

Mutual 68 Reserve Projection											
RESERVE FUND ROLLING 5 YEAR PROJECTION											
		Updated 1.17.18									
	2017	2017	FORECAST TO	ESTIMATED	UNDER/(OVER)	2018	2019	2020	2021	2022	
	BUDGET	YTD ACTUAL	COMPLETE	FINAL COST	BUDGET	MOD Proj	MOD Proj	MOD Proj	MOD Proj	MOD Proj	
General Building Repairs											
Carpentry								3,000	16,807	20,477	
Rehab for Painting	100,000	221,944		221,944	(121,944)	250,000					
Concrete Repair	2,000			-	2,000	5,207	5,207	5,207	5,002	5,127	
Woodpecker Damage	5,000	215		215	4,785						
Red Wing Retaining Wall		10,160		10,160	(10,160)						
Front Landings Dry Rot	120,000	35,582	-	35,582	84,418	130,000	130,001	130,000	130,000	130,000	
Deck Seep Holes/Coating	4,000	22,079	-	22,079	(18,079)	12,000	12,000	12,000	13,246	13,577	
Painting:	270,000	263,915		263,915	6,085	260,000					
Wrought Iron				-	-					41,724	
Recaulk Wood/ HardiePlank				-	-				44,360	36,406	
Mailboxes				-	-	2,363	2,363	2,363	2,930	3,003	
Roofing											
Tune Up	50,000	50,800		50,800	(800)	60,000	60,000				
Replace Valleys		53,507		53,507	(53,507)	70,000	70,000				
Tiles, Underlayment				-	-			133,000	141,817	145,432	
Wood, Replace/Woodpecker				-	-	6,702	6,702	6,702	7,318	7,501	
Lighting				-	-		19,977	39,960	21,193	20,886	
Solar Powered Attic Fans	18,000	116		116	17,884		18,000				
Fire Safety		1,331		1,331	(1,331)	2,500	2,500	2,500	2,760	2,829	
HVAC		2,625		2,625	(2,625)						
Concrete/Drainage Maintenance		11,721		11,721	(11,721)	2,000	2,000	2,000	2,208	2,263	
Asphalt--Replace Cul de Sacs				-	-				173,468		
Garage Doors				-	-						
Landscaping:				-	-						
Irrigation	6,000	6,127		6,127	(127)	8,885	8,885		8,885	10,825	
Tree Care		320		320	(320)		16,000	16,000	16,000	16,000	
Building Landscape Rehabilitation	138,000	140,497		140,497	(2,497)		138,000	138,000			
Small Turf Rehabilitation	11,000	-		-	11,000		11,000	10,000			
Large Turf Rehabilitation	13,500	-		-	13,500		13,500	13,500			
Landscape Enhancements	5,000	2,955		2,955	2,045	5,000	5,000	30,000	20,000	30,000	
Back Areas							175,000	175,000			
Open Common Areas							90,000	90,000			
Subtotal Landscaping	173,500	149,899	-	149,899	23,601	13,885	457,385	472,500	44,885	56,825	
Other Professional Services		1,100		1,100							
Reserve Study	950	950		950	-	950					
SUBTOTAL EXPENDITURES	743,450	825,944	-	825,944	(81,394)						
Land Stabilization Settlement Expense	24,000										
Land Stabilization Building Stabilization	50,000										
GRAND TOTAL EXPENDITURES	817,450					815,607	786,135	809,232	605,994	486,050	
		Fcst to complete Per Rick West									
Beginning Reserve Fund Balance				692,690		402,784	505,132	636,952	745,674	1,057,635	
Add:											
Annual Res Fund Rev @ \$190, \$328.31				536,038		917,955	917,955	917,955	917,955	917,955	
Reserve Fund Expenditures				(825,944)		(815,607)	(786,135)	(809,232)	(605,994)	(486,050)	
Projected Ending Reserve Fund				402,784		505,132	636,952	745,674	1,057,635	1,489,540	