

Reserve Funding	Projected 2020 Shortfall =	656,901	minus	337,485	=	319,416	=	3,293	Per unit over 3 years
								91	Per unit per month
Detailed calculations to support above summary:									
2019 Reserve Study Suggested contribution:	170,000						2018 Actual Reserve Contribution =	61,332	
Recommended monthly assessment per unit:	146	x 97 units =	14,162	x 12 months =	169,944	=	632	per unit	= 53 per unit per month
Annual Expenditure Detail (Pg. 32)									
Replacement Year 2019:									
1. 2019 Touch Up Paint			7,040	Already scheduled with Verhalen					
2. Asphalt Replacement - Areas #2 & #3			53,357						
3. Buildings 1, 2 & 3: Roof Contingency			30,750						
4. Clubhouse Pool Filter: Sand Replace			812						
5. Clubhouse Pool Pump: Motor Replace			922						
6. Clubhouse Pool: Chlorine Feeders - Replace			348						
7. Clubhouse Pool: Concrete Grouting Replacement			2,050						
8. Clubhouse Pool: Replaster			17,395						
9. Comp. Roof: Bldgs. 1, 2, and 3			99,000						
10. Gutters and Downspouts: Partial Replacement-Garages			14,065						
11. Gutters and Downspouts: Partial Replacement-Bldgs. 1, 2, & 3			3,896						
12. Insurance Deductible			10,000						
13. Small Pool: Replaster			4,639						
			SUB-TOTAL:			244,274			
Replacement Year 2020:									
1. Asphalt Replacement - Area #4 & #5			91,317						
2. Asphalt Seal Coat - (I)			12,208						
3. Brick Pillars: Light Fixtures - Replacement			1,605						
4. Brick Siding - Seal			9,867						
5. Clubhouse Water Heater - Replace			2,377						
6. Exterior Paint: Bldgs. 6,7 & 13			48,175						
7. Interior Light Fixtures - Replace			1,337						
8. Plumbing Study			16,971						
9. Siding Repairs: Bldgs. 6, 7 & 13			9,616						
			SUB-TOTAL:			193,473			
Replacement Year 2021:									
1. 6' Metal-Post Light Fixtures - Replacement			15,076						
2. Asphalt Overlay - Area #1			46,828						
3. Asphalt Replacement - Area #6 & #7			86,330						
4. Brick Entry Sign and Pillars - Seal			1,103						
5. Clubhouse Sliding Doors - Replace			6,092						
6. Clubhouse Windows - Replace			6,092						
7. Clubhouse: Interior Painting			2,154						
8. Concrete - Repair			10,478						
9. Exterior Paint: Bldgs. 2 & 3			34,671						
10. Fence Power Wash			2,971						
11. Plants and Tree Removal and Replace			5,197						
12. Small Pool Pump: Motor Replace			609						
13. Small Pool: Pool Heater Replace			1,553						
			SUB-TOTAL:			219,154			
			3-YEAR TOTAL:			656,901			