

**Residences at Brookside**  
Capital Reserve Schedule

Item	1 2015	2 2016	3 2017	4 2018	5 2019	6 2020	7 2021	8 2022	9 2023
<b>Reserve Study</b>									
Curb and Gutter				6,032					
Flagstone							6,956		
Balconies							8,695		
Stucco	2,538							50,000	
Stone							5,843		
Garage Doors						73,034			
Asphalt Shingles				191,774					
Gutters and Downspouts				25,133					
Exterior Lighting					6,556				
Boilers		53,853	30,704	20,000	10,628	10,947	11,275	11,614	11,962
Circulation Pumps				2,731					3,166
Hot Water Storage Tanks	6,003			34,967					
Fire Notification System	638								
Heat Tape Replacement	8,640				15,000				
Exterior Resurfacing			38,550					50,000	
Exterior Hand Rails/Decks				25,000					
<b>Estimated Cost Total</b>									
<b>Inflated 40 Year Total</b>	17,819	53,853	69,254	88,730	242,535	90,537	32,769	111,614	15,128
Annual Cash Balances (40yrs)									
Beginning Cash Balance	147,543	194,153	207,966	209,764	199,142	42,486	46,377	112,736	105,187
<b>Funding (also inflated)</b>	64,080	67,276	70,644	77,708	85,479	94,027	98,729	103,665	108,848
Transfer Operating Surplus				3,272					
Special Assessment									
Interest Income on Fund	350	389	408	400	400	400	400	400	400
Expenditures	17,819	53,853	69,254	88,730	242,535	90,537	32,769	111,614	15,128
Ending Cash Balance	194,153	207,966	209,764	199,142	42,486	46,377	112,736	105,187	199,307
<b>Annual % Funding Increase</b>		5.0%	5.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%

