2009 APPROVED RESERVE BUDGET

		LIFE	NEXT			
	COST TO	EXPECTANCY	REPLACEMENT	REMAINING	RESERVE	2009
	REPLACE	IN YEARS	YEAR	YEARS	BALANCE	BUDGET
Clubhouse - Carpeting	$5,500	6	2009	0	$0	$917
Parking - Slurry Seal & Re-Stripe	$3,000	4	2009	0	$0	$750
Pool - Heating Boilers	$3,500	12	2009	0	$0	$292
Clubhouse - Exercise Equipment	$3,000	9	2010	1	$333	$333
Clubhouse - Hardwood Floors - Resurface	$3,000	7	2010	1	$429	$429
Clubhouse - Grill	$600	7	2010	1	$86	$86
HOA - Contingencies	$10,000	10	2010	1	$1,000	$1,000
Pool Cover - Summer	$5,000	12	2010	1	$417	$417
Pool - Mechanical Pool Pump	$1,500	13	2010	1	$115	$115
Tennis Courts - Repainting	$5,000	14	2010	1	$357	$357
Clubhouse - Deck and Stair Staining	$3,000	3	2011	2	$2,000	$1,000
Clubhouse - Indoor Furniture	$5,000	9	2011	2	$1,111	$556
Fence - Tennis	$6,000	15	2011	2	$800	$400
Pool Cover-Winter	$4,500	13	2011	2	$692	$346
Tennis Courts - Wind Screens	$4,000	15	2011	2	$533	$267
Clubhouse - Exterior Trim Paint	$3,000	4	2012	3	$2,250	$750
Clubhouse - Heating Furnaces	$6,000	15	2012	3	$1,200	$400
Clubhouse - Indoor Faux Paint Upstairs	$8,000	10	2012	3	$2,400	$800
Clubhouse - Indoor Paint Downstairs	$2,000	10	2012	3	$600	$200
Clubhouse - Exterior Doors	$4,000	15	2012	3	$800	$267
Clubhouse - Refinish Cabinets	$1,200	7	2012	3	$1,800	$600
Parking - Full Resurface & Stripe	$10,000	15	2012	3	$2,000	$667
Pool - Acid Wash	$1,500	10	2012	3	$450	$150
Clubhouse - Camera Surveillance System	$7,000	10	2013	4	$2,800	$700
HOA - Playground Equipment	$15,000	15	2013	4	$4,000	$1,000
Tennis Courts - Complete Replacement	$80,000	17	2013	4	$18,824	$4,706
Fence - Pool	$12,000	10	2014	5	$6,000	$1,200
Clubhouse - Interior Doors	$3,000	18	2015	6	$1,000	$167
Pool - Outdoor Furniture	$8,000	18	2015	6	$2,667	$444
Pool - Resurface	$10,000	18	2015	6	$3,333	$556
Clubhouse - Kitchen Appliances	$4,500	20	2016	7	$1,575	$225
Clubhouse - Exterior Stairwell Replacement	$5,000	10	2016	7	$3,500	$500
Clubhouse - Awning	$4,800	10	2017	8	$3,840	480
Clubhouse - Roof Replacement	$9,000	20	2017	8	$3,600	$450
Clubhouse - Windows	$10,000	20	2017	8	$4,000	$500
Clubhouse - Exterior Stucco Work/repaint	$7,200	10	2018	9	$6,480	$720
	$268,300				$80,992	$22,744

3/18/2009