

Lake Meadows Home Owners Association Reserve Replacement Budget As of 11/11/15

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Dues Increase	\$ 120.00																				
# of Lots	71																				
Reserve Revenue	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520	\$ 8,520
5 years Res Rev	\$ 42,600																				
Costs																					
Pool Roof			\$ 2,680																		
Boat Dock Decking		\$ 3,500	\$ 3,500																		
Tennis Court Replace						\$ 13,000								\$ 13,000							
Cables/Anchors						\$ 6,000															
Pool house refurb						\$ 2,675															
Pool sweeper/pump					\$ 650																
Pool Furniture/App						\$ 6,000															
TC Crack Repair											\$ 8,000										
Salt Filter system										\$ 1,850											
Pool Heater										\$ 4,000											
Slip & Dock Bumpers									\$ 2,000												
Lights, signs, safety				\$ 300		\$ 300		\$ 300		\$ 200											
Interior Deck Boards									\$ 7,000												
Waterline, Faucets on Dock									\$ 1,000												
Pool Cover									\$ 2,000												
Resurface Pool											\$ 8,000										
Pool deck resurface																\$ 12,000					
Roof on Boat Dock														\$ 12,000							
Tile & pool lights											\$ 1,500										
TC Crack Repair																\$ 8,000					
Winches																			\$ 2,400		
TC Fencing																					\$ 5,000
Paving																					
Total Expenses Estimated		\$ 3,500	\$ 6,180	\$ 300	\$ 650	\$ 27,975	\$ -	\$ 300	\$ 12,000	\$ 6,050	\$ 8,000	\$ 9,500	\$ -	\$ 25,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 2,400	\$ -	\$ 5,000
Total Withdrawn			\$ -	\$ -	\$ 7,000	\$ 7,000	\$ -														
5-year increments						\$ 38,605					\$ 26,350					\$ 12,000					\$ 7,400
Estimated Balance		\$ 5,020	\$ 7,360	\$ 15,580	\$ 23,450	\$ 3,995	\$ 12,515	\$ 20,735	\$ 17,255	\$ 19,725	\$ 20,245	\$ 19,265	\$ 27,785	\$ 11,305	\$ 19,825	\$ 8,345	\$ 16,865	\$ 25,385	\$ 31,505	\$ 40,025	\$ 43,545
Actual Balance		\$13,723.45	\$22,247.58	\$30,777.07	\$32,316.53	\$33,853.28	\$42,393.25														

Projected upkeep expenses per amenity over 20 years

Amenity	Expense	Income	Income/Loss	Annual
Tennis Court	\$47,000.00	\$0.00	-\$47,000.00	-\$2,350.00
Dock	\$37,400.00	\$160,000.00	\$122,600.00	\$6,130.00
Pool	\$41,355.00	\$0.00	-\$41,355.00	-\$2,067.75