

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Reserve/Replacement Fund Analysis

| 1  |                                                            | 2015       | 2016         | 2017       | 2018       |             |             | 2019       | 2020       | 2021       |
|----|------------------------------------------------------------|------------|--------------|------------|------------|-------------|-------------|------------|------------|------------|
| 2  | Account/Category                                           | Actual     | Actual       | Actual     | Proposed   | Thru June   | Projected   | Proposed   | Proposed   | Proposed   |
| 3  | <b>Revenue</b>                                             |            |              |            |            |             |             |            |            |            |
| 4  | Prior Year Operations Budget Surplus                       | \$ 1,000   | \$ 12,000    | \$ 18,846  | \$ -       | \$ 11,311   | \$ 11,311   | \$ -       | \$ -       | \$ -       |
| 5  | Reserve Funding from Operations Budget                     | \$ 81,200  | \$ 80,000    | \$ 80,000  | \$ 80,000  | \$ 31,500   | \$ 80,000   | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 6  | Transfer Fees                                              | \$ 5,400   | \$ 6,600     | \$ 6,000   | \$ -       | \$ 2,400    | \$ 4,200    | \$ -       | \$ -       | \$ -       |
| 7  | Reimbursement                                              | \$ 15,220  | \$ 103,125   | \$ 27,575  | \$ -       | \$ 10,752   | \$ 21,296   | \$ -       |            |            |
| 7  | Interest                                                   | \$ 76      | \$ 45        | \$ 8       | \$ -       | \$ 17       | \$ 17       | \$ -       | \$ -       | \$ -       |
| 8  | Loan                                                       | \$ -       | \$ 399,554   | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 9  |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 10 | <b>Total Income</b>                                        | \$ 102,896 | \$ 601,324   | \$ 132,429 | \$ 80,000  | \$ 55,980   | \$ 116,824  | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 11 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 12 | <b>Beginning Cash (Money Market) Balance</b>               | \$ 109,739 | \$ 185,806   | \$ 57,143  | \$ 49,751  | \$ 49,751   | \$ 49,751   | \$ 26,620  | \$ 47,909  | \$ 59,198  |
| 13 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 14 | <b>Total Available</b>                                     | \$ 212,635 | \$ 787,129   | \$ 189,572 | \$ 129,751 | \$ 105,731  | \$ 166,575  | \$ 106,620 | \$ 127,909 | \$ 139,198 |
| 15 |                                                            | =====      | =====        | =====      | =====      | =====       | =====       | =====      | =====      | =====      |
| 16 | <b>Replacement Items</b>                                   |            |              |            |            |             |             |            |            |            |
| 17 | Roofs (2027-2035, \$25K/Bldg)                              | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 18 | Privacy Fences (2030-2031, \$3K/Bldg)                      | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 19 | Generator (2014, \$25K)                                    | \$ -       | \$ -         | \$ -       | \$ 25,000  | \$ -        | \$ 25,000   | \$ -       | \$ -       | \$ -       |
| 20 | Door/Window Replacement                                    | \$ 25,100  | \$ 169,895   | \$ 39,970  | \$ 8,000   | \$ 19,402   | \$ 32,321   | \$ 8,000   | \$ 8,000   | \$ 8,000   |
| 21 | Sewer Pump(s) (2020-2021, \$10K/pump)                      | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ 10,000  | \$ 10,000  |
| 22 | Roads (2040, \$400K)                                       | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 23 | Replace Vinyl Siding and Foam Underlay Project             | \$ -       | \$ 541,248   | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 24 | Siding Loan -- Interest                                    | \$ -       | \$ 10,193    | \$ 16,807  | \$ 14,385  | \$ 7,123    | \$ 13,604   | \$ 11,500  | \$ 9,549   | \$ 7,441   |
| 25 | Septic Tanks                                               | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 26 | Concrete/Retaining Wall                                    | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 27 | Sewer Lines (Units to Septic Tank)                         | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 28 | Sewer Line (Sewage Pump to City Line)                      | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 29 | Water Mains                                                | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 30 | Storm Drains                                               | \$ -       | \$ -         | \$ -       | \$ -       | \$ 11,922   | \$ 11,922   | \$ -       | \$ -       | \$ -       |
| 31 | Permanent Speed bumps                                      | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 32 | Concrete Slab/Step in Front of Front Door (Repair/Replace) | \$ -       | \$ -         | \$ -       | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 33 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 34 | <b>Total Expenditures</b>                                  | \$ 25,100  | \$ 721,336   | \$ 56,777  | \$ 47,385  | \$ 38,447   | \$ 82,847   | \$ 19,500  | \$ 27,549  | \$ 25,441  |
| 35 |                                                            |            |              |            |            |             |             |            |            |            |
| 36 | Loan -- Principal                                          | \$ -       | \$ 7,791     | \$ 83,904  | \$ 36,326  | \$ 38,233   | \$ 57,107   | \$ 39,211  | \$ 41,163  | \$ 43,270  |
| 37 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 38 | <b>Net Increase(Decrease)</b>                              | \$ 77,796  | \$ (127,803) | \$ (8,253) | \$ (3,711) | \$ (20,700) | \$ (23,130) | \$ 21,289  | \$ 11,289  | \$ 11,289  |
| 39 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 40 | <b>Amortization/Adjustments</b>                            | \$ (1,729) | \$ 859       | \$ 860     | \$ -       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       |
| 41 |                                                            | -----      | -----        | -----      | -----      | -----       | -----       | -----      | -----      | -----      |
| 42 | <b>Final Cash (Money Market) Balance</b>                   | \$ 185,806 | \$ 57,143    | \$ 49,751  | \$ 46,039  | \$ 29,051   | \$ 26,620   | \$ 47,909  | \$ 59,198  | \$ 70,487  |
|    |                                                            | =====      | =====        | =====      | =====      | =====       | =====       | =====      | =====      | =====      |

| 1  |                                                            | 2022       | 2023       | 2024       | 2025       | 2026       | 2027        | 2028        | 2029        | 2030        |
|----|------------------------------------------------------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-------------|
| 2  | Account/Category                                           | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed    | Proposed    | Proposed    | Proposed    |
| 3  | <b>Revenue</b>                                             |            |            |            |            |            |             |             |             |             |
| 4  | Prior Year Operations Budget Surplus                       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 5  | Reserve Funding from Operations Budget                     | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000   | \$ 80,000   | \$ 80,000   | \$ 80,000   |
| 6  | Transfer Fees                                              | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 7  | Reimbursement                                              |            |            |            |            |            |             |             |             |             |
| 7  | Interest                                                   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 8  | Loan                                                       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 9  |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 10 | <b>Total Income</b>                                        | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000   | \$ 80,000   | \$ 80,000   | \$ 80,000   |
| 11 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 12 | <b>Beginning Cash (Money Market) Balance</b>               | \$ 70,487  | \$ 84,776  | \$ 99,065  | \$ 129,521 | \$ 194,521 | \$ 259,521  | \$ 214,521  | \$ 169,521  | \$ 124,521  |
| 13 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 14 | <b>Total Available</b>                                     | \$ 150,487 | \$ 164,776 | \$ 179,065 | \$ 209,521 | \$ 274,521 | \$ 339,521  | \$ 294,521  | \$ 249,521  | \$ 204,521  |
| 15 |                                                            | =====      | =====      | =====      | =====      | =====      | =====       | =====       | =====       | =====       |
| 16 | <b>Replacement Items</b>                                   |            |            |            |            |            |             |             |             |             |
| 17 | Roofs (2027-2035, \$25K/Bldg)                              | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 125,000  | \$ 125,000  | \$ 125,000  | \$ 125,000  |
| 18 | Privacy Fences (2030-2031, \$3K/Bldg)                      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ 38,000   |
| 19 | Generator (2014, \$25K)                                    | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 20 | Door/Window Replacement                                    | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 21 | Sewer Pump(s) (2020-2021, \$10K/pump)                      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 22 | Roads (2040, \$400K)                                       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 23 | Replace Vinyl Siding and Foam Underlay Project             | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 24 | Siding Loan -- Interest                                    | \$ 5,255   | \$ 2,959   | \$ 646     | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 25 | Septic Tanks                                               | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 26 | Concrete/Retaining Wall                                    | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 27 | Sewer Lines (Units to Septic Tank)                         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 28 | Sewer Line (Sewage Pump to City Line)                      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 29 | Water Mains                                                | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 30 | Storm Drains                                               | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 31 | Permanent Speed bumps                                      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 32 | Concrete Slab/Step in Front of Front Door (Repair/Replace) | \$ 15,000  | \$ 15,000  | \$ 15,000  | \$ 15,000  | \$ 15,000  | \$ -        | \$ -        | \$ -        | \$ -        |
| 33 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 34 | <b>Total Expenditures</b>                                  | \$ 20,255  | \$ 17,959  | \$ 15,646  | \$ 15,000  | \$ 15,000  | \$ 125,000  | \$ 125,000  | \$ 125,000  | \$ 163,000  |
| 35 |                                                            |            |            |            |            |            |             |             |             |             |
| 36 | Loan -- Principal                                          | \$ 45,456  | \$ 47,752  | \$ 33,898  | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 37 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 38 | <b>Net Increase(Decrease)</b>                              | \$ 14,289  | \$ 14,289  | \$ 30,456  | \$ 65,000  | \$ 65,000  | \$ (45,000) | \$ (45,000) | \$ (45,000) | \$ (83,000) |
| 39 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 40 | <b>Amortization/Adjustments</b>                            | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -        | \$ -        | \$ -        | \$ -        |
| 41 |                                                            | -----      | -----      | -----      | -----      | -----      | -----       | -----       | -----       | -----       |
| 42 | <b>Final Cash (Money Market) Balance</b>                   | \$ 84,776  | \$ 99,065  | \$ 129,521 | \$ 194,521 | \$ 259,521 | \$ 214,521  | \$ 169,521  | \$ 124,521  | \$ 41,521   |
|    |                                                            | =====      | =====      | =====      | =====      | =====      | =====       | =====       | =====       | =====       |

| 1  |                                                            | 2031        | 2032        | 2033       | 2034       | 2035       | 2036       | 2037       | 2038       | 2039       |
|----|------------------------------------------------------------|-------------|-------------|------------|------------|------------|------------|------------|------------|------------|
| 2  | Account/Category                                           | Proposed    | Proposed    | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   |
| 3  | <b>Revenue</b>                                             |             |             |            |            |            |            |            |            |            |
| 4  | Prior Year Operations Budget Surplus                       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 5  | Reserve Funding from Operations Budget                     | \$ 80,000   | \$ 80,000   | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 6  | Transfer Fees                                              | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 7  | Reimbursement                                              |             |             |            |            |            |            |            |            |            |
| 7  | Interest                                                   | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 8  | Loan                                                       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 9  |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 10 | <b>Total Income</b>                                        | \$ 80,000   | \$ 80,000   | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 11 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 12 | <b>Beginning Cash (Money Market) Balance</b>               | \$ 41,521   | \$ (40,479) | \$ 39,521  | \$ 119,521 | \$ 199,521 | \$ 279,521 | \$ 359,521 | \$ 439,521 | \$ 517,521 |
| 13 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 14 | <b>Total Available</b>                                     | \$ 121,521  | \$ 39,521   | \$ 119,521 | \$ 199,521 | \$ 279,521 | \$ 359,521 | \$ 439,521 | \$ 519,521 | \$ 597,521 |
| 15 |                                                            | =====       | =====       | =====      | =====      | =====      | =====      | =====      | =====      | =====      |
| 16 | <b>Replacement Items</b>                                   |             |             |            |            |            |            |            |            |            |
| 17 | Roofs (2027-2035, \$25K/Bldg)                              | \$ 125,000  | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 18 | Privacy Fences (2030-2031, \$3K/Bldg)                      | \$ 37,000   | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 19 | Generator (2014, \$25K)                                    | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 20 | Door/Window Replacement                                    | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 2,000   | \$ 2,000   |
| 21 | Sewer Pump(s) (2020-2021, \$10K/pump)                      | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 22 | Roads (2040, \$400K)                                       | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 23 | Replace Vinyl Siding and Foam Underlay Project             | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 24 | Siding Loan -- Interest                                    | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 25 | Septic Tanks                                               | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 26 | Concrete/Retaining Wall                                    | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 27 | Sewer Lines (Units to Septic Tank)                         | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 28 | Sewer Line (Sewage Pump to City Line)                      | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 29 | Water Mains                                                | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 30 | Storm Drains                                               | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 31 | Permanent Speed bumps                                      | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 32 | Concrete Slab/Step in Front of Front Door (Repair/Replace) | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 33 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 34 | <b>Total Expenditures</b>                                  | \$ 162,000  | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 2,000   | \$ 2,000   |
| 35 |                                                            |             |             |            |            |            |            |            |            |            |
| 36 | Loan -- Principal                                          | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 37 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 38 | <b>Net Increase(Decrease)</b>                              | \$ (82,000) | \$ 80,000   | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 78,000  | \$ 78,000  |
| 39 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 40 | <b>Amortization/Adjustments</b>                            | \$ -        | \$ -        | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 41 |                                                            | -----       | -----       | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 42 | <b>Final Cash (Money Market) Balance</b>                   | \$ (40,479) | \$ 39,521   | \$ 119,521 | \$ 199,521 | \$ 279,521 | \$ 359,521 | \$ 439,521 | \$ 517,521 | \$ 595,521 |
|    |                                                            | =====       | =====       | =====      | =====      | =====      | =====      | =====      | =====      | =====      |

| 1  |                                                            | 2040         | 2041       | 2042       | 2043       | 2044       | 2045       | 2042       | 2043       | 2044       |
|----|------------------------------------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 2  | Account/Category                                           | Proposed     | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   | Proposed   |
| 3  | <b>Revenue</b>                                             |              |            |            |            |            |            |            |            |            |
| 4  | Prior Year Operations Budget Surplus                       | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 5  | Reserve Funding from Operations Budget                     | \$ 80,000    | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 6  | Transfer Fees                                              | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 7  | Reimbursement                                              |              |            |            |            |            |            |            |            |            |
| 7  | Interest                                                   | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 8  | Loan                                                       | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 9  |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 10 | <b>Total Income</b>                                        | \$ 80,000    | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  | \$ 80,000  |
| 11 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 12 | <b>Beginning Cash (Money Market) Balance</b>               | \$ 595,521   | \$ 258,521 | \$ 321,521 | \$ 384,521 | \$ 447,521 | \$ 510,521 | \$ 573,521 | \$ 636,521 | \$ 714,521 |
| 13 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 14 | <b>Total Available</b>                                     | \$ 675,521   | \$ 338,521 | \$ 401,521 | \$ 464,521 | \$ 527,521 | \$ 590,521 | \$ 653,521 | \$ 716,521 | \$ 794,521 |
| 15 |                                                            | =====        | =====      | =====      | =====      | =====      | =====      | =====      | =====      | =====      |
| 16 | <b>Replacement Items</b>                                   |              |            |            |            |            |            |            |            |            |
| 17 | Roofs (2027-2035, \$25K/Bldg)                              | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 18 | Privacy Fences (2030-2031, \$3K/Bldg)                      | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 19 | Generator (2014, \$25K)                                    | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 20 | Door/Window Replacement                                    | \$ 17,000    | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 2,000   | \$ 2,000   |
| 21 | Sewer Pump(s) (2020-2021, \$10K/pump)                      | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 22 | Roads (2040, \$400K)                                       | \$ 400,000   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 23 | Replace Vinyl Siding and Foam Underlay Project             | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 24 | Siding Loan -- Interest                                    | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 25 | Septic Tanks                                               | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 26 | Concrete/Retaining Wall                                    | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 27 | Sewer Lines (Units to Septic Tank)                         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 28 | Sewer Line (Sewage Pump to City Line)                      | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 29 | Water Mains                                                | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 30 | Storm Drains                                               | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 31 | Permanent Speed bumps                                      | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 32 | Concrete Slab/Step in Front of Front Door (Repair/Replace) | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 33 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 34 | <b>Total Expenditures</b>                                  | \$ 417,000   | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 17,000  | \$ 2,000   | \$ 2,000   |
| 35 |                                                            |              |            |            |            |            |            |            |            |            |
| 36 | Loan -- Principal                                          | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 37 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 38 | <b>Net Increase(Decrease)</b>                              | \$ (337,000) | \$ 63,000  | \$ 63,000  | \$ 63,000  | \$ 63,000  | \$ 63,000  | \$ 63,000  | \$ 78,000  | \$ 78,000  |
| 39 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 40 | <b>Amortization/Adjustments</b>                            | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |
| 41 |                                                            | -----        | -----      | -----      | -----      | -----      | -----      | -----      | -----      | -----      |
| 42 | <b>Final Cash (Money Market) Balance</b>                   | \$ 258,521   | \$ 321,521 | \$ 384,521 | \$ 447,521 | \$ 510,521 | \$ 573,521 | \$ 636,521 | \$ 714,521 | \$ 792,521 |
|    |                                                            | =====        | =====      | =====      | =====      | =====      | =====      | =====      | =====      | =====      |