Project Title:	FYE 2023								
Project Title:	FTE 2023	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030
	Summer 22	Progress	Summer 23	Summer 24	Summer 25	Summer 26	Summer 27		
F	Approved		APPROVED & COMPLETED	DEFERRED/PROPOSED	Proposed	Proposed	Proposed	Proposed	Proposed
Parking Lot Maintenance - Short Term	Complete	Complete		\$ 17,000.00		\$ 9,500.00		\$ 10,000.00	
Parking Lot Maintenance - Long Term		· · · · · · · · · · · · · · · · · · ·							
Electrical				\$ 5,000.00					
Stucco Maintenance	Complete	Complete	\$ 15,129.99	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Bathroom Upgrades	complete	complete	<i>y</i> 13,123.33	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 3,000.00	\$ 5,000.00
Cedar Shake Replacement					\$ 150,000.00				
Stain Exterior/Paint	Complete	Complete		\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Paint Interior / Doors/Windows	Complete	Complete	defer	\$ 5,000.00	+ -,	<i>, ,</i>	+ -,	+ -,	+ 0,00000
Game Room Paint/ Carpet				+ 0,00000	\$ 5,500.00				
Reserve Study/Mech Assmt/Reconst Analysis				\$ 15,000.00					
Mall Carpet & Repair					\$ 50,000.00				
2nd/3rd Floor & Stair Carpet					,				
Conference Room Carpet / Furniture									
Pool & Hot Tub Refurbishing			\$ 157,681.00	\$ 81,995.00		\$ 25,000.00			
Pool Heater			<i>v 107,001.00</i>	¢ 01,555100	\$ 8,500.00	¢ 20,000,000			
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Pool Paint/Refurbish			\$ 59,570.00				\$ 8,000.00		
Pool Cover / Fencing / Safety					\$ 5,000.00		\$ 5,000.00		
Hot Tub Temp			\$ 14,672.86						
Hot Tub Paint									
Common Hot Water Heaters					\$ 2,000.00				
Fire Suppression Work		Deferred	\$ 4,850.00	\$ 11,000.00					
Sauna		Partial/deferred	defer	\$ 2,500.00					
North & South Mall Heat							\$ 45,000.00		
South Mall Ventilation									
Roof work/fencing repair/skylights/gutters	\$-	Complete	\$ 20,783.25	\$ 6,000.00				\$ 432,000.00	
Washers/Dryers (3 pair)				defer	\$ 7,200.00			\$ 7,200.00	
Chimney Work									
Decking - South			\$ 3,400.00						
Deck Railings			\$ 14,019.82						
Decking Replacement 2nd/3rd Floors			¢ 1,010.01						
Sliding Doors/deck doors		Complete	\$ -	\$ 5,000.00					
Elevator Overhaul	Complete	complete	· ·	ş 5,000.00					\$ 5.000.00
South Atrium Window Replacement	complete				\$ 12.000.00				\$ 50,000.00
South Allium window Replacement South mail common/HT windows					\$ 12,000.00				\$ 50,000.00
South Mail Common/Fit windows South Mail Wood Refinishing/ Stairwells									
2ND Floor Atrium Furniture						\$ 2,000.00			
Living Room Windows Replace						\$ 2,000.00			
South Wall Cedar Shakes									
North Wall Cedar Shakes									
South First Floor Int Shake									<u> </u>
Entry Doors		Complete	\$ 332.50						<u> </u>
Retaining Walls		complete	y 552.50						<u> </u>
Lights			\$ -		\$ 6,000.00				
Stair repair/retread	Complete	Complete	\$ 1,733.26	\$ 5,000.00	+ 0,000.00			1	t
Common Furniture	compiete	compiete		- 5,000.00				1	t
Interior Shakes/Metal						\$ 17,500.00	1		1
Unit and Common Drain Pipes				\$ 20,000.00	\$ 2,000.00		1		\$ 200,000.00
Contingency	\$ -		\$ -	\$ 49,814.00	\$ 38,430.00	\$ 9,300.00	\$ 9,900.00	\$ 68,580.00	
Annual Needs Total:	\$		\$ 292,172.68	\$ 235,309.00	\$ 294,630.00	\$ 71,300.00	\$ 75,900.00	\$ 525,780.00	
	Special Assessment		\$ 292,172.68	÷ 255,509.00	\$ 294,630.00 \$ 300,000.00	\$ 71,300.00 \$ 20,000.00	\$ 75,900.00 \$ 45,000.00	\$ 525,780.00 \$ 460,000.00	
	Reallocated from operating		\$ 286,373.61 \$ 65.809	\$	\$ 300,000.00 \$ 48,184	\$ 20,000.00 \$ 48,184	\$ 45,000.00 \$ 48,184	\$ 460,000.00 \$ 48,184	\$ 225,000.00
	Running capital fund balance	\$ 183,382.00	\$ 65,809 \$ 243,391.93	\$ 48,184 \$ 56,266.57	\$ 48,184 \$ 109,820.21	\$ 48,184 \$ 106,703.85	\$ 48,184 \$ 123,987.49	\$ 48,184 \$ 106,391.13	\$ 48,184
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