

Update to 2021 reserve study -- mainly updated asphalt maintenance after discussions with paving companies

year	0	1	2	3	4	5	6	7	8
annual expenses	Asphalt trails partial repair/replace + berm trail overlay			BB Eq, Picnic tables, older benches + crack seal	Play area groundcover		Concrete, irrigation system + crack seal & seal coat		Benches - newer

2021 at \$9,000/yr or \$2,000/mo then \$17,000 for 5 yrs starting 2022, then \$2,000 increase every 5 years									
Reserve Account	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	51,220	13,366	30,366	47,366	41,965	54,463	71,463	20,014	39,014
Annual contributions	9,000	17,000	17,000	17,000	17,000	17,000	19,000	19,000	19,000
less expenditures	46,854	0	0	22,401	4,502	0	70,449	0	7,601
Ending Balance	13,366	30,366	47,366	41,965	54,463	71,463	20,014	39,014	50,413

Propose

- Fix asphalt and do berm overlay in 2021
- Keep 2021 Reserve contributions at \$750/mo
- Raise 2022 Reserve contributions to \$17,000/mo (equals extra \$8/quarter in lot dues for 262 lots)
- Dues policy - raise dues every 5 years thereafter (+\$2/quarter needed to fund reserve increases)
- Consider additional dues amounts for operations

9	10	11	12	13	14	15	16	17	18	19
play structure groundcover + crack seal		play structure	Crack seal & seal coat		play structure groundcover	vinyl fencing + crack seal	concrete		BB equip, Picnic tables, benches-older + crack seal & seal coat	play structure groundcover

2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
50,413	52,451	71,451	50,924	47,686	68,686	83,636	55,560	67,327	90,327	64,808
19,000	19,000	21,000	21,000	21,000	21,000	21,000	23,000	23,000	23,000	23,000
16,962	0	41,527	24,238	0	6,050	49,076	11,233	0	48,519	7,014
52,451	71,451	50,924	47,686	68,686	83,636	55,560	67,327	90,327	64,808	80,794

20	21	22	23	24	25	26	27	28	29
	crack seal		benches - newer	play structure groundcover + crack seal & seal coat	chain link fencing	concrete, swingset, irrigation system	crack seal		play structure groundcover

2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
80,794	103,794	112,051	137,051	150,209	132,519	79,002	329	7,334	34,334
23,000	25,000	25,000	25,000	25,000	25,000	27,000	27,000	27,000	27,000
0	16,743	0	11,842	42,690	78,517	105,673	19,995	0	9,426
103,794	112,051	137,051	150,209	132,519	79,002	329	7,334	34,334	51,908