

Jan 2015 Reserve Study												
by Tom Tousignant												
Approved by Board November 13, 2014												
Forecast Interest rate =					0.20%	0.20%	0.20%	0.20%	1.00%	2.00%	2.00%	
30 Year Cash Flow Update					Growth in Reserve Contribution =	5.00%		10.00%		5.00%		
Reserve Contribution =		\$1,612.00	\$1,717.00	\$1,825.00	\$1,916.00	\$2,012.00	\$2,112.00	\$2,410.00	\$2,556.00	\$2,811.00	\$3,092.00	\$3,401.00
		<b>2008 Actual</b>	<b>2009 Actual</b>	<b>2010 Actual</b>	<b>2011 Actual</b>	<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Forecast</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Beginning Balance		\$84,127.43	\$83,162.75	\$92,223.63	\$111,982.09	\$117,881.17	\$99,647.95	\$51,651.57	\$59,342.95	\$86,816.58	\$115,839.97	\$139,885.90
Contribution		\$19,344.00	\$20,604.00	\$21,900.00	\$22,992.00	\$24,144.00	\$25,344.00	\$28,920.00	\$30,672.00	\$33,732.00	\$37,104.00	\$40,812.00
Avg/Mo/Unit		\$12.59	\$13.41	\$14.26	\$14.97	\$15.72	\$16.50	\$18.15	\$19.97	\$21.96	\$24.16	\$26.57
Percent change			6.51%	6.29%	4.99%	5.01%	4.97%	10.00%	10.00%	10.00%	10.00%	10.00%
Interest Earned		\$3,073.84	\$1,892.56	\$1,258.46	\$1,067.58	\$768.61	\$477.38	\$151.38	\$181.66	\$217.99	\$435.97	\$2,147.43
Asphalt												
Asphalt Seal/Stripe		\$22,082.52					\$23,800.00					\$39,736
Asphalt Repair Allowance							\$11,380.00					\$10,000
Asphalt Replace												
Concrete												
Concrete Entrance - (Gerald Ford, Da Vall)			\$8,400.00									\$14,500
Concrete Street Curbs/Apron - (Picasso, Dali, Artisan E, Artisan W, Chagall)												
Electrical/Lighting												
Light Fixtures (common areas)	Refer to Operating Budget											
Battery backup GF (gate operators)									\$1,500			
Electric Meter/ Contingency												
Mechanical												
Gate Operators Gerald Ford Dr						\$1,581.72						\$13,000
Gate Operators Da Vall Rd												\$13,000
Gate Sensors/Loop Systems Da Vall (Dec 11)					\$1,365.50						\$2,730	
Gate Sensors/Loop Systems Gerald Ford										\$2,730		
Intercom Gerald Ford Dr						\$15,505.63	\$330.25					
Intercom Da Vall Rd							\$13,882.31					
Water Fountains												
Water Fountain Pumps	Refer to Operating Budget		\$862.00		\$425.00	\$450.00		\$900				
Water Fountain Filters								\$480				
Water Fountain Resurface				\$650.00				\$20,000				
Painting												
Paint Wrought Iron Gates			\$1,700.00				\$2,100.00			\$2,100		
Paint Block walls					\$5,550.00		\$505.00					
Paint entrance/corner Montage signs		\$1,300.00			\$0.00				\$1,300			
Refurbish Mailboxes									\$580			
Fences/Gates												
Entrance Gates (Vehicle)			\$1,200.00									
Entrance Gates (Pedestrian)												
Block Wall Repairs												\$3,500
Landscape/Drainage												
Irrigation Timers			\$1,273.68									
Backflow												
Tree Trimming	Refer to Operating Budget											
Palm Tree Replacement (New 2015 update)	Funded as needed				\$4,000.00							
Landscape Remodel	Refer to Operating Budget			\$2,750.00	\$6,820.00	\$25,608.50	\$19,850.00					
Residential Homes Drainage, Sewer	Exclusive use area (residential owner responsibility)											
Drainage Retention Basin (new drywell)							\$1,970.00					
Other												
Mailboxes											\$10,240	
Monuments Signage												\$6,000
Contingency												
Contingency Allowance	Refer to Operating Budget											
Total:		\$23,382.52	\$13,435.68	\$3,400.00	\$18,160.50	\$43,145.85	\$73,817.56	\$21,380	\$3,380	\$4,830	\$12,970	\$99,736
Less: Expense Disbursements (with inflation rate 2.0%)								\$21,380	\$3,380	\$4,927	\$13,494	\$105,841
Cash Flow (year end reserves)		\$83,162.75	\$92,223.63	\$111,982.09	\$117,881.17	\$99,647.95	\$51,651.57	\$59,342.95	\$86,816.58	\$115,839.97	\$139,885.90	\$77,004.70