

FAIRWAY NINE I CONDOMINIUM ASSOCIATION
CAPITAL RESERVE SPREADSHEET
Updated 08/04/2017

ITEM	Date New	Cash Forward Year End 8-31-12																			
		2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
Revenue																					
Cash Carried Forward		\$ 228,719.00	\$ 249,204.43	\$ 164,450.35	\$ 211,260.06	\$ 193,813.46	\$ 259,047.74	\$ 252,086.74	\$ 111,925.11	\$ 190,781.03	\$ 55,339.95	\$ 111,212.61	\$ 189,770.52	\$ 269,017.06	\$ 348,959.10	\$ 413,282.50	\$ 489,095.23	\$ 560,023.01	\$ 397,845.07	\$ 461,233.24	\$ 542,418.72
Member Dues		\$ 82,439.36	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 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
Contingency Funding		\$ 50,000.00																			
Total Revenue		\$ 311,158.36	\$ 381,643.43	\$ 246,889.35	\$ 293,699.06	\$ 276,252.82	\$ 341,486.74	\$ 334,525.74	\$ 194,364.11	\$ 273,220.03	\$ 137,778.95	\$ 193,651.61	\$ 272,209.52	\$ 351,456.06	\$ 431,398.10	\$ 495,721.50	\$ 571,534.23	\$ 642,462.01	\$ 480,284.07	\$ 543,672.24	\$ 624,857.72
Expenses																					
Painting																					
Bldg. Exterior Painting	2013/14	\$ 2,070.00	\$ 140,800.00							\$ 145,000.00											\$ 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
Asphalt Maintenance																					
Parking - Seal Coat	2011		\$ -	\$ 16,284.00				\$ 12,825.00			\$ 12,825.00				\$ 12,825.00					\$ 12,825.00	
Parking - Asphalt Overlay	1981					Deferred		\$ 115,425.00													
Parking - Asphalt Pulverize/Regrade	n/a					Deferred		\$ 66,690.00													
Roof Maintenance																					
Roof Replacement - Condos	1998																				\$ 543,210.00
Exterior Siding/Stucco																					
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
Paver Walkways/Stairwells																					
Stairwell/Walkway Repairs/Replace	2012/13/14	\$ 16,124.00	\$ 15,297.56	\$ 17,188.16	\$ 228.00	\$ 2,000.00															
Handrails Repairs/Replacement	2001																				
Pool Area Maintenance																					
Pool Restrooms	2011																				\$ 8,320.00
Pool Decking	1982			Moved into 2016	\$ 6,293.70																
Pool Resurfacing	2008				\$ 8,361.76		\$ -								\$ 4,160.00						
Pool Heater Replacement	N/A			Moved into 2016	\$ 2,417.74																
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	\$ 894.49	\$ 1,000.00															
Landscaping																					
Sprinkler System Rem./Repl.	1982					Deferred	\$ 70,000.00														
Landscape Improvements	2013	\$ 31,539.16	\$ 11,360.79	\$ 2,022.71	\$ 82,505.07	\$ 9,540.08															
Lighting																					
Pathway Lighting	2001	Not Included																			
Building Lighting	1982	Not Included																			
Drainage																					
Drainage Repairs	Annual	\$ 12,912.00	\$ 10,047.86																		
Contingency Fund																					
Misc. Capital Items		\$ 164.00	\$ 140.00	\$ 109.00																	
Sub-Total Expenses		\$ 62,809.16	\$ 217,980.08	\$ 36,285.32	\$ 100,700.76	\$ 17,340.08	\$ 90,400.00	\$ 199,740.00	\$ 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%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,968.80	\$ 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
Total Expenses		\$ 62,809.16	\$ 217,980.08	\$ 36,285.32	\$ 100,700.76	\$ 17,340.08	\$ 90,400.00	\$ 223,708.80	\$ 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
Net Capital Fund		\$ 248,349.20	\$ 163,663.35	\$ 210,604.03	\$ 192,998.30	\$ 258,912.74	\$ 251,086.74	\$ 110,816.94	\$ 188,892.11	\$ 54,792.03	\$ 110,111.49	\$ 187,891.61	\$ 266,353.52	\$ 345,504.06	\$ 409,190.60	\$ 484,252.70	\$ 554,478.23	\$ 393,906.01	\$ 456,666.57	\$ 537,048.24	\$ (131,396.08)
Interest Earned (Budgeted 1%)		\$ 855.23	\$ 787.00	\$ 656.03	\$ 815.16	\$ 135.00	\$ 1,000.00	\$ 1,108.17	\$ 1,888.92	\$ 547.92	\$ 1,101.11	\$ 1,878.92	\$ 2,663.54	\$ 3,455.04	\$ 4,091.91	\$ 4,842.53	\$ 5,544.78	\$ 3,939.06	\$ 4,566.67	\$ 5,370.48	\$ (1,313.96)
Cash Transfer/Operations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Capital/Carry Forward		\$ 249,204.43	\$ 164,450.35	\$ 211,260.06	\$ 193,813.46	\$ 259,047.74	\$ 252,086.74	\$ 111,925.11	\$ 190,781.03	\$ 55,339.95	\$ 111,212.61	\$ 189,770.52	\$ 269,017.06	\$ 348,959.10	\$ 413,282.50	\$ 489,095.23	\$ 560,023.01	\$ 397,845.07	\$ 461,233.24	\$ 542,418.72	\$ (132,710.04)