

## Capital Expenditures

### 2006 Actual Expenditures

Mold Remediation	4,900
Clubhouse Rehab	14,500
Drainage Improvements	29,000
Bathroom partitions	1,725
Carpet	1,800

### 2006 Capital Reserve Analysis

Exterior Site Lighting	4,000
Irrigation System	3,500
Landscape at Entry	15,000
Total	<u>\$ 74,425</u>

### 2007 Capital Reserve Analysis

Pool Furniture	3,000
Entry Signage-Maintain/Repair	3,090
Playground Equipment-Replace	12,360
Pool Accessories - Replace	1,030
Lower Tennis Courts - Replace	37,080
Total	<u>\$ 56,560</u>

### 2008 Capital Reserve Analysis

Upper Tennis Courts - Replace	37,080
Amenity Parking Lot - Seal/Repair	4,138
Clubhouse Exterior-Paint	4,244
Gazebos - Floor Replacement	8,487
Main & Kiddie Pool - Replaster	16,974
Pool Deck - Resurface	19,096
Pool Fence - Repair & Repaint	3,713
Total	<u>\$ 93,732</u>

### 2009 Capital Reserve Analysis

Lower Detention Pond-Maintain/Repair	15,450
Wood Cross Tie @ pool	7,500
Clubhouse electrical - accessories	1,093
Gazebos - Paint	2,185
Irrigation System-Maintain/Repair	1,639
Main pool pump & Filter - Replace	3,278
Clubhouse Bathroom Upgrade	12,360
Wood Fence - Maintain/Paint	1,093
Total	<u>\$ 44,598</u>

### 2010 Capital Reserve Analysis

Clubhouse Furnishings-Partial Replace	2,814
Clubhouse HVAC - Replace	11,255
Exterior Site Lighting - Replace	1,126
Overall Drainage - Maintain/Repair	3,377
Pool Furniture - Partial Replacement	3,377
Total	<u>\$ 21,949</u>

	2006	2007	2008	2009	2010
<b>Income:</b>					
# of homes	218	218	218	218	218
Monthly Dues	\$ 40	\$ 50	\$ 50	\$ 50	\$ 50
Annual Dues	\$ 104,640	\$ 130,800	\$ 130,800	\$ 130,800	\$ 130,800
Other Income	\$ 2,630				
Special Assessment		\$ 70,850			
	\$ 107,270	\$ 201,650	\$ 130,800	\$ 130,800	\$ 130,800
General & Administrative	\$22,495	\$22,945	\$23,404	\$23,872	\$24,349
Taxes & Insurance	7,640	\$7,793	\$7,949	\$8,108	\$8,270
Recreation Area	11,987	11,987	\$12,227	\$12,471	\$12,721
Landscaping	15,500	18,500	\$18,870	\$19,247	\$19,632
Utilities	11,500	11,500	\$11,730	\$11,965	\$12,204
Maintenance	5,250	5,250	\$5,355	\$5,462	\$5,571
Pest Control	500	500	\$510	\$520	\$531
	\$ 74,872	\$ 78,475	\$ 80,044	\$ 81,645	\$ 83,278
<b>Net Operating Income</b>	<b>\$ 32,398</b>	<b>\$ 123,175</b>	<b>\$ 50,756</b>	<b>\$ 49,155</b>	<b>\$ 47,522</b>
Capital Expenditures	\$ 74,425	\$ 56,560	\$ 93,732	\$ 44,598	\$ 21,949
Net Income	<b>\$ (42,027)</b>	<b>\$ 66,615</b>	<b>\$ (42,976)</b>	<b>\$ 4,557</b>	<b>\$ 25,573</b>
Ending Cash	<b>\$ (7,395)</b>	<b>\$ 59,220</b>	<b>\$ 16,244</b>	<b>\$ 20,801</b>	<b>\$ 46,374</b>