

FAIRWAY NINE I CONDOMINIUM ASSOCIATION
CAPITAL RESERVE SPREADSHEET
Updated 7/17/2020

ITEM		2016/2017	2017/2018	2018/2019	Actual		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
					2019/2020	Approved 2020/2021											
Revenue																	
Cash Carried Forward		\$ 193,813.46	\$ 266,441.61	\$ 344,429.79	\$ 213,504.01	\$ 213,676.61	\$ 255,511.99	\$ 105,804.60	\$ 162,148.23	\$ 238,654.14	\$ 315,787.75	\$ 372,832.32	\$ 445,654.94	\$ 513,522.32	\$ 326,503.15	\$ 403,828.45	\$ 481,652.28
Member Dues		\$ 82,439.36	\$ 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
Contingency Funding																	
Total Revenue		\$ 276,252.82	\$ 348,880.97	\$ 426,868.79	\$ 295,943.01	\$ 296,115.61	\$ 337,950.99	\$ 188,243.60	\$ 244,587.23	\$ 321,093.14	\$ 398,226.75	\$ 455,271.32	\$ 528,093.94	\$ 595,961.32	\$ 408,942.15	\$ 486,267.45	\$ 564,091.28
Expenses																	
Painting	<i>Date New</i>																
Bldg. Exterior Painting	2013/14						\$ 145,000.00								\$ 145,000.00		
Trim Touchup/Repaint	Annual	\$ 1,522.17	\$ 1,478.77	\$ 17,054.74	\$ 2,366.15		\$ 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
Asphalt Maintenance																	
Parking - Seal Coat	2011			<i>Deferred</i>	<i>Deferred</i>	\$ 16,284.00		\$ 16,284.00						\$ 16,284.00			
Parking - Asphalt Overlay	1981	<i>Deferred</i>			\$ 109,643.81												
Parking - Asphalt Pulverize/Regrade	n/a	<i>Deferred</i>			\$ 66,690.00												
Roof Maintenance																	
Roof Replacement - Condos	1998				\$ 14,879.00												\$ 543,210.00
Exterior Siding/Stucco																	
Siding Replacement	2013/14						\$ 40,000.00								\$ 40,000.00		
Stucco Replace/Repairs	Annual	\$ -	\$ -	\$ 9,369.25	\$ 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
Paver Walkways/Stairwells																	
Stairwell/Walkway Repairs/Replace	2012/13/14	\$ -		\$ 3,134.52	\$ -	\$ 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
Handrails Repairs /Replacement	2001																
Pool Area Maintenance																	
Pool Restrooms	2011												\$ 8,320.00				
Pool Decking	1982																
Pool Resurfacing	2008		\$ -									\$ 4,160.00					
Pool Heater Replacement	N/A																
Spa Heater Replacement	2012						\$ 1,300.00										
Pump Replacement	Not Incl.																
Pool Fencing	2003						\$ 4,522.00										
Hot Tub Replacement	1982		<i>Deferred</i>	<i>Deferred</i>	<i>Deferred</i>	\$ 15,600.00											
Poolhouse Siding/Replace																	
Poolhouse Roofing	2006																
Poolhouse Repainting	2006					\$ 1,300.00								\$ 1,300.00			
Pool Furniture																	
Pool Gate Replacment	2020	\$ -	\$ 708.28	\$ 3,270.35	\$ 4,488.28	\$ 501.35											
Landscaping																	
Sprinkler System Rem./Repl.	1982	<i>Deferred</i>	\$ -	<i>Deferred</i>	<i>Included below</i>												
Landscape Improvements	2013	\$ 9,540.08	\$ 2,375.82		\$ 54,570.88												
Lighting																	
Pathway Lighting	2001																
Building Lighting	1982																
Drainage																	
Drainage Repairs	Annual																
Contingency Fund																	
Misc. Capital Items																	
Sub-Total Expenses		\$ 11,062.25	\$ 4,562.87	\$ 213,650.95	\$ 72,317.38	\$ 37,184.00	\$ 197,622.00	\$ 23,084.00	\$ 6,800.00	\$ 6,800.00	\$ 23,084.00	\$ 10,960.00	\$ 15,120.00	\$ 206,584.00	\$ 6,800.00	\$ 6,800.00	\$ 550,010.00
Inflation Factor @ 2%		\$ -	\$ -	\$ -	\$ 10,124.43	\$ 5,949.44	\$ 35,571.96	\$ 4,616.80	\$ 1,496.00	\$ 1,632.00	\$ 6,001.84	\$ 3,068.80	\$ 4,536.00	\$ 66,106.88	\$ 2,312.00	\$ 2,584.00	\$ 209,003.80
Total Expenses		\$ 11,062.25	\$ 4,562.87	\$ 213,650.95	\$ 82,441.81	\$ 43,133.44	\$ 233,193.96	\$ 27,700.80	\$ 8,296.00	\$ 8,432.00	\$ 29,085.84	\$ 14,028.80	\$ 19,656.00	\$ 272,690.88	\$ 9,112.00	\$ 9,384.00	\$ 759,013.80
Net Capital Fund		\$ 265,190.57	\$ 344,318.10	\$ 213,217.84	\$ 213,501.20	\$ 252,982.17	\$ 104,757.03	\$ 160,542.80	\$ 236,291.23	\$ 312,661.14	\$ 369,140.91	\$ 441,242.52	\$ 508,437.94	\$ 323,270.44	\$ 399,830.15	\$ 476,883.45	\$ (194,922.52)
Interest Earned (Budgeted 1%) - Taxes		\$ 1,251.04	\$ 111.69	\$ 286.17	\$ 175.41	\$ 2,529.82	\$ 1,047.57	\$ 1,605.43	\$ 2,362.91	\$ 3,126.61	\$ 3,691.41	\$ 4,412.43	\$ 5,084.38	\$ 3,232.70	\$ 3,998.30	\$ 4,768.83	\$ (1,949.23)
Cash Transfer/Operations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Capital/Carry Forward		\$ 266,441.61	\$ 344,429.79	\$ 213,504.01	\$ 213,676.61	\$ 255,511.99	\$ 105,804.60	\$ 162,148.23	\$ 238,654.14	\$ 315,787.75	\$ 372,832.32	\$ 445,654.94	\$ 513,522.32	\$ 326,503.15	\$ 403,828.45	\$ 481,652.28	\$ (196,871.74)