

FAIRWAY NINE I CONDOMINIUM ASSOCIATION  
CAPITAL RESERVE SPREADSHEET  
8/31/2016

ITEM	Date New	Cash Forward Year End 8-31-12																			
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Revenue</b>																					
Cash Carried Forward		\$ 228,719.00	\$ 249,204.43	\$ 163,878.57	\$ 210,688.28	\$ 213,901.11	\$ 211,635.51	\$ 255,480.52	\$ 129,860.47	\$ 208,895.75	\$ 73,635.81	\$ 129,691.43	\$ 208,434.13	\$ 287,867.30	\$ 367,997.85	\$ 432,511.64	\$ 508,516.66	\$ 579,638.65	\$ 417,656.87	\$ 481,243.15	\$ 562,628.74
Member Dues		\$ 82,439.36	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00
Contingency Funding		\$ 50,000.00																			
<b>Total Revenue</b>		\$ 311,158.36	\$ 381,643.43	\$ 246,317.57	\$ 293,127.28	\$ 296,340.11	\$ 294,074.51	\$ 337,919.52	\$ 212,299.47	\$ 291,334.75	\$ 156,074.81	\$ 212,130.43	\$ 290,873.13	\$ 370,306.30	\$ 450,436.85	\$ 514,950.64	\$ 590,955.66	\$ 662,077.65	\$ 500,095.87	\$ 563,682.15	\$ 645,067.74
<b>Expenses</b>																					
<b>Painting</b>																					
Bldg - Exterior Painting	2013/14	\$ 2,070.00	\$ 140,800.00							\$ 145,000.00											
Trim Touchup/Repaint	Annual			\$ -	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00
<b>Asphalt Maintenance</b>																					
Parking - Seal Coat	2011		\$ -	\$ 16,284.00			\$ 12,825.00				\$ 12,825.00				\$ 12,825.00					\$ 12,825.00	
Parking - Asphalt Overlay	1981							\$ 115,425.00													
Parking - Asphalt Pulverize/Regrade	n/a							\$ 66,690.00													
<b>Roof Maintenance</b>																					
Roof Replacement - Condos	1998																				\$ 543,210.00
<b>Exterior Siding/Stucco</b>																					
Siding Replacement	2013/14		\$ 38,865.37							\$ 40,000.00											\$ 40,000.00
Stucco Replace/Repairs	Annual	\$ -	\$ -	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
<b>Paver Walkways/Stairwells</b>																					
Stairwell/Walkway Repairs/Replace	2012/13/14	\$ 16,124.00	\$ 15,297.56	\$ 17,188.16		\$ 2,000.00															
Handrails Repairs /Replacement	2001																				
<b>Pool Area Maintenance</b>																					
Pool Restrooms	2011																\$ 8,320.00				
Pool Decking	1982			Moved into 2016	\$ 9,724.00																
Pool Resurfacing	2008					\$ 4,160.00									\$ 4,160.00						
Pool Heater Replacement	N/A			Moved into 2016	\$ 1,820.00																
Spa Heater Replacement	2012									\$ 1,300.00											
Pump Replacement	Not Incl.																				
Pool Fencing	2003									\$ 4,522.00											
Hot Tub Replacement	1982						\$ 15,600.00														
Poolhouse Siding Replace																					
Poolhouse Roofing	2006																				
Poolhouse Repainting	2006		\$ 1,468.50						\$ 1,300.00									\$ 1,300.00			
Pool Furniture				\$ 681.45		\$ 1,000.00															
<b>Landscaping</b>																					
Sprinkler System Rem./Repl.	1982					\$ 70,000.00															
Landscape Improvements	2013	\$ 31,539.16	\$ 11,360.79	\$ 2,022.71	\$ 65,000.00	\$ 9,000.00															
<b>Lighting</b>																					
Pathway Lighting	2001																				
Building Lighting	1982																				
<b>Drainage</b>																					
Drainage Repairs	Annual	\$ 12,912.00	\$ 10,047.86																		
<b>Contingency Fund</b>																					
Misc. Capital Items		\$ 164.00	\$ 140.00	\$ 109.00																	
Sub-Total Expenses		\$ 62,809.16	\$ 217,980.08	\$ 36,285.32	\$ 81,344.00	\$ 86,800.00	\$ 37,385.00	\$ 186,915.00	\$ 4,800.00	\$ 188,300.00	\$ 23,447.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 17,625.00	\$ 8,960.00	\$ 13,120.00	\$ 188,300.00	\$ 17,625.00	\$ 4,800.00	\$ 548,010.00
Inflation Factor @ 2%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,738.50	\$ 22,429.80	\$ 672.00	\$ 30,128.00	\$ 4,220.46	\$ 960.00	\$ 1,056.00	\$ 1,152.00	\$ 4,582.50	\$ 2,508.80	\$ 3,936.00	\$ 60,256.00	\$ 5,992.50	\$ 1,824.00	\$ 208,243.80
<b>Total Expenses</b>		\$ 62,809.16	\$ 217,980.08	\$ 36,285.32	\$ 81,344.00	\$ 86,800.00	\$ 41,123.50	\$ 209,344.80	\$ 5,472.00	\$ 218,428.00	\$ 27,667.46	\$ 5,760.00	\$ 5,856.00	\$ 5,952.00	\$ 22,207.50	\$ 11,468.80	\$ 17,056.00	\$ 248,556.00	\$ 23,617.50	\$ 6,624.00	\$ 756,253.80
<b>Net Capital Fund</b>		\$ 248,349.20	\$ 163,663.35	\$ 210,032.25	\$ 211,783.28	\$ 209,540.11	\$ 252,951.01	\$ 128,574.72	\$ 206,827.47	\$ 72,906.75	\$ 128,407.35	\$ 206,370.43	\$ 285,017.13	\$ 364,354.30	\$ 428,229.35	\$ 503,481.84	\$ 573,899.66	\$ 413,521.65	\$ 476,478.37	\$ 557,058.15	\$ (111,186.06)
Interest Earned (Budgeted 1%)		\$ 855.23	\$ 215.22	\$ 656.03	\$ 2,117.83	\$ 2,095.40	\$ 2,529.51	\$ 1,285.75	\$ 2,068.27	\$ 729.07	\$ 1,284.07	\$ 2,063.70	\$ 2,850.17	\$ 3,643.54	\$ 4,282.29	\$ 5,034.82	\$ 5,739.00	\$ 4,135.22	\$ 4,764.78	\$ 5,570.58	\$ (1,111.86)
Cash Transfer/Operations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net Capital/Carry Forward</b>		\$ 249,204.43	\$ 163,878.57	\$ 210,688.28	\$ 213,901.11	\$ 211,635.51	\$ 255,480.52	\$ 129,860.47	\$ 208,895.75	\$ 73,635.81	\$ 129,691.43	\$ 208,434.13	\$ 287,867.30	\$ 367,997.85	\$ 432,511.64	\$ 508,516.66	\$ 579,638.65	\$ 417,656.87	\$ 481,243.15	\$ 562,628.74	\$ (112,297.92)