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SBSA, Inc.

Riverdale Park Homeowners Association
Reserve Study

September 8, 2020

Thornton, Colorado



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September 8, 2020

Debra Vickrey
Riverdale Park Homeowners Association
c/o Colorado Property Management Group
2620 South Parker Road, Suite 105
Aurora, Colorado 80014

Project Number: 920131.00 (021)
Project Name: Riverdale Park Homeowners Association
Location: 12852 Jasmine Street
Thornton, Colorado 80602

Subject: Level 1 Full Reserve Study

Dear Ms. Vickrey and Members of the Board of Directors:

Per your request, SBSA, Inc. has prepared this Level 1 Full Reserve Study. Please see our findings and recommendations below.

EXECUTIVE SUMMARY

A. General Description

The Riverdale Park Homeowners Association is located in Thornton, Colorado and is a townhome community currently consisting of 143 units in 36 buildings. At completion, the community will consist of 63 buildings housing 252 units. Construction of the community began in 2004, and common building envelope components include asphalt shingles, stone veneer, and lap siding. Common exterior components include asphalt driveways, concrete walkways, fencing, railings, streetlights, mailboxes, trellis, and landscaped and irrigated areas. Common interior components include restrooms. Common amenities include a swimming pool, basketball court, and a playground. Common mechanical equipment includes pool mechanical equipment.

B. Physical Condition

It is SBSA's opinion that the community is in fair to good condition (within the range of good, fair, or poor). Management indicated that an insurance claim is in progress regarding the roofs; the swimming pool and wading pool were not opened this season.

SBSA has visually assessed a representative sample of the components at the Riverdale Park Homeowners Association. SBSA has assessed their condition on the following scale:

- a. Good: The component is in working condition and does not require immediate or short-term repairs or replacement.
- b. Fair: The component is in working condition but may require short-term replacement or repairs.
- c. Poor: The component is not in working condition or requires immediate or short-term repairs or replacement.

C. Reserve Account Status

SBSA has defined the reserve account status in three ways:

- a. Weak: The reserve account falls below threshold or baseline within the first 10 years of the Study term.
- b. Fair: The reserve account falls below threshold or baseline within the last 20 years of the Study term.
- c. Strong: The reserve account does not fall below threshold or baseline levels within the Study term.

Existing Reserve Account Assessment: Weak

It is SBSA's opinion that the Riverdale Park Homeowners Association reserve account is weak and is inadequate to meet the mid- to long-term reserve needs (see Existing Reserve Projection Graph on page 48).

Recommended Reserve Account Funding:

SBSA recommends that the reserve contribution be increased to \$26,510.00 per month starting in January 2021, with a 3.00-percent annual increase starting in January 2022. This average amount per member is equal to \$185.38 per month beginning in January 2021 and is an increase of \$123.54 per month over the current monthly contribution per member (see Baseline Reserve Summary on page 59). This adjustment will provide the Riverdale Park Homeowners Association with a strong reserve account that will meet the mid- to long-term reserve needs.

D. Estimated Reserve Expenditures

ESTIMATED RESERVE EXPENDITURES BY YEAR (ESCALATED)			
Year	Estimated Amount	Year	Estimated Amount
2021	\$300,724	2036	\$215,424
2022	\$76,974	2037	\$1,072,330
2023	\$39,877	2038	\$362,686
2024	\$186,934	2039	\$163,755
2025	\$103,355	2040	\$78,512
2026	\$170,289	2041	\$508,810
2027	\$129,686	2042	\$131,926
2028	\$82,548	2043	\$81,952
2029	\$835,919	2044	\$1,045,937
2030	\$659,844	2045	\$77,950
2031	\$1,093,864	2046	\$684,918
2032	\$828,681	2047	\$190,418
2033	\$337,961	2048	\$731,661
2034	\$63,971	2049	\$32,980
2035	\$287,216	2050	\$796,148

REPORT DESCRIPTION

A. Reserve Study Report

The Reserve Study Report is intended to provide a physical analysis summary of each component. This report features a description, location, photos (if applicable/available), age, estimated useful life, estimated remaining useful life, and recommended actions for the components.

B. Reserve Summary

The Reserve Summary is intended to provide a summary of the effects of the annual and monthly reserve contributions anticipated over the term of the Study. This report is typically based on the current ("existing") or recommended ("baseline") reserve contribution amounts. The Reserve Summary identifies the lowest projected balance for the Study and anticipated time frame for which that will occur. This is typically used as an "at a glance" funding summary of what occurs within each reserve scenario.

C. Reserve Projection Graph

The Reserve Projection Graph is a graphical representation of the account balance throughout the term of the Study. Income and expenses are shown in the graph as bars in the years they occur.

D. Reserve Component Detail

The Reserve Component Detail is intended to provide a line-by-line summary of each component action that is anticipated to occur during the term. Each action has a specified unit cost, expense in today's value, planned start time, frequency, number of occurrences in the term, and an end date within the term of the Study. This provides a summary of the work, expense, and time frame in which the work is planned to be completed.

E. Reserve Projections

The Reserve Projections is a month-by-month running balance of the projected reserve account. This report shows the income, expenses, and balance in the reserve account at any month through the Study term.

F. Reserve Projection Overview

The Reserve Projection Overview is a yearly breakdown of each of the escalated expenses shown in a calendar format. This report provides a year-by-year summary of the planned expenses and planned total for each year.

PURPOSE AND METHODS

A. Purpose

The purpose of this Reserve Study is to give property management and the Board of Directors a forecast of the estimated expenditures in the coming years and an expectation of when these expenditures will likely occur. With this knowledge, the Association can create an effective budget that incorporates both income from dues and outflow of expenses.

B. Requirements

The U.S. Department of Housing and Urban Development (HUD) implemented an approval process for condominiums to insure mortgages on individual units. Mortgagee Letter 2009-19 under section V. Eligibility Requirements states the following:

“Reserve Study – a current reserve study must be performed to assure adequate funds are available for the funding of capital expenditures and maintenance. A current reserve study must be no more than 12 months old – if recent events or market conditions have affected the finished condition of the property that information must be included. When reviewing the reserve study, consideration must be given to items that have been replaced after the time that the reserve study was completed.”

When an association in the state of Colorado has a reserve study prepared, the association is required to identify the common and limited common components within the community and implement policies regarding the funding plan, sources of funding, and method of analysis used in the reserve study. House Bill 09-1359 amends 38-33.3-209.5 (1) (b) of the Colorado Revised Statutes and states the following:

“Responsible governance policies - due process for imposition of fines. (1) To promote responsible governance, associations shall:....(b) Adopt policies, procedures, and rules and regulations concerning:....(IX) When the association has a reserve study prepared for the portions of the community maintained, repaired, replaced, and improved by the association and whether there is a funding plan, projected sources of funding, and should state whether the reserve study is based on a physical analysis and financial analysis....”

This Study includes a required physical analysis with a required financial analysis to support the basis of funding the reserve and maintaining the property’s condition. Included in the financial analysis are projected sources of funding and 30-year financial projections, which constitute the recommended funding plan as required by HB 09-1359.

C. Funding Method

In conformance with American Institute of Certified Public Accountant guidelines, replacement reserve studies evaluate the current funding of replacement reserves by two generally accepted accounting methods: the cash flow method and the component method.

SBSA believes that the component method may create an exaggerated depiction of a reasonable reserve status and, over time, become financially burdensome for associations to maintain. Therefore, SBSA has chosen to adopt the cash flow method for the preparation of this Reserve Study.

The cash flow method calculates minimum annual funding of replacement reserves that will fund components identified in the replacement reserve inventory. Funds will be drawn from a common pool of replacement reserves and prevent the replacement reserves from dropping below a minimum recommended balance or threshold, which for this Study is set at zero. This means that the Study is set to prevent the reserve account balance from dropping below zero in any given year. This scenario is referred to as “baseline” in the Study as opposed to “existing,” which is the current scenario. The minimum

threshold effectively represents the “risk tolerance” of the Association. More risk-averse associations will naturally gravitate towards a higher threshold. If the Association chooses a higher or lower threshold, SBSA will adjust the final Study to reflect that choice.

Components and maintenance items that are estimated below a \$1,000.00 threshold are omitted from this Study unless otherwise instructed from property management, as these items typically fall under the operating and maintenance accounts for most associations. SBSA received no special instructions from property management to include items below this threshold.

SCOPE OF WORK

SBSA representatives performed the following tasks to complete this study:

- A. SBSA reviewed documents provided by the client to determine the common and limited common area components. In addition, the determinations of included components are those that have an expected useful life and a predictable remaining useful life and that meet the minimum reserve component threshold cost of \$1,000.00.
- B. SBSA researched and reviewed applicable documentation to determine the age of the reserve components and the occurrence of the last cycle of maintenance, repair, and/or replacement.
- C. SBSA evaluated the expected useful lives and the remaining useful lives of the reserve components, presuming the property was constructed in compliance with all applicable codes, regulations, technical criteria, and recognized standard industry requirements.
- D. SBSA estimated the reserve component quantities using on-site measurements, takeoffs from provided construction documents, or acceptable methods.
- E. SBSA determined opinions of probable cost for the reserve components using:
 1. Contractor/vendor quotes, either written or verbal.
 2. SBSA’s database of costing from past or current projects of similar size and scope.
 3. Cost estimating books/guides that are recognized and current for the industry.
 4. Costs provided by property management for near-term projects.
 5. Expert judgment.

The following were not included in this study:

1. Research, observation of, or commentary on components whose actions have an opinion of probable cost falling below \$1,000.00.
2. Items with an estimated useful life exceeding the study period projections and that do not require maintenance within the study period.
3. Items with a high monetary replacement cost but an estimated useful life exceeding the study period projections. While these items are noted in the Study, no costs or actions associated with these items are included.
4. Monthly operating expenses that are typically not funded using the reserve account. This includes items covered by maintenance contracts.

DOCUMENTATION REVIEW

SBSA requested relevant documentation prior to the Reserve Study that provides knowledge of the subject property's physical improvements. SBSA's review of the submitted documents does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol. The following documentation was provided for review while preparing the Reserve Study:

Resource Item	Dated
Riverdale Park Townhomes HOA Budget Communication	August 25-26, 2020
Riverdale Park Townhomes HOA Declarations	May 29, 2012
Riverdale Park Townhomes HOA Reserve Study	April 24, 2015

DISCLAIMER

This study assumes that the property was constructed in compliance with all applicable codes, regulations, technical criteria, and recognized standard industry requirements, except as noted otherwise in this report. Identification and resolution of any additional non-conforming conditions are outside of the scope of this Reserve Study and can be handled under a separate agreement, if requested.

If the Association has concerns with the construction, we urge the assistance of an attorney. There are various laws limiting the amount of time within which certain kinds of claims must be filed in court or with certain regulatory or administrative agencies or else be forever barred. Please remember that homeowners may only have the lesser of two years from the date that the homeowner or any former owner first noticed a problem with the home, or six years from the date of substantial completion of the home, to seek legal resolution with those who have responsibility for any problems with the home. If the problem first occurred during the fifth or sixth year (Statute of Repose) following substantial completion of the construction element, homeowners may have two years from that date to seek legal resolution. The issues should be legally handled within the Statute of Limitations. Some courts hold that the date of substantial completion of the home is the same date the certificate of occupancy is issued. In addition, there may be other even shorter limitation periods applicable to some or all of the claims available. SBSA recommends that legal counsel provide advice regarding rights and specific needs of the community.

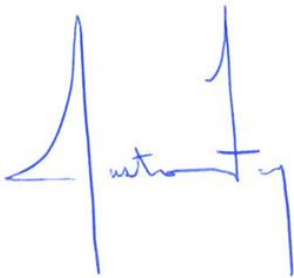
This study was based on a visual observation and does not include intrusive examination, sampling and testing of materials, or engineering calculations. In providing opinions of probable repair, replacement, or construction cost, the Association understands that SBSA has no control over costs or the price of labor, equipment, or materials, or over contractors' methods of pricing, and that the opinions of probable costs provided herein are to be made on the basis of SBSA's qualifications and experience. SBSA makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs. The reserve account information used in this study was based upon information provided by the Association or Association representative and was not audited. SBSA has no current relationship with the Association beyond the scope of this Reserve Study, and no actual or perceived conflict of interest exists.

Sincerely,

SBSA, Inc.

A handwritten signature in blue ink that reads "Ryan M. Jessop".

Performed by
Ryan M. Jessop, RS, EI, CPSI
Construction and Property Analysis Lead

A handwritten signature in blue ink that reads "Justin T. Foy".

Reviewed by
Justin T. Foy, RS, PRA
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RMJ:JTF:kn

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RESERVE STUDY REPORT AND RECOMMENDATIONS

A. Topography, Grading and Drainage

1. Site Grading

Description	Sloped and graded areas
Location	Adjacent to buildings and in swales



Quantity	1 unit
Age	16 years
Typical Useful Life	Indefinite with maintenance
Est. Remaining U. L.	Indefinite with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	A1.1 Cyclically regrade around a portion of the community buildings ever 7 years, starting in 2024.
Comments	SBSA recommends inspecting the area inlets and swales, and removing debris that would inhibit proper drainage.

B. Paving and Curbing

1. Asphalt Surfaces

Description	Asphalt paved parking and driving surfaces
Location	Throughout the community



Quantity	232,000 square feet
Age	16 years
Typical Useful Life	50 years
Est. Remaining U. L.	34 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	B1.1 Cyclically crack fill, restrip, and apply an asphalt rejuvenator in phases every 6 years, over 2 year intervals, starting in 2022.
Comments	

C. Flatwork

1. Concrete Walkways

Description	Cast in place concrete walkways
Location	Throughout the community



Quantity	70,000 square feet
Age	16 years
Typical Useful Life	65+ years with maintenance
Est. Remaining U. L.	49+ years with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	C1.1 Cyclically remove and replace damaged sections of the concrete walkways every 5 years, starting in 2023.
Comments	

2. Pool Deck

Description	Cast in place concrete pool deck
Location	Surrounding the community pool



Quantity	5,000 square feet
Age	16 years
Typical Useful Life	65+ years with maintenance
Est. Remaining U. L.	49+ years with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	C2.1 Cyclically remove and replace damaged sections of the concrete pool deck every 5 years, starting in 2024.
Comments	

3. Concrete Pans

Description	Concrete drain pans providing drainage through the community
Location	Throughout the community



Quantity	16,000 square feet
Age	16 years
Typical Useful Life	65+ years with maintenance
Est. Remaining U. L.	49+ years with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	C3.1 Cyclically remove and replace damaged sections of the concrete drain pans every 5 years, starting in 2022.
Comments	

4. Curb and Gutter

Description	Cast in place concrete curbing
Location	Surrounding the asphalt pavement



Quantity	15,000 linear feet
Age	16 years
Typical Useful Life	65+ years with maintenance
Est. Remaining U. L.	49+ years with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	C4.1 Cyclically remove and replace damaged sections of the concrete curb and gutter every 5 years, starting in 2022.
Comments	

D. Landscaping and Appurtenances

1. Community Signage

Description	Address signs, street signs, and building signs
Location	Throughout the community



Quantity	1 unit
Age	Varies
Typical Useful Life	Varies
Est. Remaining U. L.	Varies
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D1 The estimated remaining useful life of the community signage should exceed the term of this Study.
Comments	SBSA recommends replacing signs on an as needed basis as part of routine maintenance.

2. Retaining Walls

Description	Concrete masonry unit retaining walls
Location	Throughout the community



Quantity	1 unit
Age	16 years
Typical Useful Life	Indefinite with maintenance
Est. Remaining U. L.	Indefinite with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D2.1 Cyclically remove and replace damaged sections of the masonry retaining walls every 10 years, starting in 2025.
Comments	

3. Railings

Description	Painted metal handrails
Location	Throughout the community



Quantity	500 linear feet
Age	16 years
Typical Useful Life	Paint: 7 years Replace: 30 years
Est. Remaining U. L.	Paint: 6 years Replace: 15 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D3.1 Cyclically prepare and repaint the metal railings every 7 years, starting in 2026. D3.2 Remove and replace the metal railings every 30 years, starting in 2035.
Comments	

4. Metal Fencing

Description	Metal fencing with pedestrian access gates
Location	Surrounding the swimming pool



Quantity	320 linear feet
Age	16 years
Typical Useful Life	Paint: 7 years Replace: 30 years
Est. Remaining U. L.	Paint: 10 years Replace: 3 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D4.1 Remove and replace the metal fencing every 30 years, starting in 2024. D4.2 Cyclically prepare and repaint the metal fencing every 7 years, starting in 2031.
Comments	

5. Wood Fencing

Description	Wood privacy fencing
Location	Throughout the community



Quantity	1,100 linear feet
Age	16 years
Typical Useful Life	20 years
Est. Remaining U. L.	6 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D5.1 Cyclically remove and replace the wood fencing every 20 years, starting in 2026. D5.2 Cyclically prepare and refinish the wood fencing every 6 years, starting in 2032.
Comments	

6. Street Lights

Description	Pole mounted light fixtures
Location	Throughout the community



Quantity	90 each
Age	16 years
Typical Useful Life	15 years
Est. Remaining U. L.	9 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D6.1 Cyclically remove and replace the street light fixtures every 15 years, starting in 2029.
Comments	

7. Mailboxes

Description	Freestanding mailbox cluster units
Location	Throughout the community



Quantity	Large Parcel: 12 each Mailboxes: 12 each
Age	16 years
Typical Useful Life	20 years
Est. Remaining U. L.	4 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D7.1 Cyclically remove and replace the mail clusterboxes every 20 years, starting in 2024.
Comments	

8. Irrigation Controller

Description	Irrigation system control clock
Location	Throughout the community



Quantity	1 each
Age	16 years
Typical Useful Life	15 years
Est. Remaining U. L.	4 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	D8.1 Cyclically remove and replace the irrigation control clocks every 15 years, starting in 2024.
Comments	

E. Façade

1. Stone Veneer

Description	Adhered manufactured stone veneer
Location	Building exterior



Quantity	71,500 square feet
Age	16 years
Typical Useful Life	65+ years with maintenance
Est. Remaining U. L.	49+ years with maintenance
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	E1.1 Cyclically tuckpoint and remove and replace damaged sections of the stone veneer every 10 years, starting in 2021.
Comments	

2. Lap Siding

Description	Cementitious lap siding and trim
Location	Building exterior



Quantity	139,900 square feet
Age	Paint: Varies by phase Siding: 16 years at the oldest
Typical Useful Life	Paint: 6 years Siding: 40 years
Est. Remaining U. L.	Paint: Varies by phase Siding: 24 years at the oldest
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	E2.1-2.4 Cyclically prepare and repaint the lap siding in phases every 6 years, starting in 2021. E2.5 Remove and replace the lap siding in phases every 40 years, over 2 year intervals, starting in 2044.
Comments	Siding replacement is anticipated for the oldest buildings by the end of the term.

3. Building Mounted Lights

Description	Building mounted light fixtures
Location	Building exterior



Quantity	1,139 each
Age	16 years
Typical Useful Life	15 years
Est. Remaining U. L.	9 years
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	E3.1 Cyclically remove and replace the building mounted lights in phases every 15 years, over 3 year intervals, starting in 2029.
Comments	

F. Roofing

1. Asphalt Shingles

Description	Asphalt composite shingles
Location	Building rooftops



Quantity	4,650 squares
Age	16 years at the oldest
Typical Useful Life	25 years
Est. Remaining U. L.	9 years at the oldest
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	F1.1 - 1.5 Remove and replace the asphalt shingles in phases every 25 years, starting in 2029.
Comments	Management indicated that there is an ongoing claim with the insurance company for a prior hail claim.

2. Gutters and Downspouts

Description	Painted metal gutters and downspouts
Location	Affixed to the roof lines and down the buildings



Quantity	35,180 linear feet
Age	16 years at the oldest
Typical Useful Life	25 years
Est. Remaining U. L.	9 years at the oldest
Source	SBSA Component Database
Condition	Fair to Good
Recommendations	F2.1 - 2.5 Remove and replace the gutters and downspouts in phases every 25 years, starting in 2029.
Comments	

G. Interior**1. Restrooms**

Description	Men's and women's restrooms
Location	Pool building



Quantity	2 each
Age	16 years
Typical Useful Life	15 years
Est. Remaining U. L.	2 years
Source	SBSA Component Database
Condition	Fair
Recommendations	G1.1 Cyclically remove and replace the restroom fixtures and finishes every 15 years, starting in 2022.
Comments	

H. Mechanical**1. Boilers**

Description	Hot water pool boilers for the pool and wading pool
Location	Pool mechanical room



Quantity	Pool: 1 each Wading Pool: 1 each
Age	Pool: 16 years Wading Pool: 1 year
Typical Useful Life	12 years
Est. Remaining U. L.	Pool: 2 years Wading Pool: 11 years
Source	SBSA Component Database
Condition	Fair
Recommendations	H1.1 Cyclically remove and replace the pool boiler every 12 years, starting in 2022. H1.2 Cyclically remove and replace the wading pool boiler every 12 years, starting in 2032.
Comments	The pool equipment was off at the time of the observation. The swimming pool and wading pool were not opened this season.

2. Pumps

Description	Whisper Flow circulation pumps
Location	Pool mechanical room



Quantity	2 each
Age	9 years
Typical Useful Life	8 years
Est. Remaining U. L.	1 years
Source	SBSA Component Database
Condition	Fair
Recommendations	H2.1 Cyclically remove and replace the pool pumps every 8 years, starting in 2021.
Comments	The pool equipment was off at the time of the observation. The swimming pool and wading pool were not opened this season.

3. Hot Water Heater

Description	Rheem hot water heater
Location	Pool mechanical room



Quantity	1 each
Age	16 years
Typical Useful Life	12 years
Est. Remaining U. L.	3 years
Source	SBSA Component Database
Condition	Fair
Recommendations	H3.1 Cyclically remove and replace the hot water heater every 12 years, starting in 2023.
Comments	

4. Filters

Description	Pentair sand filters
Location	Pool mechanical room



Quantity	3 each
Age	16 years
Typical Useful Life	14 years
Est. Remaining U. L.	1 years
Source	SBSA Component Database
Condition	Fair
Recommendations	H4.1 Cyclically remove and replace the pool filters every 14 years, starting in 2021.
Comments	The pool equipment was off at the time of the observation. The swimming pool and wading pool were not opened this season.

5. Security System

Description	CCTV security system
Location	Pool building and pool areas



Quantity	1 unit
Age	16 years
Typical Useful Life	10 years
Est. Remaining U. L.	5 years
Source	SBSA Component Database
Condition	Fair
Recommendations	H5.1 Cyclically upgrade the security system every 10 years, starting in 2025.
Comments	

I. Amenities

1. Pool Trellis

Description	Wood trellis on metal supports
Location	Pool building



Quantity	2 each
Age	16 years
Typical Useful Life	40 years
Est. Remaining U. L.	24 years
Source	SBSA Component Database
Condition	Fair
Recommendations	I1 The estimated remaining useful life of the pool trellises should exceed the term of this Study.
Comments	Any painting or timber replacements can be completed either as part of routine maintenance or during the painting of the siding for the buildings.

2. Lounge Chairs

Description	Vinyl lounge and recreation chairs
Location	Pool area



Quantity	1 unit
Age	16 years
Typical Useful Life	12 years
Est. Remaining U. L.	1 year
Source	SBSA Component Database
Condition	Poor to Fair
Recommendations	I2.1 Cyclically remove and replace the lounge chairs in phases every 12 years, in 4 year intervals, starting in 2021.
Comments	The swimming pool and wading pool were not opened this season. The visible chairs in storage appeared to be heavily worn and faded.

3. Basketball Court

Description	Half court concrete basketball court with pole mounted basket
Location	Adjacent to the swimming pool area



Quantity	1 unit
Age	16 year
Typical Useful Life	40+ years with maintenance
Est. Remaining U. L.	24+ years with maintenance
Source	SBSA Component Database
Condition	Fair
Recommendations	I3 The estimated remaining useful life of the basketball court should exceed the term of this Study.
Comments	Concrete replacement can be coordinated with sidewalk replacement efforts. The basket and backboard can be replaced as part of routine maintenance.

4. Playground

Description	Composite play structure in an engineered wood fiber play area
Location	Adjacent to the basketball court and swimming pool area.

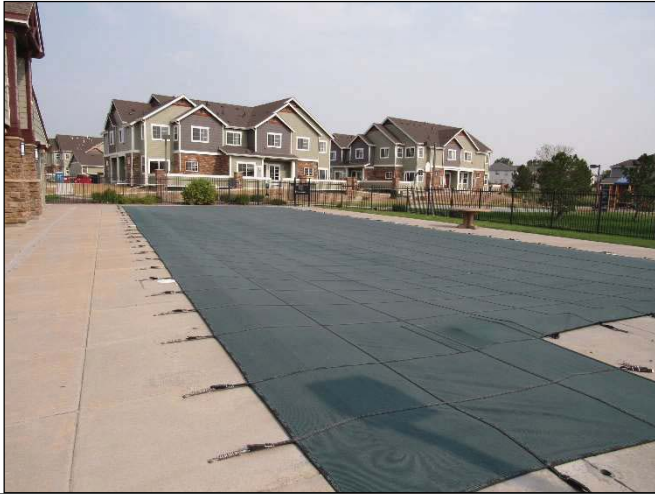


Quantity	1 unit
Age	16 years
Typical Useful Life	15 years
Est. Remaining U. L.	1 years
Source	SBSA Component Database
Condition	Poor to Fair
Recommendations	I4.1 Cyclically remove and replace the composite play structure every 15 years, starting in 2021.

Comments	<p>This playground consists of a composite play structure. It is recommended that all play equipment and surfaces be inspected and maintained on a periodic basis. Any identified hazards should be documented and fixed based on a priority scale defined through the National Recreation and Parks Association (NRPA).</p> <p>The Association should consider marking the recommended fill depth on the composite structure supports for the engineered wood fiber fill material. This material depth should be maintained to ensure proper impact attenuation.</p>
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5. Pool

Description	Tile and plaster pool with concrete coping
Location	Swimming pool



Quantity	Surface: 2,100 square feet Coping: 300 linear feet
Age	16 years
Typical Useful Life	Resurface: 10 years Cover: 8 years Coping: 40 years
Est. Remaining U. L.	Resurface: 2 years Cover: 4 years Coping: 40 years
Source	SBSA Component Database
Condition	Fair
Recommendations	I5.1 Cyclically resurface the swimming pool every 10 years, starting in 2021. I5.2 Cyclically remove and replace the pool cover every 8 years, starting in 2024. I5.3 Remove and replace the pool coping every 40 years, starting in 2044.
Comments	The coping and pool cover include the wading pool coping and cover.

6. Wading Pool

Description	Plaster and tile coated wading pool
Location	Adjacent to the swimming pool



Quantity	Surface: 450 square feet
Age	16 years
Typical Useful Life	10 years
Est. Remaining U. L.	1 years
Source	SBSA Component Database
Condition	Fair
Recommendations	I6.1 Cyclically resurface the wading pool every 10 years, starting in 2021.
Comments	

Existing Reserve Summary

Number of Units: 143

Initial Balance: \$156,565.30

Inflation Rate: 4.00%

Study Year: 2021

Projected Interest Rate: 0.50%

Loan Payment: \$0.00

Assessment Schedule

Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member	Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
2021	\$106,126.92	\$8,843.91	\$61.85	2036	\$106,126.92	\$8,843.91	\$61.85
2022	\$106,126.92	\$8,843.91	\$61.85	2037	\$106,126.92	\$8,843.91	\$61.85
2023	\$106,126.92	\$8,843.91	\$61.85	2038	\$106,126.92	\$8,843.91	\$61.85
2024	\$106,126.92	\$8,843.91	\$61.85	2039	\$106,126.92	\$8,843.91	\$61.85
2025	\$106,126.92	\$8,843.91	\$61.85	2040	\$106,126.92	\$8,843.91	\$61.85
2026	\$106,126.92	\$8,843.91	\$61.85	2041	\$106,126.92	\$8,843.91	\$61.85
2027	\$106,126.92	\$8,843.91	\$61.85	2042	\$106,126.92	\$8,843.91	\$61.85
2028	\$106,126.92	\$8,843.91	\$61.85	2043	\$106,126.92	\$8,843.91	\$61.85
2029	\$106,126.92	\$8,843.91	\$61.85	2044	\$106,126.92	\$8,843.91	\$61.85
2030	\$106,126.92	\$8,843.91	\$61.85	2045	\$106,126.92	\$8,843.91	\$61.85
2031	\$106,126.92	\$8,843.91	\$61.85	2046	\$106,126.92	\$8,843.91	\$61.85
2032	\$106,126.92	\$8,843.91	\$61.85	2047	\$106,126.92	\$8,843.91	\$61.85
2033	\$106,126.92	\$8,843.91	\$61.85	2048	\$106,126.92	\$8,843.91	\$61.85
2034	\$106,126.92	\$8,843.91	\$61.85	2049	\$106,126.92	\$8,843.91	\$61.85
2035	\$106,126.92	\$8,843.91	\$61.85	2050	\$106,126.92	\$8,843.91	\$61.85

Calculations and Recommendations

Initial average contribution per unit: \$61.85

Lowest projected fund balance: -\$8,085,137.30

First year fund falls to minimum balance: 2021

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
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A. Topography, Grading and Drainage

A1.1	1 UT of Site Grading								
	Cyclical	1 UT	100%	\$ 9,000.00	\$ 9,000.00	2024	4	7 years	2045
	Regrade around a portion of the community buildings.								

B. Paving and Curbing

B1.1	232,000 SF of Asphalt Surfaces								
	Cyclical	77,333 SF	33%	\$ 0.35	\$ 27,066.55	2022	15	2 years	2050
	Crack fill, restripe and apply an asphalt rejuvenator in phases.								

C. Flatwork

C1.1	70,000 SF of Concrete Walkways								
	Cyclical	3,500 SF	5%	\$ 9.50	\$ 33,250.00	2023	6	5 years	2048
	Remove and replace damaged sections of the concrete walkways.								

C2.1	5,000 SF of Pool Deck								
	Cyclical	250 SF	5%	\$ 9.50	\$ 2,375.00	2024	6	5 years	2049
	Remove and replace damaged sections of the pool deck.								

C3.1	16,000 SF of Concrete Pans								
	Cyclical	800 SF	5%	\$ 9.50	\$ 7,600.00	2022	6	5 years	2047
	Remove and replace damaged sections of the concrete drain pans.								

C4.1	15,000 LF of Curb and Gutter								
	Cyclical	750 LF	5%	\$ 28.00	\$ 21,000.00	2022	6	5 years	2047
	Remove and replace damaged sections of the curb and gutters.								

D. Landscaping and Appurtenances

D1	1 UT of Community Signage								
	No Action								
	The estimated remaining useful life of the community signage should exceed the term of this Study.								

D2.1	1 UT of Retaining Walls								
	Cyclical	1 UT	100%	\$ 6,000.00	\$ 6,000.00	2025	3	10 years	2045
	Remove and replace damaged sections of the masonry retaining walls.								

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
D3.1	820 LF of Railings								
	Cyclical	820 LF	100%	\$ 8.25	\$ 6,765.00	2026	4	7 years	2047
	Prepare and repaint the metal railings.								
D3.2	820 LF of Railings								
	Replacement	820 LF	100%	\$ 30.00	\$ 24,600.00	2035	1	30 years	2035
	Remove and replace the metal railings.								
D4.1	320 LF of Metal Fencing								
	Replacement	320 LF	100%	\$ 40.00	\$ 12,800.00	2024	1	30 years	2024
	Remove and replace the metal fencing.								
D4.2	320 LF of Metal Fencing								
	Cyclical	320 LF	100%	\$ 9.50	\$ 3,040.00	2031	3	7 years	2045
	Prepare and repaint the metal fencing.								
D5.1	1,100 LF of Wood Fencing								
	Cyclical	1,100 LF	100%	\$ 28.00	\$ 30,800.00	2026	2	20 years	2046
	Remove and replace the wood fencing.								
D5.2	1,100 LF of Wood Fencing								
	Cyclical	1,100 LF	100%	\$ 7.50	\$ 8,250.00	2032	4	6 years	2050
	Prepare and refinish the wood fencing.								
D6.1	90 EA of Street Lights								
	Cyclical	90 EA	100%	\$ 1,250.00	\$ 112,500.00	2029	2	15 years	2044
	Remove and replace the street light fixtures.								
D7.1	24 EA of Mailboxes								
	Cyclical	24 EA	100%	\$ 1,300.00	\$ 31,200.00	2024	2	20 years	2044
	Remove and replace the mail clusterboxes.								
D8.1	2 EA of Irrigation Controller								
	Cyclical	2 EA	100%	\$ 2,700.00	\$ 5,400.00	2024	2	15 years	2039
	Remove and replace the irrigation clocks.								

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
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E. Façade

E1.1	117,000 SF of Stone Veneer								
	Cyclical	5,850 SF	5%	\$ 12.95	\$ 75,757.50	2021	3	10 years	2041
	Tuckpoint and remove and replace damaged sections of the brick veneer.								

E2.1	139,900 SF of Lap Siding								
	Cyclical	34,975 SF	25%	\$ 2.00	\$ 69,950.00	2021	4	6 years	2039
	Prepare and repaint the lap siding in phases (1).								

E2.2	139,900 SF of Lap Siding								
	Cyclical	34,975 SF	25%	\$ 2.00	\$ 69,950.00	2024	3	6 years	2036
	Prepare and repaint the lap siding in phases (2).								

E2.3	139,900 SF of Lap Siding								
	Cyclical	34,975 SF	25%	\$ 2.00	\$ 69,950.00	2025	3	6 years	2037
	Prepare and repaint the lap siding in phases (3).								

E2.4	139,900 SF of Lap Siding								
	Cyclical	34,975 SF	25%	\$ 2.00	\$ 69,950.00	2026	3	6 years	2038
	Prepare and repaint the lap siding in phases (4).								

E2.5	139,900 SF of Lap Siding								
	Cyclical	21,374 SF	15%	\$ 8.50	\$ 181,675.69	2044	4	2 years	2050
	Remove and replace the lap siding in phases.								

E3.1	1,139 EA of Building Mounted Lights								
	Cyclical	228 EA	20%	\$ 125.00	\$ 28,475.00	2029	8	3 years	2050
	Remove and replace the exterior lights in phases.								

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
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F. Roofing

F1.1	4,650 SQ of Asphalt Shingles								
	Replacement	930 SQ	20%	\$ 375.00	\$ 348,750.00	2029	1	25 years	2029
	Remove and replace the asphalt shingles in phases.								

F1.2	4,650 SQ of Asphalt Shingles								
	Replacement	930 SQ	20%	\$ 375.00	\$ 348,750.00	2030	1	25 years	2030
	Remove and replace the asphalt shingles in phases.								

F1.3	4,650 SQ of Asphalt Shingles								
	Replacement	930 SQ	20%	\$ 375.00	\$ 348,750.00	2031	1	25 years	2031
	Remove and replace the asphalt shingles in phases.								

F1.4	4,650 SQ of Asphalt Shingles								
	Replacement	930 SQ	20%	\$ 375.00	\$ 348,750.00	2032	1	25 years	2032
	Remove and replace the asphalt shingles in phases.								

F1.5	4,650 SQ of Asphalt Shingles								
	Replacement	930 SQ	20%	\$ 375.00	\$ 348,750.00	2037	1	25 years	2037
	Remove and replace the asphalt shingles in phases.								

F2.1	35,180 LF of Gutters and Downspouts								
	Replacement	7,036 LF	20%	\$ 12.65	\$ 89,005.40	2029	1	25 years	2029
	Remove and replace the gutters and downspouts in phases.								

F2.2	35,180 LF of Gutters and Downspouts								
	Replacement	7,036 LF	20%	\$ 12.65	\$ 89,005.40	2031	1	25 years	2031
	Remove and replace the gutters and downspouts in phases.								

F2.3	35,180 LF of Gutters and Downspouts								
	Replacement	7,036 LF	20%	\$ 12.65	\$ 89,005.40	2033	1	25 years	2033
	Remove and replace the gutters and downspouts in phases.								

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
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F2.4	35,180 LF of Gutters and Downspouts								
	Replacement	7,036 LF	20%	\$ 12.65	\$ 89,005.40	2035	1	25 years	2035
Remove and replace the gutters and downspouts in phases.									

F2.5	35,180 LF of Gutters and Downspouts								
	Replacement	7,036 LF	20%	\$ 12.65	\$ 89,005.40	2037	1	25 years	2037
Remove and replace the gutters and downspouts in phases.									

G. Interior

G1.1	2 EA of Restrooms								
	Cyclical	2 EA	100%	\$ 4,000.00	\$ 8,000.00	2022	2	15 years	2037
Remove and replace the restroom fixtures and finishes.									

H. Mechanical

H1.1	1 EA of Boilers								
	Cyclical	1 EA	100%	\$ 7,500.00	\$ 7,500.00	2022	3	12 years	2046
Remove and replace the pool boiler.									

H1.2	1 EA of Boilers								
	Cyclical	1 EA	100%	\$ 4,500.00	\$ 4,500.00	2032	2	12 years	2044
Remove and replace the wading pool boiler.									

H2.1	2 EA of Pumps								
	Cyclical	2 EA	100%	\$ 1,100.00	\$ 2,200.00	2021	4	8 years	2045
Remove and replace the pumps.									

H3.1	1 EA of Hot Water Heater								
	Cyclical	1 EA	100%	\$ 2,200.00	\$ 2,200.00	2023	3	12 years	2047
Remove and replace the hot water heater.									

H4.1	3 EA of Filters								
	Cyclical	3 EA	100%	\$ 1,400.00	\$ 4,200.00	2021	3	14 years	2049
Remove and replace the pool filters.									

Reserve Component Detail

ID	Description	Quantity	% of Total	Unit Cost	Total Cost	Start Work	# of Cycles	Occurs Every	End Work
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H5.1	1 UT of Security System								
	Cyclical	1 UT	100%	\$ 5,000.00	\$ 5,000.00	2025	3	10 years	2045
	Upgrade the security system.								

I. Amenities

I1	2 EA of Pool Trellis								
	No Action	EA		\$ -		0		years	
	The estimated remaining useful life of the trellises should exceed the term of this Study.								

I2.1	1 UT of Lounge Chairs								
	Cyclical	1 UT	100%	\$ 4,000.00	\$ 4,000.00	2021	8	4 years	2049
	Remove and replace the lounge chairs in phases.								

I3	1 UT of Basketball Court								
	No Action								
	The estimated remaining useful life of the basketball court should exceed the term of this Study.								

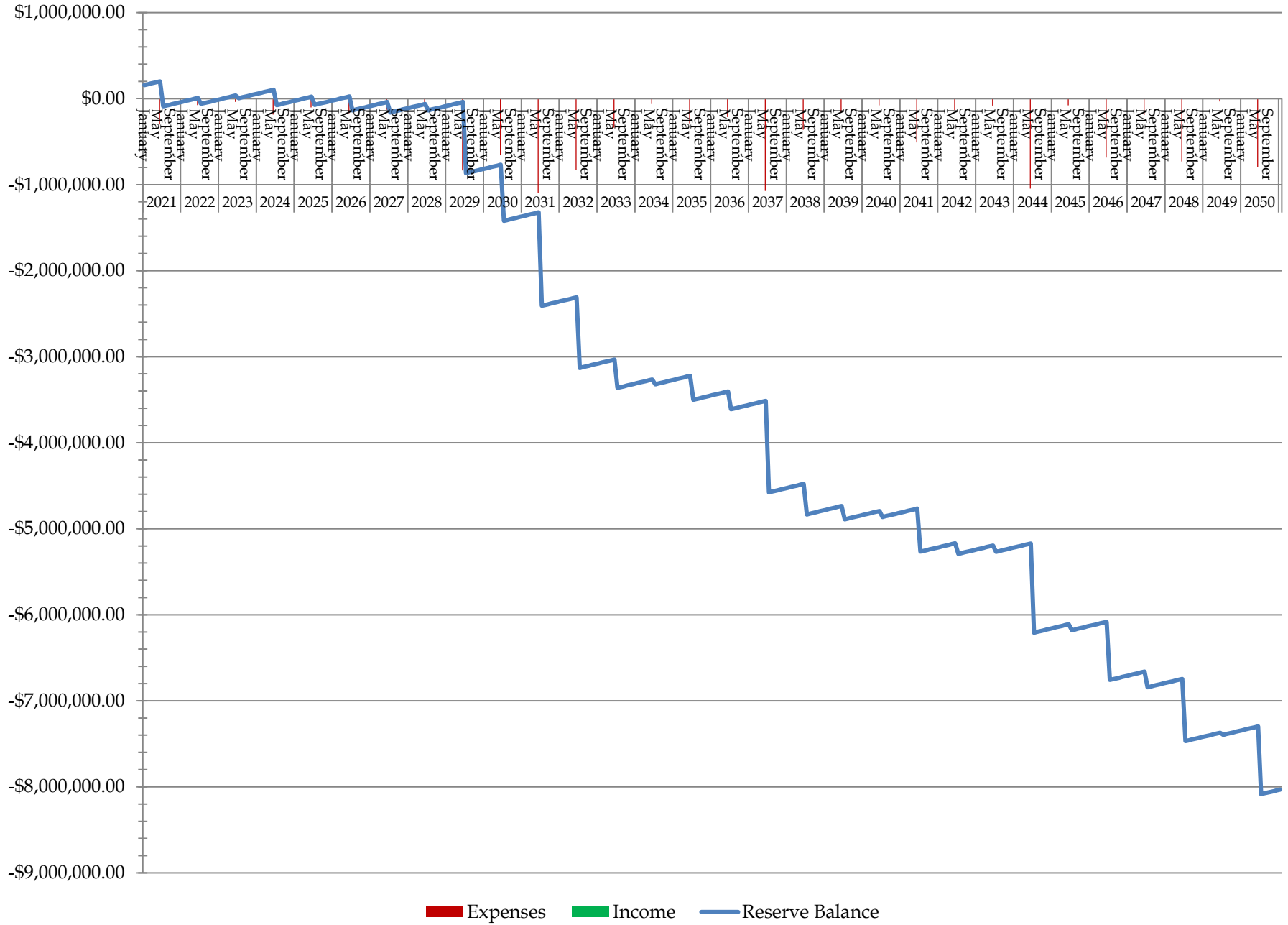
I4.1	1 UT of Playground								
	Cyclical	1 UT	100%	\$ 18,000.00	\$ 18,000.00	2021	2	15 years	2036
	Remove and replace the composite play structure.								

I5.1	8,400 SF of Pool								
	Cyclical	8,400 SF	100%	\$ 13.00	\$ 109,200.00	2021	3	10 years	2041
	Resurface the swimming pool.								

I5.2	1 UT of Pool Cover								
	Cyclical	1 UT	100%	\$ 2,000.00	\$ 2,000.00	2024	4	8 years	2048
	Remove and replace the pool cover.								

I5.3	300 LF of Pool Coping								
	Replacement	300 LF	100%	\$ 40.00	\$ 12,000.00	2044	1	40 years	2044
	Remove and replace the pool coping.								

I6.1	450 SF of Wading Pool								
	Cyclical	450 SF	100%	\$ 13.00	\$ 5,850.00	2021	3	10 years	2041
	Resurface the wading pool								



Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2021	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 165,474.30
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 174,387.01
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 183,303.42
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 192,223.54
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 201,147.37
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 300,723.80	\$ -	\$ (90,648.91)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (81,805.00)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (72,961.09)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (64,117.18)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (55,273.27)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (46,429.36)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (37,585.45)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 300,723.80	\$ -	
2022	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (28,741.54)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (19,897.63)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (11,053.72)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,209.81)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 6,634.10
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 76,973.75	\$ -	\$ (61,492.99)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (52,649.08)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (43,805.17)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (34,961.26)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (26,117.35)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (17,273.44)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,429.53)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 76,973.75	\$ -	
2023	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 414.38
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 9,258.47
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 18,106.23
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 26,957.67
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 35,812.79
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 39,876.43	\$ -	\$ 4,795.16
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 13,641.07
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 22,490.66
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 31,343.92
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 40,200.87
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 49,061.50
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 57,925.81
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 39,876.43	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2024	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 66,793.81
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 75,665.49
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 84,540.86
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 93,419.92
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 102,302.67
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 186,933.52	\$ -	\$ (75,744.42)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (66,900.51)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (58,056.60)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (49,212.69)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (40,368.78)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (31,524.87)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (22,680.96)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 186,933.52	\$ -	
2025	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (13,837.05)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,993.14)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 3,850.77
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 12,696.29
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 21,545.48
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 103,354.67	\$ -	\$ (72,956.33)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (64,112.42)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (55,268.51)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (46,424.60)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (37,580.69)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (28,736.78)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (19,892.87)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 103,354.67	\$ -	
2026	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (11,048.96)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,205.05)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 6,638.86
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 15,485.53
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ 24,335.88
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 170,288.60	\$ -	\$ (137,098.70)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (128,254.79)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (119,410.88)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (110,566.97)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (101,723.06)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (92,879.15)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (84,035.24)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 170,288.60	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2027	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (75,191.33)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (66,347.42)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (57,503.51)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (48,659.60)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (39,815.69)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 129,685.08	\$ -	\$ (160,656.86)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (151,812.95)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (142,969.04)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (134,125.13)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (125,281.22)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (116,437.31)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (107,593.40)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 129,685.08	\$ -	
2028	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (98,749.49)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (89,905.58)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (81,061.67)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (72,217.76)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (63,373.85)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 82,547.37	\$ -	\$ (137,077.31)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (128,233.40)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (119,389.49)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (110,545.58)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (101,701.67)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (92,857.76)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (84,013.85)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 82,547.37	\$ -	
2029	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (75,169.94)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (66,326.03)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (57,482.12)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (48,638.21)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (39,794.30)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 835,918.72	\$ -	\$ (866,869.11)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (858,025.20)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (849,181.29)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (840,337.38)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (831,493.47)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (822,649.56)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (813,805.65)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 835,918.72	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2030	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (804,961.74)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (796,117.83)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (787,273.92)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (778,430.01)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (769,586.10)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 659,843.39	\$ -	\$ (1,420,585.58)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,411,741.67)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,402,897.76)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,394,053.85)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,385,209.94)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,376,366.03)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,367,522.12)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 659,843.39	\$ -	
2031	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,358,678.21)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,349,834.30)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,340,990.39)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,332,146.48)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (1,323,302.57)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 1,093,863.55	\$ -	\$ (2,408,322.21)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,399,478.30)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,390,634.39)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,381,790.48)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,372,946.57)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,364,102.66)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,355,258.75)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 1,093,863.55	\$ -	
2032	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,346,414.84)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,337,570.93)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,328,727.02)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,319,883.11)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (2,311,039.20)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 828,680.75	\$ -	\$ (3,130,876.04)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,122,032.13)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,113,188.22)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,104,344.31)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,095,500.40)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,086,656.49)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,077,812.58)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 828,680.75	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2033	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,068,968.67)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,060,124.76)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,051,280.85)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,042,436.94)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,033,593.03)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 337,960.64	\$ -	\$ (3,362,709.76)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,353,865.85)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,345,021.94)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,336,178.03)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,327,334.12)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,318,490.21)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,309,646.30)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 337,960.64	\$ -	
2034	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,300,802.39)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,291,958.48)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,283,114.57)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,274,270.66)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,265,426.75)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 63,970.82	\$ -	\$ (3,320,553.66)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,311,709.75)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,302,865.84)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,294,021.93)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,285,178.02)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,276,334.11)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,267,490.20)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 63,970.82	\$ -	
2035	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,258,646.29)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,249,802.38)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,240,958.47)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,232,114.56)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,223,270.65)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 287,215.20	\$ -	\$ (3,501,641.94)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,492,798.03)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,483,954.12)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,475,110.21)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,466,266.30)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,457,422.39)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,448,578.48)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 287,215.20	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2036	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,439,734.57)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,430,890.66)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,422,046.75)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,413,202.84)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,404,358.93)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 215,423.85	\$ -	\$ (3,610,938.87)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,602,094.96)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,593,251.05)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,584,407.14)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,575,563.23)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,566,719.32)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,557,875.41)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 215,423.85	\$ -	
2037	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,549,031.50)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,540,187.59)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,531,343.68)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,522,499.77)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (3,513,655.86)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 1,072,329.75	\$ -	\$ (4,577,141.70)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,568,297.79)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,559,453.88)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,550,609.97)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,541,766.06)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,532,922.15)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,524,078.24)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 1,072,329.75	\$ -	
2038	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,515,234.33)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,506,390.42)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,497,546.51)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,488,702.60)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,479,858.69)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 362,685.08	\$ -	\$ (4,833,699.86)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,824,855.95)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,816,012.04)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,807,168.13)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,798,324.22)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,789,480.31)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,780,636.40)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 362,685.08	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2039	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,771,792.49)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,762,948.58)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,754,104.67)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,745,260.76)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,736,416.85)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 163,754.86	\$ -	\$ (4,891,327.80)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,882,483.89)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,873,639.98)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,864,796.07)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,855,952.16)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,847,108.25)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,838,264.34)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 163,754.86	\$ -	
2040	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,829,420.43)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,820,576.52)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,811,732.61)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,802,888.70)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,794,044.79)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 78,511.34	\$ -	\$ (4,863,712.22)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,854,868.31)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,846,024.40)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,837,180.49)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,828,336.58)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,819,492.67)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,810,648.76)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 78,511.34	\$ -	
2041	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,801,804.85)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,792,960.94)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,784,117.03)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,775,273.12)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (4,766,429.21)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 508,809.04	\$ -	\$ (5,266,394.34)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,257,550.43)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,248,706.52)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,239,862.61)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,231,018.70)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,222,174.79)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,213,330.88)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 508,809.04	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2042	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,204,486.97)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,195,643.06)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,186,799.15)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,177,955.24)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,169,111.33)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 131,925.21	\$ -	\$ (5,292,192.63)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,283,348.72)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,274,504.81)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,265,660.90)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,256,816.99)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,247,973.08)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,239,129.17)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 131,925.21	\$ -	
2043	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,230,285.26)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,221,441.35)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,212,597.44)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,203,753.53)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,194,909.62)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 81,951.80	\$ -	\$ (5,268,017.51)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,259,173.60)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,250,329.69)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,241,485.78)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,232,641.87)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,223,797.96)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,214,954.05)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 81,951.80	\$ -	
2044	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,206,110.14)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,197,266.23)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,188,422.32)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,179,578.41)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (5,170,734.50)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 1,045,936.39	\$ -	\$ (6,207,826.98)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,198,983.07)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,190,139.16)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,181,295.25)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,172,451.34)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,163,607.43)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,154,763.52)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 1,045,936.39	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2045	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,145,919.61)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,137,075.70)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,128,231.79)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,119,387.88)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,110,543.97)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 77,949.06	\$ -	\$ (6,179,649.12)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,170,805.21)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,161,961.30)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,153,117.39)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,144,273.48)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,135,429.57)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,126,585.66)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 77,949.06	\$ -	
2046	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,117,741.75)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,108,897.84)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,100,053.93)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,091,210.02)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,082,366.11)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 684,917.16	\$ -	\$ (6,758,439.36)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,749,595.45)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,740,751.54)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,731,907.63)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,723,063.72)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,714,219.81)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,705,375.90)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 684,917.16	\$ -	
2047	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,696,531.99)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,687,688.08)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,678,844.17)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,670,000.26)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,661,156.35)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 190,417.67	\$ -	\$ (6,842,730.11)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,833,886.20)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,825,042.29)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,816,198.38)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,807,354.47)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,798,510.56)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,789,666.65)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 190,417.67	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2048	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,780,822.74)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,771,978.83)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,763,134.92)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,754,291.01)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (6,745,447.10)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 731,660.36	\$ -	\$ (7,468,263.55)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,459,419.64)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,450,575.73)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,441,731.82)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,432,887.91)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,424,044.00)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,415,200.09)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 731,660.36	\$ -	
2049	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,406,356.18)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,397,512.27)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,388,668.36)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,379,824.45)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,370,980.54)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 32,979.74	\$ -	\$ (7,395,116.37)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,386,272.46)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,377,428.55)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,368,584.64)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,359,740.73)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,350,896.82)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,342,052.91)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 32,979.74	\$ -	
2050	January	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,333,209.00)
	February	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,324,365.09)
	March	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,315,521.18)
	April	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,306,677.27)
	May	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (7,297,833.36)
	June	\$ 8,843.91	\$ -	\$ 8,843.91	\$ 796,147.85	\$ -	\$ (8,085,137.30)
	July	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,076,293.39)
	August	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,067,449.48)
	September	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,058,605.57)
	October	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,049,761.66)
	November	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,040,917.75)
	December	\$ 8,843.91	\$ -	\$ 8,843.91	\$ -	\$ -	\$ (8,032,073.84)
Totals:		\$ 106,126.92	\$ -	\$ 106,126.92	\$ 796,147.85	\$ -	

Baseline Reserve Summary

Number of Units: 143	Study Year: 2021
Initial Balance: \$156,565.30	Projected Interest Rate: 0.50%
Inflation Rate: 4.00%	Loan Payment: \$0.00
Proposed Monthly Contribution: \$26,510.00	Annual Contribution Increase: 3.00%
First Year Change Per Member: \$123.54	First Year Contribution Change (%): 66.64%

Assessment Schedule

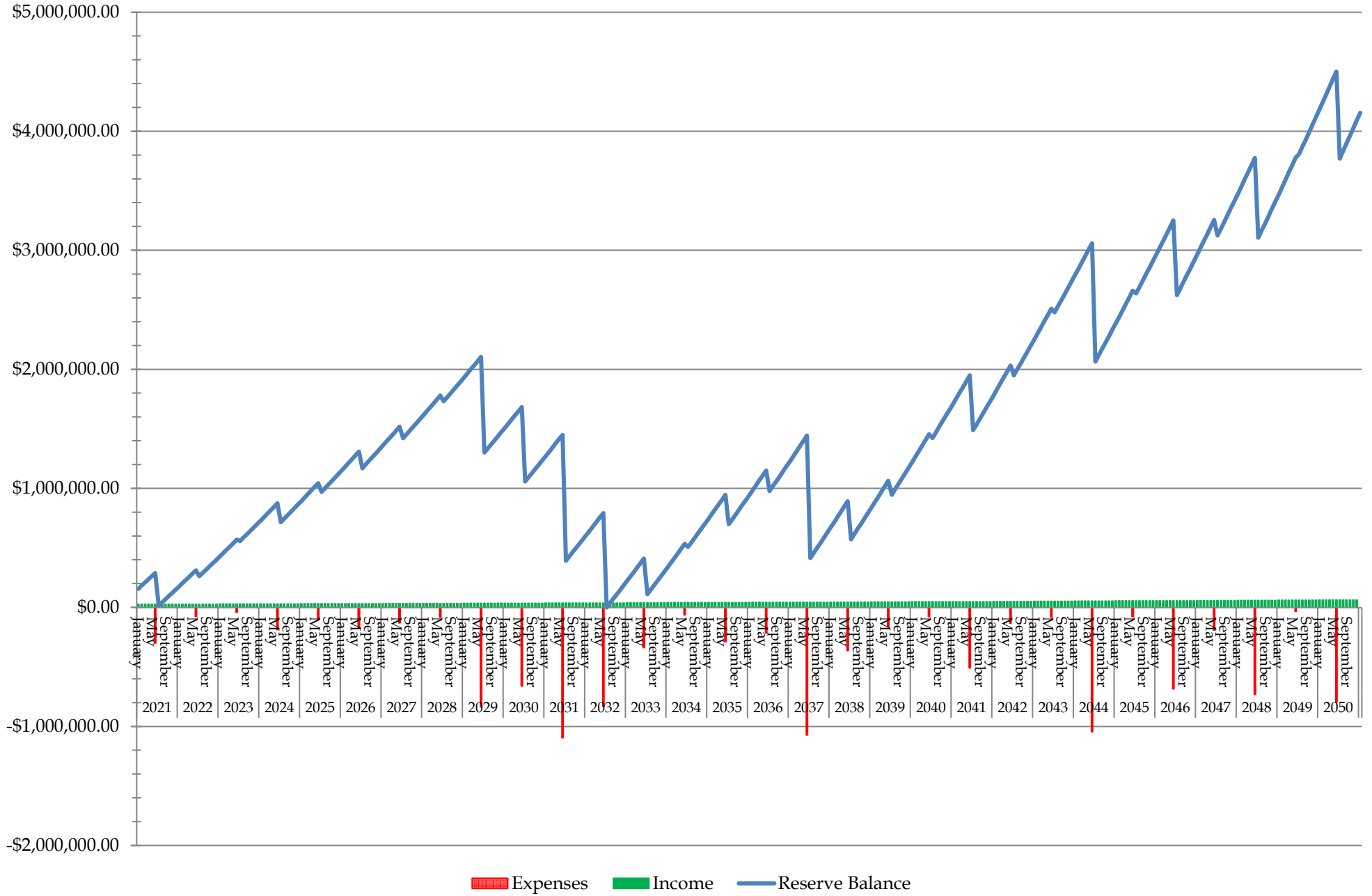
Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member	Year	Annual Total Contribution	Average Monthly Contribution	Average Monthly Contribution Per Member
2021	\$318,120.00	\$26,510.00	\$185.38	2036	\$495,620.59	\$41,301.72	\$288.82
2022	\$327,663.60	\$27,305.30	\$190.95	2037	\$510,489.21	\$42,540.77	\$297.49
2023	\$337,493.51	\$28,124.46	\$196.67	2038	\$525,803.89	\$43,816.99	\$306.41
2024	\$347,618.31	\$28,968.19	\$202.57	2039	\$541,578.01	\$45,131.50	\$315.60
2025	\$358,046.86	\$29,837.24	\$208.65	2040	\$557,825.35	\$46,485.45	\$325.07
2026	\$368,788.27	\$30,732.36	\$214.91	2041	\$574,560.11	\$47,880.01	\$334.83
2027	\$379,851.92	\$31,654.33	\$221.36	2042	\$591,796.91	\$49,316.41	\$344.87
2028	\$391,247.47	\$32,603.96	\$228.00	2043	\$609,550.82	\$50,795.90	\$355.22
2029	\$402,984.90	\$33,582.07	\$234.84	2044	\$627,837.34	\$52,319.78	\$365.87
2030	\$415,074.45	\$34,589.54	\$241.88	2045	\$646,672.46	\$53,889.37	\$376.85
2031	\$427,526.68	\$35,627.22	\$249.14	2046	\$666,072.63	\$55,506.05	\$388.15
2032	\$440,352.48	\$36,696.04	\$256.62	2047	\$686,054.81	\$57,171.23	\$399.80
2033	\$453,563.05	\$37,796.92	\$264.31	2048	\$706,636.46	\$58,886.37	\$411.79
2034	\$467,169.94	\$38,930.83	\$272.24	2049	\$727,835.55	\$60,652.96	\$424.15
2035	\$481,185.04	\$40,098.75	\$280.41	2050	\$749,670.62	\$62,472.55	\$436.87

Special Assessments

Year	Action	Cost

Calculations and Recommendations

Lowest projected fund balance: \$384.34
 Year of lowest projected balance: 2032
 Reserve Account Minimum Threshold: \$0.00



Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2021	January	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 183,140.39
	February	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 209,726.53
	March	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 236,323.72
	April	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 262,931.97
	May	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 289,551.28
	June	\$ 26,510.00	\$ -	\$ 26,510.00	\$ 300,723.80	\$ -	\$ 15,457.86
	July	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 41,974.29
	August	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 68,501.74
	September	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 95,040.22
	October	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 121,589.73
	November	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 148,150.28
	December	\$ 26,510.00	\$ -	\$ 26,510.00	\$ -	\$ -	\$ 174,721.87
Totals:		\$ 318,120.00	\$ -	\$ 318,120.00	\$ 300,723.80	\$ -	
2022	January	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 202,099.81
	February	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 229,489.13
	March	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 256,889.84
	April	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 284,301.94
	May	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 311,725.43
	June	\$ 27,305.30	\$ -	\$ 27,305.30	\$ 76,973.75	\$ -	\$ 262,186.57
	July	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 289,600.87
	August	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 317,026.57
	September	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 344,463.67
	October	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 371,912.17
	November	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 399,372.08
	December	\$ 27,305.30	\$ -	\$ 27,305.30	\$ -	\$ -	\$ 426,843.41
Totals:		\$ 327,663.60	\$ -	\$ 327,663.60	\$ 76,973.75	\$ -	
2023	January	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 455,145.32
	February	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 483,459.00
	March	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 511,784.45
	April	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 540,121.67
	May	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 568,470.67
	June	\$ 28,124.46	\$ -	\$ 28,124.46	\$ 39,876.43	\$ -	\$ 556,955.03
	July	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 585,311.03
	August	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 613,678.82
	September	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 642,058.40
	October	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 670,449.78
	November	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 698,852.96
	December	\$ 28,124.46	\$ -	\$ 28,124.46	\$ -	\$ -	\$ 727,267.95
Totals:		\$ 337,493.51	\$ -	\$ 337,493.51	\$ 39,876.43	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2024	January	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 756,538.49
	February	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 785,821.20
	March	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 815,116.08
	April	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 844,423.14
	May	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 873,742.38
	June	\$ 28,968.19	\$ -	\$ 28,968.19	\$ 186,933.52	\$ -	\$ 716,140.29
	July	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 745,406.21
	August	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 774,684.29
	September	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 803,974.54
	October	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 833,276.97
	November	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 862,591.58
	December	\$ 28,968.19	\$ -	\$ 28,968.19	\$ -	\$ -	\$ 891,918.38
Totals:		\$ 347,618.31	\$ -	\$ 347,618.31	\$ 186,933.52	\$ -	
2025	January	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 922,126.41
	February	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 952,347.00
	March	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 982,580.15
	April	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,012,825.87
	May	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,043,084.16
	June	\$ 29,837.24	\$ -	\$ 29,837.24	\$ 103,354.67	\$ -	\$ 970,000.36
	July	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,000,240.85
	August	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,030,493.91
	September	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,060,759.55
	October	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,091,037.77
	November	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,121,328.58
	December	\$ 29,837.24	\$ -	\$ 29,837.24	\$ -	\$ -	\$ 1,151,631.98
Totals:		\$ 358,046.86	\$ -	\$ 358,046.86	\$ 103,354.67	\$ -	
2026	January	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,182,843.10
	February	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,214,067.19
	March	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,245,304.26
	April	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,276,554.32
	May	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,307,817.37
	June	\$ 30,732.36	\$ -	\$ 30,732.36	\$ 170,288.60	\$ -	\$ 1,168,804.81
	July	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,200,023.06
	August	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,231,254.29
	September	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,262,498.51
	October	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,293,755.71
	November	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,325,025.91
	December	\$ 30,732.36	\$ -	\$ 30,732.36	\$ -	\$ -	\$ 1,356,309.11
Totals:		\$ 368,788.27	\$ -	\$ 368,788.27	\$ 170,288.60	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2027	January	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,388,527.28
	February	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,420,758.85
	March	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,453,003.82
	April	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,485,262.19
	May	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,517,533.97
	June	\$ 31,654.33	\$ -	\$ 31,654.33	\$ 129,685.08	\$ -	\$ 1,420,134.09
	July	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,452,378.80
	August	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,484,636.91
	September	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,516,908.43
	October	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,549,193.37
	November	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,581,491.73
	December	\$ 31,654.33	\$ -	\$ 31,654.33	\$ -	\$ -	\$ 1,613,803.51
Totals:		\$ 379,851.92	\$ -	\$ 379,851.92	\$ 129,685.08	\$ -	
2028	January	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,647,078.36
	February	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,680,367.04
	March	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,713,669.56
	April	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,746,985.92
	May	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,780,316.13
	June	\$ 32,603.96	\$ -	\$ 32,603.96	\$ 82,547.37	\$ -	\$ 1,731,112.83
	July	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,764,436.44
	August	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,797,773.91
	September	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,831,125.24
	October	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,864,490.43
	November	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,897,869.49
	December	\$ 32,603.96	\$ -	\$ 32,603.96	\$ -	\$ -	\$ 1,931,262.43
Totals:		\$ 391,247.47	\$ -	\$ 391,247.47	\$ 82,547.37	\$ -	
2029	January	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,965,647.37
	February	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 2,000,046.60
	March	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 2,034,460.13
	April	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 2,068,887.97
	May	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 2,103,330.12
	June	\$ 33,582.07	\$ -	\$ 33,582.07	\$ 835,918.72	\$ -	\$ 1,301,867.87
	July	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,335,991.16
	August	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,370,128.64
	September	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,404,280.31
	October	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,438,446.18
	November	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,472,626.25
	December	\$ 33,582.07	\$ -	\$ 33,582.07	\$ -	\$ -	\$ 1,506,820.53
Totals:		\$ 402,984.90	\$ -	\$ 402,984.90	\$ 835,918.72	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2030	January	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,542,036.48
	February	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,577,267.07
	March	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,612,512.31
	April	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,647,772.20
	May	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,683,046.75
	June	\$ 34,589.54	\$ -	\$ 34,589.54	\$ 659,843.39	\$ -	\$ 1,058,492.57
	July	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,093,522.15
	August	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,128,566.29
	September	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,163,625.00
	October	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,198,698.28
	November	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,233,786.14
	December	\$ 34,589.54	\$ -	\$ 34,589.54	\$ -	\$ -	\$ 1,268,888.59
Totals:		\$ 415,074.45	\$ -	\$ 415,074.45	\$ 659,843.39	\$ -	
2031	January	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 1,305,043.32
	February	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 1,341,213.08
	March	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 1,377,397.88
	April	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 1,413,597.72
	May	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 1,449,812.61
	June	\$ 35,627.22	\$ -	\$ 35,627.22	\$ 1,093,863.55	\$ -	\$ 392,179.00
	July	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 427,969.27
	August	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 463,774.42
	September	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 499,594.45
	October	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 535,429.37
	November	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 571,279.19
	December	\$ 35,627.22	\$ -	\$ 35,627.22	\$ -	\$ -	\$ 607,143.91
Totals:		\$ 427,526.68	\$ -	\$ 427,526.68	\$ 1,093,863.55	\$ -	
2032	January	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 644,092.35
	February	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 681,056.15
	March	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 718,035.32
	April	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 755,029.86
	May	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 792,039.78
	June	\$ 36,696.04	\$ -	\$ 36,696.04	\$ 828,680.75	\$ -	\$ 384.34
	July	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 37,080.54
	August	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 73,792.00
	September	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 110,518.72
	October	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 147,260.71
	November	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 184,017.97
	December	\$ 36,696.04	\$ -	\$ 36,696.04	\$ -	\$ -	\$ 220,790.51
Totals:		\$ 440,352.48	\$ -	\$ 440,352.48	\$ 828,680.75	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2033	January	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 258,679.23
	February	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 296,583.70
	March	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 334,503.93
	April	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 372,439.92
	May	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 410,391.68
	June	\$ 37,796.92	\$ -	\$ 37,796.92	\$ 337,960.64	\$ -	\$ 110,398.58
	July	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 148,241.41
	August	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 186,099.97
	September	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 223,974.27
	October	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 261,864.31
	November	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 299,770.11
	December	\$ 37,796.92	\$ -	\$ 37,796.92	\$ -	\$ -	\$ 337,691.66
Totals:		\$ 453,563.05	\$ -	\$ 453,563.05	\$ 337,960.64	\$ -	
2034	January	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 376,762.88
	February	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 415,850.34
	March	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 454,954.05
	April	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 494,074.02
	May	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 533,210.25
	June	\$ 38,930.83	\$ -	\$ 38,930.83	\$ 63,970.82	\$ -	\$ 508,391.93
	July	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 547,534.11
	August	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 586,692.56
	September	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 625,867.29
	October	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 665,058.31
	November	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 704,265.62
	December	\$ 38,930.83	\$ -	\$ 38,930.83	\$ -	\$ -	\$ 743,489.23
Totals:		\$ 467,169.94	\$ -	\$ 467,169.94	\$ 63,970.82	\$ -	
2035	January	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 783,897.07
	February	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 824,321.71
	March	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 864,763.16
	April	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 905,221.42
	May	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 945,696.50
	June	\$ 40,098.75	\$ -	\$ 40,098.75	\$ 287,215.20	\$ -	\$ 698,973.21
	July	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 739,362.55
	August	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 779,768.68
	September	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 820,191.61
	October	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 860,631.34
	November	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 901,087.88
	December	\$ 40,098.75	\$ -	\$ 40,098.75	\$ -	\$ -	\$ 941,561.24
Totals:		\$ 481,185.04	\$ -	\$ 481,185.04	\$ 287,215.20	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2036	January	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 983,254.39
	February	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,024,964.87
	March	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,066,692.69
	April	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,108,437.85
	May	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,150,200.37
	June	\$ 41,301.72	\$ -	\$ 41,301.72	\$ 215,423.85	\$ -	\$ 976,556.40
	July	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,018,264.09
	August	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,059,989.12
	September	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,101,731.50
	October	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,143,491.23
	November	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,185,268.32
	December	\$ 41,301.72	\$ -	\$ 41,301.72	\$ -	\$ -	\$ 1,227,062.78
Totals:		\$ 495,620.59	\$ -	\$ 495,620.59	\$ 215,423.85	\$ -	
2037	January	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 1,270,113.66
	February	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 1,313,182.44
	March	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 1,356,269.12
	April	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 1,399,373.72
	May	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 1,442,496.24
	June	\$ 42,540.77	\$ -	\$ 42,540.77	\$ 1,072,329.75	\$ -	\$ 413,306.93
	July	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 456,019.52
	August	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 498,749.87
	September	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 541,497.98
	October	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 584,263.86
	November	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 627,047.52
	December	\$ 42,540.77	\$ -	\$ 42,540.77	\$ -	\$ -	\$ 669,848.97
Totals:		\$ 510,489.21	\$ -	\$ 510,489.21	\$ 1,072,329.75	\$ -	
2038	January	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 713,944.44
	February	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 758,058.24
	March	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 802,190.38
	April	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 846,340.87
	May	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 890,509.71
	June	\$ 43,816.99	\$ -	\$ 43,816.99	\$ 362,685.08	\$ -	\$ 572,011.83
	July	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 616,066.63
	August	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 660,139.74
	September	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 704,231.17
	October	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 748,340.93
	November	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 792,469.03
	December	\$ 43,816.99	\$ -	\$ 43,816.99	\$ -	\$ -	\$ 836,615.48
Totals:		\$ 525,803.89	\$ -	\$ 525,803.89	\$ 362,685.08	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2039	January	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 882,094.79
	February	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 927,593.00
	March	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 973,110.13
	April	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,018,646.18
	May	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,064,201.16
	June	\$ 45,131.50	\$ -	\$ 45,131.50	\$ 163,754.86	\$ -	\$ 946,020.22
	July	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 991,545.01
	August	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,037,088.72
	September	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,082,651.37
	October	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,128,232.96
	November	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,173,833.50
	December	\$ 45,131.50	\$ -	\$ 45,131.50	\$ -	\$ -	\$ 1,219,453.00
Totals:		\$ 541,578.01	\$ -	\$ 541,578.01	\$ 163,754.86	\$ -	
2040	January	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,266,445.40
	February	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,313,457.34
	March	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,360,488.82
	April	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,407,539.85
	May	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,454,610.44
	June	\$ 46,485.45	\$ -	\$ 46,485.45	\$ 78,511.34	\$ -	\$ 1,423,189.26
	July	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,470,266.36
	August	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,517,363.03
	September	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,564,479.28
	October	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,611,615.11
	November	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,658,770.54
	December	\$ 46,485.45	\$ -	\$ 46,485.45	\$ -	\$ -	\$ 1,705,945.57
Totals:		\$ 557,825.35	\$ -	\$ 557,825.35	\$ 78,511.34	\$ -	
2041	January	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,754,534.77
	February	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,803,144.17
	March	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,851,773.78
	April	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,900,423.60
	May	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,949,093.65
	June	\$ 47,880.01	\$ -	\$ 47,880.01	\$ 508,809.04	\$ -	\$ 1,488,974.89
	July	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,537,473.89
	August	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,585,993.06
	September	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,634,532.40
	October	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,683,091.91
	November	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,731,671.61
	December	\$ 47,880.01	\$ -	\$ 47,880.01	\$ -	\$ -	\$ 1,780,271.51
Totals:		\$ 574,560.11	\$ -	\$ 574,560.11	\$ 508,809.04	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2042	January	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 1,830,328.01
	February	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 1,880,405.32
	March	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 1,930,503.45
	April	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 1,980,622.40
	May	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,030,762.19
	June	\$ 49,316.41	\$ -	\$ 49,316.41	\$ 131,925.21	\$ -	\$ 1,948,997.61
	July	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 1,999,124.25
	August	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,049,271.73
	September	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,099,440.06
	October	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,149,629.24
	November	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,199,839.29
	December	\$ 49,316.41	\$ -	\$ 49,316.41	\$ -	\$ -	\$ 2,250,070.21
Totals:		\$ 591,796.91	\$ -	\$ 591,796.91	\$ 131,925.21	\$ -	
2043	January	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,301,801.51
	February	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,353,554.32
	March	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,405,328.64
	April	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,457,124.49
	May	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,508,941.87
	June	\$ 50,795.90	\$ -	\$ 50,795.90	\$ 81,951.80	\$ -	\$ 2,478,828.99
	July	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,530,655.39
	August	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,582,503.34
	September	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,634,372.84
	October	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,686,263.90
	November	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,738,176.53
	December	\$ 50,795.90	\$ -	\$ 50,795.90	\$ -	\$ -	\$ 2,790,110.75
Totals:		\$ 609,550.82	\$ -	\$ 609,550.82	\$ 81,951.80	\$ -	
2044	January	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,843,590.43
	February	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,897,092.34
	March	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,950,616.49
	April	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 3,004,162.89
	May	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 3,057,731.55
	June	\$ 52,319.78	\$ -	\$ 52,319.78	\$ 1,045,936.39	\$ -	\$ 2,065,386.09
	July	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,118,564.49
	August	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,171,764.99
	September	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,224,987.61
	October	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,278,232.36
	November	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,331,499.24
	December	\$ 52,319.78	\$ -	\$ 52,319.78	\$ -	\$ -	\$ 2,384,788.26
Totals:		\$ 627,837.34	\$ -	\$ 627,837.34	\$ 1,045,936.39	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2045	January	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,439,669.04
	February	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,494,572.63
	March	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,549,499.05
	April	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,604,448.30
	May	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,659,420.39
	June	\$ 53,889.37	\$ -	\$ 53,889.37	\$ 77,949.06	\$ -	\$ 2,636,466.28
	July	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,691,451.68
	August	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,746,459.94
	September	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,801,491.07
	October	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,856,545.08
	November	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,911,621.97
	December	\$ 53,889.37	\$ -	\$ 53,889.37	\$ -	\$ -	\$ 2,966,721.76
Totals:		\$ 646,672.46	\$ -	\$ 646,672.46	\$ 77,949.06	\$ -	
2046	January	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 3,023,461.14
	February	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 3,080,224.10
	March	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 3,137,010.66
	April	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 3,193,820.83
	May	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 3,250,654.61
	June	\$ 55,506.05	\$ -	\$ 55,506.05	\$ 684,917.16	\$ -	\$ 2,622,594.86
	July	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,679,191.18
	August	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,735,811.02
	September	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,792,454.40
	October	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,849,121.33
	November	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,905,811.82
	December	\$ 55,506.05	\$ -	\$ 55,506.05	\$ -	\$ -	\$ 2,962,525.87
Totals:		\$ 666,072.63	\$ -	\$ 666,072.63	\$ 684,917.16	\$ -	
2047	January	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,020,928.68
	February	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,079,355.77
	March	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,137,807.15
	April	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,196,282.83
	May	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,254,782.82
	June	\$ 57,171.23	\$ -	\$ 57,171.23	\$ 190,417.67	\$ -	\$ 3,122,889.46
	July	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,181,358.94
	August	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,239,852.72
	September	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,298,370.82
	October	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,356,913.25
	November	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,415,480.01
	December	\$ 57,171.23	\$ -	\$ 57,171.23	\$ -	\$ -	\$ 3,474,071.12
Totals:		\$ 686,054.81	\$ -	\$ 686,054.81	\$ 190,417.67	\$ -	

Year	Month	Assessment Income	Special Assessment Income	Reserve Income	Projected Expenses	Loan Payments	Reserve Balance
2048	January	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,534,401.73
	February	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,594,757.42
	March	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,655,138.20
	April	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,715,544.08
	May	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,775,975.07
	June	\$ 58,886.37	\$ -	\$ 58,886.37	\$ 731,660.36	\$ -	\$ 3,104,770.82
	July	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,164,947.90
	August	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,225,150.00
	September	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,285,377.13
	October	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,345,629.30
	November	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,405,906.51
	December	\$ 58,886.37	\$ -	\$ 58,886.37	\$ -	\$ -	\$ 3,466,208.78
Totals:		\$ 706,636.46	\$ -	\$ 706,636.46	\$ 731,660.36	\$ -	
2049	January	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,528,302.71
	February	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,590,422.45
	March	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,652,568.02
	April	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,714,739.42
	May	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,776,936.67
	June	\$ 60,652.96	\$ -	\$ 60,652.96	\$ 32,979.74	\$ -	\$ 3,806,180.03
	July	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,868,415.29
	August	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,930,676.42
	September	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 3,992,963.44
	October	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 4,055,276.35
	November	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 4,117,615.16
	December	\$ 60,652.96	\$ -	\$ 60,652.96	\$ -	\$ -	\$ 4,179,979.89
Totals:		\$ 727,835.55	\$ -	\$ 727,835.55	\$ 32,979.74	\$ -	
2050	January	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,244,190.13
	February	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,308,427.07
	March	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,372,690.71
	April	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,436,981.07
	May	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,501,298.15
	June	\$ 62,472.55	\$ -	\$ 62,472.55	\$ 796,147.85	\$ -	\$ 3,769,494.12
	July	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 3,833,533.72
	August	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 3,897,599.94
	September	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 3,961,692.80
	October	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,025,812.30
	November	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,089,958.45
	December	\$ 62,472.55	\$ -	\$ 62,472.55	\$ -	\$ -	\$ 4,154,131.27
Totals:		\$ 749,670.62	\$ -	\$ 749,670.62	\$ 796,147.85	\$ -	

Reserve Projection Overview

2021		2022		2023	
E1.1 Stone Veneer	\$ 78,787.80	B1.1 Asphalt Surfaces	\$ 29,275.18	C1.1 Concrete Walkways	\$ 37,401.73
E2.1 Lap Siding	\$ 72,748.00	C3.1 Concrete Pans	\$ 8,220.16	H3.1 Hot Water Heater	\$ 2,474.70
H2.1 Pumps	\$ 2,288.00	C4.1 Curb and Gutter	\$ 22,713.60		\$ -
H4.1 Filters	\$ 4,368.00	G1.1 Restrooms	\$ 8,652.80		\$ -
I2.1 Lounge Chairs	\$ 4,160.00	H1.1 Boilers	\$ 8,112.00		\$ -
I4.1 Playground	\$ 18,720.00		\$ -		\$ -
I5.1 Pool	\$ 113,568.00		\$ -		\$ -
I6.1 Wading Pool	\$ 6,084.00		\$ -		\$ -
Total:	\$ 300,723.80	Total:	\$ 76,973.75	Total:	\$ 39,876.43

2024		2025		2026	
A1.1 Site Grading	\$ 10,528.73	D2.1 Retaining Walls	\$ 7,299.92	B1.1 Asphalt Surfaces	\$ 34,247.82
B1.1 Asphalt Surfaces	\$ 31,664.04	E2.3 Lap Siding	\$ 85,104.87	D3.1 Railings	\$ 8,559.88
C2.1 Pool Deck	\$ 2,778.41	H5.1 Security System	\$ 6,083.26	D5.1 Wood Fencing	\$ 38,971.83
D4.1 Metal Fencing	\$ 14,974.19	I2.1 Lounge Chairs	\$ 4,866.61	E2.4 Lap Siding	\$ 88,509.07
D7.1 Mailboxes	\$ 36,499.59		\$ -		\$ -
D8.1 Irrigation Controller	\$ 6,317.24		\$ -		\$ -
E2.2 Lap Siding	\$ 81,831.61		\$ -		\$ -
I5.2 Pool Cover	\$ 2,339.72		\$ -		\$ -
Total:	\$ 186,933.52	Total:	\$ 103,354.67	Total:	\$ 170,288.60

2027		2028		2029	
C3.1 Concrete Pans	\$ 10,001.08	B1.1 Asphalt Surfaces	\$ 37,042.44	C2.1 Pool Deck	\$ 3,380.37
C4.1 Curb and Gutter	\$ 27,634.57	C1.1 Concrete Walkways	\$ 45,504.92	D6.1 Street Lights	\$ 160,122.58
E2.1 Lap Siding	\$ 92,049.43		\$ -	E3.1 Building Mounted Lights	\$ 40,528.80
	\$ -		\$ -	F1.1 Asphalt Shingles	\$ 496,379.99
	\$ -		\$ -	F2.1 Gutters and Downspouts	\$ 126,682.44
	\$ -		\$ -	H2.1 Pumps	\$ 3,131.29
	\$ -		\$ -	I2.1 Lounge Chairs	\$ 5,693.25
Total:	\$ 129,685.08	Total:	\$ 82,547.37	Total:	\$ 835,918.72

2030		2031		2032	
B1.1 Asphalt Surfaces	\$ 40,065.11	A1.1 Site Grading	\$ 13,855.09	B1.1 Asphalt Surfaces	\$ 43,334.42
E2.2 Lap Siding	\$ 103,543.09	D4.2 Metal Fencing	\$ 4,679.94	C3.1 Concrete Pans	\$ 12,167.84
F1.2 Asphalt Shingles	\$ 516,235.19	E1.1 Stone Veneer	\$ 116,625.19	C4.1 Curb and Gutter	\$ 33,621.68
	\$ -	E2.3 Lap Siding	\$ 107,684.81	D5.2 Wood Fencing	\$ 13,208.52
	\$ -	F1.3 Asphalt Shingles	\$ 536,884.60	E2.4 Lap Siding	\$ 111,992.20
	\$ -	F2.2 Gutters and Downspouts	\$ 137,019.72	E3.1 Building Mounted Lights	\$ 45,589.39
	\$ -	I5.1 Pool	\$ 168,108.38	F1.4 Asphalt Shingles	\$ 558,359.99
	\$ -	I6.1 Wading Pool	\$ 9,005.81	H1.2 Boilers	\$ 7,204.64
	\$ -		\$ -	I5.2 Pool Cover	\$ 3,202.06
Total:	\$ 659,843.39	Total:	\$ 1,093,863.55	Total:	\$ 828,680.75

Reserve Projection Overview

2033		2034		2035	
C1.1 Concrete Walkways	\$ 55,363.69	B1.1 Asphalt Surfaces	\$ 46,870.51	D2.1 Retaining Walls	\$ 10,805.66
D3.1 Railings	\$ 11,264.22	C2.1 Pool Deck	\$ 4,112.73	D3.2 Railings	\$ 44,303.21
E2.1 Lap Siding	\$ 116,471.89	H1.1 Boilers	\$ 12,987.57	E3.1 Building Mounted Lights	\$ 51,281.87
F2.3 Gutters and Downspouts	\$ 148,200.53		\$ -	F2.4 Gutters and Downspouts	\$ 160,293.70
I2.1 Lounge Chairs	\$ 6,660.29		\$ -	H3.1 Hot Water Heater	\$ 3,962.08
	\$ -		\$ -	H4.1 Filters	\$ 7,563.96
	\$ -		\$ -	H5.1 Security System	\$ 9,004.72
Total:	\$ 337,960.64	Total:	\$ 63,970.82	Total:	\$ 287,215.20
2036		2037		2038	
B1.1 Asphalt Surfaces	\$ 50,695.14	C3.1 Concrete Pans	\$ 14,804.04	A1.1 Site Grading	\$ 18,232.35
E2.2 Lap Siding	\$ 131,015.04	C4.1 Curb and Gutter	\$ 40,905.91	B1.1 Asphalt Surfaces	\$ 54,831.86
I4.1 Playground	\$ 33,713.66	E2.3 Lap Siding	\$ 136,255.64	C1.1 Concrete Walkways	\$ 67,358.40
	\$ -	F1.5 Asphalt Shingles	\$ 679,330.30	D4.2 Metal Fencing	\$ 6,158.48
	\$ -	F2.5 Gutters and Downspouts	\$ 173,373.66	D5.2 Wood Fencing	\$ 16,712.99
	\$ -	G1.1 Restrooms	\$ 15,583.20	E2.4 Lap Siding	\$ 141,705.87
	\$ -	H2.1 Pumps	\$ 4,285.38	E3.1 Building Mounted Lights	\$ 57,685.13
	\$ -	I2.1 Lounge Chairs	\$ 7,791.60		\$ -
Total:	\$ 215,423.85	Total:	\$ 1,072,329.75	Total:	\$ 362,685.08
2039		2040		2041	
C2.1 Pool Deck	\$ 5,003.77	B1.1 Asphalt Surfaces	\$ 59,306.14	E1.1 Stone Veneer	\$ 172,633.77
D8.1 Irrigation Controller	\$ 11,376.99	D3.1 Railings	\$ 14,822.95	E3.1 Building Mounted Lights	\$ 64,887.92
E2.1 Lap Siding	\$ 147,374.10	I5.2 Pool Cover	\$ 4,382.25	I2.1 Lounge Chairs	\$ 9,115.07
	\$ -		\$ -	I5.1 Pool	\$ 248,841.47
	\$ -		\$ -	I6.1 Wading Pool	\$ 13,330.79
Total:	\$ 163,754.86	Total:	\$ 78,511.34	Total:	\$ 508,809.04
2042		2043		2044	
B1.1 Asphalt Surfaces	\$ 64,145.53	C1.1 Concrete Walkways	\$ 81,951.79	B1.1 Asphalt Surfaces	\$ 69,379.80
C3.1 Concrete Pans	\$ 18,011.38		\$ -	C2.1 Pool Deck	\$ 6,087.85
C4.1 Curb and Gutter	\$ 49,768.29		\$ -	D5.2 Wood Fencing	\$ 21,147.26
	\$ -		\$ -	D6.1 Street Lights	\$ 288,371.72
	\$ -		\$ -	D7.1 Mailboxes	\$ 79,975.09
	\$ -		\$ -	E2.5 Lap Siding	\$ 465,690.06
	\$ -		\$ -	E3.1 Building Mounted Lights	\$ 72,990.09
	\$ -		\$ -	H1.2 Boilers	\$ 11,534.87
	\$ -		\$ -	I5.3 Pool Coping	\$ 30,759.65
Total:	\$ 131,925.21	Total:	\$ 81,951.80	Total:	\$ 1,045,936.39

Reserve Projection Overview

2045		2046		2047	
A1.1 Site Grading	\$ 23,992.53	B1.1 Asphalt Surfaces	\$ 75,041.19	C3.1 Concrete Pans	\$ 21,913.60
D2.1 Retaining Walls	\$ 15,995.02	D5.1 Wood Fencing	\$ 85,392.07	C4.1 Curb and Gutter	\$ 60,550.74
D4.2 Metal Fencing	\$ 8,104.14	E2.5 Lap Siding	\$ 503,690.37	D3.1 Railings	\$ 19,505.99
H2.1 Pumps	\$ 5,864.84	H1.1 Boilers	\$ 20,793.52	E3.1 Building Mounted Lights	\$ 82,103.92
H5.1 Security System	\$ 13,329.18		\$ -	H3.1 Hot Water Heater	\$ 6,343.41
I2.1 Lounge Chairs	\$ 10,663.35		\$ -		\$ -
Total:	\$ 77,949.06	Total:	\$ 684,917.16	Total:	\$ 190,417.67

2048		2049		2050	
B1.1 Asphalt Surfaces	\$ 81,164.55	C2.1 Pool Deck	\$ 7,406.80	B1.1 Asphalt Surfaces	\$ 87,787.58
C1.1 Concrete Walkways	\$ 99,706.89	H4.1 Filters	\$ 13,098.34	D5.2 Wood Fencing	\$ 26,758.03
E2.5 Lap Siding	\$ 544,791.51	I2.1 Lounge Chairs	\$ 12,474.61	E2.5 Lap Siding	\$ 589,246.49
I5.2 Pool Cover	\$ 5,997.41		\$ -	E3.1 Building Mounted Lights	\$ 92,355.74
Total:	\$ 731,660.36	Total:	\$ 32,979.74	Total:	\$ 796,147.85