

Projected Reserve Expenditures by Year

Summary Year	Total Reserve Expenditures Reserve Study	P2P Estimate	*Available Operating Funds	Reserves Needed
2018	\$244,950.00	\$ 110,300	\$ 93,161.00	\$ 17,139.00
2019	\$124,714.00	\$ 38,110	\$ 90,366.17	\$ (52,256.17)
2020	\$193,794.00	\$ 41,253	\$ 87,655.18	\$ (46,402.18)
2021	\$56,274.00	\$ 26,483	\$ 85,025.53	\$ (58,542.53)
2022	\$100,282.00	\$ 35,568	\$ 82,474.76	\$ (46,906.76)
Total Reserve Exp	\$720,014.00	\$ 251,714	\$ 438,682.65	\$ (186,968.65)

*Reduced funds by 3% to reflect cost increases for repairs per year

Year	ID#	Component Name	Projected Cost	Total	P2P Est	Reserve	Reserve Exp	Difference	P2P vs Reserve Study
2018	202	Wood Timbers & Trim - MH 1, 8-14 - Repaint	\$ 48,000	\$	20,000	Yes	\$ 20,000		Only bldgs sections on bldgs 1,2,3 and 4 are due. Rest of all been completed over past 3 yrs 5 yr schedule) All Cascade buildings repainted within last four years Only one building being painted this year Bldg 13. All other siding has been painted within last 4 years Replace as needed Doesn't need replacing Completed Replacement currently unnecessary Replacement currently unnecessary Only several areas needed repair Replacement currently unnecessary
	207	Metal Fencing -Pool & Spa - Repaint	\$ 5,525	\$	5,525	Yes	\$ 5,525		
	212	Deck Rail - CH - Repaint	\$ 825	\$	825	Yes	\$ 825		
	217	Building Exteriors - C 1-5, 7, 8 - Repair/Repaint	\$ 41,300	\$	-	Yes	\$ -		
	217	Building Exteriors - CH, Pool, Spa - Repair/Repaint	\$ 7,600	\$	7,600	Yes	\$ 7,600		
	217	Building Exteriors - MH 1-4 & 13 - Repair/Repaint	\$ 61,000	\$	30,000	Yes	\$ 30,000		
	606	Wood Deck - CH - Seal/Stain	\$ 1,800	\$	1,000	No	\$ -		
	609	Trex Decking - MH 8 & 9 - Replace	\$ 37,000	\$	37,000	Yes	\$ 37,000		
	703	Water Heater - Pool - Replace	\$ 1,100	\$	1,100	Yes	\$ 1,100		
	801	Monument Sign - Replace	\$ 3,000	\$	-	Yes	\$ -		
	1102	Spa - Pool - Resurface	\$ 3,000	\$	3,000	Yes	\$ 3,000		
	1102	Spa - Spa - Resurface	\$ 3,000	\$	3,000	Yes	\$ 3,000		
	1103	Kiddie Pool - Pool - Resurface	\$ 2,250	\$	2,250	Yes	\$ 2,250		
	1112	Pool Cover - Pool - Replace	\$ 3,800	\$	-	Yes	\$ -		
	1121	Pool Furniture - Pool - Replace	\$ 6,000	\$	-	Yes	\$ -		
1190	Spa Emergency Shut-Off - Pool - Replace	\$ 1,750	\$	-	No	\$ -			
1312	Asphalt Walking Path - Seal/Repair	\$ 11,000	\$	2,000	No	\$ -			
1405	Furniture - CH - Replace	\$ 7,000	\$	-	Yes	\$ -			
			\$ 244,950				\$ 110,300	\$ 134,650	45.03%
2019	201	Stucco Surfaces - C 1-8 - Repair/Repaint	\$ 49,852	\$	1,000	No	\$ -		Unlikely any repairs will be needed All asphalt sealed summer of 2016 Replacement currently unnecessary
	402	Asphalt - Seal Coat	\$ 36,752	\$	-	No	\$ -		
	609	Trex Decking - MH 10 & 11 - Replace	\$ 38,110	\$	38,110	Yes	\$ 38,110		
			\$ 124,714				\$ 38,110	\$ 86,604	30.56%
2020	121	Heat Tape - Replace	\$ 119,882	\$	-	No	\$ -		Replaced as needed (approximately 40% replaced in past 5 yrs) Seal/Stainment currently unnecessary Will be replaced when needed Cost of security limited to cameras & recording device Replacement likely unnecessary Four wheeler not needed by HOA
	216	Interior Surfaces - CH - Seal/Stain	\$ 8,295	\$	-	No	\$ -		
	609	Trex Decking - MH 12 & 13 - Replace	\$ 39,253	\$	39,253	Yes	\$ 39,253		
	703	Water Heater - CH - Replace	\$ 1,167	\$	-	Yes	\$ -		
	903	Security Camera System - CH - Replace	\$ 5,305	\$	1,500	Yes	\$ 1,500		
	1490	Table Tennis - CH - Replace	\$ 1,326	\$	500	Yes	\$ 500		
	1501	Carpeting - CH - Replace	\$ 10,609	\$	-	Yes	\$ -		
1906	Four Wheeler - CH - Replace	\$ 7,957	\$	-	Yes	\$ -			
			\$ 193,794				\$ 41,253	\$ 152,541	21.29%
2021	219	Concrete Floor Paint - CH - Repaint	\$ 3,278	\$	1,000	No	\$ -		Gym Area Waterfall Pump, replace if necessary
	606	Wood Deck - CH - Seal/Stain	\$ 1,967	\$	1,093	No	\$ -		
	715	Pump - Replace	\$ 4,371	\$	4,371	Yes	\$ 4,371		

1101 Pool - Pool - Resurface	\$ 15,298	\$ 6,000	Yes	\$ 6,000	
1108 Spa Filter - Spa - Replace	\$ 1,202	\$ 200	No	\$ -	Filter container replaced 3 years ago, 10 yr life span at least
1110 Pool & Spa Pumps - Pool & Spa	\$ 9,179	\$ 2,000	No	\$ -	Motors replaced on pumps avg around \$400 with
1111 Kiddie Pool Chemical System - Pool - Replace	\$ 2,185	\$ 1,500	Yes	\$ 1,500	about one going out a yr (5 yr cost shown)
1111 Spa Chemical System - Pool - Replace	\$ 2,185	\$ 1,500	Yes	\$ 1,500	
1407 Cardio Equipment - CH - Replace	\$ 10,927	\$ 10,927	Yes	\$ 10,927	Unlikely this high but to discretion of the board
1419 Televisions - CH - Replace	\$ 2,185	\$ 2,185	Yes	\$ 2,185	If necessary
1604 Pole Light Fixtures - Replace	\$ 3,497	\$ 1,500	No	\$ -	Price of replacement based on Summer 2016 replacement
	\$ 56,274			\$ 26,483	\$ 29,791 47.06%

2022	202 Wood Timbers & Trim - MH 2-7 - Repaint	\$ 40,518	\$ 34,778	No	\$ -	
	217 Building Exteriors - C 6 - Repair/Repaint	\$ 6,641	\$ 9,280	Yes	\$ 9,280	Repair/Repaintment currently unnecessary
	217 Building Exteriors - MH 14 - Repair/Repaint	\$ 13,731	\$ 11,600	Yes	\$ 11,600	Repair/Repaintment currently unnecessary
	703 Water Heater - Spa - Replace	\$ 1,688	\$ 1,688	Yes	\$ 1,688	
	1409 Sauna Room - Pool - Refurbish	\$ 6,190	\$ 3,000	Yes	\$ 3,000	If necessary
	1413 Restroom - Pool - Remodel	\$ 31,514	\$ 10,000	Yes	\$ 10,000	
		\$ 100,282			\$ 35,568	\$ 64,714 35.47%

Total Yearly Budget/Income \$ 963,276.00

Yearly Standard Operating Expenses

10% into Reserves	\$ 71,280.00
Management Fee & Maintenance Labor	\$ 103,180.00
Cleaning	\$ 45,150.00
Pool Maintenance	\$ 26,380.00
Clubhouse maintenance	\$ 1,800.00
Security	\$ 13,600.00
Utilities	\$ 143,325.00
Water	\$ 184,700.00
Landscaping	\$ 69,000.00
Xmas lighting	\$ 3,600.00
Snow removal	\$ 70,000.00
Misc Building maintenance	\$ 10,000.00
Rain gutters-Bldg Mtnc	\$ 5,000.00
Backflow testing	\$ 2,000.00
Fire Riser inspection	\$ 23,000.00
Window repairs	\$ 1,000.00
Slate sealing	\$ 5,500.00
Deck log maintenance	\$ 14,000.00
Pest Control	\$ 3,600.00
Concrete/Asphalt repairs	\$ 4,000.00
Office expenses	\$ 2,000.00
Accounting	\$ 2,000.00
Legal	\$ 4,000.00
Insurance	\$ 62,000.00
Total Yearly Operating Expenses	\$ 870,115.00

Percentage of Operating Exp's to Budget 90%

Approx Dollar Amount Available in Operating for Reserve Expenses \$ 93,161.00