

PROJECTS	2009	Actual 2009	2010	Actual 2010	2011	Actual 2011	2012	Actual 2012	2013
STREETS									
Seal Coat Phase 1	\$11,320	\$11,774							
Seal Coat Phase 2									
Street Repairs (Ph 1)						\$275			
Street Repairs (Ph 2)									
Streets Overlay (Ph 1)									
Streets Overlay (Ph 2)									
CLUBHOUSE									
Paint Clubhouse/Ramadas				\$162	\$3,077	\$1,200		\$2,987	
Replace Carpet									
HVAC System									
Fencing - Replacing Wrought Iron									
Roof/Sidewalks									
Interior /Exterior/Storage									
POOL									
Replace Pool Furniture/Ladders							\$1,377	\$875	
Deck Recoat									
Deck Resurface									
Pool/Spa Pumps and Motor			\$1,545					\$350	
Replace Spa Heater					\$2,652				
Replaster and Retile Pool							\$8,781	\$7,890	
Replaster and Retile Spa							\$2,564	\$2,275	
Gates - Wrought Iron									
Pool Deck Resurface									
Replace Pool Filter/Light								\$884	
Replace Spa Filter/Light									
MAIN GATE/SECURITY									
Security/Camera									
Gate Operators/Access Phone									
Main Gate/SE Gate Replacement		\$493				\$1,844			
FENCES, LIGHT POLES									
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)				\$589				\$240	\$2,251
Paint, R & M Wrought Iron Fencing	\$4,100								
Paint, R & M Wrought Iron Gates			\$1,250	\$670					
Entrance Wall Sign/Lights				\$391					
Replace Fencing Perimeter						\$1,848			
Mailboxes - Pedestal Sets (Ph 1)									
Mailboxes - Pedestal Sets (Ph 2)									
Block Wall Repairs									\$2,200
IRRIGATION SYSTEM									
Replace Controllers/Backflow valves (Ph 1 & 2)				\$1,010					
Beg Accum Reserve Bal \$110,098									

TOTAL	\$ 15,420	\$ 12,267	\$ 2,795	\$ 2,822	\$ 5,729	\$ 5,167	\$ 12,722	\$ 15,501	\$ 4,451
Cummulative Expenditures			\$ 18,215	\$ 15,089	\$ 23,944	\$ 20,256	\$ 36,666	\$ 35,757	\$ 41,117
Annual Contribution + Interest*	\$ 27,136	\$ 27,136	\$ 28,340	\$ 28,340	\$ 29,576	\$ 29,576	\$ 30,976	\$ 30,976	\$ 31,881
Balance according to schedule	\$ 121,814	\$ 121,814	\$ 147,359	\$ 147,332	\$ 171,206	\$ 171,768	\$ 189,460	\$ 186,681	\$ 216,890
Actual YTD Reserve Balance		\$ 132,127		\$ 156,117		\$ 162,254		\$ 186,675	

Actual # Includes Interest

Projected ending reserve Balance	\$ 120,564		\$ 143,825		\$ 167,672		\$ 198,649		\$ 219,090
* Per lot (101)contribution per month	22.39		23.38		24.40		25.56		26.30
Monthly Contributions No interest	2,261.33		2,361.67		2,464.67		2,581.33		2,656.75

PROJECTS	Actual 2013	2014	Actual 2014	2015	Actual 2015	2016	Actual 2016	2017	Actual 2017
STREETS									
Seal Coat Phase 1								\$15,638	\$15,638
Seal Coat Phase 2								\$6,620	\$6,620
Street Repairs (Ph 1)									
Street Repairs (Ph 2)									
Streets Overlay (Ph 1)									
Streets Overlay (Ph 2)									
CLUBHOUSE									
Paint Clubhouse/Ramadas		\$3,000	\$3,000			\$397	\$350		
Replace Carpet									
HVAC System									
Fencing - Replacing Wrought Iron									
Roof/Sidewalks						\$600	\$600		
Interior /Exterior/Storage									
POOL									
Replace Pool Furniture/Ladders									
Deck Recoat									
Deck Resurface									
Pool/Spa Pumps and Motor		\$900	\$852					\$1,100	\$1,099
Replace Spa Heater						\$2,000	\$1,785		
Replaster and Retile Pool									
Replaster and Retile Spa									
Gates - Wrought Iron									
Pool Deck Resurface									
Replace Pool Filter/Light									
Replace Spa Filter/Light									
MAIN GATE/SECURITY									
Security/Camera		\$4,440	\$4,436			\$560	\$1,008		
Gate Operators/Access Phone		\$2,200	\$2,192	208	\$208			\$898	\$898
Main Gate/SE Gate Replacement									
FENCES, LIGHT POLES									
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)	\$1,219			\$331	\$331	\$183	\$183	\$1,430	\$1,430
Paint, R & M Wrought Iron Fencing				\$1,472	\$1,472				
Paint, R & M Wrought Iron Gates				\$1,840	\$1,840				
Entrance Wall Sign/Lights									
Replace Fencing Perimeter						\$1,947	\$1,900	\$3,785	\$3,785
Mailboxes - Pedestal Sets (Ph 1)									
Mailboxes - Pedestal Sets (Ph 2)									
Block Wall Repairs	\$2,177								
IRRIGATION SYSTEM									
Replace Controllers/Backflow valves (Ph 1 & 2)		\$5,000	\$4,625			\$5,300	\$5,314	\$3,230	\$3,230
Beg Accum Reserve Bal \$110,098									

TOTAL	\$ 3,396	\$ 15,540	\$ 15,105	\$ 3,851	\$ 3,851	\$ 10,987	\$ 11,140	\$ 32,701	\$ 32,700
Cummulative Expenditures	\$ 39,152	\$ 56,657	\$ 54,257	\$ 60,508	\$ 58,108	\$ 71,495	\$ 69,248	\$ 104,196	\$ 101,947
Annual Contribution + Interest*	\$ 31,881	\$ 33,253	\$ 33,253	\$ 34,573	\$ 34,573	\$ 36,128	\$ 36,128	\$ 36,751	\$ 36,751
Balance according to schedule	\$ 215,167	\$ 234,603	\$ 233,315	\$ 265,325	\$ 264,037	\$ 290,466	\$ 289,026	\$ 294,516	\$ 293,077
Actual YTD Reserve Balance	\$ 218,982		\$ 238,612		\$ 268,589		\$ 287,801		\$ 292,094

Actual # Includes Interest

Projected ending reserve Balance	\$ 230,445	\$ 253,673	\$ 287,464	\$ 272,742
* Per lot (101)contribution per month	27.44	28.53	29.81	30.32
Monthly Contributions No interest	2,771.08	2,881.08	3,010.67	3,062.58

PROJECTS	2018	Actual 2018	2019	Actual 2019	2020	Actual 2020	2021	Actual 2021	2022
STREETS									
Seal Coat Phase 1									
Seal Coat Phase 2			\$875	\$875					
Street Repairs (Ph 1)									
Street Repairs (Ph 2)									
Streets Overlay (Ph 1)									
Streets Overlay (Ph 2)									
CLUBHOUSE									
Paint Clubhouse/Ramadas					\$5,010	\$4,700			
Replace Carpet									
HVAC System									
Fencing - Replacing Wrought Iron									
Roof/Sidewalks									
Interior /Exterior/Storage	\$11,654	\$11,642							
POOL									
Replace Pool Furniture/Ladders					\$1,302	\$1,302			
Deck Recoat									
Deck Resurface									
Pool/Spa Pumps and Motor			\$1,240	\$1,195					\$4,275
Replace Spa Heater			\$2,360	\$2,750					
Replaster and Retile Pool									
Replaster and Retile Spa									
Gates - Wrought Iron									
Pool Deck Resurface									
Replace Pool Filter/Light					\$1,180	\$421			
Replace Spa Filter/Light					\$3,527	\$3,761			
MAIN GATE/SECURITY									
Security/Camera			\$13,500	\$13,625			\$1,495	\$1,495	\$792
Gate Operators/Access Phone									
Main Gate/SE Gate Replacement									
FENCES, LIGHT POLES									
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)	\$1,540	\$1,540		-\$1,430	\$2,063	\$2,063	\$1,787	\$2,835	
Paint, R & M Wrought Iron Fencing									
Paint, R & M Wrought Iron Gates									
Entrance Wall Sign/Lights	\$600	\$600					\$656	\$799	
Replace Fencing Perimeter									
Mailboxes - Pedestal Sets (Ph 1)									
Mailboxes - Pedestal Sets (Ph 2)									
Block Wall Repairs									
IRRIGATION SYSTEM									
Replace Controllers/Backflow valves (Ph 1 & 2)	\$9,214	\$9,214	\$20,632	\$21,523	\$3,500	\$4,343			
Beg Accum Reserve Bal \$110,098									

TOTAL	\$ 23,008	\$ 22,996	\$ 38,607	\$ 38,538	\$ 16,582	\$ 16,591	\$ 3,938	\$ 5,129	\$ 5,067
Cummulative Expenditures	\$ 127,204	\$ 124,943	\$ 165,811	\$ 163,482	\$ 182,393	\$ 180,072	\$ 186,331	\$ 185,201	\$ 191,398
Annual Contribution + Interest*	\$ 37,773	\$ 37,773	\$ 39,232	\$ 39,232	\$ 41,043	\$ 41,043	\$ 42,142	\$ 32,845	\$ 44,051
Balance according to schedule	\$ 309,281	\$ 307,854	\$ 309,906	\$ 308,547	\$ 334,367	\$ 333,000	\$ 372,571	\$ 360,716	\$ 411,555
Actual YTD Reserve Balance		\$ 326,064		\$ 330,889		\$ 373,287		\$ 398,141	

Actual # Includes Interest

Projected ending reserve Balance	\$ 276,899		\$ 301,684		\$ 342,726		\$ 346,337		\$ 389,345
* Per lot (101)contribution per month	31.17		32.37		33.86		34.77		36.35
Monthly Contributions No interest	3,147.75		3,269.33		3,420.25		3,511.83		3,670.92

Less Interest earned in 2020

PROJECTS	Actual 2022	2023	Actual 2023	2024	Actual 2024	2025	2026	2027	2028
STREETS									
Seal Coat Phase 1				\$40,275	\$42,328				
Seal Coat Phase 2				\$16,762					
Street Repairs (Ph 1)				\$15,432	\$37,832				
Street Repairs (Ph 2)				\$7,606					
Streets Overlay (Ph 1)									
Streets Overlay (Ph 2)									
CLUBHOUSE									
Paint Clubhouse/Ramadas								\$3,937	
Replace Carpet						\$1,605			
HVAC System				\$8,225					
Fencing - Replacing Wrought Iron									
Roof/Sidewalks						\$1,634			
Interior /Exterior/Storage									
POOL									
Replace Pool Furniture/Ladders		\$435	\$435				\$4,000		
Deck Recoat							\$4,543		
Deck Resurface							\$1,574		
Pool/Spa Pumps and Motor	\$4,275			\$1,581	\$1,581				
Replace Spa Heater			Deposit		Balance				
Replaster and Retile Pool		\$17,000	\$17,000	\$8,313	\$13,416				
Replaster and Retile Spa									
Gates - Wrought Iron		\$2,300	\$2,300						
Pool Deck Resurface									
Replace Pool Filter/Light									
Replace Spa Filter/Light									
MAIN GATE/SECURITY									
Security/Camera	\$792	\$2,625	\$2,625						
Gate Operators/Access Phone		\$3,730	\$3,730				\$4,173		
Main Gate/SE Gate Replacement									
FENCES, LIGHT POLES									
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)									
Paint, R & M Wrought Iron Fencing							\$0		
Paint, R & M Wrought Iron Gates						\$1,681			
Entrance Wall Sign/Lights									
Replace Fencing Perimeter									\$31,500
Mailboxes - Pedestal Sets (Ph 1)									\$10,300
Mailboxes - Pedestal Sets (Ph 2)									
Block Wall Repairs		\$1,745	\$1,745						\$3,855
IRRIGATION SYSTEM									
Replace Controllers/Backflow valves (Ph 1 & 2)		\$1,800	\$1,800	\$2,500	\$2,259				
Beg Accum Reserve Bal \$110,098									

TOTAL	\$ 5,067	\$ 29,636	\$ 29,636	\$ 100,695	\$ 97,416	\$ 4,920	\$ 14,290	\$ 3,937	\$ 45,655
Cummulative Expenditures	\$ 190,268	\$ 221,033	\$ 219,904	\$ 321,728	\$ 317,320	\$ 326,648	\$ 340,938	\$ 344,875	\$ 390,530
Annual Contribution + Interest*	\$ 44,051	\$ 45,852	\$ 45,852	\$ 47,540	\$ 47,540	\$ 49,061	\$ 51,266	\$ 53,041	\$ 54,334
Balance according to schedule	\$ 399,700	\$ 427,772	\$ 415,917	\$ 374,617	\$ 366,041	\$ 418,758	\$ 455,734	\$ 504,838	\$ 513,517
Actual YTD Reserve Balance	\$ 417,549		\$ 460,572		\$ 457,350				

Actual # Includes Interest

Projected ending reserve Balance	\$	425,244		\$	453,807	\$	472,202	\$	523,469	\$	551,142	\$	552,548
* Per lot (101)contribution per month		37.83			39.22		40.48		42.30		43.76		44.83
Monthly Contributions No interest		3,821.00			3,961.67		4,088.42		4,272.17		4,420.08		4,527.83

PROJECTS	2029	2030	2031	2032	2033	2034	2035	2036	2037
STREETS									
Seal Coat Phase 1					\$27,016				\$30,407
Seal Coat Phase 2	\$10,512								\$13,316
Street Repairs (Ph 1)									
Street Repairs (Ph 2)	\$22,003				\$10,845				
Streets Overlay (Ph 1)	\$260,035								
Streets Overlay (Ph 2)					\$128,168				
CLUBHOUSE									
Paint Clubhouse/Ramadas							\$6,254		
Replace Carpet					\$2,500				
HVAC System					\$8,131				
Fencing - Replacing Wrought Iron									
Roof/Sidewalks					\$11,384				
Interior /Exterior/Storage					\$40,656				
POOL									
Replace Pool Furniture/Ladders					\$6,098				
Deck Recoat									
Deck Resurface			\$15,022						
Pool/Spa Pumps and Motor			\$1,293						
Replace Spa Heater							\$5,391		
Replaster and Retile Pool									
Replaster and Retile Spa									
Gates - Wrought Iron					\$4,684				
Pool Deck Resurface									
Replace Pool Filter/Light									
Replace Spa Filter/Light									
MAIN GATE/SECURITY									
Security/Camera									
Gate Operators/Access Phone					\$31,508				
Main Gate/SE Gate Replacement					\$22,869				
FENCES, LIGHT POLES									
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)				\$2,750	\$4,066				
Paint, R & M Wrought Iron Fencing	\$8,190					\$8,584			
Paint, R & M Wrought Iron Gates	\$2,258					\$2,617			
Entrance Wall Sign/Lights									
Replace Fencing Perimeter									
Mailboxes - Pedestal Sets (Ph 1)									
Mailboxes - Pedestal Sets (Ph 2)				\$5,842					
Block Wall Repairs									
IRRIGATION SYSTEM									
Replace Controllers/Backflow valves (Ph 1 & 2)									\$1,624
Beg Accum Reserve Bal \$110,098									

TOTAL	\$ 302,997	\$ -	\$ 16,315	\$ 8,592	\$ 297,924	\$ 11,202	\$ 11,646	\$ -	\$ 45,346
Cummulative Expenditures	\$ 693,527	\$ 693,527	\$ 709,842	\$ 718,434	\$ 1,016,358	\$ 1,027,559	\$ 1,039,205	\$ 1,039,205	\$ 1,084,551
Annual Contribution + Interest*	\$ 50,174	\$ 52,555	\$ 54,664	\$ 57,025	\$ 53,307	\$ 55,696	\$ 58,172	\$ 60,980	\$ 62,978
Balance according to schedule	\$ 260,694	\$ 313,249	\$ 351,598	\$ 400,031	\$ 155,414	\$ 199,909	\$ 246,435	\$ 307,415	\$ 325,047
Actual YTD Reserve Balance									

Actual # Includes Interest

Projected ending reserve Balance	\$ 276,507	\$ 329,062	\$ 365,829	\$ 413,262	\$ 151,264	\$ 195,758	\$ 242,284	\$ 303,263	\$ 320,894
* Per lot (101)contribution per month	41.40	43.36	45.10	47.05	43.98	45.95	48.00	50.31	51.96
Monthly Contributions No interest	4,181.17	4,379.58	4,555.33	4,752.08	4,442.25	4,641.33	4,847.67	5,081.67	5,248.17

PROJECTS	2038
STREETS	
Seal Coat Phase 1	
Seal Coat Phase 2	
Street Repairs (Ph 1)	
Street Repairs (Ph 2)	
Streets Overlay (Ph 1)	
Streets Overlay (Ph 2)	
CLUBHOUSE	
Paint Clubhouse/Ramadas	
Replace Carpet	
HVAC System	
Fencing - Replacing Wrought Iron	
Roof/Sidewalks	
Interior /Exterior/Storage	
POOL	
Replace Pool Furniture/Ladders	
Deck Recoat	\$8,083
Deck Resurface	
Pool/Spa Pumps and Motor	\$3,535
Replace Spa Heater	
Replaster and Retile Pool	
Replaster and Retile Spa	
Gates - Wrought Iron	
Pool Deck Resurface	
Replace Pool Filter/Light	
Replace Spa Filter/Light	
MAIN GATE/SECURITY	
Security/Camera	
Gate Operators/Access Phone	
Main Gate/SE Gate Replacement	
FENCES, LIGHT POLES	
Paint, R & M Metal Light Poles or replace (Ph 1 & 2)	
Paint, R & M Wrought Iron Fencing	
Paint, R & M Wrought Iron Gates	
Entrance Wall Sign/Lights	
Replace Fencing Perimeter	
Mailboxes - Pedestal Sets (Ph 1)	
Mailboxes - Pedestal Sets (Ph 2)	
Block Wall Repairs	
IRRIGATION SYSTEM	
Replace Controllers/Backflow valves (Ph 1 & 2)	
Beg Accum Reserve Bal \$110,098	

TOTAL	\$ 11,618
Cummulative Expenditures	\$ 1,096,169
Annual Contribution + Interest*	\$ 65,747
Balance according to schedule	<u>\$ 379,176</u>
Actual YTD Reserve Balance	
Actual # Includes Interest	
Projected ending reserve Balance	\$ 375,024
* Per lot (101)contribution per month	54.25
Monthly Contributions No interest	5,478.92