

Sub-Total Expenses		\$ 62,809.16	\$ 189,552.50	\$ 36,285.32	\$ 76,344.00	\$ 186,915.00	\$ 37,385.00	\$ 4,800.00	\$ 4,800.00	\$ 188,300.00	\$ 23,447.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 17,625.00	\$ 8,960.00
Inflation Factor @ 2%		\$ -	\$ -	\$ -	\$ 4,580.64	\$ 14,953.20	\$ 3,738.50	\$ 576.00	\$ 672.00	\$ 30,128.00	\$ 4,220.46	\$ 960.00	\$ 1,056.00	\$ 1,152.00	\$ 4,582.50	\$ 2,508.80
Total Expenses		\$ 62,809.16	\$ 189,552.50	\$ 36,285.32	\$ 80,924.64	\$ 201,868.20	\$ 41,123.50	\$ 5,376.00	\$ 5,472.00	\$ 218,428.00	\$ 27,667.46	\$ 5,760.00	\$ 5,856.00	\$ 5,952.00	\$ 22,207.50	\$ 11,468.80
Net Capital Fund		\$ 248,349.20	\$ 192,090.93	\$ 238,459.83	\$ 240,630.22	\$ 123,607.32	\$ 166,158.90	\$ 244,883.48	\$ 324,299.32	\$ 191,553.31	\$ 248,240.39	\$ 327,401.79	\$ 407,258.81	\$ 487,818.40	\$ 552,928.08	\$ 629,427.56
Interest Earned (Budgeted 1%)		\$ 855.23	\$ 215.22	\$ 656.03	\$ 2,406.30	\$ 1,236.07	\$ 1,661.59	\$ 2,448.83	\$ 3,242.99	\$ 1,915.53	\$ 2,482.40	\$ 3,274.02	\$ 4,072.59	\$ 4,878.18	\$ 5,529.28	\$ 6,294.28
Cash Transfer/Operations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Capital/Carry Forward		\$ 249,204.43	\$ 192,306.15	\$ 239,115.86	\$ 243,036.52	\$ 124,843.40	\$ 167,820.48	\$ 247,332.32	\$ 327,542.31	\$ 193,468.85	\$ 250,722.79	\$ 330,675.81	\$ 411,331.40	\$ 492,696.58	\$ 558,457.36	\$ 635,721.84

Asphalt Information 51,300 Sq. Ft. (Seal Coat Cost .25 Cents includes Crack Fill, and Patching - Life 3 years)
 (Asphalt Overlay - Life 20 Years - cost of \$2.25 SqFt. is for 1 1/2" Asphalt top coat with minor patching - No pulverizing)
 (Pulverizing & Regrading cost of \$1.30 Square Foot)

Roofing Information 14 Buildings (Replacement Cost \$540,000 + \$20,000 Flashing Repairs + Project Manager \$2,000 - Life 40 Years)

Stairwell & Walkway Pavers The original replacement was completed in 2001 - Total Cost of the project \$99,772
 (2012/13/14/15 Stairwells being replaced throughout project - Riser paver supports deteriorating & Leading Edge of Steps coming loose.)
 (Handrails - Steel \$10,000)(Not included)

Stucco (Stucco deterioration occurs annually on building chimney chases requiring repair.)

Siding Replacement Siding replacement has been timed with the Exterior Painting. Prior to Painting it is anticipated Siding Repairs will be required.
 (The budget amount \$40,000 is based on 2013/14 actual costs.)

Pool Fencing (Manufactured by Jerith - Style 101 - Material Cost - Each 6'X6' Panel = \$104.00 & Each Post = \$30.00)
 Labor has been Estimated at 2 people 5 Days @ \$35.00 per Hour = \$ 2,800.00

Pool Area Maintenance		F91 - 52%	Life Span
Pool Restrooms	\$ 16,000.00 Based on Previous 2011 Remodel Total	\$ 8,320.00	15 Years
Pool Coping/Decking	\$ 18,700.00 Coping - \$10,000 Decking-Using Pavers - \$8,700	\$ 9,724.00	20 Years
Pool Resurfacing	\$ 8,000.00 Based on 2008 Actual	\$ 4,160.00	8 Years
Pool Heater Replacement	\$ 3,500.00 Based on Actual Costs	\$ 1,820.00	10 Years
Hot Tub Heater Replacement	\$ 2,500.00 Based on Actual Costs	\$ 1,300.00	10 Years
Pump Replacement	\$ 1,200.00 Replace 4 Pumps at \$300 Each	\$ 624.00	3 Years (Not Included in Capital Reserves)
Pool Fencing	\$ 7,695.00 53 - 6'x6' Panels @ 104.00: 1 - 4' Gate @ 323.00: 62 - Post: \$	4,521.40	15 Years Incl. labor Est. \$1,000
Hot Tub Replacement	\$ 30,000.00 Estimated	\$ 15,600.00	20 Years
Poolhouse Siding Replace	\$ 20,000.00 Estimated based on Fairway Nine I - Repainting Project	\$ 10,400.00	30 Years
Poolhouse Roofing	\$ 6,237.00 Based on Actual Cost in 2006	\$ 3,243.24	30 Years
Poolhouse Repainting	\$ 2,500.00 Estimated	\$ 1,300.00	8 Years

Irrigation System
 Sprinkler System Rem./Repl. \$ 60,000.00 Based on a similar renovation at the Ranch Condominiums - 7 Clocks 30 Years

Lighting
 Pathway Lighting 19 \$500 Per pathway light - Installed \$ 9,500.00 (Not Included In Capital Budget)
 Building Lighting 65 \$100 per fixture installed - 14 buildings \$ 6,500.00 (Not Included In Capital Budget)

Contingency Fund
 Misc. Capital Items

\$ 13,120.00	\$ 188,300.00	\$ 17,625.00	\$ 4,800.00	\$ 548,010.00
\$ 3,936.00	\$ 60,256.00	\$ 5,992.50	\$ 1,824.00	\$ 208,243.80
\$ 17,056.00	\$ 248,556.00	\$ 23,617.50	\$ 6,624.00	\$ 756,253.80
\$ 701,104.84	\$ 541,998.88	\$ 606,240.37	\$ 688,117.78	\$ 21,184.15
\$ 7,011.05	\$ 5,419.99	\$ 6,062.40	\$ 6,881.18	\$ 211.84
\$ -	\$ -	\$ -	\$ -	
\$ 708,115.88	\$ 547,418.87	\$ 612,302.78	\$ 694,998.95	\$ 21,396.00