

FAIRWAY NINE I CONDOMINIUM ASSOCIATION
CAPITAL RESERVE SPREADSHEET
Updated 8/31/2018

		Cash Forward Year End 8-31-12																			
ITEM		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	\$ 266,441.61	\$ 344,429.79	\$ 108,360.87	\$ 187,181.15	\$ 51,704.07	\$ 107,540.37	\$ 186,061.56	\$ 265,271.01	\$ 345,175.59	\$ 409,461.16	\$ 485,235.67	\$ 556,124.86	\$ 393,907.94	\$ 457,256.73	\$ 538,402.45
Member Dues		\$ 82,439.36	\$ 82,439.00	\$ 82,439.00	\$ 82,439.00	\$ 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		\$ 50,000.00																			
Total Revenue		\$ 311,158.36	\$ 381,643.43	\$ 246,889.35	\$ 293,699.06	\$ 276,252.82	\$ 348,880.97	\$ 426,868.79	\$ 190,799.87	\$ 269,620.15	\$ 134,143.07	\$ 189,979.37	\$ 268,500.56	\$ 347,710.01	\$ 427,614.59	\$ 491,900.16	\$ 567,674.67	\$ 638,563.86	\$ 476,346.94	\$ 539,695.73	\$ 620,841.45
Expenses																					
Painting																					
Bldg. Exterior Painting	2013/14	\$ 2,070.00	\$ 140,800.00							\$ 145,000.00											\$ 145,000.00
Trim Touchup/Repaint	Annual			\$ -	\$ -	\$ 1,522.17	\$ 1,478.77	\$ 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					<i>Deferred</i>		\$ 115,425.00													
Parking - Asphalt Pulverize/Regrade	n/a					<i>Deferred</i>		\$ 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
Paver Walkways/Stairwells																					
Stairwell/Walkway Repairs/Replace	2012/13/14	\$ 16,124.00	\$ 15,297.56	\$ 17,188.16	\$ 228.00	\$ -															
Handrails Repairs /Replacement	2001																				
Pool Area Maintenance																					
Pool Restrooms	2011																				\$ 8,320.00
Pool Decking	1982			<i>Moved into 2016</i>	\$ 6,293.70																
Pool Resurfacing	2008				\$ 8,361.76		\$ -									\$ 4,160.00					
Pool Heater Replacement	N/A			<i>Moved into 2016</i>	\$ 2,417.74																
Spa Heater Replacement	2012									\$ 1,300.00											
Pump Replacement	Not Incl.																				
Pool Fencing	2003										\$ 4,522.00										
Hot Tub Replacement	1982						<i>Deferred</i>	\$ 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	\$ -	\$ 708.28														
Landscaping																					
Sprinkler System Rem./Repl.	1982					<i>Deferred</i>	\$ -	\$ 70,000.00													
Landscape Improvements	2013	\$ 31,539.16	\$ 11,360.79	\$ 2,022.71	\$ 82,505.07	\$ 9,540.08	\$ 2,375.82														
Lighting																					
Pathway Lighting	2001	<i>Not Included</i>																			
Building Lighting	1982	<i>Not Included</i>																			
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	\$ 11,062.25	\$ 4,562.87	\$ 285,340.00	\$ 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%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,240.80	\$ 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	\$ 11,062.25	\$ 4,562.87	\$ 319,580.80	\$ 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	\$ 265,190.57	\$ 344,318.10	\$ 107,287.99	\$ 185,327.87	\$ 51,192.15	\$ 106,475.61	\$ 184,219.37	\$ 262,644.56	\$ 341,758.01	\$ 405,407.09	\$ 480,431.36	\$ 550,618.67	\$ 390,007.86	\$ 452,729.44	\$ 533,071.73	\$ (135,412.35)
Interest Eamed (Budgeted 1%) - Taxes		\$ 855.23	\$ 787.00	\$ 656.03	\$ 815.16	\$ 1,251.04	\$ 111.69	\$ 1,072.88	\$ 1,853.28	\$ 511.92	\$ 1,064.76	\$ 1,842.19	\$ 2,626.45	\$ 3,417.58	\$ 4,054.07	\$ 4,804.31	\$ 5,506.19	\$ 3,900.08	\$ 4,527.29	\$ 5,330.72	\$ (1,354.12)
Cash Transfer/Operations		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Capital/Carry Forward		\$ 249,204.43	\$ 164,450.35	\$ 211,260.06	\$ 193,813.46	\$ 266,441.61	\$ 344,429.79	\$ 108,360.87	\$ 187,181.15	\$ 51,704.07	\$ 107,540.37	\$ 186,061.56	\$ 265,271.01	\$ 345,175.59	\$ 409,461.16	\$ 485,235.67	\$ 556,124.86	\$ 393,907.94	\$ 457,256.73	\$ 538,402.45	\$ (136,766.48)