

BellaVita at Green Tee							
2010 Scenario #24 Final Reserve							
Annual Expenses by Year, Current Dollars							
Year				2010	2011	2012	2013
Year #	Engineers	2008 study	2010 study	1	2	3	4
# homes for expenses				542	578	600	620
# homes for painting based on schedule of closings, 9 year for second paint				68	49	69	81
Linear ft for common iron							948
Linear ft for common wood							240
Linear ft for unit iron							1873
Linear ft for unit wood							6163
Site							
Retention Pond	\$4,000 every 20 yr	\$4,000 every 20 yr	\$4,000 every 20yr				
Sidewalk repair	\$20,691 every 10 yr, 10% of total replace costs of \$206,910	\$5,000 every 2 yr, equal to 25,000 over 10 yr	\$5,000 every 2 yr, equal to 25,000 over 10 yr		10,000		5,000
Private street repair	\$346,000 every 10 yr, 10% of total replace costs of \$3,460,000	\$100,000 every 5 years	\$100,000 every 5 years, split in half			50,000	50,000
Concrete curb repairs	\$15,000 every 4 yr, 10% of total replace costs of \$150,000	\$6,000 every 3 yr	\$6,000 every 3 yr			6,000	
River pumps	not in engineer	not in study	\$8,000 every 8 years				
Entry gate paint	\$200 every 5 yr	put in operating budget	put in operating budget				
Entry gates replace/modify	\$2,000 every 20 yr, 2 gates, \$1,000 each	\$5,000 every 8 yr	5,700 every 8 yr, Rusty cost of 2,850 each				5,700
Entry gate motor replacement	\$6,000 every 10 yr, 4 motor 1,500 each	\$6,000 every 10 yr	1 now then every 5 yrs based on warranty and 3,250 each		3,250		
Entry gate control computer replace	\$16,000 every 7 yr	\$16,000 every 7 yr	Rusty says 12,000 every 2 yr based on warranty. Used every 5 yr	30,070			
Wrought iron paint common	\$60,000 every 5 yr	combined below	948 linear ft @ \$2 every 5 years until replaced			1,896	
Wrought iron fencing replace common	\$150,000 every 5 yr, 25% of total replacement cost of \$600,000	\$35,000 every 3 yr	\$23 foot @ 12 year, then 20 year		-	-	21,804
Wood fence replace (common)	\$45,000 every 10 yr, 6,000 ft at 7.5 ft	\$45,000 every 10 yr, 6,000 ft at 7.5 ft	\$17 foot @ 12 year, then 15 year		-	-	4,080
Lake Fountain repair	\$4,000 every 8 yr, 4 at 1,000 each	\$4,000 every 8 yr, 4 at 1,000 each	\$40,000 every 10 yr, 4 at 10,000 each			20,000	20,000
Irrigation system repair	\$56,000 every 20 yr	\$3,000 every 3 yr	\$3,000 every 3 yr		3,000		
Residential sprinkler controls replace \$100 home 1/20 of homes	\$22,500 every 8 yr, 450 homes at \$50	20 yr life, 1/20 home total at \$100 each	10 yr life, 1/10 home total at \$75 each				
					3,000	4,500	4,650

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Annual Expenses by Year, Current Dollars							
Year				2010	2011	2012	2013
Year #	Engineers	2008 study	2010 study	1	2	3	4
Monument & bell tower repair	\$1,800 every 20 yr	\$5,000 every 4 yr	\$5,000 every 4 yr			5,000	
Concrete wall repair	\$42,750 every 21 yr, 10% of total replace cost of 427,500 (2,850 @ 150)	\$5,000 every 5, or 20,000 every 20 yr	\$18,200 every 21 yr split by 4=5,000 every 5 year, 10% of total replace cost of \$182,000 (3,500 @ \$52)			5,000	
Clubhouse parking lights replace	\$2,000 every 15 yr, 8 lights at \$250	not in study	\$6,000 (1,000 per 6 lights) every 5 years			6,000	
Clubhouse pavement repair	\$19,560 every 11 yr, 10% of cost of 195,600.	\$5,000 every 5 yr	\$5,000 every 5 yr			5,000	
Brick paver repairs	\$8,600 every 5 yr, 20% of total replace cost of 43,000	\$2,500 every 5 yr	\$2,500 every 5 yr			2,500	
Structure							
Exterior Systems							
Clubhouse, monument sign, tower & guardhouse painting	\$9,400 every 5 yr	\$15,000 every 5 yr	\$15,000 every 10 yr	2,290			
Clubhouse roof replace	\$22,842 every 50 yr 50% of 45,600 total cost	none in study, 50 year	Cost to replace 150,000 in 30-40 yr not study term				
Clubhouse gutters replace	\$1,280 every 15 yr 256 lf @5	\$4,000 every 15 yr	Quote of \$7 per ft 256 ft \$1792, life at least 15 leave at \$4,000				
Residential door painting	\$28,125 each yr half of 450 homes @ 125	1/3 of homes @160	1/3 of homes @160	6,495	26,250	32,000	33,067
Residential house painting \$1500 per 5 years schedule homes	\$112,500 1/8 of 450 homes at 2,000	\$1,500 per schedule after contract	\$1,500 per schedule after contract 8 year life, increase to 9 years for study, but evaluate and repaint at 10 years if possible				121,500
Unit iron fences replace	not in engineer		\$23 per linear foot at 12 year, then 20 year life		-	-	43,079
Unit iron fences paint	see above		9587 @ 2 every 5 year until replace			19,174	
Unit wood fences replace	not in engineer	\$500 per home 1/10 of homes	\$17 per linear foot at 12 year, then 15 year life		-	-	104,771
Mechanical Systems							
Air conditioning systems replace	\$58,500 every 10 yr, 13 unit at 4,500	\$58,500 every 10 yr, 13 unit at 4,500	162,500 every 10 yr, 13 unit at 9,000, phase over 4 years		25,000	50,000	50,000

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2010 Scenario #24 Final Reserve							
Annual Expenses by Year, Current Dollars							
Year				2010	2011	2012	2013
Year #	Engineers	2008 study	2010 study	1	2	3	4
Electric water heater replace	\$800 every 12 yr	\$1,000 every 12 yr	2 heaters @ 1,000 each, \$2,000 every 10 yr		2,000		
Miscellaneous Amenities							
Exercise equipment replacement	52,600 every 12 yr for all types of exercise equipment	\$6,000 every 3 yr	\$5,000 every 3 yr split		2,500	2,500	
Pool equipment-replace pumps	\$6,000 every 20 yr, 3 at 2,000	\$10,000 every 10 yr	\$13,000 13 @ 1,000 every 5 yr (split up 3-2,000 a year)		3,000	3,000	3,000
Pool equipment-replace filters	\$450 every 8 yrs 3 at 150	operating budget	Bill Cole 12,000 every 10 yr 6 at 2,000		12,000		
Pool equipment-replace water heaters	\$21,000 every 10 yr, 6 at 3,500	\$21,000 every 10 yr 6 at 3,500	4 @ 3500 each, every 8 years				
Spa equipment-replace heater	included with pool heaters	included with pool heaters	3500 every 2 years		3,500		3,500
Swimming pool & spa replaster	\$29,025 every 15 yr	\$30,000 every 10 yr	\$40,000 every 10 yr			40,000	
pool deck	not in engineer	not in study	\$20,000 every 10 yr			20,000	
Clubhouse carpet replace	\$25,000 every 10 yr for carpet, tile and appliance	\$20,000 every 10 yr	\$20,000 every 10 yr split		10,000	10,000	
Clubhouse tile replace	included with carpet	included with carpet	\$10,000 Every 20 years		10,000		
Clubhouse icemaker replace	combined above	\$5,000 every 5 yr	\$4,000 every 10 yr		4,000		
Clubhouse oven replace	combined above	combined above	\$4,000 every 10 yr			4,000	
Clubhouse refrigerator/freezer	combined above	combined above	\$2,000 each every 10 yr			2,000	
Clubhouse washer/dryer	combined above	combined above	\$1,200 every 10 yr				
Clubhouse copier replace	combined above	combined above	\$5,000 every 5 years	3,000			
Clubhouse Interior paint	not in engineer	\$20,000 every 5 yr	\$20,000 every 10 yr			20,000	
Clubhouse furniture replacement	not in engineer	\$10,000 every 5 yr	\$45,000 every 15 yr, split into 3	11,677		5,000	
window coverings	not in engineer	not in study	\$10,000 every 10 years			10,000	
Clubhouse audi-visual equipment replace	\$4,000 every 5 yr	\$4,000 every 5 yr	\$40,000 every 10 yr	5,584			
Clubhouse staff computer equipment replace	\$4,000 every 7 yr	\$4,000 every 7 yr	\$5,000 every 5 yr				5,000
Clubhouse general use computer equipment replace	not in engineer	not in study	\$3,500 every 5 yr	3,237			
Clubhouse contingency	not in engineer	not in study	\$40,000 every 20 year			40,000	
Sales office renovations	not in engineer	\$10,000 in 2012	\$10,000 in 2012			10,000	
Roof ceiling joints	not in engineer	\$10,000 every 15 yr	\$10,000 every 15 yr				
Nature trail development and maintenance	not in engineer	\$10,000 every 5 yr	\$2,000 every 5 yr		2,000	8,000	
Roof cleaning	not in engineer	\$5,000 every 8 yr	\$5,000 every 6 yr				

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Annual Expenses by Year, Current Dollars							
Year				2010	2011	2012	2013
Year #	Engineers	2008 study	2010 study	1	2	3	4
Community bench replacement	\$900 every 10 yr, 9 at \$100	\$1,000 every 10 yr	\$3,000 every 10 yr			3,000	
Total				62,353	119,500	384,570	475,151
Adj for 3% inflation from 2009				62,353	126,778	420,230	534,786
Plus painting per contract		contract amount by section	contract amount by home schedule	88,400	66,885	99,015	
Total expenses				150,753	193,663	519,245	534,786
Revenue per home, increase to 38.25 in 2011 and increase 3%				35.54	39.50	40.69	41.91
Revenue				231,294	273,972	292,932	311,777
Beginning reserve balance				843,982	973,916	1,070,039	856,382
Plus fee revenue				231,294	273,972	292,932	311,777
Plus transfer from surplus				35,000			
Less capital expenditure				(150,753)	(193,663)	(519,245)	(534,786)
Ending balance before interest				959,523	1,054,225	843,726	633,373
Int @ 1.5%				14,393	15,813	12,656	9,501
Ending balance				973,916	1,070,039	856,382	642,873
Reserve per home				1,795.79	1,851.28	1,427.30	1,036.89
Assessment on 2008 study				35.54	36.60	37.70	38.83
increase					2.90	2.99	3.08
Increase due to fences					2.00		
increase due to other items					0.90		

BellaVita at Green Tee									
2010 Scenario #24 Final Reser									
Annual Expenses by Year, Curr									
Year	2014	2015	2016	2017	2018	2019	2020	2021	
Year #	5	6	7	8	9	10	11	12	
# homes for expenses	620	620	620	620	620	620	620	620	620
# homes for painting based on s	60	50	48	21	131	111	49	69	
Linear ft for common iron									
Linear ft for common wood									
Linear ft for unit iron	1212	1433	1102	1433	110	1212	551	165	
Linear ft for unit wood	4298	2919	4784	5514	4784	3163	3487	1825	
Site									
Retention Pond							4,000		
Sidewalk repair		5,000		5,000		5,000		5,000	
Private street repair				50,000	50,000				
Concrete curb repairs		6,000			6,000			6,000	
River pumps					8,000				
Entry gate paint									
Entry gates replace/modify								5,700	
Entry gate motor replacement	6,500	3,250	3,250			6,500	3,250	3,250	
Entry gate control computer replace	12,000					12,000			
Wrought iron paint common									
Wrought iron fencing replace common	-	-	-	-	-	-	-	-	-
Wood fence replace (common)	-	-	-	-	-	-	-	-	-
Lake Fountain repair									
Irrigation system repair	3,000			3,000			3,000		
Residential sprinkler controls replace \$100 home 1/20 of	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650

BellaVita at Green Tee								
2010 Scenario #24 Final Reser								
Annual Expenses by Year, Curr								
Year	2014	2015	2016	2017	2018	2019	2020	2021
Year #	5	6	7	8	9	10	11	12
Monument & bell tower repair			5,000				5,000	
Contrete wall repair				5,000				
Clubhouse parking lights replace				6,000				
Clubhouse pavement repair				5,000				
Brick paver repairs				2,500				
Structure								
Exterior Systems								
Clubhouse, monument sign, tower & guardhouse painting						15,000		
Clubhouse roof replace								
Clubhouse gutters replace			4,000					
Residential door painting	33,067	33,067	33,067	33,067	33,067	33,067	33,067	33,067
Residential house painting \$1500 per 5 years schedule homes	90,000	75,000	72,000	31,500	196,500	166,500	73,500	103,500
Unit iron fences replace	27,876	32,959	25,346	32,959	2,530	27,876	12,673	3,795
Unit iron fences paint			-	9,587				-
Unit wood fences replace	73,066	49,623	81,328	93,738	81,328	53,771	59,279	31,025
Mechanical Systems								
Air conditioning systems replace	37,500							25,000

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2010 Scenario #24 Final Reser								
Annual Expenses by Year, Curr								
Year	2014	2015	2016	2017	2018	2019	2020	2021
Year #	5	6	7	8	9	10	11	12
Electric water heater replace								2,000
Miscellaneous Amenities								
Exercise equipment replacement	2,500	2,500		2,500	2,500		2,500	2,500
Pool equipment-replace pumps	2,000	2,000	3,000	3,000	3,000	2,000	2,000	3,000
Pool equipment-replace filters								12,000
Pool equipment-replace water heaters			14,000					
Spa equipment-replace heater		3,500		3,500		3,500		3,500
Swimming pool & spa re-plaster								
pool deck								
Clubhouse carpet replace								10,000
Clubhouse tile replace								
Clubhouse icemaker replace								4,000
Clubhouse oven replace								
Clubhouse refrigerator/freezer						2,000		
Clubhouse washer/dryer						1,200		
Clubhouse copier replace		3,000					3,000	
Clubhouse Interior paint								
Clubhouse furniture replacement			15,000					15,000
window coverings								
Clubhouse audi-visual equipment replace						40,000		
Clubhouse staff computer equipment replace					5,000			
Clubhouse general use computer equipment replace		3,500					3,500	
Clubhouse contingency								
Sales office renovations								
Roof ceiling joints		10,000						
Nature trail development and maintenance			2,000					2,000
Roof cleaning	5,000						5,000	

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Annual Expenses by Year, Curr								
Year	2014	2015	2016	2017	2018	2019	2020	2021
Year #	5	6	7	8	9	10	11	12
Community bench replacement								
Total	297,159	234,049	262,641	291,001	392,575	373,064	214,419	274,987
Adj for 3% inflation from 2009	344,488	279,466	323,015	368,631	512,221	501,366	296,806	392,065
Plus painting per contract								
Total expenses	344,488	279,466	323,015	368,631	512,221	501,366	296,806	392,065
Revenue per home, increase to 38.25 in 2011 and increase 3%	43.16	44.46	45.79	47.17	48.58	50.04	51.54	53.08
Revenue	321,131	330,765	340,687	350,908	361,435	372,278	383,447	394,950
Beginning reserve balance	642,873	628,808	690,308	718,600	711,391	569,014	446,525	541,164
Plus fee revenue	321,131	330,765	340,687	350,908	361,435	372,278	383,447	394,950
Plus transfer from surplus								
Less capital expenditure	(344,488)	(279,466)	(323,015)	(368,631)	(512,221)	(501,366)	(296,806)	(392,065)
Ending balance before interest	619,515	680,106	707,981	700,877	560,605	439,926	533,166	544,049
Int @ 1.5%	9,293	10,202	10,620	10,513	8,409	6,599	7,997	8,161
Ending balance	628,808	690,308	718,600	711,391	569,014	446,525	541,164	552,209
Reserve per home	1,014.21	1,113.40	1,159.03	1,147.40	917.76	720.20	872.84	890.66
Assessment on 2008 study	39.99	41.19	42.43	43.70	45.01	46.37	47.76	49.19
increase	3.17	3.26	3.36	3.46	3.57	3.67	3.78	3.90
Increase due to fences								
increase due to other items								

BellaVita at Green Tee									
2010 Scenario #24 Final Reser									
Annual Expenses by Year, Curr									
Year	2022	2023	2024	2025	2026	2027	2028	2029	
Year #	13	14	15	16	17	18	19	20	
# homes for expenses	620	620	620	620	620	620	620	620	620
# homes for painting based on s	81	60	50	48	21	131	111	49	
Linear ft for common iron									
Linear ft for common wood							240		
Linear ft for unit iron	496								
Linear ft for unit wood	2960	3325					6163	4298	
Site									
Retention Pond									
Sidewalk repair		5,000		5,000		5,000		5,000	
Private street repair	50,000	50,000				50,000	50,000		
Concrete curb repairs			6,000			6,000			
River pumps					8,000				
Entry gate paint									
Entry gates replace/modify								5700	
Entry gate motor replacement			6,500	3,250	3,250			6,500	
Entry gate control computer replace			12,000					12,000	
Wrought iron paint common									
Wrought iron fencing replace common	-	-	-	-	-	-	-	-	-
Wood fence replace (common)	-	-	-	-	-	-	4,080	-	
Lake Fountain repair	20,000	20,000							
Irrigation system repair		3,000			3,000			3,000	
Residential sprinkler controls replace \$100 home 1/20 of	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650

BellaVita at Green Tee								
2010 Scenario #24 Final Reser								
Annual Expenses by Year, Curr								
Year	2022	2023	2024	2025	2026	2027	2028	2029
Year #	13	14	15	16	17	18	19	20
Monument & bell tower repair			5,000				5000	
Contrete wall repair	5,000					5,000		
Clubhouse parking lights replace	6,000					6,000		
Clubhouse pavement repair	5,000					5,000		
Brick paver repairs	2,500					2,500		
Structure								
Exterior Systems								
Clubhouse, monument sign, tower & guardhouse painting								15,000
Clubhouse roof replace								
Clubhouse gutters replace								
Residential door painting	33,067	33,067	33,067	33,067	33,067	33,067	33,067	33,067
Residential house painting \$1500 per 5 years schedule homes	121,500	90,000	75,000	72,000	31,500	196,500	166,500	73,500
Unit iron fences replace	11,408	-	-	-	-	-	-	-
Unit iron fences paint	4,794							
Unit wood fences replace	50,320	56,525	-	-	-	-	104,771	73,066
Mechanical Systems								
Air conditioning systems replace	50,000	50,000	37,500					

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Annual Expenses by Year, Curr								
Year	2022	2023	2024	2025	2026	2027	2028	2029
Year #	13	14	15	16	17	18	19	20
Electric water heater replace								
Miscellaneous Amenities								
Exercise equipment replacement		2,500	2,500		2,500	2,500		2,500
Pool equipment-replace pumps	3,000	3,000	2,000	2,000	3,000	3,000	3,000	2,000
Pool equipment-replace filters								
Pool equipment-replace water heaters			14,000					
Spa equipment-replace heater		3,500		3,500		3,500		3500
Swimming pool & spa replaster	40,000							
pool deck	20,000							
Clubhouse carpet replace	10,000							
Clubhouse tile replace								
Clubhouse icemaker replace								
Clubhouse oven replace	4,000							
Clubhouse refrigerator/freezer	2,000							2000
Clubhouse washer/dryer								1200
Clubhouse copier replace				3,000				
Clubhouse Interior paint	20,000							
Clubhouse furniture replacement					15,000			
window coverings	10,000							
Clubhouse audi-visual equipment replace								40,000
Clubhouse staff computer equipment replace		5,000					5,000	
Clubhouse general use computer equipment replace				3,500				
Clubhouse contingency								
Sales office renovations								
Roof ceiling joints								
Nature trail development and maintenance					2,000			
Roof cleaning					5,000			

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2010 Scenario #24 Final Reser								
Annual Expenses by Year, Curr								
Year	2022	2023	2024	2025	2026	2027	2028	2029
Year #	13	14	15	16	17	18	19	20
Community bench replacement	3,000							
Total	476,238	326,242	198,217	129,967	110,967	322,717	376,068	282,683
Adj for 3% inflation from 2009	699,372	493,470	308,815	208,558	183,411	549,404	659,437	510,556
Plus painting per contract								
Total expenses	699,372	493,470	308,815	208,558	183,411	549,404	659,437	510,556
Revenue per home, increase to 38.25 in 2011 and increase 3%	54.68	56.32	58.01	59.75	61.54	63.39	65.29	67.25
Revenue	406,799	419,003	431,573	444,520	457,855	471,591	485,739	500,311
Beginning reserve balance	552,209	263,531	191,899	319,377	563,668	850,685	784,465	619,929
Plus fee revenue	406,799	419,003	431,573	444,520	457,855	471,591	485,739	500,311
Plus transfer from surplus								
Less capital expenditure	(699,372)	(493,470)	(308,815)	(208,558)	(183,411)	(549,404)	(659,437)	(510,556)
Ending balance before interest	259,636	189,063	314,657	555,338	838,113	772,872	610,767	609,683
Int @ 1.5%	3,895	2,836	4,720	8,330	12,572	11,593	9,162	9,145
Ending balance	263,531	191,899	319,377	563,668	850,685	784,465	619,929	618,829
Reserve per home	425.05	309.52	515.12	909.14	1,372.07	1,265.27	999.89	998.11
Assessment on 2008 study	50.66	52.18	53.75	55.36	57.02	58.73	60.50	62.31
increase	4.01	4.13	4.26	4.38	4.52	4.65	4.79	4.94
Increase due to fences								
increase due to other items								

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2010 Scenario #24 Final Reser							
Annual Expenses by Year, Curr							
Year	2030						
Year #	21	total	home	common	club		
# homes for expenses	620						
# homes for painting based on s	69	1515					
Linear ft for common iron							
Linear ft for common wood							
Linear ft for unit iron							
Linear ft for unit wood	2919						
Site							
Retention Pond		4,000		4,000			
Sidewalk repair		55,000		55,000			
Private street repair		400,000		400,000			
Concrete curb repairs	6,000	42,000		42,000			
River pumps		16,000		16,000			
Entry gate paint		-		-			
Entry gates replace/modify		17,100		17,100			
Entry gate motor replacement	3,250	52,000		52,000			
Entry gate control computer replace		48,000		48,000			
Wrought iron paint common		1,896		1,896			
Wrought iron fencing replace common	-	21,804		21,804			
Wood fence replace (common)	-	8,160		8,160			
Lake Fountain repair		80,000		80,000			
Irrigation system repair		21,000		21,000			
Residential sprinkler controls replace \$100 home 1/20 of homes	4,650	91,200	91,200				

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2010 Scenario #24 Final Reser							
Annual Expenses by Year, Curr							
Year	2030						
Year #	21		total	home	common	club	
Monument & bell tower repair			25,000		25,000		
Contrete wall repair			20,000		20,000		
Clubhouse parking lights replace			24,000		24,000		
Clubhouse pavement repair			20,000		20,000		
Brick paver repairs			10,000		10,000		
Structure			-				
Exterior Systems			-				
Clubhouse, monument sign, tower & guardhouse painting			30,000		30,000		
Clubhouse roof replace			-			-	
Clubhouse gutters replace			4,000			4,000	
Residential door painting	33,067		653,450	653,450			
Residential house painting \$1500 per 5 years schedule homes	103,500		1,860,000	1,860,000			
Unit iron fences replace	-		220,501	220,501			
Unit iron fences paint			33,555	33,555			
Unit wood fences replace	49,623		962,234	962,234			
Mechanical Systems			-				
Air conditioning systems replace			325,000			325,000	

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2010 Scenario #24 Final Reser						
Annual Expenses by Year, Curr						
Year	2030					
Year #	21		total	home	common	club
Electric water heater replace			4,000			4,000
Miscellaneous Amenities			-			
Exercise equipment replacement	2,500		35,000			35,000
Pool equipment-replace pumps	2,000		52,000			52,000
Pool equipment-replace filters			24,000			24,000
Pool equipment-replace water heaters			28,000			28,000
Spa equipment-replace heater			35,000			35,000
Swimming pool & spa replaster			80,000			80,000
pool deck			40,000			40,000
Clubhouse carpet replace			40,000			40,000
Clubhouse tile replace			10,000			10,000
Clubhouse icemaker replace			8,000			8,000
Clubhouse oven replace			8,000			8,000
Clubhouse refrigerator/freezer			8,000			8,000
Clubhouse washer/dryer			2,400			2,400
Clubhouse copier replace	3000		12,000			12,000
Clubhouse Interior paint			40,000			40,000
Clubhouse furniture replacement			50,000			50,000
window coverings			20,000			20,000
Clubhouse audi-visual equipment replace			80,000			80,000
Clubhouse staff computer equipment replace			20,000			20,000
Clubhouse general use computer equipment replace	3500		14,000			14,000
Clubhouse contingency			40,000			40,000
Sales office renovations			10,000			10,000
Roof ceiling joints	10000		20,000			20,000
Nature trail development and maintenance			16,000		16,000	
Roof cleaning			15,000			15,000

BellaVita at Green Tee							
2010 Scenario #24 Final Reser							
Annual Expenses by Year, Curr							
Year	2030						
Year #	21		total	home	common	club	
Community bench replacement			6,000		6,000		
Total	221,090		5,763,300				
			5,763,300	3,820,940	917,960	1,024,400	5,763,300
Adj for 3% inflation from 2009	411,292						
Plus painting per contract			165,900	165,900			165,900
Total expenses	411,292		5,929,200	3,986,840	917,960	1,024,400	5,929,200
				0.67	0.15	0.17	
Revenue per home, increase to 38.25 in 2011 and increase 3%	69.26						
Revenue	515,320						
Beginning reserve balance	618,829						
Plus fee revenue	515,320						
Plus transfer from surplus							
Less capital expenditure	(411,292)						
Ending balance before interest	722,857						
Int @ 1.5%	10,843						
Ending balance	733,700						
Reserve per home	1,183.39						
Assessment on 2008 study	64.18						
increase	5.08						
Increase due to fences							
increase due to other items							