

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Replacement Fund Analysis											100 Units		
Placed in Service: 1988		(in thousands)											
FY: 01 January													
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance	132.88	165.47	129.00	85.47	54.75	64.51	81.10	96.29	111.17	124.72	168.01	37.75	60.95
FY Reserve Funding	36.77	38.00	43.00	48.00	48.00	55.00	55.00	55.00	55.00	55.00	55.00	38.00	38.00
Total Available	169.65	203.47	172.00	133.47	102.75	119.51	136.10	151.29	166.17	179.72	223.01	75.75	98.95
<b>Replacement Items</b>													
Roofs	2.00	70.00	71.40	72.80	28.50	29.00	29.70	30.30	30.90	2.00	2.00	2.00	2.00
Fencing					2.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00
Major Repairs	2.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00
Street Lights			9.8										
Roads											170.00		
Site Work	2.00	2.00	2.00	2.00	2.00	2.00	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Trim Replacement	2.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.00	4.00
Miscellaneous	1.00	1.00	1.00	1.00	1.00	1.00	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Total Expenditures	9.00	77.00	88.20	79.80	39.50	40.00	41.70	42.30	43.90	15.00	186.00	16.00	17.00
Net Replacement	160.65	126.47	83.80	53.67	63.25	79.51	94.40	108.99	122.27	164.72	37.01	59.75	81.95
Interest @ 2%	4.82	2.53	1.68	1.07	1.26	1.59	1.89	2.18	2.45	3.29	0.74	1.20	1.64
Carry Over	165.47	129.00	85.47	54.75	64.51	81.10	96.29	111.17	124.72	168.01	37.75	60.95	83.59