

	Beginning Cash Balance:					719,993	415,970	415,970	131,674	320,210	518,766	701,120
	Audit adjustments accrual											
	Annual Reserve Income					334,210	335,400	335,400	389,386	401,606	413,654	426,064
	Interest Earned					3,764	700	9,000	700	700	700	700
	Transfer from Operating Reserves					51,400						
	Insurance Proceeds											
	Special Assessment						1,300,000	1,060,200				
Reserve Fund	Item	Year Last Replaced	Life Expectancy	Estimated Year of Replace	Estimated Cost	Audited Actual 2018	2019 Budget	2019 Activity thru 9/30	2020	2021	2022	2023
Building Exteriors	Concrete Restoration - Buildings	2008	35	2043	580,700	0	33,000	25,601	75,000	75,000	75,000	75,000
Building Exteriors	Concrete Restoration - Sea Wall	2004	35	2039	25,000							
Building Exteriors	Concrete Restoration - Walkways	2007	35	2042	20,000							
Building Exteriors	Concrete Restoration -Parking/Deck	2018	35	2053	50,000	260,781		46,344				
Building Exteriors	Screen Cages	1991	33	2024	1,083,750							
Common Area Interior	Carpeting Interior	2016	13	2029	165,070							
Common Area Interior	Trash Chute Door Replacement	1972	50	2022	20,000							20,000
Common Area Interior	Storage Locker Area Updates North	1972	50	2022	10,000							10,000
Common Area Interior	Storage Locker Area Updates South	1972	50	2022	10,000							10,000
Common Area Interior	Storage Locker Area Updates East	2018	25	2043	10,000							
Common Area Interior	Tile Flooring	2016	50	2066	50,000				5,100	42,600		
Common Area Interior	Ceiling Tile System	2000	25	2025	?				9,950			
Common Area Interior	Fitness Equipment	2015	12	2027	16,200	7,127						
Common Area Interior	Furnishings	2010	14	2024	16,000			19,095				
Common Area Interior	Painting - Interior Garage	2018	12	2030	43,624							
Common Area Interior	Painting - Interior Halls	2003	20	2023	50,000						50,000	
Common Area Interior	Painting - Interior Stairs - North (in house)	2018	7	2025	10,000							
Common Area Interior	Painting - Interior Stairs - South (in-house)	2013	7	2020	10,000							
Common Area Interior	Painting - Interior Stairs - East (in-house)	2013	7	2020	10,000							
Common Area Interior	Pest Control Building Sealing	2016	25	2041	25,000							
Common Area Interior	Relining drain pipes	2020	50	2070	900,000	380	1,300,000	458,441				
Common Area Interior	Major Plumbing as needed	2018	1	2019	25,000		25,000					
Interior	Dryer Lint Removal	2019	10	2029	8,500			8,500				
Interior	Reserve Study	2014	5	2019	10,000		10,000		7,500			
Interior	Flood Zone Elevation Study	2016	25	2041	30,000							
Interior	Office Equipment	2018	8	2026	5,000	2,609						
Interior	Office Furniture	2007	15	2022	10,000							10,000
Interior	Unit #105	2005	15	2020	15,000	751		3,822				
Mechanical/Electrical	Domestic Water Pumps	2011	24	2035	65,004							
Mechanical/Electrical	Security Cameras	2014	5	2019	3,200		3,200	5,154	5,000			
Mechanical/Electrical	Security Access Keypads	2008	10	2018	15,708		15,708		26,000	32,500	25,000	
Mechanical/Electrical	Electrical Upgrades	2016	5	2021	5,000							5,000
Mechanical/Electrical	Lightning Rod System	2015	10	2025	10,000							
Mechanical/Electrical	Elevator rebuild 7146 North	2018	50	2068	300,000	328,823						
Mechanical/Electrical	Elevator rebuild 7148 East	2015	50	2065	300,000					2,000		
Mechanical/Electrical	Elevator rebuild 7150 South	2019	50	2069	300,000		280,000	108,520	2,000			
Mechanical/Electrical	Fire Alarms	2007	25	2032	137,600							
Mechanical/Electrical	Fire Pump 5 yr inspect	2018	5	2023	3,000							3,000

	Beginning Cash Balance:						719,993	415,970	415,970	131,674	320,210	518,766	701,120
	Audit adjustments accrual												
	Annual Reserve Income						334,210	335,400	335,400	389,386	401,606	413,654	426,064
	Interest Earned						3,764	700	9,000	700	700	700	700
	Transfer from Operating Reserves						51,400						
	Insurance Proceeds												
	Special Assessment							1,300,000	1,060,200				
Reserve Fund	Item	Year Last Replaced	Life Expectancy	Estimated Year of Replace	Estimated Cost	Audited Actual 2018	2019 Budget	2019 Activity thru 9/30	2020	2021	2022	2023	
Mechanical/Electrical	Fire Pumps/Controllers - Rebuild	2010	10	2020	53,480				50,000				
Mechanical/Electrical	Generator East - New	2011	40	2051	44,960								
Mechanical/Electrical	Generator North Rebuild	1994	40	2034	29,340								
Mechanical/Electrical	Generator Propane Tanks	2005	20	2025	30,000								
Mechanical/Electrical	Generator South - New	2011	40	2051	29,340								
Mechanical/Electrical	Electrical Switch Gear Replacement	2019	1	2020	35,000							35,000	
Mechanical/Electrical	Cable TV Upgrade	2019	30	2049	86,000								
Mechanical/Electrical	HVAC Units	2018	2	2020	15,000		15,000		6,500			15,000	
Mechanical/Electrical	Misc Equipment/Repairs	2014	5	2019	10,000								
Mechanical/Electrical	Water Bladder Tanks/Htrs	2008	10	2018	5,000		10,000						
Painting & Waterproofing	Painting Exterior	2015	10	2025	189,200								
Pavement	Asphalt Overlay	2004	20	2024	43,493								
Pavement	Asphalt Rejuvenation	2002	40	2042	75,000								
Pavement	Asphalt Sealcoat	2016	10	2026	6,600								
Pavement	Garage floor clean/restripe	2017	10	2027	8,690								
Pool & Equipment	Pool Furniture & Outdoor Furniture	2014	10	2024	10,000								
Pool & Equipment	Pool Deck Resurfacing	2018	10	2028	14,872	15,295							
Pool & Equipment	Pool Equipment	2014	5	2019	5,000		5,000	6,200					
Pool & Equipment	Pool Interior Recoating	2009	12	2021	27,500					27,500			
Pool & Equipment	Sauna	2016	5	2021	15,000								
Roofs	Garage Deck Waterproof	2018	20	2038	200,000								
Roofs	Garage Deck Joint	2018	5	2023	20,000							20,000	
Roofs	Garage Deck Top Coat	2018	5	2023	30,000							30,000	
Roofs	Planter Box Restoration - garage roof	2009	15	2024	62,054								
Roofs	Pool House pergola	2016	20	2036	6,000								
Roofs	Roof 7146	2016	20	2036	198,847								
Roofs	Roof 7148 plus pool house	2014	20	2034	97,770								
Roofs	Roof 7150	2016	20	2036	198,847								
Site Improvement	Beach Sand Renourish	2008	10	2018	10,000							10,000	
Site Improvement	Storm Damage Repairs	2017	10	2027	200,000	72,937	106,529	49,093					
Site Improvement	Door Replacement - Metal	2019	2	2021	10,000							10,000	
Site Improvement	Landscaping	2016	2	2018	20,000	4,695	15,000				7,000	20,000	
Site Improvement	Lighting, Parking & Drives	2016	2	2018	17,515					24,150	75,000		
Site Improvement	Perimeter Fencing	2004	20	2024	83,141								
Site Improvement	Pergola	2015	20	2035	20,000								
Site Improvement	Fountains	2017	10	2027	15,000		20,000		14,500				
Site Improvement	Signage as needed	2016	10	2026	5,000								
Site Improvement	Storm Sewer Clean/French Drain Rebuild	2012	10	2022	30,000							30,000	

	Beginning Cash Balance:	654,884	617,792	664,679	1,006,350	1,318,389	1,622,142	1,223,471	1,565,863	1,949,596	2,211,497	2,567,469
	Audit adjustments accrual											
	Annual Reserve Income	438,846	452,011	465,571	479,539	493,925	508,742	524,005	539,725	555,917	572,594	589,772
	Interest Earned	700	700	700	700	700	700	700	700	700	700	700
	Transfer from Operating Reserves											
	Insurance Proceeds											
	Special Assessment	1,000,000										
Reserve Fund	Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Exteriors	Concrete Restoration - Buildings	75,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000
Building Exteriors	Concrete Restoration - Sea Wall											
Building Exteriors	Concrete Restoration - Walkways											
Building Exteriors	Concrete Restoration -Parking/Deck											
Building Exteriors	Screen Cages	1,083,750										
Common Area Interior	Carpeting Interior						165,070					
Common Area Interior	Trash Chute Door Replacement											
Common Area Interior	Storage Locker Area Updates North											
Common Area Interior	Storage Locker Area Updates South											
Common Area Interior	Storage Locker Area Updates East											
Common Area Interior	Tile Flooring											
Common Area Interior	Ceiling Tile System											
Common Area Interior	Fitness Equipment				16,200							
Common Area Interior	Furnishings	16,000										
Common Area Interior	Painting - Interior Garage		43,624									
Common Area Interior	Painting - Interior Halls											
Common Area Interior	Painting - Interior Stairs - North (in house)		10,000									
Common Area Interior	Painting - Interior Stairs - South (in-house)		10,000									
Common Area Interior	Painting - Interior Stairs - East (in-house)		10,000					8,318				
Common Area Interior	Pest Control Building Sealing											
Common Area Interior	Relining drain pipes											
Common Area Interior	Major Plumbing as needed			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Interior	Dryer Lint Removal						8,500					
Interior	Reserve Study	10,000					10,000					10,000
Interior	Flood Zone Elevation Study											
Interior	Office Equipment			5,000							5,000	
Interior	Office Furniture											
Interior	Unit #105	10,000										
Mechanical/Electrical	Domestic Water Pumps											
Mechanical/Electrical	Security Cameras	3,200					3,200					3,200
Mechanical/Electrical	Security Access Keypads						15,708					
Mechanical/Electrical	Electrical Upgrades			5,000					5,000			
Mechanical/Electrical	Lightning Rod System		10,000									
Mechanical/Electrical	Elevator rebuild 7146 North											
Mechanical/Electrical	Elevator rebuild 7148 East											
Mechanical/Electrical	Elevator rebuild 7150 South											
Mechanical/Electrical	Fire Alarms								137,600			
Mechanical/Electrical	Fire Pump 5 yr inspect					3,000					3,000	

	Beginning Cash Balance:	654,884	617,792	664,679	1,006,350	1,318,389	1,622,142	1,223,471	1,565,863	1,949,596	2,211,497	2,567,469
	Audit adjustments accrual											
	Annual Reserve Income	438,846	452,011	465,571	479,539	493,925	508,742	524,005	539,725	555,917	572,594	589,772
	Interest Earned	700	700	700	700	700	700	700	700	700	700	700
	Transfer from Operating Reserves											
	Insurance Proceeds											
	Special Assessment	1,000,000										
Reserve Fund	Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Mechanical/Electrical	Fire Pumps/Controllers - Rebuild							53,480				
Mechanical/Electrical	Generator East - New											
Mechanical/Electrical	Generator North Rebuild											29,340
Mechanical/Electrical	Generator Propane Tanks		30,000									
Mechanical/Electrical	Generator South - New											
Mechanical/Electrical	Electrical Switch Gear Replacement	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Mechanical/Electrical	Cable TV Upgrade											
Mechanical/Electrical	HVAC Units	0	15,000	0	15,000	0	15,000	0	15,000	0	15,000	-
Mechanical/Electrical	Misc Equipment/Repairs	10,000					10,000					10,000
Mechanical/Electrical	Water Bladder Tanks/Htrs					10,000						
Painting & Waterproofing	Painting Exterior		189,200									
Pavement	Asphalt Overlay	43,493										
Pavement	Asphalt Rejuvenation											
Pavement	Asphalt Sealcoat			6,600						6,600		
Pavement	Garage floor clean/restripe				9,000							
Pool & Equipment	Pool Furniture & Outdoor Furniture	10,000										10,000
Pool & Equipment	Pool Deck Resurfacing					14,872						
Pool & Equipment	Pool Equipment	5,000					5,000					5,000
Pool & Equipment	Pool Interior Recoating										31,322	
Pool & Equipment	Sauna											
Roofs	Garage Deck Waterproof							152,635				
Roofs	Garage Deck Joint						20,000				20,000	
Roofs	Garage Deck Top Coat						30,000				30,000	
Roofs	Planter Box Restoration - garage roof	62,054										
Roofs	Pool House pergola											
Roofs	Roof 7146											
Roofs	Roof 7148 plus pool house											97,770
Roofs	Roof 7150											
Site Improvement	Beach Sand Renourish						10,000					
Site Improvement	Storm Damage Repairs											
Site Improvement	Door Replacement - Metal	10,000		10,000		10,000		10,000		10,000		10,000
Site Improvement	Landscaping	20,000	20,000		20,000		20,000		20,000		20,000	
Site Improvement	Lighting, Parking & Drives							17,515		17,515		17,515
Site Improvement	Perimeter Fencing	83,141										
Site Improvement	Pergola											
Site Improvement	Fountains				15,000							
Site Improvement	Signage as needed			5,000								
Site Improvement	Storm Sewer Clean/French Drain Rebuild									30,000		

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,817	3,936,088
	Audit adjustments accrual					
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336
	Interest Earned	700	700	700	700	700
	Transfer from Operating Reserves					
	Insurance Proceeds					
	Special Assessment					
Reserve Fund	Item	2035	2036	2037	2038	2039-2070
Building Exteriors	Concrete Restoration - Buildings	33,000	33,000	33,000	33,000	580,700
Building Exteriors	Concrete Restoration - Sea Wall					25,000
Building Exteriors	Concrete Restoration - Walkways					20,000
Building Exteriors	Concrete Restoration -Parking/Deck					50,000
Building Exteriors	Screen Cages					
Common Area Interior	Carpeting Interior					165,070
Common Area Interior	Trash Chute Door Replacement					20,000
Common Area Interior	Storage Locker Area Updates North					
Common Area Interior	Storage Locker Area Updates South					
Common Area Interior	Storage Locker Area Updates East					10,000
Common Area Interior	Tile Flooring					50,000
Common Area Interior	Ceiling Tile System					?
Common Area Interior	Fitness Equipment					16,200
Common Area Interior	Furnishings				16,000	
Common Area Interior	Painting - Interior Garage					43,624
Common Area Interior	Painting - Interior Halls					40,000
Common Area Interior	Painting - Interior Stairs - North (in house)					
Common Area Interior	Painting - Interior Stairs - South (in-house)					
Common Area Interior	Painting - Interior Stairs - East (in-house)					
Common Area Interior	Pest Control Building Sealing					25,000
Common Area Interior	Relining drain pipes					900,000
Common Area Interior	Major Plumbing as needed	25,000	25,000	25,000	25,000	25,000
Interior	Dryer Lint Removal					8,500
Interior	Reserve Study					10,000
Interior	Flood Zone Elevation Study					30,000
Interior	Office Equipment					
Interior	Office Furniture			10,000		
Interior	Unit #105	15,000				
Mechanical/Electrical	Domestic Water Pumps	65,004				65,004
Mechanical/Electrical	Security Cameras					3,200
Mechanical/Electrical	Security Access Keypads				15,708	
Mechanical/Electrical	Electrical Upgrades		5,000			
Mechanical/Electrical	Lightning Rod System	10,000				
Mechanical/Electrical	Elevator rebuild 7146 North					300,000
Mechanical/Electrical	Elevator rebuild 7148 East					300,000
Mechanical/Electrical	Elevator rebuild 7150 South					300,000
Mechanical/Electrical	Fire Alarms					137,600
Mechanical/Electrical	Fire Pump 5 yr inspect				3,000	

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,817	3,936,088	
	Audit adjustments accrual						
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336	
	Interest Earned	700	700	700	700	700	
	Transfer from Operating Reserves						
	Insurance Proceeds						
	Special Assessment						
Reserve Fund	Item	2035	2036	2037	2038	2039-2070	
Mechanical/Electrical	Fire Pumps/Controllers - Rebuild					53,480	
Mechanical/Electrical	Generator East - New					44,960	
Mechanical/Electrical	Generator North Rebuild					29,340	
Mechanical/Electrical	Generator Propane Tanks					30,000	
Mechanical/Electrical	Generator South - New					29,340	
Mechanical/Electrical	Electrical Switch Gear Replacement	35,000	35,000	35,000	35,000	35,000	
Mechanical/Electrical	Cable TV Upgrade					86,000	
Mechanical/Electrical	HVAC Units	15,000	-	15,000	-	15,000	
Mechanical/Electrical	Misc Equipment/Repairs					10,000	
Mechanical/Electrical	Water Bladder Tanks/Htrs						
Painting & Waterproofing	Painting Exterior	189,200					
Pavement	Asphalt Overlay						
Pavement	Asphalt Rejuvenation					75,000	
Pavement	Asphalt Sealcoat		6,600				
Pavement	Garage floor clean/restripe			9,000			
Pool & Equipment	Pool Furniture & Outdoor Furniture						
Pool & Equipment	Pool Deck Resurfacing						
Pool & Equipment	Pool Equipment					5,000	
Pool & Equipment	Pool Interior Recoating						
Pool & Equipment	Sauna						
Roofs	Garage Deck Waterproof				200,000		
Roofs	Garage Deck Joint					20,000	
Roofs	Garage Deck Top Coat					30,000	
Roofs	Planter Box Restoration - garage roof					62,054	
Roofs	Pool House pergola		6,000				
Roofs	Roof 7146		198,847			97,770	
Roofs	Roof 7148 plus pool house						
Roofs	Roof 7150		198,847				
Site Improvement	Beach Sand Renourish				10,000		
Site Improvement	Storm Damage Repairs						
Site Improvement	Door Replacement - Metal		10,000		10,000		
Site Improvement	Landscaping	20,000		20,000		20,000	
Site Improvement	Lighting, Parking & Drives		17,515		17,515		
Site Improvement	Perimeter Fencing					83,141	
Site Improvement	Pergola	20,000					
Site Improvement	Fountains					2,027	
Site Improvement	Signage as needed		5,000				
Site Improvement	Storm Sewer Clean/French Drain Rebuild						

	Beginning Cash Balance:	2,872,116	3,053,077	3,138,657	3,636,817	3,936,088	
	Audit adjustments accrual						
	Annual Reserve Income	607,465	625,689	644,460	663,794	27,176,336	
	Interest Earned	700	700	700	700	700	
	Transfer from Operating Reserves						
	Insurance Proceeds						
	Special Assessment						
Reserve Fund	Item	2035	2036	2037	2038	2039-2070	
Site Improvement	Storm Water Drainage (potential)						
Site Improvement	Tennis Court Fencing & Gate					10,000	
Site Improvement	Tennis Court Lighting						
Site Improvement	Tennis Court Resurface					3,692	
Site Improvement	Well Pump East					10,000	
Site Improvement	Well Pump Pool					10,000	
Site Improvement	Well Pump West					10,000	
	Spreadsheet Total						15,426,800
	Additional projected 2019 expenditures						
	Projected Annual Costs	427,204	540,809	147,000	365,223	3,896,702	
	Ending Cash Balance:	3,053,077	3,138,657	3,636,817	3,936,088	27,216,422	