

RESERVE PROJECTIONS - 2018 RESERVE STUDY

FOREST PARK ESTATES HOA	DUES PER MONTH	\$	375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00	\$375.00
RESERVE EXPENSE	DUES PER MONTH - RESERVES	\$	28.33	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00	\$ 167.00
	DUES PER MONTH - SPECIAL ASSESSEMENT I		\$0	\$262,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	FUTURE COSTS
Beginning Balance	\$ 85,330.00	-200,869.56	89,236.44	102,245.44	130,351.44	113,140.44	117,799.44	98,106.44	107,127.44	103,014.44	131,120.44	103,014.44
Annual Contribution	\$ 4,759.44	\$ 290,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 28,056.00	\$ 561,120.00
Interest	\$ 30.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 1,000.00
Balance	\$ 90,119.44	\$ 89,236.44	\$ 117,342.44	\$ 130,351.44	\$ 158,457.44	\$ 141,246.44	\$ 145,905.44	\$ 126,212.44	\$ 135,233.44	\$ 131,120.44	\$ 159,226.44	\$ 665,134.44

CATEGORY	ASSET #	ASSET NAME	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029 - 2048
ROOFS & GUTTERS	103	EPDM Flat Roof- Replaced (condo)												\$ 222,087.00
	105	Composit Shingle Roof- Replaced (1)												\$ 37,401.00
	106	Composit Shingle Roof- Replaced (2)								\$ -				
	120	Gutters/ Downspouts - Replace (Unit #15)												\$ 25,188.00
	121	Gutters/ Downspouts - Replace (2)								\$ -				\$ 3,837.00
PAINTED SURFACES	204	Building Exterior Siding (condo) Repaint	\$ 8,413.00				\$ -		\$ 10,492.00					\$ 75,143.00
	205	Building Exterior Siding (bldg. #15) Repaint	\$ 2,100.00				\$ -		\$ 2,619.00					\$ 18,758.00
	207	Metal Railing - Repaint	\$ 2,663.00		\$ -				\$ 3,321.00					\$ 23,782.00
SIDING MATERIALS	303	Wood Siding - Repair (condo)	\$ 12,250.00						\$ 15,278.00					\$ 109,420.00
	306	Brick - Major Repairs	\$ 11,250.00						\$ 14,031.00					\$ 100,489.00
DRIVE MATERIALS	401	Asphalt - Major Overlay	\$ -				\$ 28,517.00							\$ 7,777.00
	402	Asphalt - Surface Application	\$ 5,000.00		\$ -		\$ 5,793.00			\$ 6,712.00				\$ 45,565.00
DECKING	601	Concrete Flatwork - Partial Replace	\$ 2,750.00		\$ -		\$ 3,186.00			\$ 3,692.00				\$ 29,337.00
	607	Wood Deck - Replace (unit 15)	\$ -				\$ 8,595.00							
	611	Stairway Systems/Deck - Replacement	\$ 185,000.00	\$ -										
BOILER / STORAGE TANK	702	Boiler/Storage Tank - Replace	\$ 40,000.00											\$ 120,699.00
	721	Expansion Tank - Replace										\$ 2,131.00		\$ 4,451.00
PROPERTY IDENTIFICATION	803	Mailboxes - Replace	\$ -					\$ 2,058.00		\$ -				\$ 3,992.00
	809	Address Signs - Replace												
FENCING/ WALLS	1001	Wood Fencing - Replace (1)		\$ 1,911.00										\$ 4,796.00
	1002	Wood Fencing - Replace (2)												\$ -
	1003	Ironwork Fence - Replace												\$ -
	1010	Trash Enclosure - Replace						\$ 3,432.00		\$ -				\$ 13,641.00
	1008	Vinyl Fence - Replaced												\$ -
RECREATION / EQUIPMENT	1307	Benches - Replace												\$ -
	1311	Pet Waste Pick up Stations - Replace												\$ -
INTERIORS	1413	Restroom - Remodel												\$ -
	1602	Exterior Wall Mount- Replace	\$ 2,813.00						\$ -					\$ -
	1604	Pole Lights - Replace												\$ 5,259.00
IRRIGATION SYSTEM	1607	Globe Lights - Replace												\$ 23,030.00
	1701	Irrigation System - Major Repairs			\$ 2,960.00	\$ -				\$ 3,558.00				\$ -
	1703	Irrigation Controller - Replace						\$ -						\$ -
LANDSCAPING	1706	Backflow Devices - Replace												\$ -
	1801	Landscape - Refurbish	\$ 12,000.00			\$ -			\$ 15,527.00					\$ 79,728.00

MISCELLANEOUS	1813 <u>Crusher Fine Paths - Replenish</u>	\$ 6,750.00	\$ -	\$ -	\$ 7,821.00	\$ 9,062.00	\$ 72,012.00						
	2001 Sewer System - Major Repairs		\$ -	\$ 10,226.00	\$ 11,420.00	\$ 12,753.00	\$ 120,120.00						
	2002 Plumbing												
		<u>\$ 290,989.00</u>	<u>\$ -</u>	<u>\$ 15,097.00</u>	<u>\$ -</u>	<u>\$ 45,317.00</u>	<u>\$ 23,447.00</u>	<u>\$ 47,799.00</u>	<u>\$ 19,085.00</u>	<u>\$ 32,219.00</u>	<u>\$ -</u>	<u>\$ 2,131.00</u>	<u>\$ 1,146,512.00</u>
RESERVE BALANCE		<b>\$ (200,869.56)</b>	<b>\$ 89,236.44</b>	<b>\$ 102,245.44</b>	<b>\$ 130,351.44</b>	<b>\$ 113,140.44</b>	<b>\$ 117,799.44</b>	<b>\$ 98,106.44</b>	<b>\$ 107,127.44</b>	<b>\$ 103,014.44</b>	<b>\$ 131,120.44</b>	<b>\$ 157,095.44</b>	<b>\$ (481,377.56)</b>