Fountain Lakes Community Association Inc.

C/O Pegasus Property Management
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Bonita Springs, FL 34135
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Fountain Lakes Community Association, Inc.
Meeting of Board of Governors
Held at Fountain Lakes Community Center
22201 Fountain Lakes Blvd, Estero, FL 33928
Wednesday, October 15, 2025, at 6:00pm

BOARD MEETING

- **I.** **Call to order**
- **II.** **Certify a quorum**
- **III.** **Proof of notice**
- **IV.** **Approval of meeting minutes**
- **V.** **President's comments**
- **VI.** **Treasurer's report**
- **VII.** **Governors' comments**
- **VIII.** **Manager's comments**
- **IX.** **FLIC Report**
- **X.** **Committee Reports**
  - **a. ARC**
  - **b. Social**
  - **c. Hogs**
  - **d. Stormwater Drainage & Management**
  - **e. Waterway Management**
- **XI.** **Old business**
  - **a. Community Center Windows**
  - **b. Community Center Tech Upgrade**
  - **c. Storage Units – quotes to lay rock**
  - **d. Artificial Turf Guidelines**
  - **e. Lake Grasses**
- **XII.** **New Business**
  - **a. Review and Approve 2026 Draft Budget**
  - **b. Pegasus Spending Limit Authorization**
  - **c. Fountain #1 – quote to replace control panel**
  - **d. Quote to power wash side street gutters**
  - **e. Culvert – west side of pool – Elite quote to replace**
  - **f. 2026 Swales – Elite quote (3 phases + option to do all)**
  - **g. 2026 Catch Basin cleaning – is vote required?**
  - **h. Community Center A/C Maintenance – CNS Quote for maintenance program**
  - **i. Street Signs – quotes to replace and straighten**
  - **j. Amenities – resident concerns**
  - **k. Violation – FLM3691S – multiple fitness center rule violations**
- **XIII.** **Residents' Comments**
- **XIV.** **Adjournment**

FOUNTAIN LAKES COMMUNITY ASSOCIATION, INC
900 Doors/Qtr
DRAFT 2026 ANNUAL BUDGET
FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

ACCOUNT NO	DESCRIPTION	2025 Budget	Actual 7/31/25	Estimated 8/1 - 12/31/2025	Estimated 2025	Variance	2026 BUDGET	PER MONTH	PER UNIT PER QTR
	REVENUE								
6300	Maintenance Fee	$ 752,500.00	438,958.31	313,541.65	752,499.96	0.04	$ 781,000.00	$ 65,083.33	$ 216.94
6332	Storage Unit Fee	$ 34,000.00	17,728.10	12,990.00	30,718.10	3,281.90	$ 34,000.00	$ -	$ -
6850	Reserve Contribution	$ 507,500.00	296,041.69	211,458.35	507,500.04	0.04	$ 515,000.00	$ 42,916.67	$ 143.06
6900	Reserve Interest Income	$ -	9,476.04	6,768.60	16,244.64	16,244.64	$ -	$ -	$ -
6335	Office Space Rental Fee	$ 14,420.00	8,411.67	6,000.00	14,411.67	8.33	$ 14,880.00	$ -	$ -
6460	Rec- Clubhouse Income	$ -	1,200.00	0.00	1,200.00	1,200.00	$ -	$ -	$ -
6480	Community Gate Income	$ -	3,389.00	0.00	3,389.00	3,389.00	$ -	$ -	$ -
6550	Working Capital Fee	$ -	72,500.00	0.00	72,500.00	72,500.00	$ -	$ -	$ -
6650	Miscellaneous Income	$ -	1,205.63	0.00	1,205.63	1,205.63	$ -	$ -	$ -
	TOTAL REVENUE	**$ 1,308,420.00**	**848,910.44**	**550,758.60**	**1,399,669.04**		**$ 1,344,880.00**	**$ 108,000.00**	**$ 360.00**
	ADMIN EXPENSES								
7010	Reserve Study/Audit	$ 7,500.00	4,000.00	4,000.00	8,000.00	500.00	$ 8,000.00	$ 666.67	$ 2.22
7050	Legal	$ 5,000.00	1,250.00	892.86	2,142.86	2,857.14	$ 5,000.00	$ 416.67	$ 1.39
7060	Legal - Abiatti	$ 30,000.00	2,500.00	0.00	2,500.00	27,500.00	$ 5,000.00	$ 416.67	$ 1.39
7200	Management Fees	$ 74,940.00	43,715.00	31,225.00	74,940.00	0.00	$ 77,340.00	$ 6,445.00	$ 21.48
7250	Office Expense	$ 21,000.00	11,180.12	7,985.80	19,165.92	1,834.08	$ 20,000.00	$ 1,666.67	$ 5.56
7300	Taxes/SUNBIZ/Pool Permits	$ 700.00	361.60	275.00	636.60	63.40	$ 700.00	$ 58.33	$ 0.19
7470	Payroll	$ 125,000.00	63,181.04	45,129.31	108,310.35	16,689.65	$ 125,000.00	$ 10,416.67	$ 34.72
	TOTAL ADMINISTRATIVE EXPENSES	**$ 264,140.00**	**$ 126,187.76**	**$ 89,507.97**	**$ 215,695.73**		**$ 241,040.00**	**$ 20,086.67**	**$ 66.96**
	INSURANCE EXPENSES								
7500	Insurance	$ 72,000.00	47,391.34	34,306.00	81,697.34	9,697.34	$ 90,000.00	$ 7,500.00	$ 25.00
	TOTAL INSURANCE EXPENSES	**$ 72,000.00**	**$ 47,391.34**	**$ 34,306.00**	**$ 81,697.34**		**$ 90,000.00**	**$ 7,500.00**	**$ 25.00**
	Utility								
8010	Electric	$ 80,000.00	45,567.85	32,548.46	78,116.31	1,883.69	$ 82,000.00	$ 6,833.33	$ 22.78
8050	Water/Sewer	$ 4,000.00	3,232.17	2,308.69	5,540.86	1,540.86	$ 6,000.00	$ 500.00	$ 1.67
8150	Television/Telphone	$ 13,000.00	8,476.05	6,054.32	14,530.37	1,530.37	$ 15,000.00	$ 1,250.00	$ 4.17
8200	Trash Removal	$ 1,750.00	994.98	710.70	1,705.68	44.32	$ 1,800.00	$ 150.00	$ 0.50
8250	Cell Phone	$ 1,020.00	564.92	403.51	968.43	51.57	$ 1,020.00	$ 85.00	$ 0.28
	TOTAL UTILITY EXPENSE	**$ 99,770.00**	**$ 58,835.97**	**$ 42,025.69**	**$ 100,861.66**		**$ 105,820.00**	**$ 8,818.33**	**$ 29.39**
	Ground Maintenance								
9010	Grounds Contract	$ 42,420.00	25,593.00	18,280.71	43,873.71	1,453.71	$ 40,800.00	$ 3,400.00	$ 11.33
9011	Landscaping Project	$ 7,500.00	5,793.96	4,138.54	9,932.50	2,432.50	$ 10,000.00	$ 833.33	$ 2.78
NEW	Roadway Gutter Cleaning	$ -	0.00	0.00	0.00	0.00	$ 7,500.00	$ 625.00	$ 2.08
9015	Mulch	$ 8,100.00	2,300.48	8,000.00	10,300.48	2,200.48	$ 10,000.00	$ 833.33	$ 2.78
9020	Exotic Remediation	$ 7,500.00	0.00	7,500.00	7,500.00	0.00	$ 7,500.00	$ 625.00	$ 2.08
9025	Tree Trimming	$ 12,400.00	12,715.00	1,000.00	13,715.00	1,315.00	$ 12,500.00	$ 1,041.67	$ 3.47
9029	Irrigation Water	$ 8,000.00	3,734.97	2,667.84	6,402.81	1,597.19	$ 7,000.00	$ 583.33	$ 1.94
9030	Irrigation Maintenance/Repairs	$ 1,000.00	2,582.00	1,844.29	4,426.29	3,426.29	$ 2,500.00	$ 208.33	$ 0.69
9036	Lake Maintenance & Chemical	$ 17,445.00	12,037.88	8,598.49	20,636.37	3,191.37	$ 18,336.00	$ 1,528.00	$ 5.09
9037	Halfway Creek	$ 5,000.00	2,500.00	2,500.00	5,000.00	0.00	$ 7,500.00	$ 625.00	$ 2.08
9040	Ground Maintenance	$ 15,000.00	9,378.81	6,699.15	16,077.96	1,077.96	$ 15,000.00	$ 1,250.00	$ 4.17
9042	Fountain Maintenance	$ 4,500.00	8,064.75	5,760.54	13,825.29	9,325.29	$ 7,500.00	$ 625.00	$ 2.08
	TOTAL GROUND MAINTENANCE	**$ 128,865.00**	**$ 84,700.85**	**$ 66,989.55**	**$ 151,690.40**		**$ 146,136.00**	**$ 12,178.00**	**$ 40.59**
	Pool/Amenities								
8100	Pool Propane	$ 15,000.00	6,048.24	4,320.17	10,368.41	4,631.59	$ 13,000.00	$ 1,083.33	$ 3.61
9045	Clubhouse Cleaning	$ 11,000.00	5,926.76	4,233.40	10,160.16	839.84	$ 11,000.00	$ 916.67	$ 3.06
9046	Cleaning Supplies	$ 3,500.00	1,079.46	771.04	1,850.50	1,649.50	$ 2,500.00	$ 208.33	$ 0.69
9047	Interior Clubhouse Exp	$ 18,000.00	9,487.44	6,776.74	16,264.18	1,735.82	$ 23,300.00	$ 1,941.67	$ 6.47
9048	Exterior Clubhouse Exp	$ 18,000.00	6,942.19	4,958.71	11,900.90	6,099.10	$ 17,000.00	$ 1,416.67	$ 4.72
9050	Pool Contract	$ 11,400.00	5,950.00	4,250.00	10,200.00	1,200.00	$ 10,710.00	$ 892.50	$ 2.98
9055	Pool Repairs	$ 5,000.00	7,313.00	5,223.57	12,536.57	7,536.57	$ 10,000.00	$ 833.33	$ 2.78
NEW	Golf Course Fertilization	$ -	0.00	0.00	0.00	0.00	$ 8,000.00	$ 666.67	$ 2.22
NEW	Golf Course Tee Box	$ -	0.00	0.00	0.00	0.00	$ 10,000.00	$ 833.33	$ 2.78
9060	Golf Course Contract	$ 97,860.00	57,085.00	40,775.00	97,860.00	0.00	$ 97,860.00	$ 8,155.00	$ 27.18
9065	Golf Course Irrigation/Mtc	$ 2,000.00	6,284.44	1,000.00	7,284.44	5,284.44	$ 2,500.00	$ 208.33	$ 0.69
9069	Golf Course Repairs	$ 7,500.00	7,905.22	5,646.59	13,551.81	6,051.81	$ 7,500.00	$ 625.00	$ 2.08
	TOTAL POOL/AMENITIES	**$ 189,260.00**	**$ 114,021.75**	**$ 77,955.22**	**$ 191,976.97**		**$ 213,370.00**	**$ 17,780.83**	**$ 59.27**
	Building Maintenance								
9225	Christmas Lights	$ 6,000.00	0.00	6,000.00	6,000.00	0.00	$ 6,000.00	$ 500.00	$ 1.67
9400	Vehicle Expense	$ 2,000.00	543.04	387.89	930.93	1,069.07	$ 1,000.00	$ 83.33	$ 0.28
9500	Entry & Gate Maintenance/RPR	$ 15,000.00	9,658.90	6,899.21	16,558.11	1,558.11	$ 18,000.00	$ 1,500.00	$ 5.00
9510	Camera Repair	$ 4,000.00	0.00	2,000.00	2,000.00	2,000.00	$ 1,500.00	$ 125.00	$ 0.42
9550	Storage Unit Maintenance	$ 10,000.00	450.00	5,000.00	5,450.00	4,550.00	$ 10,000.00	$ 833.33	$ 2.78
9600	Contingency	$ 9,885.00	0.00	0.00	0.00	9,885.00	$ 3,010.00	$ 250.83	$ 0.84
	TOTAL POOL/AMENITIES	**$ 46,885.00**	**$ 10,651.94**	**$ 20,287.10**	**$ 30,939.04**		**$ 39,510.00**	**$ 3,292.50**	**$ 10.98**
9910	**PER POOLED RESERVE SCHEDULE**	**$ 507,500.00**	**296,041.69**	**211,458.35**	**507,500.04**	**0.04**	**$ 545,000.00**	**$ 45,416.67**	**$ 151.39**
	TOTAL EXPENSES	**$ 1,308,420.00**					**$ 1,380,876.00**		
	Operating Income - not collect from owners	**$ 48,420.00**					**$ 48,880.00**		
	Total Due from Owners	**$ 1,260,000.00**					**$ 1,331,996.00**		
	Maintenance Fees from Owners	**$ 1,400.00**					**$ 1,480.00**		
	PER UNIT PER QUARTER	**$ 350.00**					**$ 370.00**		

LINE ITEM	REPLACEMENT COST	ESTIMATED USEFUL LIFE (YEARS)	Remaining Life as of 12/31/2025		2025	2026	2027	2028	2029	2030	2031
				Beginning Balance		$1,324,500	$940,846	$974,651	$1,179,199	$1,023,868	$989,442
				Annual Contribution		$ 545,000.00	$ 545,000.00	$ 555,900.00	$ 567,018.00	$ 578,358.36	$ 589,925.53
				PROPERTY SITE COMPONENTS							
4.000	$46,980	5	5	Asphalt Pavement Street Systems, Striping and Patch (Incl. Trail System)		$0	$0	$0	$0	$51,870	$0
4.002	$64,600	25	2	Asphalt Pavement Street Systems, Mill and Overlay, Clubhouse Parking Lot and Access Drive		$0	$67,210	$0	$0	$0	$0
4.004	$511,700	25	1	Asphalt Pavement Street Systems, Mill and Overlay, Fountain Lakes Blvd., (Incl. Storage Facility Drive)		$521,934	$0	$0	$0	$0	$0
4.006	$192,100	25	4	Asphalt Pavement Street Systems, Mill and Overlay, Sunrise Neighborhood		$0	$0	$0	$207,935	$0	$0
4.008	$43,350	25	6	Asphalt Pavement Street Systems, Mill and Overlay, Southshore Neighborhood		$0	$0	$0	$0	$0	$48,819
4.010	$61,200	25	9	Asphalt Pavement Street Systems, Mill and Overlay, Seabreeze Neighborhood		$0	$0	$0	$0	$0	$0
4.012	$250,750	25	11	Asphalt Pavement Street Systems, Mill and Overlay, Forest Ridge Neighborhood		$0	$0	$0	$0	$0	$0
4.014	$68,000	25	13	Asphalt Pavement Street Systems, Mill and Overlay, Lakeside Neighborhood		$0	$0	$0	$0	$0	$0
4.016	$100,300	25	14	Asphalt Pavement Street Systems, Mill and Overlay, Forest Ridge Shores Neighborhood		$0	$0	$0	$0	$0	$0
4.030	$27,000	20	4	Asphalt Pavement, Trail Systems, Complete Replacement, Golf Course and Clubhouse Amenities		$0	$0	$0	$29,226	$0	$0
4.032	$35,100	20	4	Asphalt Pavement, Trail Systems, Complete Replacement, Fountain Lakes Blvd. (Estero Woods Apt.)		$0	$0	$0	$37,993	$0	$0
4.037	$20,400	15	10	Bridges, Concrete, Inspections and Capital Repairs, Golf Course		$0	$0	$0	$0	$0	$0
4.039	$15,000	20	14	Bridges, Wood, Replacement, Center Pond Island		$0	$0	$0	$0	$0	$0
4.040	$79,900	10	3	Catch Basins, Cleaning, Phased (Near Term is Remaining)		**$16,473**	**$16,802**	**$17,139**	**$17,481**	$0	$0
4.042	$75,000	1	1	Catch Basins and Subsurface Pipes, Inspections and Capital Repairs (Incl. Sink Hole Repairs)		$76,500	$78,030	$79,591	$81,182	$82,806	$84,462
4.060	$1,155,000	65	31	**Concrete Curbs and Gutters, Neighborhood Streets, Partial**		$0	$0	$0	$0	$0	$0
4.077	$275,000	30	1	Drainage Swales, Restoration, Fountain Lakes Blvd., Phased (Near Term is Remaining)		$26,010	$26,530	$27,061	$29,810	$0	$0
4.140	$58,750	30	14	Fences and Gates, Chain Link, Storage Facility		$0	$0	$0	$0	$0	$0
4.230	$10,000	10	1	Gate Systems, Front Entrance, Bar Code Reader System		$10,200	$0	$0	$0	$0	$0
4.231	$24,000	10	5	Gate Systems, Front Entrance, Barrier Gate Operators (Incl. Swing Arms)		$0	$0	$0	$0	$26,498	$0
4.232	$22,000	10	5	Gate Systems, Front Entrance, Bi-Parting Gate Operators		$0	$0	$0	$0	$24,290	$0
4.233	$15,000	10	1	Gate Systems, Front Entrance, Entry System		$15,300	$0	$0	$0	$0	$0
4.234	$20,000	10	9	Gate Systems, Front Entrance, Security Surveillance System (7 Cameras)		$0	$0	$0	$0	$0	$0
4.235	$36,000	20	9	Gates System, Front Entrance, Vehicular/Pedestrian Gates and Integral Fencing		$0	$0	$0	$0	$0	$0
4.236	$10,000	10	1	Gate Systems, Back Entrance, Bar Code Reader System		$10,200	$0	$0	$0	$0	$0
4.237	$11,000	10	5	Gate Systems, Back Entrance, Bi-Parting Gate Operators		$0	$0	$0	$0	$12,145	$0
4.238	$20,000	10	7	Gate Systems, Back Entrance, Security Surveillance System (6 Cameras)		$0	$0	$0	$0	$0	$0
4.239	$20,000	20	6	Gate Systems, Back Entrance, Vehicular/Pedestrian Gates and Integral Fencing		$0	$0	$0	$0	$0	$22,523
4.250	$20,000	25	11	Gazebo, Golf Course		$0	$0	$0	$0	$0	$0
4.253	$100,000	20	4	Golf Course, Greens, Restoration		$0	$0	$0	$108,243	$0	$0
4.255	$90,900	30	18	**Golf Course, Irrigation System, Complete Replacement, Phased**		$0	$0	$0	$0	$0	$0
4.257	$90,000	20	18	**Golf Course, Tees, Restoration, Phased**		$0	$0	$0	$0	$0	$0
4.333	$75,900	25	4	**Light Poles and Fixtures, Common Areas, Phased**		$0	$0	$0	$82,157	**$27,933**	$0
4.340	$28,800	25	15	Pavers, Masonry, Clubhouse Picnic Area (Incl. Gazebo)		$0	$0	$0	$0	$0	$0
4.390	$55,000	20	15	Playground Equipment, Clubhouse		$0	$0	$0	$0	$0	$0
4.400	$32,000	15	3	Ponds, Aerators		$0	$0	$33,959	$0	$0	$0
4.405	$31,500	15	9	Ponds #2, Bulkhead, Concrete, Inspections and Capital Repairs, Center Pond Inlet		$0	$0	$0	$0	$0	$0
4.407	$276,000	30	26	**Ponds #2, Bulkhead, Composite, Replacement, Center Pond Island, Phased**		$0	$0	$0	$0	$0	$0
4.410	$325,500	30	1	**Ponds #2, Erosion Control, Center Pond, Phased (Near Term is Remaining)**		**$65,000**	**$48,775**	$0	$0	$0	$0
4.412	$28,000	30	10	Ponds #4, Erosion Control, Clubhouse Pond		$0	$0	$0	$0	$0	$0
4.414	$217,000	30	5	**Ponds #3, Erosion Control, North Pond**		$0	$0	$0	$0	$239,586	$0
4.416	$140,000	30	3	**Ponds #1, Erosion Control, South Perimeter Creek, Phased**		$0	$0	$148,569	**$75,770**	**$77,286**	$0
4.418	$115,500	30	8	**Ponds #1, Erosion Control, South Pond, Phased**		$0	$0	$0	$0	$0	$0
4.430	$1,432,500	30	12	**Ponds #2, Sediment Removal, Center Pond, Partial**		$0	$0	$0	$0	$0	$0
4.432	$30,000	30	15	Ponds #4, Sediment Removal, Clubhouse Pond		$0	$0	$0	$0	$0	$0
4.434	$985,000	30	13	**Ponds #3, Sediment Removal, North Pond, Partial**		$0	$0	$0	$0	$0	$0
4.436	$277,500	30	14	**Ponds #1, Sediment Removal, South Pond, Partial**		$0	$0	$0	$0	$0	$0
4.560	$25,000	15	3	Signage, Front Entrance, Monument, Renovation		$0	$0	$26,530	$0	$0	$0
4.561	$9,000	15	3	Signage, Front Entrance, Water Feature, Mechanical Equipment		$0	$0	$9,551	$0	$0	$0
4.562	$20,000	15	3	Signage, Front Entrance, Water Feature, Structure Renovation		$0	$0	$21,224	$0	$0	$0
4.563	$7,500	15	1	Signage, Back Entrance, Monument, Renovation		$7,650	$0	$0	$0	$0	$0
NEW	$10,000	15	1	Upgrades to Back Gate		$10,200	$0	$0	$0	$0	$0
4.580	$30,000	20	4	Site Furniture, Phased (Incl. Benches, Picnic Tables, Grills, Etc.)		$0	$0	$0	$32,473	$0	$0
4.587	$20,000	20	16	Sports Courts, Bocce Ball		$0	$0	$0	$0	$0	$0
4.590	$20,000	6	1	Sports Courts, Racquet Courts, Color Coat		$20,400	$0	$0	$0	$0	$0
4.600	$21,000	25	16	Sports Courts, Racquet Courts, Fence		$0	$0	$0	$0	$0	$0
4.620	$80,000	25	16	Sports Courts, Racquet Courts, Surface		$0	$0	$0	$0	$0	$0
4.628	$6,030	6	1	Sports Courts, Shuffleboard, Color Coat and Partial Concrete Repairs		$6,151	$0	$0	$0	$0	$0
	$26,000	10	10	Truck for Monitor		$0	$0	$0	$0	$0	$0
4.999	$16,000	10	8	Golf Cart		$0	$0	$0	$0	$0	$0

				CLUBHOUSE COMPONENTS							
5.000	$20,800	20	3	Exterior Building, Screens and Frames, Community Center Patio		$0	$0	$22,073	$0	$0	$0
5.002	$60,000	20	6	Exterior Building, Roofs, Flat, Building Walkways		$0	$0	$0	$0	$0	$67,570
5.004	$232,500	30	6	Exterior Building, Roofs, Metal, Standing Seam (Incl. Gutters, Downspouts Soffits, and Fascia)		$0	$0	$0	$0	$0	$261,833
5.006	$17,340	7	5	Exterior Building, Walls, Stucco, Paint Finishes and Capital Repairs		$0	$0	$0	$0	$19,145	$0
5.008	$125,000	30	1	**Exterior Building, Windows and Doors, Phased (Incl. Overhead Garage Doors)**		$127,500	$0	$0	$0	$0	$0
5.010	$8,500	18	5	Building Services, Air Handling and Condensing Units, 5-Ton Split System, Billiards Room		$0	$0	$0	$0	$9,385	$0
5.012	$13,000	18	5	Building Services, Air Handling and Condensing Units, 7.5-Ton Split System, Community Center		$0	$0	$0	$0	$14,353	$0
5.014	$13,000	18	5	Building Services, Air Handling and Condensing Units, 7.5-Ton Split System, Fitness Center		$0	$0	$0	$0	$14,353	$0
5.016	$8,500	18	9	Building Services, Air Handling and Condensing Units, 5-Ton, Split System, Library		$0	$0	$0	$0	$0	$0
5.018	$12,000	10	1	Building Services, Security System, Access Control (5 Readers)		$12,240	$0	$0	$0	$0	$0
5.020	$10,000	10	10	Building Services, Security System, Surveillance System (7 Cameras)		$0	$0	$0	$0	$0	$0
5.022	$36,000	25	2	Interior Building, Ceilings, Acoustical Tiles, Grid and Light Fixtures, Billiards and Fitness Center		$0	$37,454	$0	$0	$0	$0
5.024	$30,750	25	17	Interior Building, Ceilings, Acoustical Tiles, Grid and Light Fixtures, Library		$0	$0	$0	$0	$0	$0
5.026	$15,000	10	7	Interior Building, Community Center Kitchen, Appliances		$0	$0	$0	$0	$0	$0
5.028	$25,000	25	17	Interior Building, Community Center Kitchen, Renovations (Incl. Finishes, Countertops, Cabinetry, Sinks, Etc.)		$0	$0	$0	$0	$0	$0
5.030	$50,000	5	2	Interior Building, Fitness Center Exercise Equipment, Cardiovascular		$0	$52,020	$0	$0	$0	$0
5.032	$40,000	15	2	Interior Building, Fitness Center Exercise Equipment, Strength Training		$0	$41,616	$0	$0	$0	$0
5.034	$16,100	15	4	Interior Building, Floor Coverings, Carpet, Community Center (Incl. Dance Floor)		$0	$0	$0	$17,427	$0	$0
5.036	$11,900	15	2	Interior Building, Floor Coverings, Rubber, Fitness Center		$0	$12,381	$0	$0	$0	$0
5.038	$82,000	25	17	Interior Building, Floor Coverings, Tile, Billiards, Library and Offices (Excl. Kitchen and Rest Rooms)		$0	$0	$0	$0	$0	$0
5.040	$40,000	20	10	Interior Building, Furnishings, Billiards Room, Game Tables, Chairs, Etc.		$0	$0	$0	$0	$0	$0
5.042	$10,000	15	4	Interior Building, Furnishings, Community Center, Audio/Visual Equipment (Incl. Bingo Board)		$0	$0	$0	$10,824	$0	$0
5.044	$20,000	15	4	Interior Building, Furnishings, Community Center, Folding Tables and Stacking Chairs		$0	$0	$0	$21,649	$0	$0
5.046	$15,000	20	10	Interior Building, Furnishings, Offices, Desks, Chairs, Filing Cabinets, Etc.		$0	$0	$0	$0	$0	$0
5.048	$35,000	20	10	Interior Building, Furnishings, Library, Bookcases, Card Tables, Chairs, Etc.		$15,000	$0	$0	$0	$0	$0
5.050	$15,000	15	2	Interior Building, Paint Finishes		$0	$15,606	$0	$0	$0	$0
5.052	$40,000	25	17	Interior Building, Rest Rooms, Fitness Center, Renovation		$0	$0	$0	$0	$0	$0
5.054	$30,000	25	17	Interior Building, Rest Rooms, Pool, Renovation		$0	$0	$0	$0	$0	$0
				POOL COMPONENTS							
6.020	$72,600	25	2	Deck, Pavers, Replacement		$0	$75,533	$0	$0	$0	$0
6.030	$15,000	25	22	Fences, Aluminum		$0	$0	$0	$0	$0	$0
6.040	$18,000	10	5	Furniture (Incl. Community Center Patio)		$0	$0	$0	$0	$19,873	$0
6.050	$20,000	12	5	Mechanical Equipment, Filtration System, Pumps, Gas Heater, Etc.		$0	$0	$0	$0	$22,082	$0
6.052	$15,000	20	1	Mechanical Equipment, Solar Photovoltaic System		$15,300	$0	$0	$0	$0	$0
6.070	$65,000	15	2	Pool Finishes, Plaster (Incl. Partial Tile and Coping)		$0	$67,626	$0	$0	$0	$0
6.120	$225,000	60	22	Structure and Deck, Complete Replacement		$0	$0	$0	$0	$0	$0
	$9,372,750			**TOTAL EXPENSES FOR YEAR**		**$956,058**	**$539,583**	**$385,697**	**$752,171**	**$641,604**	**$485,207**
			Inflation = 2.00%	Interest Earned		$27,403	$28,388	$34,346	$29,821	$28,819	$32,825
			Interest = 3.00%	Ending Balance	$1,324,500	$940,846	$974,651	$1,179,199	$1,023,868	$989,442	$1,126,985
			Annual Increase = 1.00%								

Expeditures

2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
$1,126,985	$1,191,601	$1,371,625	$1,427,494	$1,411,449	$1,611,902	$1,456,394	$1,130,256	$457,863	$510,460	$707,882	$478,242	$725,475	$1,245,018	$1,830,646	$2,438,065
$ 601,724.04	$ 613,758.52	$ 626,033.69	$ 638,554.36	$ 651,325.45	$ 664,351.96	$ 677,639.00	$ 691,191.78	$ 705,015.61	$ 719,115.93	$ 733,498.24	$ 748,168.21	$ 763,131.57	$ 778,394.20	$ 793,962.09	$ 809,841.33
$0	$0	$0	$57,268	$0	$0	$0	$0	$63,229	$0	$0	$0	$0	$69,810	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$73,140	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$311,776	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$87,965	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$132,344	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$24,867	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$19,792	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$103,359	$0	$0	$0	$0	$0	$0	$0	$0	$0
$86,151	$87,874	$89,632	$91,425	$93,253	$95,118	$97,020	$98,961	$100,940	$102,959	$105,018	$107,118	$109,261	$111,446	$113,675	$115,948
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$77,519	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$12,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,157	$0
$0	$0	$0	$0	$0	$0	$0	$0	$32,301	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$29,609	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$18,651	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,735	$0
$0	$0	$23,902	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,136	$0	$0	$0
$0	$0	$43,023	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$12,434	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,157	$0
$0	$0	$0	$0	$0	$0	$0	$0	$14,805	$0	$0	$0	$0	$0	$0	$0
$22,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,005	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$24,867	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$129,828	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$128,542	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	**$32,728**	$0	$0	$0	$0	$0	$0	$0	**$38,346**	$0
$0	$0	$0	$0	$0	$0	$0	$0	$38,761	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$74,023	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$45,704	$0	$0	$0	$0
$0	$0	$37,645	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$34,132	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$358,125	**$358,125**	**$325,125**	**$325,125**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$238,750	$238,750	$238,750	$238,750	$238,750	$238,750	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$40,376	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	**$433,333**	**$433,333**	**$433,333**	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$366,155	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,706	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$12,854	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,565	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,296	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,728	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,456	$0	$0	$0	$0	$0	$0
$22,974	$0	$0	$0	$0	$0	$25,872	$0	$0	$0	$0	$0	$29,136	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,828	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$109,823	$0	$0	$0	$0	$0	$0
$6,927	$0	$0	$0	$0	$0	$7,800	$0	$0	$0	$0	$0	$8,785	$0	$0	$0
$0	$0	$0	$31,694	$0	$0	$0	$0	$0	$0	$0	$0	$0	$38,635	$0	$0
$0	$18,747	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,852	$0	$0	$0	$0

$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$21,991	$0	$0	$0	$0	$0	$0	$25,261	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$10,158	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$14,920	$0	$0	$0	$0	$0	$0	$0	$0	$0	$18,188	$0
$0	$0	$0	$12,190	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,859	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$43,057	$0	$0	$0	$0	$0
$17,230	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,004	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,006	$0	$0	$0	$0	$0
$57,434	$0	$0	$0	$0	$63,412	$0	$0	$0	$0	$70,012	$0	$0	$0	$0	$77,299
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,010	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,455	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$16,663	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$114,820	$0	$0	$0	$0	$0
$0	$0	$0	$48,760	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$14,568	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,136	$0	$0	$0
$0	$0	$0	$18,285	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$42,665	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,004	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$56,010	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$42,007	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,190
$0	$0	$0	$0	$0	$0	$0	$0	$24,226	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$28,005	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$22,735	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$91,016	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$347,845
$571,815	**$464,746**	**$602,625**	**$686,411**	**$488,335**	**$852,605**	**$1,026,828**	**$1,366,855**	**$657,019**	**$531,840**	**$966,385**	**$511,169**	**$268,738**	**$234,750**	**$245,992**	**$564,283**
$34,707	$31,012	$32,461	$31,811	$37,463	$32,744	$23,052	$3,270	$4,601	$10,145	$3,247	$10,235	$25,149	$41,984	$59,449	$68,361
$1,191,601	$1,371,625	$1,427,494	$1,411,449	$1,611,902	$1,456,394	$1,130,256	$457,863	$510,460	$707,882	$478,242	$725,475	$1,245,018	$1,830,646	$2,438,065	$2,751,985

2048	2049	2050	2051	2052	2053	2054	2055	2056
$2,751,985	$3,331,565	$3,792,022	$4,366,764	$3,732,769	$4,151,554	$5,038,607	$5,460,125	$6,124,362
$ 826,038.16	$ 842,558.92	$ 859,410.10	$ 876,598.30	$ 894,130.27	$ 912,012.87	$ 930,253.13	$ 948,858.19	$ 967,835.36
$0	$0	$77,076	$0	$0	$0	$0	$85,098	$0
$0	$0	$0	$0	$110,265	$0	$0	$0	$0
$0	$0	$0	$856,288	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$341,140	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$80,093
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$43,428	$0	$0	$0	$0	$0	$0	$0
$0	$56,456	$0	$0	$0	$0	$0	$0	$0
$0	$0	$33,468	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$125,994	$0	$0	$0	$0	$0	$0	$0	$0
$118,267	$120,633	$123,045	$125,506	$128,016	$130,577	$133,188	$135,852	$138,569
$0	$0	$0	$0	$0	$0	$0	$0	$2,133,965
$0	$0	$0	$0	$0	$0	$0	$0	$508,087
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$18,476
$0	$0	$39,375	$0	$0	$0	$0	$0	$0
$0	$0	$36,093	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$27,714
$0	$0	$0	$0	$0	$0	$35,517	$0	$0
$0	$0	$0	$0	$0	$0	$63,930	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$18,476
$0	$0	$18,047	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$34,138	$0	$0	$0	$0
$0	$0	$0	$33,468	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$160,844	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	**$44,929**	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$50,666	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$461,863	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$601,390
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$13,857
$0	$0	$0	$0	$0	$0	$0	$0	$18,476
$0	$48,253	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$32,812	$0	$0	$0	$0	$0	$36,952
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$9,893	$0	$0	$0	$0	$0	$11,141
$0	$0	$0	$0	$0	$0	$0	$47,095	$0
$0	$0	$0	$0	$0	$27,856	$0	$0	$0

$32,800	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$100,405	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$29,017	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$230,949
$13,404	$0	$0	$0	$0	$0	$0	$0	$0
$20,500	$0	$0	$0	$0	$0	$0	$0	$0
$20,500	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$14,509	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$22,171
$0	$0	$0	$0	$0	$0	$0	$18,114	$0
$0	$0	$0	$0	$61,448	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$25,603	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$85,344	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$72,454	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$27,170	$0
$0	$0	$0	$0	$0	$0	$0	$63,398	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$123,920	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$29,531	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$35,517	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$331,464	**$480,279**	**$399,340**	**$1,606,548**	**$583,243**	**$158,433**	**$654,221**	**$449,181**	**$3,860,315**
$85,006	$98,177	$114,672	$95,955	$107,898	$133,474	$145,485	$164,561	$82,439
$3,331,565	$3,792,022	$4,366,764	$3,732,769	$4,151,554	$5,038,607	$5,460,125	$6,124,362	$3,314,322