

05-Feb-18  
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CAPITAL RESERVE FUND

ANALYSIS OF CASH FLOW

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
BEGINNING CAPITAL RESERVE FUND BALANCE	\$ 596,094.00	\$ 609,860.00	\$ 158,860.00	\$ 115,642.00	\$ 285,696.00	\$ 421,696.00	\$ 378,881.00	\$ 573,817.00	\$ 771,006.00	\$ 928,481.00
ADDITIONAL RESERVES BASED ON ANTICIPATED ABILITY EXPENDITURES:	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00
<b>Appliances</b>										
Icemaker										
Refrigerator										
<b>Asphalt and Concrete</b>										
Asphalt Maintenance				\$ 9,293.00					\$ 10,795.00	
Asphalt Crackseal, Seal Coat and Repairs Lot -A1	\$ 2,815.00					\$ 2,815.00			\$ 2,815.00	
Asphalt Crackseal, Seal Coat and Repairs Lot -A2				\$ 2,815.00						
Asphalt Crackseal, Seal Coat and Repairs Lot -B			\$ 2,047.00					\$ 2,047.00		
Asphalt Crackseal, Seal Coat and Repairs Lot -C			\$ 2,017.00					\$ 2,017.00		
Asphalt Crackseal, Seal Coat and Repairs Lot -D			\$ 2,199.00					\$ 2,199.00		
Asphalt Crackseal, Seal Coat and Repairs Lot -E										
Asphalt Overlay Lot-A1	\$ 15,500.00									
Asphalt Overlay Lot-A2					\$ 16,000.00					
Asphalt Overlay Lot-B										
Asphalt Overlay Lot-C										\$ 37,367.00
Asphalt Overlay Lot-D									\$ 32,890.00	
Asphalt Overlay Lot-E				\$ 22,030.00						
Brick Walkways		Repairs next 2 ye:	\$ 85,000.00	\$ 85,000.00						
Walkway Retaining Walls and Decks			\$ 10,000.00							
<b>Balconies</b>										
Balcony support repairs				\$ 5,808.00				\$ 6,548.00		
Pool Deck Resurface										
Pool Deck Reseal										\$ 779.00
<b>Doors</b>										
Garage Door Replacement										
Storage Door Replacement					\$ 4,000.00					\$ 3,476.00
<b>Electrical and Plumbing</b>										
Electrical - Major Repairs or Replacement	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	
Plumbing - Boiler Replacement					\$ 43,000.00					
Plumbing - Major Repairs or Replacement	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	
<b>Electronics</b>										
Fire Alarm System Replacement										\$ 34,760.00
<b>Fencing</b>										
Fencing - Metal - Phased Replacement			\$ 10,922.00							
<b>Flooring</b>										
Carpet Placement - Clubhouse		Luis/Jim discuss	\$ 15,000.00							
Vinyl Tile Replacement - Clubhouse		Laundry room - A:	\$ 3,919.00							
<b>Furniture</b>										
Clubhouse Furniture										
<b>Gutters and Roofing</b>										
Gutters and Downspouts - Clubhouse										
Gutters and Downspouts - Units										
Roofing - Garage Storage Area										
Roofing - Clubhouse Replacement					\$ 50,000.00					
Roofing - Flat Recoating										
Roofing - Pool Building Replacement			\$ 300,000.00			\$ 250,000.00				
Roofing - Unit Refurbishment										
<b>HVAC</b>										
Air Conditioner Replacement		Review cost	\$ 25,000.00							
<b>Irrigation</b>										
Backflow Preventers										
Irrigation Controllers Replacement										
<b>Lighting</b>										
Bollards										
Parking Lot Fixtures		Includes ALL fixtures	\$ 30,000.00							
Storage Area Fixtures										
Unit Exterior Fixture Replacement										
<b>Painting and Repairs</b>										
Clubhouse Interior										
Metal Components										
Stucco - Storage Buildings										\$ 4,939.00
Wood - Gazebo										
Repairs - Buildings		Cracking - stucco	\$ 225,000.00	\$ 225,000.00						
Repairs - Stucco Units										
Repairs - Stucco Storage										
<b>Pool and Spa</b>										
Pool Filter - Replacement			\$ 1,532.00				\$ 1,532.00			
Pool Heater - Replacement			\$ 3,501.00							
Pool Lift - Replacement										
Pool Resurfacing			\$ 6,000.00							
Pool and Spa Pump Replacement									\$ 2,025.00	
Spa Filter Replacement										
Spa Heater Replacement										
Spa Replacement										
<b>Renovation</b>										
Clubhouse Refurbishment	\$ 5,000.00									
Gazebo Replacement						\$ 9,532.00				
Pool Restroom Refurbishment										
<b>Signage</b>										
Metal Replacement	\$ 2,000.00		\$ 2,000.00							
Wood Replacement										
TOTAL EXPENDITURES	\$ 196,234.00	\$ 661,000.00	\$ 253,218.00	\$ 39,946.00	\$ 74,000.00	\$ 252,815.00	\$ 15,064.00	\$ 12,811.00	\$ 52,525.00	\$ 81,321.00
PROJECTED INTEREST Profit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ENDING CAPITAL RESERVE FUND BALANCE	\$ 609,860.00	\$ 158,860.00	\$ 115,642.00	\$ 285,696.00	\$ 421,696.00	\$ 378,881.00	\$ 573,817.00	\$ 771,006.00	\$ 928,481.00	\$ 1,057,160.00