

FAIRWAY NINE I CONDOMINIUM ASSOCIATION
CAPITAL RESERVE SPREADSHEET
Updated 07-22-23

ITEM		2019/2020	2020/2021	2021/2022	Approved	PROPOSED	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
					2022/2023	2023/2024								
Revenue														
Cash Carried Forward		\$ 213,504.37	\$ 211,647.95	\$ 221,024.00	\$ 404,389.09	\$ 223.97	\$ (364,747.03)	\$ (314,041.51)	\$ (263,295.24)	\$ (196,833.89)	\$ (135,391.39)	\$ (328,899.71)	\$ (258,128.43)	\$ (186,924.17)
Member Dues		\$ 82,439.36	\$ 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
Transfer from Operations				\$ 140,000.00										
Special Assessment				\$ 354,998.64										
Total Revenue		\$ 295,943.73	\$ 294,086.95	\$ 798,462.20	\$ 486,828.09	\$ 82,662.97	\$ (282,308.03)	\$ (231,602.51)	\$ (180,856.24)	\$ (114,394.89)	\$ (52,952.39)	\$ (246,460.71)	\$ (175,689.43)	\$ (104,485.17)
Expenses														
<i>Date New</i>														
Painting														
Bldg. Exterior Painting	2013/14			\$ 156,000.00	\$ 152,200.00						\$ 145,000.00			
Trim Touchup/Repaint	Annual	\$ 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
Asphalt Maintenance														
Parking - Seal Coat	2011	<i>Deferred</i>	\$ 13,256.00		<i>Deferred</i>	<i>Deferred</i>	\$ 16,284.00	\$ 16,284.00			\$ 16,284.00			
Parking - Asphalt Overlay	1981													
Parking - Asphalt Pulverize/Regrade	n/a													
Roof Maintenance														
Roof Replacement - Condo	1998	\$ 14,879.00												\$ 543,210.00
Exterior Maint./Siding/Stucco														
Siding Replacement	2013/14			Incl.	Incl.						\$ 40,000.00			
Stucco Replace/Repairs	Annual	\$ -		Incl.	Incl.	\$ 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
Deck Repairs - 2022				\$ 84,535.67	\$ 65,000.00									
Exterior Lighting/Numbers				\$ 55,320.00	\$ 51,300.00									
Paver Walkways/Stairwells														
Stairwell/Walkway Repairs/Replace	2012/13/14	\$ 550.00	\$ -	\$ 792.72	\$ 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 Replacement	2008				\$ 293,700.00			\$ 4,160.00						
Pool Heater Replacement	N/A													
Spa Heater Replacement	2012			<i>Deferred</i>	<i>Deferred</i>									
Pump Replacement	Not Incl.													
Pool Fencing	2003			<i>Deferred</i>	<i>Deferred</i>									
Hot Tub Replacement	1982	<i>Deferred</i>	<i>Deferred</i>	<i>Deferred</i>	<i>Deferred</i>	Incl.								
Poolhouse Replace						\$ 146,850.00								
Poolhouse Roofing	2006													
Poolhouse Repainting	2006		<i>Deferred</i>	<i>Deferred</i>		Incl.				\$ 1,300.00				
Pool Furniture														
Pool Gate Replacement	2020	\$ 501.35												
Landscaping														
Sprinkler System Rem./Repl.	1982	<i>Included below</i>												
Landscape Improvements	2013	\$ 66,156.88	\$ 2,611.00	\$ 9,446.58	\$ 18,903.00									
Lighting														
Pathway Lighting	2001													
Building Lighting	1982													
Drainage														
Drainage Repairs	Annual													
Contingency Fund														
Misc. Capital Items														
Sub-Total Expenses		\$ 84,453.38	\$ 15,867.00	\$ 394,345.80	\$ 489,403.00	\$ 447,350.00	\$ 23,084.00	\$ 23,084.00	\$ 10,960.00	\$ 15,120.00	\$ 206,584.00	\$ 6,800.00	\$ 6,800.00	\$ 550,010.00
Inflation Factor @ 2%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,540.16	\$ 6,001.84	\$ 3,068.80	\$ 4,536.00	\$ 66,106.88	\$ 2,312.00	\$ 2,584.00	\$ 209,003.80
Bank Charges		\$ 30.00				\$ 60.00								
Total Expenses		\$ 84,483.38	\$ 15,867.00	\$ 394,345.80	\$ 489,403.00	\$ 447,410.00	\$ 28,624.16	\$ 29,085.84	\$ 14,028.80	\$ 19,656.00	\$ 272,690.88	\$ 9,112.00	\$ 9,384.00	\$ 759,013.80
Net Capital Fund		\$ 211,460.35	\$ 278,219.95	\$ 404,116.40	\$ (2,574.91)	\$ (364,747.03)	\$ (310,932.19)	\$ (260,688.35)	\$ (194,885.04)	\$ (134,050.89)	\$ (325,643.27)	\$ (255,572.71)	\$ (185,073.43)	\$ (863,498.97)
Interest Earned (Budgeted 1%) - Taxes		\$ 187.60	\$ 124.96	\$ 272.69	\$ 2,798.88	\$ -	\$ (3,109.32)	\$ (2,606.88)	\$ (1,948.85)	\$ (1,340.51)	\$ (3,256.43)	\$ (2,555.73)	\$ (1,850.73)	\$ (8,634.99)
Cash Transfer/Operations		\$ -	\$ (57,320.91)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Capital/Carry Forward		\$ 211,647.95	\$ 221,024.00	\$ 404,389.09	\$ 223.97	\$ (364,747.03)	\$ (314,041.51)	\$ (263,295.24)	\$ (196,833.89)	\$ (135,391.39)	\$ (328,899.71)	\$ (258,128.43)	\$ (186,924.17)	\$ (872,133.96)