

Jan-24	2023	Q1/2024	Q2/2024	Q3/2024	Q4/2024	2024	2025	2026	2027	2028	2029
Est. Opening Balance	477,000	1,140,000	1,147,500	980,000	437,500	1,140,000	744,000	734,000	834,000	1,013,000	
Reserve Income	668,000	175,000	175,000	175,000	175,000	700,000	735,000	775,000	815,000	850,000	<i>Est of future Reserve fee</i>
Lanai Railings Painted							70,000	70,000			
Storage Rooms							-	-			
Bldgs Tile Roofs Replace	780,000		200,000	350,000		550,000	-	-			
Soffits	50,000	100,000	100,000	150,000		350,000	-	-	-		
Cabana Roof Replace							80,000	-			
Flat Roofs										600,000	600,000
Bldgs Paint/Waterproof						-	400,000	400,000			
Pool & Spa Resurfacing									150,000		
Pool/Spa Equip/ & Heaters	76,000	-				-					
Raise Pool Equip & Heaters		25,000				25,000					
Awnings on 3rd Floors									315,000		
GMD Walkway						-	-	-			
Asphalt Milled & replaced						-	-	-			
Paver Sealing						-	-	5,000			
Garage Floor Paint						-	-	5,000			
Annual Allowances:											
Building Restoration	50,000	12,500	12,500	12,500	12,500	50,000	50,000	50,000	50,000	50,000	
Site Repairs	60,000	12,500	12,500	12,500	12,500	50,000	50,000	50,000	50,000	50,000	
Landscape Repairs	15,000	5,000	5,000	5,000	5,000	20,000	20,000	20,000	20,000	20,000	
Metal Doors Repair	-					1,000	25,000	25,000	1,000	1,000	
Contingency	50,000	12,500	12,500	12,500	12,500	50,000	50,000	50,000	50,000	50,000	
Annual/Qtrly Spend Totals	1,081,000	167,500	342,500	717,500	42,500	1,096,000	745,000	675,000	636,000	771,000	
ENDING BALANCE		1,147,500	980,000	437,500	570,000	744,000	734,000	834,000	1,013,000	1,092,000	