

Annual Look (nominal)

Capital Reserve Requirements (Nominal)

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Year ending June	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Inflation rate	2%	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951
Item											
Dam Project	1,000	-	-	-	-	-	-	-	-	-	
roofing											
Single Buildings	-	-	-	-	-	-	-	-	-	-	
Double Unit Buildings	-	-	-	-	24,896	25,394	25,902	26,420	26,948	-	
Clubhouse, well house	-	-	-	-	-	-	-	-	-	-	
septic replacements											
Leach fields	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926	
Pumps	-	-	-	-	-	-	-	-	-	-	
Tank Cleaning	-	5,100	-	5,306	-	5,520	-	5,743	-	5,975	
Roads and driveways											
asphalt resurfacing	-	-	2,081	-	43,297	-	-	-	-	-	
dirt road grading/upgrade	-	8,160	-	-	-	-	9,009	-	-	-	
major pool repair (grout, pump,cover, furniture...)	-	11,730	-	-	-	-	-	-	-	598	
Water System											
Water system pumps	5,000	-	-	5,306	-	-	5,631	-	-	-	
Water system pipes and valves	-	-	-	-	-	-	-	-	-	-	
Clubhouse and Tennis courts											
Tennis court surface	-	-	2,601	-	3,789	-	-	2,872	-	4,183	
Clubhouse upgrade	3,000	-	-	3,184	-	-	-	-	-	-	
Siding and rot repair (if full amount is not used, it will be used to build up a 25K fund specifically for that purpose)	10,000	10,200	10,404	10,612	10,824	11,041	2,252	2,297	2,343	2,390	
Drainage	14,532	-	-	-	-	5,520	-	-	-	-	
Contingency	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	
Totals (nominal\$)	50,532	52,490	32,692	42,326	101,043	66,037	61,687	56,563	48,866	33,072	
Starting Balance	56,581	62,549	66,559	90,367	104,541	59,999	50,462	45,275	45,213	52,847	
Annual contributions	56,500	56,500	56,500	56,500	56,500	56,500	56,500	56,500	56,500	56,500	
Expenditures	(50,532)	(52,490)	(32,692)	(42,326)	(101,043)	(66,037)	(61,687)	(56,563)	(48,866)	(33,072)	
Ending Balance	62,549	66,559	90,367	104,541	59,999	50,462	45,275	45,213	52,847	76,274	