

2017 Reserves Funding Plan

Assumed inflation rate
(100 yr US avg)

3.3%

Project Cost (corrected for inflation) (shaded cells show year funds will be required for use and spent)

Item	Last Year Done	Maint. Freq. (Yrs)	Year Funds Req'd	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Clubhouse Replace Front Entrance	2007	20	2027	13,638	14,081	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778	19,388
Clubhouse reroute pool vent (1-time)	2015	N/A	N/A												
Clubhouse - add upstairs bath (1-time)	2015	N/A	N/A												
Clubhouse Renovate Kitchen	2015	20	2035	4,130	4,264	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871
Clubhouse Paint (Exterior)	2012	7	2019	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336
Clubhouse Refinish Floors	2015	7	2022	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336
Clubhouse Replace Appliances	2013	10	2023	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694
Clubhouse Renovate Bathrooms	2012	15	2027	16,572	17,111	17,667	18,241	18,834	19,446	20,078	20,730	21,404	22,100	22,818	23,560
Clubhouse Replace Furnace	2015	20	2035	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547
Clubhouse Replace AC unit	2013	20	2033	4,663	4,814	4,971	5,132	5,299	5,471	5,649	5,833	6,022	6,218	6,420	6,629
Clubhouse siding	2000	30	2030	9,504	9,813	10,132	10,461	10,801	11,153	11,515	11,889	12,276	12,675	13,086	13,512
Clubhouse roof	2007	30	2037	7,168	7,401	7,641	7,890	8,146	8,411	8,684	8,966	9,258	9,559	9,869	10,190
Clubhouse flagpole	2009	25	2034	3,029	3,127	3,229	3,334	3,442	3,554	3,670	3,789	3,912	4,039	4,170	4,306
Clubhouse Back Deck (East)	2007	30	2037	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778	19,388	20,018	20,669
Irrigation Maintenance	2014	5	2017	2,202	2,274	2,348	2,424	2,503	2,584	2,668	2,755	2,845	2,937	3,033	3,131
Pool Heater (Deep)	2015	9	2024	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578
Pool-wood to concrete (shallow) 1-time	2015	N/A	N/A												
Pool-deep pool safety cover	2015	30	2045	5,472	5,650	5,834	6,023	6,219	6,421	6,630	6,845	7,068	7,298	7,535	7,780
Pool-shallow pool safety cover	2016	30	2046	8,830	9,117	9,413	9,719	10,035	10,361	10,698	11,046	11,405	11,775	12,158	12,553
Pool-Replace Trex decking (shallow)	2015	20	2035	5,330	5,504	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578
Pool Decks -Repair concrete	2015	5	2020	3,198	3,302	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547
Pool-add concrete surround (adult) 1-time	2015	N/A	N/A												
Pool-retaining wall at shallow pool	2015	30	2045	2,132	2,201	2,273	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031
Pool -Replaster & Replace Drains (Deep)	2003	15	2018	22,014	22,730	23,468	24,231	25,018	25,832	26,671	27,538	28,433	29,357	30,311	31,296
Pool Heater (Spa)	2009	9	2018	3,409	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847
Pool Heater (Shallow)	2010	9	2019	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259	6,463
Pool Skimmers- Repair	2005	15	2020	7,269	7,506	7,749	8,001	8,261	8,530	8,807	9,093	9,389	9,694	10,009	10,334
Pool Replace Spa	2009	15	2024	9,692	10,007	10,333	10,668	11,015	11,373	11,743	12,124	12,518	12,925	13,345	13,779
Pool Replaster & Replace Drains (Shallow)	2010	15	2025	27,518	28,412	29,335	30,289	31,273	32,289	33,339	34,422	35,541	36,696	37,889	39,120
Pool Coping (Deep)	2010	20	2030	13,208	13,638	14,081	14,539	15,011	15,499	16,003	16,523	17,060	17,614	18,187	18,778
Pool Coping (Shallow)		20	2017	18,712	19,320	19,948	20,596	21,266	21,957	22,670	23,407	24,168	24,953	25,764	26,602
Pool Shed		20	2020	4,403	4,546	4,694	4,846	5,004	5,166	5,334	5,508	5,687	5,871	6,062	6,259
Pool Fence (entire area)	2010	20	2031	30,773	31,773	32,806	33,872	34,973	36,110	37,283	38,495	39,746	41,038	42,372	43,749
Maint. Common Area Sidewalks - Repairs	2012	2	2018	3,520	3,635	3,753	3,875	4,001	4,131	4,265	4,404	4,547	4,694	4,847	5,005
Maint. Neighborhood Signs - Replace	2003	10	2021	5,682	5,867	6,058	6,255	6,458	6,668	6,884	7,108	7,339	7,578	7,824	8,078
Tract P Drainage Project	2012	10	2019	14,081	14,538	15,011	15,499	16,002	16,522	17,059	17,614	18,186	18,777	19,388	20,018
Bridge to Crystalbrook	2000	24	2024	9,087	9,382	9,687	10,002	10,327	10,662	11,009	11,367	11,736	12,117	12,511	12,918
Cranberry Bridge - Replace		23	2035	9,692	10,007	10,333	10,668	11,015	11,373	11,743	12,124	12,518	12,925	13,345	13,779
Cranberry bridge foundation - repair	2012	25	2037	2,347	2,423	2,502	2,583	2,667	2,754	2,843	2,936	3,031	3,130	3,231	3,336
Main Johnson Creek Bridge - replace	2006	38	2044	37,528	38,747	40,007	41,307	42,649	44,035	45,467	46,944	48,470	50,045	51,672	53,351
Plan to Spend this Year (FV)				20,914	29,884	24,861	20,242	6,458	9,469	4,001	37,317	63,840	10,954	54,114	11,467
Transfer from Operating Income (FV)				26,530	27,061	27,602	28,154	28,717	29,291	29,877	30,475	31,084	31,706	32,340	32,987
Estimated End of Year Balance (FV)				35,864	33,041	35,782	43,694	65,953	85,776	111,652	104,810	72,054	92,807	71,033	92,553
Estimated End of Year Balance (PV)				31,558	28,158	29,534	34,929	51,064	64,321	81,090	73,724	49,088	61,236	45,394	57,285

