

ITEM	PIS (Placed in Service)	*Estimate 2020 \$	Life Span	Years remaining from 2020	Estimated Contribution to Reserves	Amount needed in reserves	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2031	2033	2034	2035	2036	2037	2038	2039	
POOL																											
POOL PAINTING	2011	25,000	20	11	1,250	11,250	-	-	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	-	-	-	-	
POOL	1986	150,000	45	11	3,333	113,333	-	-	-	-	-	-	-	-	-	-	-	150,000	-	-	-	-	-	-	-	-	
Major Pool (Decking)	1986	15,000	45	11	333	11,333	-	-	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
POOL WOODEN FENCE	2006	25,000	12	-	2,083	25,000	-	-	25,000	-	-	-	-	-	-	-	-	-	25,000	-	-	-	-	-	-	-	
POOL FURNITURE (40 chairs, 25 lounges)	2007	10,000	25	12	400	5,200	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	
POOL FURNITURE (3 picnic tables)	2018	2,580	50	48	52	103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
POOL HOUSE/CABANA STRUCTURE/SIDING	1986	11,330	40	6	283	9,631	-	-	-	-	-	-	11,330	-	-	-	-	-	-	-	-	-	-	-	-	-	
POOL HOUSE - ROOF	2013	3,400	25	18	136	952	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,400	-	
POOL HOUSE - BATHROOMS (Toilets/Stales)	1986	2,500	15	-	167	2,500	-	-	-	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-	
POOL HOUSE - BATHROOMS (Sink)	2019	4,000	15	14	267	267	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	-	-	-	-	-	
POOL HOUSE SEPTIC SYSTEM	1986	23,690	40	6	592	20,137	-	-	-	-	-	-	23,690	-	-	-	-	-	-	-	-	-	-	-	-	-	
PUMPROOM - STRUCTURE	1986	4,120	40	6	103	3,502	-	-	-	-	-	-	4,120	-	-	-	-	-	-	-	-	-	-	-	-	-	
PUMPROOM - ROOF	2013	1,030	20	13	52	361	-	-	-	-	-	-	-	-	-	-	-	-	-	1,030	-	-	-	-	-	-	
PUMPROOM: FILTERS (2019), PUMP(2019), PLUMBING (2019)	2019	5,000	5	4	1,000	1,000	-	-	-	5,000	-	-	-	-	-	5,000	-	-	-	-	5,000	-	-	-	-	5,000	
TENNIS COURT/PLAYGROUND																											
TENNIS COURT - PAINTED SURFACE	2013	7,500	10	3	750	5,250	-	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500	-	-	-	-	-	-	
TENNIS COURT - ASPHALT SURFACE	2013	24,000	10	3	2,400	16,800	-	-	-	24,000	-	-	-	-	-	-	-	-	-	24,000	-	-	-	-	-	-	
TENNIS COURT - FENCE	2013	10,300	30	23	343	2,403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PLAYGROUND - TREATED WOOD GYM	2007	9,000	15	2	600	7,800	-	-	9,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,000	-	-	
PLAYGROUND- PICNIC TABLE (1)	2020	1,008	50	50	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LANDSCAPING																											
ENTRANCEWAY IRRIGATION SYSTEMS	2015	1,545	10	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SIGNS AT ENTRANCES	2012	19,570	25	17	783	6,262	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,570	-	-	
LANDSCAPING : GENERAL REPLACEMENTS	1986	22,660	-	(34)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PAVING : POOL CUL-DE-SAC	2015	23,690	25	20	948	4,738	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL		401,923			15,895	247,822	-	-	34,000	49,000	5,000	-	39,140	-	-	5,000	-	175,000	35,000	32,530	9,000	2,500	-	28,570	3,400	5,000	
Allocation to Reserve - calc'd/unescaled					addition		15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	15,895	
Reserve Fund Balance - unescalated				start	balance	100,000	115,895	131,790	113,685	80,580	91,475	107,370	84,125	100,020	115,915	126,810	142,705	(16,400)	(35,505)	(52,140)	(45,245)	(31,850)	(15,955)	(28,630)	(16,135)	(5,240)	
					(2019 end)																						
TOTAL WITH ESCALATED COSTS AND ACTUAL																											
Years from 2018				rate	1.03	inflation cost	-	-	37,153	55,150	5,796	-	48,137	-	-	6,720	-	249,508	51,399	49,205	14,022	4,012	-	48,639	5,962	9,031	
Reserve Expenses - inflated				actual add	16,400	16,892	17,399	17,921	18,458	19,012	19,582	20,170	20,775	21,398	22,040	22,701	23,382	24,084	24,806	25,551	26,317	27,107	27,920	28,757			
Allocation to Reserves - actual anticipated additions				start	Balance	100,000	116,400	133,292	113,538	76,309	88,971	107,983	79,428	99,598	120,373	135,052	157,092	30,385	2,369	(22,752)	(11,967)	9,572	35,889	14,358	36,315	56,042	
Special Assessment- Due to shortfall of reserve funds																											
Reserve Fund Balance - w/actual add & Inflation exp																											
CALCULATION OF DUES NEEDED																											
Operating Expenses - inflated				exp-op	64,000	65,920	67,898	69,935	72,033	74,194	76,419	78,712	81,073	83,505	86,011	88,591	91,249	93,986	96,806	99,710	102,701	105,782	108,956	112,224			
Total Expenses(Operating + Reserves) - inflated				exp-total	80,400	82,812	85,296	87,855	90,491	93,206	96,002	98,882	101,848	104,904	108,051	111,292	114,631	118,070	121,612	125,261	129,018	132,889	136,876	140,982			
Dues Required for Total Expenses				dues need	522	538	554	570	588	605	623	642	661	681	702	723	744	767	790	813	838	863	889	915			
Current Dues					520	546	562	579	597	615	633	652	672	692	712	734	756	778	802	826	851	876	902	930			
					(2)	8	9	9	9	9	10	10	10	10	11	11	11	12	12	12	13	13	14	14			
*2020 Estimate cost is 2020 \$ plus 3%																											
Comments/Notes:																											
Pool Fence- Budget to replace in 2026																											
Pool Furniture- Budget \$500/year																											
Pool House/Cabana- \$3K in 2025 (Last Painted in 2019)																											
Pool house- Bathrooms (Painted in 2019, Sinks & Counters replace in 2019)																											
Pumproom- Pump was provide for free by Pools Professional																											
Pumproom- Structure (Budget \$1K in 2022 for new door)																											
Pumproom- Budget \$3K every 3 years																											