

Winding Cypress Community Association, Inc.
 2020 Approved Budget
 Pooled Reserve Schedule
 January 1, 2020 through December 31, 2020

	Amenity Roof Replace \$270,000 30 YEARS	Amenity Paint \$30,000 7 YEARS	Community Paving \$295,000 25 YEARS	Entryway Fountains \$100,000 15 YEARS	Pool Equipment- Replacement \$10,000 7 YEARS	Pool Refinish \$50,000 12 years	Gatehouse Roof \$12,500 30 YEARS	Gatehouse Painting \$7,500 7 YEARS	Amenity Furnishings \$50,000 10 YEARS	Irrigation Pumps \$20,000 7 YEARS	Tennis/ Pickleball Courts \$50,000 7 YEARS	Bocce Courts \$10,000 5 YEARS	Shade Structures \$30,000 15 YEARS	Fitness Equipment \$50,000 8 YEARS	Yearly Expenses	Yearly Funding	Yearly Balance
2015															\$ -	\$ 46,440.00	\$ 46,440.00
2016															\$ -	\$ 46,440.00	\$ 92,880.00
2017															\$ -	\$ 46,440.00	\$ 139,320.00
2018															\$ -	RESERVE CASH FLOW 2020	\$ 184,920.00
2019															\$ -	\$ 45,960.00	\$ 66,573.00
2020															\$ -	\$ 91,920.00	\$ 158,493.00
2021									\$ 20,000.00			\$ 10,000.00			\$ 30,000.00	\$ 91,920.00	\$ 220,413.00
2022															\$ -	\$ 91,920.00	\$ 312,333.00
2023	\$ 30,000.00				\$ 10,000.00			\$ 7,500.00		\$ 20,000.00	\$ 50,000.00				\$ 117,500.00	\$ 91,920.00	\$ 286,753.00
2024														\$ 50,000.00	\$ 50,000.00	\$ 91,920.00	\$ 328,673.00
2025										\$ 20,000.00					\$ 20,000.00	\$ 91,920.00	\$ 400,593.00
2026								\$ 50,000.00				\$ 10,000.00			\$ 60,000.00	\$ 91,920.00	\$ 432,513.00
2027															\$ -	\$ 91,920.00	\$ 524,433.00
2028						\$ 50,000.00				\$ 20,000.00					\$ 70,000.00	\$ 91,920.00	\$ 546,353.00
2029															\$ -	\$ 91,920.00	\$ 638,273.00
2030	\$ 30,000.00				\$ 10,000.00			\$ 7,500.00		\$ 20,000.00	\$ 50,000.00				\$ 117,500.00	\$ 91,920.00	\$ 612,693.00
2031				\$ 100,000.00								\$ 10,000.00	\$ 30,000.00		\$ 140,000.00	\$ 91,920.00	\$ 564,613.00
2032										\$ 20,000.00				\$ 50,000.00	\$ 70,000.00	\$ 91,920.00	\$ 586,533.00
2033															\$ -	\$ 91,920.00	\$ 678,453.00
2034															\$ -	\$ 91,920.00	\$ 770,373.00
2035										\$ 20,000.00					\$ 20,000.00	\$ 91,920.00	\$ 842,293.00
2036								\$ 50,000.00				\$ 10,000.00			\$ 60,000.00	\$ 91,920.00	\$ 874,213.00
2037	\$ 30,000.00				\$ 10,000.00			\$ 7,500.00		\$ 20,000.00	\$ 50,000.00				\$ 117,500.00	\$ 91,920.00	\$ 848,633.00
2038															\$ -	\$ 91,920.00	\$ 940,553.00
2039										\$ 20,000.00					\$ 20,000.00	\$ 91,920.00	\$ 1,012,473.00
2040						\$ 50,000.00								\$ 50,000.00	\$ 100,000.00	\$ 91,920.00	\$ 1,004,393.00
2041			\$ 295,000.00									\$ 10,000.00			\$ 305,000.00	\$ 91,920.00	\$ 791,313.00
2042										\$ 20,000.00					\$ 20,000.00	\$ 91,920.00	\$ 863,233.00
2043															\$ -	\$ 91,920.00	\$ 955,153.00
2044	\$ 30,000.00				\$ 10,000.00			\$ 7,500.00		\$ 20,000.00	\$ 50,000.00				\$ 117,500.00	\$ 91,920.00	\$ 929,573.00
2045			\$ 295,000.00												\$ 295,000.00	\$ 91,920.00	\$ 726,493.00
2046	\$ 270,000.00			\$ 100,000.00			\$ 12,500.00		\$ 50,000.00	\$ 20,000.00		\$ 10,000.00	\$ 30,000.00		\$ 492,500.00	\$ 91,920.00	\$ 325,913.00

766 homes
 \$120.00 per unit per year
 \$10.00 per month

Description	Beginning Life	Useful Life	Remaining Life	Replacement Cost	
Amenity Roof	2016	30	27	\$ 270,000	
Amenity Painting	2016	7	4	\$ 30,000	
Community Paving	2016	25	22	\$ 295,000	Complete in phases
Entry Fountains	2016	15	12	\$ 100,000	
Pool Equipment - Replacement	2016	7	4	\$ 10,000	
Pool Refinish	2016	12	9	\$ 50,000	
Gatehouse Roofs	2016	30	27	\$ 12,500	
Gatehouse painting	2016	7	4	\$ 7,500	
Amenity Furnishings	2016	10	7	\$ 50,000	Includes restaurant & pool
Irrigation Pumps	2016	7	4	\$ 20,000	completed in Phases - 3 pumps
Tennis/ Pickleball Courts	2016	7	4	\$ 50,000	
Bocce Courts	2016	5	2	\$ 10,000	
Shade Structure	2016	15	12	\$ 30,000	
Fitness Equipment	2016	8	5	\$ 50,000	