-46.1%</b>	<b>-115.3%</b>	<b>-168.7%</b>	<b>-182.5%</b>

90,319	71,282	73,632	74,839	84,051
9.0%	8.8%	-10.9%	-10.1%	-19.8%