

Line #		Repair or	Life	Repair or	Annual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
		Replacement		Replacement	Accrual	2021	2022	2023	2024	2025	2026
		Cost	Years	Year		Dec20-Nov21	Dec21-Nov22	Dec22-Nov23	Dec23-Nov24	Dec24-Nov25	Dec25-Nov26
						2020-21FY	2021-22FY	2022-23FY	2023-24FY	2024-25FY	2025-26FY
4	REPAIR/REPLACEMENT REGULAR RESERVES										
5	Replace Exterior Siding	\$350,000	40	2055	\$8,750						
6	Metal Roof Flashing Drip Edge	\$10,000	35	2024	\$286				\$10,000		
7	New Metal Chimney Chase Caps	\$8,500	35	2022	\$243		\$8,500				
8	Parking Lot Paving	\$35,000	30	2047	\$1,167						
9	Entry Road Paving (25% Shared)	\$10,000	30	2047	\$333						
10	Sealcoat Parking Lot	\$2,500	2	2021	\$1,250	\$2,500		\$2,500		\$2,500	
11	Replace Hot Tub Deck / Tub / Grill Area	\$100,000	40	2059	\$2,500						
12	Replace Hot Tub Shell	\$8,500	20	2039	\$425						
13	New Gas Grill	\$600	5	2021	\$120	\$600					\$600
14	Exterior Stair Replacement (excludes handrails)	\$35,000	30	2021	\$1,167	\$35,000					
15	Replace Hot Tub Cover	\$1,000	3	2021	\$333	\$1,000			\$1,000		
16	Vapor Barrier Crawl Spaces	\$20,000	40	2026	\$500						\$20,000
17	Paint Siding	\$60,000	25	2040	\$2,400						
18	Replace Flat Membrane Roofs (12)	\$42,500	20	2037	\$2,125						
19	New Exterior Light Fixtures (56)	\$8,700	25	2021	\$348	\$8,700					
20	Replace Upper Retaining Wall	\$20,000	40	2024	\$500				\$20,000		
21	Replace Lower Retaining Wall	\$10,000	40	2030	\$250						
22	Replace Metal Roofs	\$50,000	35	2048	\$1,429						
23	Honda Snowblowers (2)	\$6,600	10	2022	\$660		\$6,600				
24	Other Including Project Management Fee %				N/A	\$4,780	\$1,510	\$250	\$3,100	\$250	\$2,060
25	Total Expenditures	\$778,900			\$24,785	\$52,580	\$16,610	\$2,750	\$34,100	\$2,750	\$22,660
26											
27		Budgeted									
28	RENOVATION COMPLETION COSTS	Cost				2020-21FY	2021-22FY	2022-23FY	2023-24FY	2024-25FY	2025-26FY
29	Install Irrigation System	\$30,000					\$30,000				
30	Exterior Handrail Replacement (excludes stairs)	\$35,000				\$35,000					
31	New Landscaping	\$5,000					\$5,000				
32	Concrete Walkways	\$50,000						\$50,000			
33	Other Including Project Management Fee %	\$12,000				\$3,500	\$3,500	\$5,000	\$0	\$0	\$0
34	Total Expenditures	\$132,000				\$38,500	\$38,500	\$55,000	\$0	\$0	\$0
35											
36											
37	RESERVE FUNDS (REGULAR + RENOVATION)					2020-21FY	2021-22FY	2022-23FY	2023-24FY	2024-25FY	2025-26FY
38	Reserve Fund Beginning Balance at 12/1					\$157,989	\$92,319	\$67,711	\$52,742	\$60,646	\$100,048
39	Total HOA Dues					\$140,760	\$140,760	\$154,836	\$154,836	\$154,836	\$154,836
40	Interest on Reserves (annual rate of 0.25%) & Late Fees					\$300	\$231	\$169	\$132	\$152	\$250
41						(\$115,650)	(\$109,381)	(\$110,475)	(\$111,580)	(\$112,695)	(\$113,822)
42	Capital Expenses					(\$91,080)	(\$56,218)	(\$59,500)	(\$35,485)	(\$2,890)	(\$24,054)
43	Reserve Fund Ending Balance Anticipated at 11/30					\$92,319	\$67,711	\$52,742	\$60,646	\$100,048	\$117,257