

Mutual 68 Reserve Projection										
RESERVE FUND ROLLING 5 YEAR PROJECTION										
		Updated 11.8.17								
	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	211,911		211,911	(111,911)	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/ Saklan Indian Stabilization		13,780	69,000	82,780	(82,780)					
Front Landings Dry Rot	120,000	35,582	12,000	47,582	72,418	130,000	130,001	130,000	130,000	130,000
Deck Seep Holes/Coating	4,000	22,079	6,000	28,079	(24,079)	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		28,357	31,435	59,792	(59,792)	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	196		196	17,804		18,000			
Fire Safety		1,331		1,331	(1,331)	2,500	2,500	2,500	2,760	2,829
HVAC		2,125		2,125	(2,125)					
Concrete/Drainage Maintenance		7,034		7,034	(7,034)	2,000	2,000	2,000	2,208	2,263
Asphalt--Replace Cul de Sacs				-	-				173,468	
Garage Doors				-	-					
Landscaping:										
Irrigation	6,000	5,207	920	6,127	(127)	8,885	8,885		8,885	10,825
Tree Care							16,000	16,000	16,000	16,000
Building Landscape Rehabilitation	138,000	145,317	(5,900)	139,417	(1,417)		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	3,275		3,275	1,725	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	153,799	(4,980)	148,819	24,681	13,885	457,385	472,500	44,885	56,825
Other Professional Services		750		750						
Reserve Study	950	792		792	158	950				
SUBTOTAL EXPENDITURES	743,450	792,666	113,455	906,121	(161,921)					
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
Beginning Reserve Fund Balance				699,590		328,129	430,477	562,297	671,019	982,980
Add:		Per Rick West 11.1.17								
Annual Res Fund Rev @ \$190, \$328.31				535,800		917,955	917,955	917,955	917,955	917,955
Subtract: 3101/3103 6 months				(1,140)						
Reserve Fund Expenditures				(906,121)		(815,607)	(786,135)	(809,232)	(605,994)	(486,050)
Projected Ending Reserve Fund				328,129		430,477	562,297	671,019	982,980	1,414,885