

Windemere Townhome Association Level 1 Reserve Management Plan as of July 1, 2010



1541 Camino Real, San Diego, CA 92019



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June 1, 2010

Windemere Townhome Association
c/o Robert Jones, Vice President, Pacific Management Company
1788 Canal Drive, Suite 150
San Diego, CA 92019

Re: 2010-2011 Level 1 Reserve Management Plan

Dear Mr. Jones

We are pleased to submit this Level 1 Reserve Management Plan for the Windemere Townhome Association.

If you have any questions about this Plan, please contact us at the phone numbers listed below. We look forward to doing business with you in the future.

Sincerely,

Steve Bennington (970) 819-3194

Chris Hart (970) 819-2935

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Windemere Townhome Association Reserve Management Plan Summary

The following Level I (full update with-site-visit) reserve study was performed for Windemere Townhome Association ("property") located at 1541 Camino Real, San Diego, CA, 92019. The property has 237 units and 4 different model types. The reserve study is for the fiscal year starting July 1, 2010, and ending June 30, 2011.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

The calculations, projections and reports in this reserve study were generated using the PRA System (PRA). PRA has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations. PRA provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

As of July 1, 2010, the estimated reserve fund balance is \$1,500,000. The estimated current replacement cost of the reserve items is \$5,683,343, and with an annual compounded inflation rate of 3.00% the future replacement cost is \$8,251,330.

The cash flow method was utilized in preparing the reserve plan with the objective that reserves funds would be available as needed. The following describes how the cash flow was produced:

- Reserve Fund Balance – projected from the date of the reserve study to the beginning of the fiscal year above;
- Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;
- Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years (includes taxes on interest earned);
- Interest – calculated on the available funds;
- Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

No items have been reserved for which have an estimated useful life of less than two years or a total cost less than \$500.00.

Based upon the following financial assumptions:

- Annual Contribution Increase - 2.00%
- Interest Earned - 3.00%
- Taxes on Interest Earned - 25.00%
- Inflation on Reserve Items - 3.00%
- Contingency - 3.00%
- Contingency Time - 30:00 Yr:Mo

The contingency amount is 3.00% of the current cost of replacement, \$5,683,343. This amount will be funded over 30:00 (years:months) time period. This will increase the total monthly contribution by \$0.

The required reserve amount at the end of the current fiscal year utilizing the cash flow method is \$1,500,000. The reserve plan, based on all the assumptions, assures that funds for major repairs and replacement will be available when needed and that this method is equitable for charging current rather than future owners with the cost of current use.

The annual contribution for the initial year of this reserve study is \$386,016, \$32,168 on a monthly basis and on an average of \$135 per unit. The monthly contribution per unit type is:

Model	Operations	Reserves	Total
A		\$111	
B		\$125	
C		\$139	
D		\$167	

The average interest rate earned before and after taxes for the initial of this reserve study are 3.17%, and 2.38%, respectively.

Based upon Percent Funding, as of July 1, 2010, with an estimated reserve fund balance of \$1,500,000, 100% Funded being \$3,718,256, the percent funded amount is 40.34%. If the cash flow funding plan is adhered to by the board of directors, sufficient funds should be available as needed.

If applicable, developer records, association records, and industry manuals were used for determining the current cost of reserve items. The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change.

Project Description

General Description: The Windemere Townhome Association consists of thirty seven (37) buildings constructed in 10 phases with four models. There are two hundred thirty seven (237) townhome units, as identified in the declarations. The structures are of wood construction, built-up membrane roofs and stucco exterior walls. For purposes of identification the buildings are referred to throughout this report as unit buildings.

The units are in multiple buildings two stories in height. Units are accessed from grade level entrances. Each unit has one, two car garage.

General Findings: The first phase of the Windemere Townhome Association property was originally constructed in 1981. Many of the exterior building components appear to be new to the original structure and appear to be in good to fair condition.

The overall condition of the facility is considered *good*. Components which have been replaced and maintained over the life of the buildings are generally in *good* condition.

Most components which date to the original construction are beyond the end of their useful life (UL) and are considered to be in *fair* condition, unless otherwise noted.

At thirty years of age most building systems are approaching or past the end of their life expectancy. Components which may generally be considered to have a UL greater than thirty years will in most cases require replacement within the thirty year period covered in this reserve study.

As all buildings age the level of maintenance can be expected to increase if the facilities are to be maintained in optimum condition. Maintenance recommendations which may be made throughout this report are based on generally accepted industry practices for maintaining residential buildings after taking into account the age and current condition of the various building components.

Per management, historically the Windemere Townhome Association has funded major renovation year ending balance shortfalls with excess operating cash balances, short term loans or special assessments.

Components which do not have a readily identifiable useful life, and therefore are not generally included in long range reserve funding schedules include:

- Foundation systems
- Structural components
- Water supply & waste piping
- Electrical switchgear & branch wiring

Item Parameters Reports - Introduction

These Item Parameters reports follow this cover page:

Item Parameters - Summary

Item Parameters - Category - Chart

Item Parameters - Full Detail Reports

The Item Parameters - Summary report is a listing of all the components/assets which form the basis for this reserve study. This report includes the following information for each component:

Basis Cost (the cost per 1 component per line item)

Quantity (number of components per line item)

Service Date (the date the component was last maintained/replaced)

Current Cost (basis cost times quantity)

Estimated Life (estimated life of component as of service date)

Adjusted Life (estimated life adjusted to more realistic total life of component)

Remaining Life (remaining life of component as of analysis date)

Future Cost (the future cost at end of Remaining Life adjusted for inflation rate)

Straight Line Allocation (Future Cost divided by Adjusted Life years)

100% Funded (amount in reserve account based on number of years/months transpired since Service Date)

The Item Parameter - Category - Chart graphically shows the current replacement cost for each category of components. The total replacement cost per category is shown on the preceding report, Item Parameters - Summary.



Item parameters - Full Detail Reports - Introduction

In this sample reserve study, not all assets/components are shown on the following six pages. The following sample assets are included:

Appliances

Balcony Decks

Built-Up Roofs

Carpeting

Typically, there are one or two report pages for each asset. Photos of the asset/component are included on the reports plus measurement date and a description of the overall condition of the item.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

		Basis Cost	Quantity	Replace Date		Current Cost	Est Life	Adj Life	Rem Life		Future Cost
Asphalt, Clay & Concrete											
Asphalt Reseal, Stripe & Repairs	\$	66,951.00	1.000	07/01/2012	\$	66,951	3:00	3:00	2:00	\$	71,028
Concrete Curbs/Swales		39,754.00	1.000	07/01/2012		39,754	10:00	10:00	2:00		42,175
Concrete Walks		10,609.00	1.000	07/01/2013		10,609	4:00	4:00	3:00		11,592
Paver Repairs		13,792.00	1.000	07/01/2013		13,792	15:00	15:00	3:00		15,070
Resurface Tennis Court		7,426.00	1.000	07/01/2011		7,426	7:00	7:00	1:00		7,648
					\$	138,532				\$	147,515
Clubhouse											
Appliances	\$	850.00	20.000	07/14-07/15	\$	17,000	20:00	20:00	4:11	\$	19,678
Carpeting		8,450.00	1.000	07/01/2013		8,450	8:00	8:00	3:00		9,233
Clubhouse-Deck		17,600.00	1.000	07/01/2018		17,600	25:00	25:00	8:00		22,295
Clubhouse-Stairs		3,448.00	1.000	07/01/2023		3,448	25:00	25:00	13:00		5,063
Office Equipment		3,605.00	1.000	07/01/2011		3,605	5:00	5:00	1:00		3,713
Restrooms Refurbish		4,244.00	1.000	07/01/2011		4,244	12:00	12:00	1:00		4,371
Tile Flooring-Entry		1,485.00	1.000	07/01/2016		1,485	20:00	20:00	6:00		1,773
Tile Flooring-Lower		24,834.00	1.000	07/01/2022		24,834	20:00	20:00	12:00		35,407
Water Heater		955.00	1.000	07/01/2016		955	8:00	8:00	6:00		1,140
					\$	81,621				\$	102,676
Fencing & Rails											
Balcony Wood Rails (2nd & 3rd)	\$	167,726.00	1.000	07/01/2019	\$	167,726	22:00	22:00	9:00	\$	218,844
Chain Link (3.5')-Tennis		2,716.00	1.000	07/01/2013		2,716	32:00	32:00	3:00		2,967
Chain Link/Gates (12')-Tennis		16,805.00	1.000	07/01/2013		16,805	32:00	32:00	3:00		18,363
Metal Railing		22,915.00	1.000	07/01/2018		22,915	30:00	30:00	8:00		29,028
W.I Fencing/Gates-Pool #1		14,853.00	1.000	07/01/2013		14,853	20:00	20:00	3:00		16,230
W.I. Fencing/Gates-Pool #2		14,428.00	1.000	07/01/2013		14,428	20:00	20:00	3:00		15,765
Wind-Screens-Tennis		3,801.00	1.000	07/01/2010		3,801	15:00	15:00	0:00		3,801
Wood Rail-Clubhouse		3,268.00	1.000	07/01/2023		3,268	25:00	25:00	13:00		4,799
					\$	246,512				\$	309,799

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

	Basis	Quantity	Replace	Current	Est	Adj	Rem	Future
	Cost		Date	Cost	Life	Life	Life	Cost
Furnishings in Com Areas								
Clubhouse Furniture	\$ 6,896.00	1.000	07/01/2022	\$ 6,896	15:00	15:00	12:00	\$ 9,832
Clubhouse Patio Furniture	5,305.00	1.000	07/01/2011	5,305	13:00	13:00	1:00	5,464
Com Area Park Furnishings	5,150.00	1.000	07/01/2012	5,150	5:00	5:00	2:00	5,463
Pool #1 Furniture	3,607.00	1.000	07/01/2012	3,607	5:00	5:00	2:00	3,826
Pool #2 Furniture	3,607.00	1.000	07/01/2012	3,607	5:00	5:00	2:00	3,826
Tot Lot Structure	5,000.00	1.000	07/01/2011	5,000	10:00	10:00	1:00	5,150
				<u>\$ 29,565</u>				<u>\$ 33,563</u>
Lighting								
Exterior Lighting	\$ 42,436.00	5.000	07/10-07/27	\$ 212,180	20:00	20:00	7:10	\$ 274,107
Tennis Court Fixtures	12,765.00	1.000	07/01/2027	12,765	20:00	20:00	17:00	21,098
				<u>\$ 224,945</u>				<u>\$ 295,206</u>
Miscellaneous								
Balcony Decks (7.9 per year)	\$ 1,100.00	237.000	01/11-01/40	\$ 260,700	30:00	30:00	15:00	\$ 419,586
Garage Doors	251,433.00	1.000	07/01/2022	251,433	25:00	25:00	12:00	358,483
Tubs (Annual)	2,400.00	30.000	01/11-01/40	72,000	30:00	30:00	15:00	115,881
				<u>\$ 584,133</u>				<u>\$ 893,950</u>
Pool & Spa #1 (clubhouse)								
Chlorinator-Pool #1	\$ 2,060.00	1.000	07/01/2018	\$ 2,060	10:00	10:00	8:00	\$ 2,609
Coping-Pool #1	2,642.00	1.000	07/01/2020	2,642	36:00	36:00	10:00	3,550
Deck R/M-Pool #1	6,578.00	1.000	07/01/2010	6,578	15:00	15:00	0:00	6,578
Filter-Pool #1	2,334.00	1.000	07/01/2018	2,334	10:00	10:00	8:00	2,956
Heater-Pool #1	7,163.00	1.000	07/01/2014	7,163	8:00	8:00	4:00	8,062
Heater-Spa #1	2,812.00	1.000	07/01/2012	2,812	5:00	5:00	2:00	2,983
Pumps/Motors-Spa #1	1,487.00	1.000	07/01/2010	1,487	7:00	7:00	0:00	1,487
Resurface-Pool #1	7,426.00	1.000	07/01/2017	7,426	10:00	10:00	7:00	9,133
Resurface-Spa #1	3,183.00	1.000	07/01/2017	3,183	10:00	10:00	7:00	3,914
Tile-Pool #1	3,170.00	1.000	07/01/2011	3,170	28:00	28:00	1:00	3,265

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

	Basis	Quantity	Replace	Current	Est	Adj	Rem	Future
	Cost		Date	Cost	Life	Life	Life	Cost
Wood Trellis-Pool #1	\$ 11,458.00	1.000	07/01/2023	\$ 11,458	25:00	25:00	13:00	\$ 16,826
				\$ 50,313				\$ 61,366
Pool & Spa #2								
Coping-Pool #2	\$ 2,260.00	1.000	07/01/2022	\$ 2,260	36:00	36:00	12:00	\$ 3,222
Deck R/M-Pool #2	5,941.00	1.000	07/01/2010	5,941	15:00	15:00	0:00	5,941
Exterior Shower-Pool #2	1,591.00	1.000	07/01/2017	1,591	15:00	15:00	7:00	1,956
Filter-Pool #2	1,167.00	1.000	07/01/2011	1,167	10:00	10:00	1:00	1,202
Heater-Pool #2	3,581.00	1.000	07/01/2016	3,581	8:00	8:00	6:00	4,275
Heater-Spa #2	2,812.00	1.000	07/01/2011	2,812	5:00	5:00	1:00	2,896
Pumps/Motors-Spa #2	2,775.00	1.000	07/01/2015	2,775	7:00	7:00	5:00	3,216
Restrooms Refurbish-Pool #2	5,150.00	1.000	07/01/2021	5,150	12:00	12:00	11:00	7,128
Resurface-Pool #2	7,214.00	1.000	07/01/2014	7,214	10:00	10:00	4:00	8,119
Resurface-Spa #2	2,494.00	1.000	07/01/2011	2,494	6:00	6:00	1:00	2,568
Tile-Pool #2	2,712.00	1.000	07/01/2028	2,712	24:00	24:00	18:00	4,617
Wood Trellis-Pool #2	5,995.00	1.000	07/01/2018	5,995	25:00	25:00	8:00	7,594
				\$ 43,692				\$ 52,739
Roofing								
Built-Up Roofing (pool areas)	\$ 955.00	1.000	01/01/2011	\$ 955	12:00	12:00	0:06	\$ 969
Built-Up Roofs	8,375.00	237.000	07/10-07/28	1,984,875	20:00	20:00	8:09	2,611,495
Chimney Caps	3,990.00	30.000	01/11-01/40	119,700	30:00	30:00	15:00	192,652
Tile Roofing (clubhouse)	15,277.00	1.000	07/01/2032	15,277	40:00	40:00	22:00	29,272
				\$ 2,120,807				\$ 2,834,388
Utility Infrastructure								
Gas Lines and Risers	\$ 1,611.50	237.000	07/27-01/35	\$ 381,925	30:00	30:00	22:04	\$ 742,322
Irrigation System (Annual)	2,200.00	30.000	01/11-01/40	66,000	30:00	30:00	15:00	106,224
Sewer Lines	12,731.00	1.000	07/01/2010	12,731	5:00	5:00	0:00	12,731
Slab Leak Replumb (Annual)	6,798.00	30.000	01/11-01/40	203,940	30:00	30:00	15:00	328,233
Water Mains (Annual)	4,944.00	30.000	01/11-01/40	148,320	30:00	30:00	15:00	238,714

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

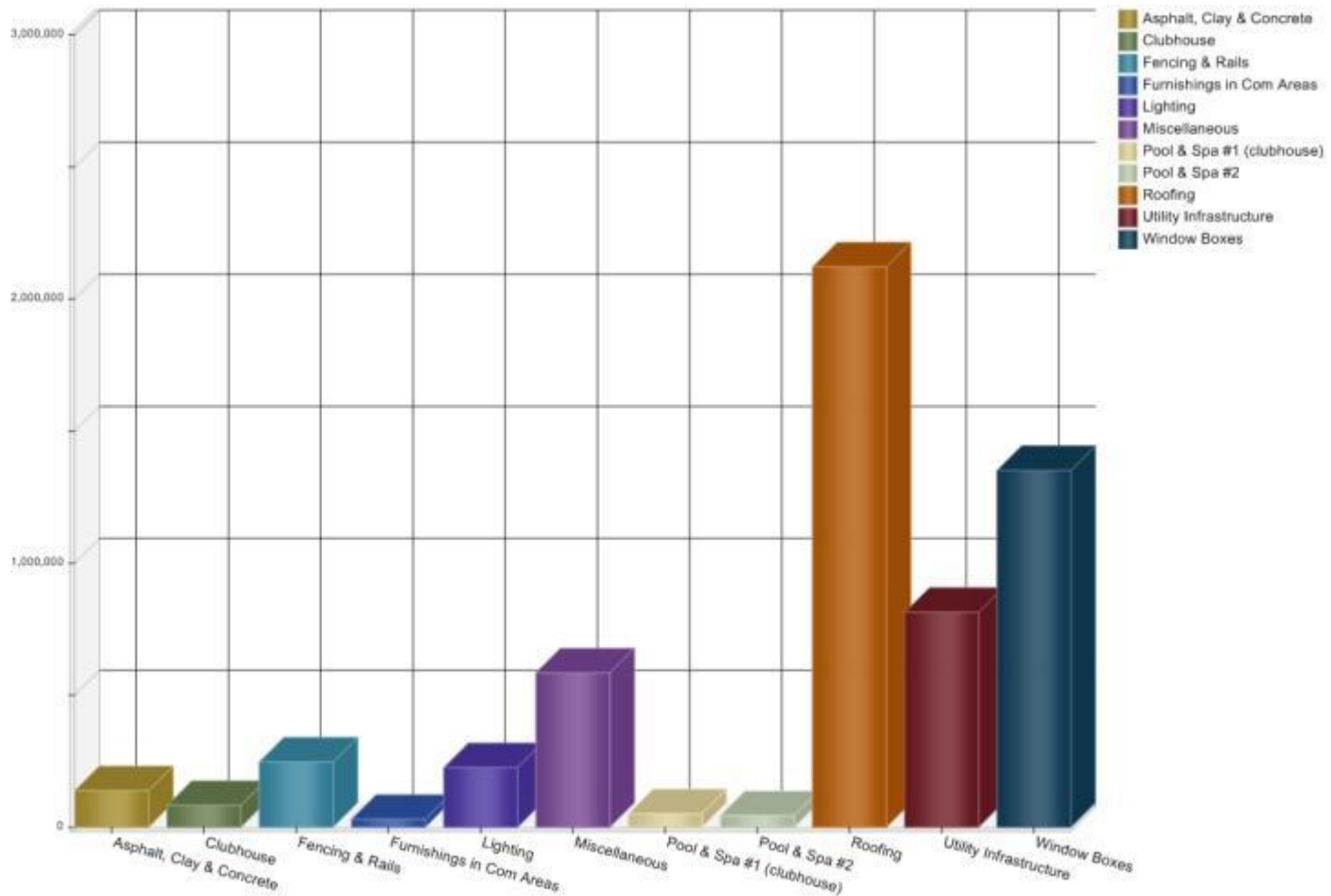
	Basis	Quantity	Replace	Current	Est	Adj	Rem	Future
	Cost		Date	Cost	Life	Life	Life	Cost
				\$ 812,916				\$ 1,428,225
Window Boxes								
Entry Sidelights (B Units)	\$ 682.65	51.000	07/10-07/38	\$ 34,815	30:00	30:00	11:04	\$ 52,213
Entry Sidelights (C Units)	978.52	50.000	07/10-07/38	48,926	30:00	30:00	11:10	75,025
Entry Sidelights (D Units)	669.50	64.000	07/12-07/13	42,848	30:00	30:00	2:06	46,096
Window Boxes-I	110,529.00	1.000	07/01/2024	110,529	25:00	25:00	14:00	167,185
Window Boxes-II	252,638.00	1.000	07/01/2025	252,638	25:00	25:00	15:00	393,601
Window Boxes-III	189,479.00	1.000	07/01/2026	189,479	25:00	25:00	16:00	304,058
Window Boxes-IV	118,424.00	1.000	07/01/2027	118,424	25:08	25:08	17:00	195,736
Window Boxes-IX	47,370.00	1.000	07/01/2011	47,370	25:00	25:00	1:00	48,791
Window Boxes-V	157,899.00	1.000	07/01/2028	157,899	25:00	25:00	18:00	268,812
Window Boxes-VI	157,899.00	1.000	07/01/2029	157,899	25:00	25:00	19:00	276,876
Window Boxes-VII	39,475.00	1.000	07/01/2030	39,475	25:00	25:00	20:00	71,296
Window Boxes-VIII	39,475.00	1.000	07/01/2031	39,475	25:00	25:00	21:00	73,435
Window Boxes-X	63,160.00	1.000	07/01/2012	63,160	25:00	25:00	2:00	67,006
Window Boxes-XI	47,370.00	1.000	07/01/2013	47,370	25:00	25:00	3:00	51,762
				\$ 1,350,307				\$ 2,091,897
				\$ 5,683,343				\$ 8,251,330

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Appliances

Item Number	34	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	20:00
Category	Clubhouse	Basis Cost	850.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
						Current	Future
920-001-0034	07/01/1994	07/01/2014	4:00	20:00	1.00	\$ 850.00	\$ 956.68
920-002-0034	07/03/1995	07/03/2015	5:00	20:00	19.00	\$ 16,150.00	\$ 18,722.28
						\$ 17,000.00	\$ 19,678.96

Comments



In an actual reserve study, notes are added to this area concerning overall condition of the appliances, the remaining life and the size of the units. This example shows 20 appliances which have to be replaced within 4 - 5 years. The association may want to cycle the replacement of the appliances over a 3 or 4 year period. This strategy can be accurately projected and all applicable reports adjusted.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Balcony Decks (7.9 per year)

Item Number	56	Measurement Basis	Annually
Type	Common Area	Estimated Useful Life	30:00
Category	Miscellaneous	Basis Cost	1,100.00
Tracking	Cycle	Annual Reserve Percentage	3.33 %
Expenditure	Semi-Annual	Quantity	237.000

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
						Current	Future
820-001-0056	01/01/1981	01/01/2011	0:06	30:00	7.90	\$ 8,690.00	\$ 8,819.39
820-002-0056	01/01/1982	01/01/2012	1:06	30:00	7.90	\$ 8,690.00	\$ 9,083.97
820-003-0056	01/01/1983	01/01/2013	2:06	30:00	7.90	\$ 8,690.00	\$ 9,356.49
820-004-0056	01/01/1984	01/01/2014	3:06	30:00	7.90	\$ 8,690.00	\$ 9,637.18
820-005-0056	01/01/1985	01/01/2015	4:06	30:00	7.90	\$ 8,690.00	\$ 9,926.30
820-006-0056	01/01/1986	01/01/2016	5:06	30:00	7.90	\$ 8,690.00	\$ 10,224.09
820-007-0056	01/01/1987	01/01/2017	6:06	30:00	7.90	\$ 8,690.00	\$ 10,530.81
820-008-0056	01/01/1988	01/01/2018	7:06	30:00	7.90	\$ 8,690.00	\$ 10,846.73
820-009-0056	01/01/1989	01/01/2019	8:06	30:00	7.90	\$ 8,690.00	\$ 11,172.14
820-010-0056	01/01/1990	01/01/2020	9:06	30:00	7.90	\$ 8,690.00	\$ 11,507.30
820-011-0056	01/01/1991	01/01/2021	10:06	30:00	7.90	\$ 8,690.00	\$ 11,852.52
820-012-0056	01/01/1992	01/01/2022	11:06	30:00	7.90	\$ 8,690.00	\$ 12,208.09
820-013-0056	01/01/1993	01/01/2023	12:06	30:00	7.90	\$ 8,690.00	\$ 12,574.34
820-014-0056	01/01/1994	01/01/2024	13:06	30:00	7.90	\$ 8,690.00	\$ 12,951.57
820-015-0056	01/01/1995	01/01/2025	14:06	30:00	7.90	\$ 8,690.00	\$ 13,340.11
820-016-0056	01/01/1996	01/01/2026	15:06	30:00	7.90	\$ 8,690.00	\$ 13,740.32
820-017-0056	01/01/1997	01/01/2027	16:06	30:00	7.90	\$ 8,690.00	\$ 14,152.53
820-018-0056	01/01/1998	01/01/2028	17:06	30:00	7.90	\$ 8,690.00	\$ 14,577.10
820-019-0056	01/01/1999	01/01/2029	18:06	30:00	7.90	\$ 8,690.00	\$ 15,014.42
820-020-0056	01/01/2000	01/01/2030	19:06	30:00	7.90	\$ 8,690.00	\$ 15,464.85
820-021-0056	01/01/2001	01/01/2031	20:06	30:00	7.90	\$ 8,690.00	\$ 15,928.79
820-022-0056	01/01/2002	01/01/2032	21:06	30:00	7.90	\$ 8,690.00	\$ 16,406.66
820-023-0056	01/01/2003	01/01/2033	22:06	30:00	7.90	\$ 8,690.00	\$ 16,898.86
820-024-0056	01/01/2004	01/01/2034	23:06	30:00	7.90	\$ 8,690.00	\$ 17,405.82
820-025-0056	01/01/2005	01/01/2035	24:06	30:00	7.90	\$ 8,690.00	\$ 17,928.00
820-026-0056	01/01/2006	01/01/2036	25:06	30:00	7.90	\$ 8,690.00	\$ 18,465.84
820-027-0056	01/01/2007	01/01/2037	26:06	30:00	7.90	\$ 8,690.00	\$ 19,019.81
820-028-0056	01/01/2008	01/01/2038	27:06	30:00	7.90	\$ 8,690.00	\$ 19,590.41
820-029-0056	01/01/2009	01/01/2039	28:06	30:00	7.90	\$ 8,690.00	\$ 20,178.12
820-030-0056	01/01/2010	01/01/2040	29:06	30:00	7.90	\$ 8,690.00	\$ 20,783.46
						\$ 260,700.00	\$ 419,586.02

Comments

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



There are 237 balcony decks and rails on the property. The replacement of the decks and rails will start in 2011 with 7.9 replaced every year for the next 30 years. The estimated unit cost is \$1,100 per deck. The condition of the decks ranges from fair to excellent, depending upon the construction phase.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Built-Up Roofs

Item Number	71	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	20:00
Category	Roofing	Basis Cost	8,375.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
						Current	Future
920-001-0071	07/01/2007	07/01/2027	17:00	20:00	13.00	\$ 108,875.00	\$ 179,953.79
920-002-0071	07/01/2008	07/01/2028	18:00	20:00	14.00	\$ 117,250.00	\$ 199,610.28
920-003-0071	07/01/1992	07/01/2012	2:00	20:00	17.00	\$ 142,375.00	\$ 151,045.64
920-004-0071	07/01/1990	07/01/2010	0:00	20:00	20.00	\$ 167,500.00	\$ 167,500.00
920-005-0071	07/01/1991	07/01/2011	1:00	20:00	20.00	\$ 167,500.00	\$ 172,525.00
920-006-0071	07/01/1992	07/01/2012	2:00	20:00	7.00	\$ 58,625.00	\$ 62,195.26
920-007-0071	07/01/1993	07/01/2013	3:00	20:00	14.00	\$ 117,250.00	\$ 128,122.24
920-008-0071	07/01/1994	07/01/2014	4:00	20:00	14.00	\$ 117,250.00	\$ 131,965.91
920-009-0071	07/01/1995	07/01/2015	5:00	20:00	10.00	\$ 83,750.00	\$ 97,089.20
920-010-0071	07/01/1999	07/01/2019	9:00	20:00	7.00	\$ 58,625.00	\$ 76,492.33
920-011-0071	07/01/2000	07/01/2020	10:00	20:00	10.00	\$ 83,750.00	\$ 112,553.00
920-012-0071	07/01/2001	07/01/2021	11:00	20:00	17.00	\$ 142,375.00	\$ 197,080.30
920-013-0071	07/01/2002	07/01/2022	12:00	20:00	17.00	\$ 142,375.00	\$ 202,992.71
920-014-0071	07/01/2003	07/01/2023	13:00	20:00	18.00	\$ 150,750.00	\$ 221,381.46
920-015-0071	07/01/2004	07/01/2024	14:00	20:00	14.00	\$ 117,250.00	\$ 177,351.15
920-016-0071	07/01/2005	07/01/2025	15:00	20:00	6.00	\$ 50,250.00	\$ 78,287.86
920-017-0071	07/01/2006	07/01/2026	16:00	20:00	19.00	\$ 159,125.00	\$ 255,348.91
						\$ 1,984,875.00	\$ 2,611,495.04

Comments

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



The built-up roofing systems are on a schedule to be replaced every 20 years. All roofs should be inspected annually and needed maintenance performed in order to maintain a 20 year life. If deferred maintenance is allowed, the estimated useful life of the roofs could be shortened. The replacement schedule is from 2010 to 2028.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Carpeting

Item Number	35	Measurement Basis	Total
Type	Common Area	Estimated Useful Life	8:00
Category	Clubhouse	Basis Cost	8,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
						Current	Future
910-000-0035	07/01/2005	07/01/2013	3:00	8:00	1.00	\$ 8,450.00	\$ 9,233.54
						\$ 8,450.00	\$ 9,233.54

Comments



The carpet was installed in July, 2005, with an estimated live of 8 years. There are 3 years remaining. The condition of the carpet is fair to good. It doesn't appear the replacement date will have to moved up due to the current condition of the carpet.



Percent Funded Reports - Introduction

These Percent Funded reports follow this cover page:

Percent Funded - Annual

Percent Funded - Allocation

Percent Funded - Annual - Chart

The Percent Funded - Annual report shows the annual percent level of funding for the next 30 years. The percent funded is determined by dividing the beginning balance in the reserve account by the 100% funded balance. The following information is provided in the report:

100% Funded: To attain a 100% level of funding, please note the following example: If a component has a 10 year life with a replacement value of \$10,000, an association must have \$4,000 set aside at the end of 4 years ($\$10,000 \div 10 \text{ years} = \$1,000 \times 4 \text{ years} = \$4,000$). The \$4,000 represents 100% funding at the end of 4 years.

Beginning Balance: The beginning balance in the reserve account for each year.

Percent Funded: This is calculated by dividing the beginning balance by the 100% funded balance.

Contribution: The amount of member contributions/assessments for each year of the reserve study.

Interest: Income generated from reserve account investments.

Expenditure: The annual cost of expenditures for asset replacement and major maintenance for each year of the study.

The Percent Funded - Allocation report is analysis of the percent funded per each component in the reserve study. It shows the level of contributions/assessments for the year, interest earned on investments, and component replacement/major repair for the year.

Percent Funded - Annual - Chart graphically shows the contributions plus interest for a ten year period, expenditures for each year, the projected balance in the reserve account for each reporting period, and the 100% funded balance for comparison.

Reserve Study Funding Options

There are four funding plans for associations to consider for their reserve studies. They are as follows:

- **Full Funding:** This is a goal of an association to keep reserve account balances at 100% funded. For example, if an association with an estimated useful life of 10 years and a replacement value of \$10,000, the association must have \$5,000 on account at the end of year 5 in order to be fully (100%) funded ($\$10,000 \div 10 \text{ years} = \$1,000 \text{ per year} \times 5 \text{ years} = \$5,000$). \$5,000 on account after 5 years, in this situation, equals full funding. This system is referred to as the "pay as you go" option.
- **Threshold Funding:** An association may opt to maintain a certain level of reserve account funding to pay for future asset replacement. This is called threshold funding and is based upon a pre-determined amount in the reserve accounts. This amount becomes the minimum amount to be held on account.
- **Baseline Funding:** The goal of an association is to keep the reserve balances above zero. The reserve balance does not drop below zero during the reserve study during the projected period of the study, usually 30 to 40 years. If the remaining life of an asset is reduced, the association may be faced with the uncomfortable options of either borrowing funds or implementing a special assessment to pay for the asset replacement. Under this scenario, an association may need a reserve study prepared annually.
- **Statutory Funding:** Some states may have laws which dictate the level of funding for reserve accounts. This, obviously, becomes the minimal level of funding.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100 % Funded Future Cost	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
07/01/2010	\$ 3,718,256	\$ 1,500,000	40.34 %	\$ 386,016	\$ 45,726	302,153
07/01/2011	3,817,387	1,629,588	42.69	393,736	50,405	300,044
07/01/2012	3,936,194	1,773,685	45.06	401,611	48,164	548,705
07/01/2013	3,827,901	1,674,755	43.75	409,643	50,390	381,947
07/01/2014	3,901,822	1,752,840	44.92	417,836	58,810	196,043
07/01/2015	4,170,561	2,033,443	48.76	426,192	61,477	260,653
07/01/2016	4,385,250	2,260,460	51.55	434,716	74,196	67,205
07/01/2017	4,797,611	2,702,168	56.32	443,411	86,637	108,193
07/01/2018	5,175,538	3,124,024	60.36	452,279	96,434	219,104
07/01/2019	5,452,849	3,453,632	63.34	461,324	102,576	358,780
07/01/2020	5,606,404	3,658,753	65.26	470,551	113,633	200,018
07/01/2021	5,928,054	4,042,919	68.20	479,962	119,375	410,721
07/01/2022	6,055,443	4,231,535	69.88	489,561	114,684	775,006
07/01/2023	5,849,420	4,060,775	69.42	499,352	122,580	330,968
07/01/2024	6,100,461	4,351,741	71.33	514,333	125,334	549,466
07/01/2025	6,154,965	4,441,942	72.17	529,763	126,207	622,594
07/01/2026	6,161,741	4,475,319	72.63	545,656	126,730	648,587
07/01/2027	6,168,823	4,499,118	72.93	562,026	118,826	953,378
07/01/2028	5,908,322	4,226,592	71.54	578,886	121,561	584,183
07/01/2029	6,039,981	4,342,857	71.90	596,253	130,692	402,862
07/01/2030	6,370,514	4,666,941	73.26	614,141	132,400	693,458
07/01/2031	6,437,515	4,720,023	73.32	632,565	139,968	500,162
07/01/2032	6,718,232	4,992,395	74.31	651,542	142,218	718,711
07/01/2033	6,809,093	5,067,445	74.42	671,088	147,405	630,588
07/01/2034	7,011,882	5,255,351	74.95	691,221	153,605	929,285
07/01/2035	6,945,047	5,170,891	74.45	711,957	159,435	349,855
07/01/2036	7,483,565	5,692,429	76.07	733,316	174,975	375,192
07/01/2037	8,013,272	6,225,528	77.69	755,316	191,520	378,566
07/01/2038	8,557,082	6,793,799	79.39	777,975	211,056	316,697
07/01/2039	9,179,101	7,466,132	81.34	801,314	228,211	445,563

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning			Ending		
			Balance 07/01/2010	Contribution	Interest	Expenditure	Balance 06/30/2011	
Asphalt, Clay & Concrete								
Asphalt Reseal, Stripe & Repa	\$ 23,676	74 %	\$ 17,670	\$ 23,830	\$ 2,432	\$ 0	\$ 43,932	
Concrete Curbs/Swales	33,740	31	10,492	4,245	433	0	15,170	
Concrete Walks	2,898	96	2,800	2,917	298	0	6,015	
Paver Repairs	12,056	30	3,640	1,011	103	0	4,755	
Resurface Tennis Court	6,556	29	1,960	1,100	112	0	3,172	
Clubhouse								
Appliances	\$ 14,807	30 %	\$ 4,487	\$ 990	\$ 101	\$ 0	\$ 5,578	
Carpeting	5,770	38	2,230	1,162	119	0	3,510	
Clubhouse-Deck	15,160	30	4,645	898	92	0	5,634	
Clubhouse-Stairs	2,430	37	910	204	21	0	1,135	
Office Equipment	2,970	32	951	747	76	0	1,775	
Restrooms Refurbish	4,007	27	1,120	367	37	0	1,524	
Tile Flooring-Entry	1,241	31	392	89	9	0	490	
Tile Flooring-Lower	14,162	46	6,554	1,782	182	0	8,518	
Water Heater	285	88	252	143	15	0	410	
Fencing & Rails								
Balcony Wood Rails (2nd & 3r	\$ 129,317	34 %	\$ 44,268	\$ 10,012	\$ 1,022	\$ 0	\$ 55,302	
Chain Link (3.5')-Tennis	2,689	26	717	93	10	0	820	
Chain Link/Gates (12')-Tennis	16,641	26	4,435	578	59	0	5,072	
Metal Railing	21,287	28	6,048	974	99	0	7,121	
W.I Fencing/Gates-Pool #1	13,795	28	3,920	817	83	0	4,820	
W.I. Fencing/Gates-Pool #2	13,400	28	3,808	793	81	0	4,682	
Wind-Screens-Tennis	3,801	26	1,003	255	26	3,801	-2,517	
Wood Rail-Clubhouse	2,303	37	863	193	20	0	1,075	
Furnishings in Com Areas								
Clubhouse Furniture	\$ 1,966	92 %	\$ 1,820	\$ 660	\$ 67	\$ 0	\$ 2,547	
Clubhouse Patio Furniture	5,043	27	1,400	423	43	0	1,866	
Com Area Park Furnishings	3,278	41	1,359	1,100	112	0	2,571	
Pool #1 Furniture	2,296	41	952	770	79	0	1,801	
Pool #2 Furniture	2,296	41	952	770	79	0	1,801	
Tot Lot Structure	4,635	28	1,320	518	53	0	1,891	
Lighting								
Exterior Lighting	\$ 143,411	39 %	\$ 56,000	\$ 13,795	\$ 1,408	\$ 42,436	\$ 28,767	
Tennis Court Fixtures	3,164	106	3,369	1,062	108	0	4,539	
Miscellaneous								
Balcony Decks (7.9 per year)	\$ 179,220	38 %	\$ 68,806	\$ 14,077	\$ 1,436	\$ 8,819	\$ 75,501	
Garage Doors	186,411	35	66,360	14,433	1,473	0	82,266	
Tubs (Annual)	49,496	38	19,003	3,888	397	2,436	20,852	
Pool & Spa #1 (clubhouse)								
Chlorinator-Pool #1	\$ 521	104 %	\$ 544	\$ 263	\$ 27	\$ 0	\$ 833	
Coping-Pool #1	2,564	27	697	99	10	0	807	
Deck R/M-Pool #1	6,578	26	1,736	441	45	6,578	-4,355	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Components by Category	100% Funded	Percent Funded	Beginning			Ending		
			Balance 07/01/2010	Contribution	Interest	Expenditure	Balance 06/30/2011	
Filter-Pool #1	\$	591	104 %	\$ 616	\$ 298	\$ 30	\$ 0	944
Heater-Pool #1		4,031	46	1,891	1,014	103	0	3,008
Heater-Spa #1		1,789	41	742	601	61	0	1,404
Pumps/Motors-Spa #1		1,487	26	392	214	22	1,487	-859
Resurface-Pool #1		2,739	71	1,960	919	94	0	2,973
Resurface-Spa #1		1,174	71	840	394	40	0	1,274
Tile-Pool #1		3,148	26	837	117	12	0	966
Wood Trellis-Pool #1		8,076	37	3,024	677	69	0	3,771
Pool & Spa #2								
Coping-Pool #2	\$	2,148	27 %	\$ 596	\$ 90	\$ 9	\$ 0	696
Deck R/M-Pool #2		5,941	26	1,568	399	41	5,941	-3,934
Exterior Shower-Pool #2		1,043	40	420	131	13	0	565
Filter-Pool #2		1,081	28	308	121	12	0	441
Heater-Pool #2		1,068	88	945	538	55	0	1,538
Heater-Spa #2		2,317	32	742	583	59	0	1,385
Pumps/Motors-Spa #2		919	79	732	463	47	0	1,242
Restrooms Refurbish-Pool #2		594	228	1,359	598	61	0	2,018
Resurface-Pool #2		4,871	39	1,904	817	83	0	2,805
Resurface-Spa #2		2,140	30	658	431	44	0	1,133
Tile-Pool #2		1,154	62	716	194	20	0	929
Wood Trellis-Pool #2		5,164	30	1,582	306	31	0	1,919
Roofing								
Built-Up Roofing (pool areas)	\$	928	27 %	\$ 252	\$ 81	\$ 8	\$ 969	-628
Built-Up Roofs		1,327,124	39	523,866	131,425	13,410	167,500	501,201
Chimney Caps		82,288	38	31,592	6,464	660	4,049	34,666
Tile Roofing (clubhouse)		13,172	30	4,032	737	75	0	4,844
Utility Infrastructure								
Gas Lines and Risers	\$	182,038	55 %	\$ 100,801	\$ 24,905	\$ 2,541	\$ 0	128,248
Irrigation System (Annual)		45,372	38	17,419	3,564	364	2,233	19,114
Sewer Lines		12,731	26	3,360	2,563	261	12,731	-6,547
Slab Leak Replumb (Annual)		140,200	38	53,826	11,012	1,124	6,899	59,062
Water Mains (Annual)		101,963	38	39,146	8,009	817	5,018	42,955
Window Boxes								
Entry Sidelights (B Units)	\$	24,260	37 %	\$ 9,189	\$ 1,752	\$ 179	\$ 10,240	880
Entry Sidelights (C Units)		32,196	40	12,913	2,517	257	14,678	1,009
Entry Sidelights (D Units)		42,291	26	11,309	1,547	158	0	13,013
Window Boxes-I		73,561	39	29,172	6,731	687	0	36,590
Window Boxes-II		157,440	42	66,679	15,847	1,617	0	84,142
Window Boxes-III		109,460	45	50,009	12,241	1,249	0	63,500
Window Boxes-IV		66,092	47	31,256	7,676	783	0	39,714
Window Boxes-IX		46,839	26	12,502	1,964	200	0	14,667
Window Boxes-V		75,267	55	41,674	10,822	1,104	0	53,601
Window Boxes-VI		66,450	62	41,674	11,147	1,137	0	53,959

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

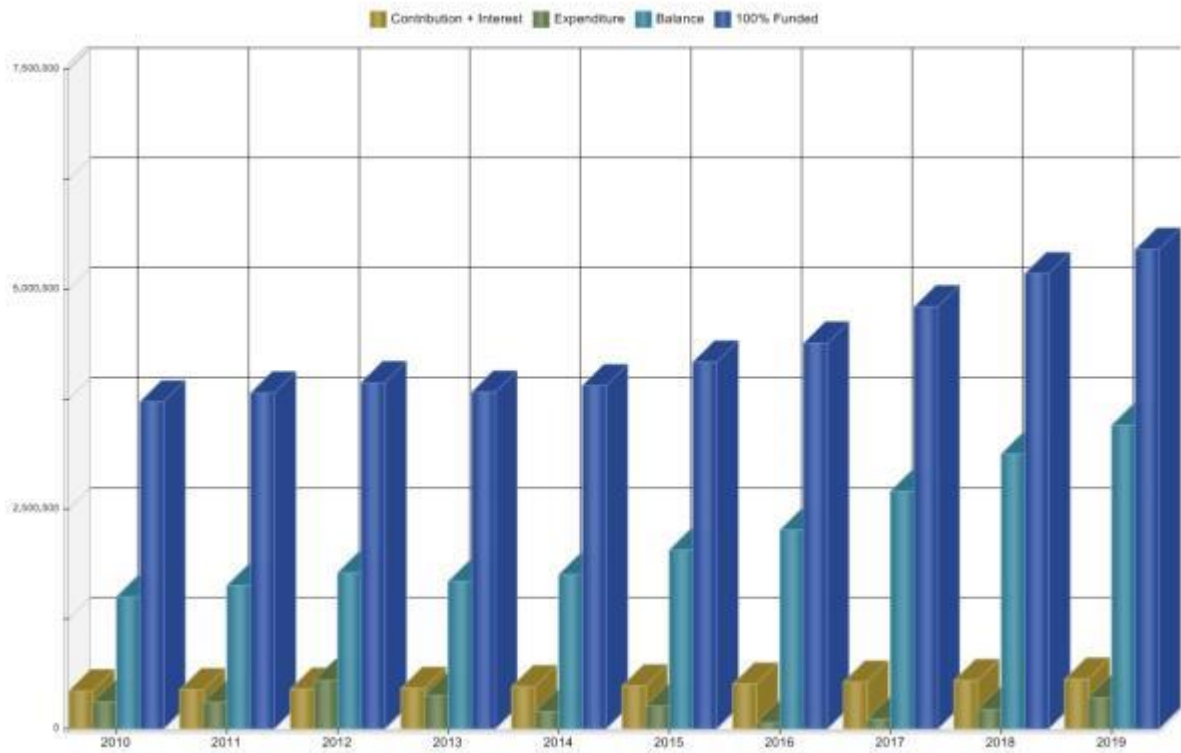
Components by Category	100% Funded	Percent Funded	Beginning			Ending		
			Balance 07/01/2010	Contribution	Interest	Expenditure	Balance 06/30/2011	
Window Boxes-VII	\$ 14,259	73 %	\$ 10,419	\$ 2,870	\$ 293	\$ 0	\$ 13,582	
Window Boxes-VIII	11,749	88	10,419	2,957	302	0	13,677	
Window Boxes-X	61,645	27	16,670	2,698	275	0	19,643	
Window Boxes-XI	45,550	27	12,502	2,084	213	0	14,799	
Taxes								
Taxes	\$ 0	0 %	\$ 0	\$ 0	\$ 6,339	\$ 6,339	\$ 0	
	\$ 3,718,256	40 %	\$ 1,499,996	\$ 386,017	\$ 45,726	\$ 302,154	\$ 1,629,589	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart





Cash Flow Reports - Introduction

These Cash Flow reports follow this cover page:

[Cash Flow - Annual](#)

[Cash Flow - Monthly](#)

[Cash Flow - Chart](#)

The [Cash Flow - Annual](#) report summarizes the annual cash flow for the Association beginning July 1, 2010 through September 30, 2040. The report shows the beginning reserve account balance for each period, the member contributions/assessments for each period, the interest earned on investments, projected expenditures (asset replacement and major maintenance), and the ending balance for each year.

The [Cash Flow - Monthly](#) report is a monthly summary of the cash flow for fiscal years 2010 and 2011. The same information shown on the annual report is listed on the [Cash Flow - Monthly](#) report.

The [Cash Flow - Chart](#) compares the total annual contributions/assessments plus interest earned to the total expenditures for asset replacement and to the total balance in the reserve account.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Begin Balance	1,500,000	1,629,588	1,773,685	1,674,755	1,752,840	2,033,443	2,260,460	2,702,168	3,124,024	3,453,632
Contribution	386,016	393,736	401,611	409,643	417,836	426,192	434,716	443,411	452,279	461,324
Average Per Unit	1,628	1,661	1,694	1,728	1,763	1,798	1,834	1,870	1,908	1,946
Percent Change	0.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest	45,726	50,405	48,164	50,390	58,810	61,477	74,196	86,637	96,434	102,576
Less Tax on Interest	6,338	12,110	12,302	12,334	13,788	15,105	17,183	20,355	23,091	25,012
Net Interest	39,387	38,294	35,861	38,055	45,021	46,371	57,012	66,281	73,342	77,563
Less Expenditures	295,814	287,933	536,403	369,612	182,254	245,547	50,021	87,837	196,013	333,767
Ending Balance	1,629,588	1,773,685	1,674,755	1,752,840	2,033,443	2,260,460	2,702,168	3,124,024	3,453,632	3,658,753

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Begin Balance	3,658,753	4,042,919	4,231,535	4,060,775	4,351,741	4,441,942	4,475,319	4,499,118	4,226,592	4,342,857
Contribution	470,551	479,962	489,561	499,352	514,333	529,763	545,656	562,026	578,886	596,253
Average Per Unit	1,985	2,025	2,065	2,106	2,170	2,235	2,302	2,371	2,442	2,515
Percent Change	2.00%	2.00%	2.00%	2.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	113,633	119,375	114,684	122,580	125,334	126,207	126,730	118,826	121,561	130,692
Less Tax on Interest	27,222	29,263	29,205	29,748	31,062	31,457	31,617	30,561	30,039	31,678
Net Interest	86,411	90,111	85,478	92,832	94,271	94,750	95,112	88,265	91,522	99,014
Less Expenditures	172,796	381,457	745,800	301,219	518,403	591,136	616,969	922,817	554,143	371,184
Ending Balance	4,042,919	4,231,535	4,060,775	4,351,741	4,441,942	4,475,319	4,499,118	4,226,592	4,342,857	4,666,941

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Begin Balance	4,666,941	4,720,023	4,992,395	5,067,445	5,255,351	5,170,891	5,692,429	6,225,528	6,793,799	7,466,132
Contribution	614,141	632,565	651,542	671,088	691,221	711,957	733,316	755,316	777,975	801,314
Average Per Unit	2,591	2,669	2,749	2,831	2,916	3,004	3,094	3,186	3,282	3,381
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	132,400	139,968	142,218	147,405	153,605	159,435	174,975	191,520	211,056	228,211
Less Tax on Interest	32,945	34,158	35,332	36,279	38,674	38,253	42,102	46,130	50,691	55,255
Net Interest	99,454	105,810	106,885	111,125	114,930	121,182	132,872	145,390	160,364	172,956
Less Expenditures	660,513	466,004	683,378	594,308	890,610	311,602	333,090	332,436	266,005	390,308
Ending Balance	4,720,023	4,992,395	5,067,445	5,255,351	5,170,891	5,692,429	6,225,528	6,793,799	7,466,132	8,050,095

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2010	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
July	1,500,000.00	32,168.00	3,652.35	265,391.55	1,270,428.80
August	1,270,428.80	32,168.00	3,410.89	0.00	1,306,007.69
September	1,306,007.69	32,168.00	3,500.55	0.00	1,341,676.24
October	1,341,676.24	32,168.00	3,573.93	14,727.06	1,362,691.11
November	1,362,691.11	32,168.00	3,645.60	0.00	1,398,504.71
December	1,398,504.71	32,168.00	3,735.86	0.00	1,434,408.57
January	1,434,408.57	32,168.00	3,835.56	7,307.91	1,463,104.22
February	1,463,104.22	32,168.00	3,909.25	0.00	1,499,181.47
March	1,499,181.47	32,168.00	4,000.20	0.00	1,535,349.67
April	1,535,349.67	32,168.00	4,074.85	14,727.06	1,556,865.46
May	1,556,865.46	32,168.00	4,147.79	0.00	1,593,181.25
June	1,593,181.25	32,168.00	4,239.32	0.00	1,629,588.57
	\$ 1,500,000.00	\$ 386,016.00	\$ 45,726.15	\$ 302,153.58	\$ 1,629,588.57

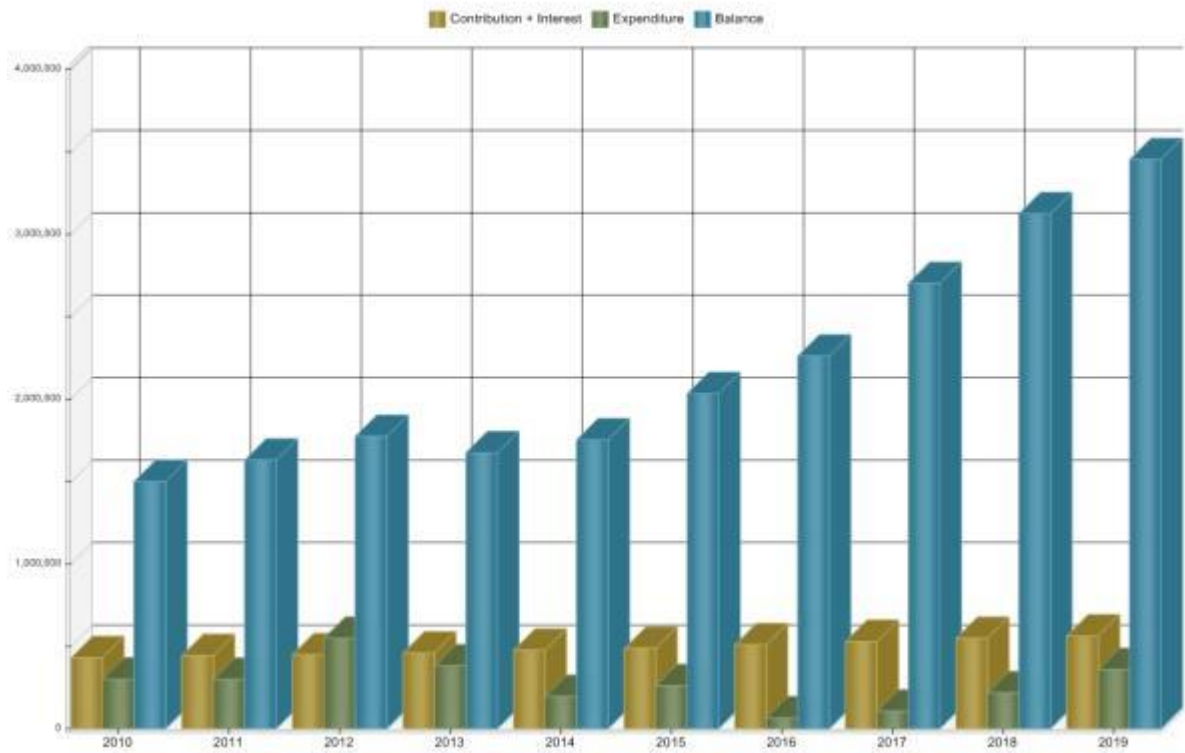
2011	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
July	1,629,588.57	32,811.36	4,024.61	257,595.79	1,408,828.75
August	1,408,828.75	32,811.36	3,795.45	0.00	1,445,435.56
September	1,445,435.56	32,811.36	3,887.74	0.00	1,482,134.66
October	1,482,134.66	32,811.36	3,963.21	15,168.86	1,503,740.37
November	1,503,740.37	32,811.36	4,036.96	0.00	1,540,588.69
December	1,540,588.69	32,811.36	4,129.84	0.00	1,577,529.89
January	1,577,529.89	32,811.36	4,233.83	12,110.76	1,602,464.32
February	1,602,464.32	32,811.36	4,296.93	0.00	1,639,572.61
March	1,639,572.61	32,811.36	4,390.47	0.00	1,676,774.44
April	1,676,774.44	32,811.36	4,467.26	15,168.86	1,698,884.20
May	1,698,884.20	32,811.36	4,542.28	0.00	1,736,237.84
June	1,736,237.84	32,811.36	4,636.44	0.00	1,773,685.64
	\$ 1,629,588.57	\$ 393,736.32	\$ 50,405.02	\$ 300,044.27	\$ 1,773,685.64

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart





Expenditures Reports - Introduction

These Expenditures reports follow this cover page:

Expenditures - Category/Description

Expenditures - Monthly Beginning July 1, 2010 through Expenditures - Monthly Beginning July 1, 2019

The Expenditures - Category/Description report lists the projected expenditures for asset replacement/major repairs by year for the next 30 years. The Expenditures - Items 2010 through Expenditures - Items 2019 reports show the following information:

Service Date (Date asset last replaced/repaired)

Estimated Life (The number of years asset will last before replacement)

Future Cost (The cost of major maintenance or replacement amount based on the assumed inflation rate for this report)

Salvage Value (The estimated value that an asset will realize upon its sale at the end of its useful life)

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Annual Tax Payment	6,338	12,110	12,302	12,334	13,788	15,105	17,183	20,355	23,091	25,012
Appliances					956	18,722				
Asphalt Reseal, Stripe & Re...			71,028			77,614			84,811	
Balcony Decks (7.9 per year)	8,819	9,083	9,356	9,637	9,926	10,224	10,530	10,846	11,172	11,507
Balcony Wood Rails (2nd & ...										218,844
Built-Up Roofing (pool areas)	969									
Built-Up Roofs	167,500	172,525	213,240	128,122	131,965	97,089				76,492
Carpeting				9,233						
Chain Link (3.5')-Tennis				2,967						
Chain Link/Gates (12')-Tennis				18,363						
Chimney Caps	4,049	4,170	4,296	4,424	4,557	4,694	4,835	4,980	5,129	5,283
Chlorinator-Pool #1									2,609	
Clubhouse Furniture										
Clubhouse Patio Furniture		5,464								
Clubhouse-Deck									22,295	
Clubhouse-Stairs										
Com Area Park Furnishings			5,463					6,333		
Concrete Curbs/Swales			42,175							
Concrete Walks				11,592				13,047		
Coping-Pool #1										
Coping-Pool #2										
Deck R/M-Pool #1	6,578									
Deck R/M-Pool #2	5,941									
Entry Sidelights (B Units)	10,239		10,863							
Entry Sidelights (C Units)	14,677		15,571							
Entry Sidelights (D Units)			24,149	21,947						
Exterior Lighting	42,436		45,020	46,370						
Exterior Shower-Pool #2								1,956		
Filter-Pool #1									2,956	
Filter-Pool #2		1,202								
Garage Doors										
Gas Lines and Risers										
Heater-Pool #1					8,062					
Heater-Pool #2							4,275			
Heater-Spa #1			2,983					3,458		
Heater-Spa #2		2,896					3,357			
Irrigation System (Annual)	2,232	2,299	2,368	2,439	2,512	2,588	2,666	2,746	2,828	2,913
Metal Railing									29,028	
Office Equipment		3,713					4,304			
Paver Repairs				15,070						
Pool #1 Furniture			3,826					4,436		
Pool #2 Furniture			3,826					4,436		
Pumps/Motors-Spa #1	1,487							1,828		
Pumps/Motors-Spa #2						3,216				
Restrooms Refurbish		4,371								
Restrooms Refurbish-Pool #2										
Resurface Tennis Court		7,648							9,407	
Resurface-Pool #1								9,133		
Resurface-Pool #2					8,119					
Resurface-Spa #1								3,914		
Resurface-Spa #2		2,568						3,067		
Sewer Lines	12,731					14,758				
Slab Leak Replumb (Annual)	6,899	7,106	7,319	7,538	7,765	7,998	8,238	8,485	8,739	9,001
Tennis Court Fixtures										
Tile Flooring-Entry							1,773			

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Tile Flooring-Lower										
Tile Roofing (clubhouse)										
Tile-Pool #1		3,265								
Tile-Pool #2										
Tot Lot Structure		5,150								
Tubs (Annual)	2,435	2,508	2,584	2,661	2,741	2,823	2,908	2,995	3,085	3,178
W.I Fencing/Gates-Pool #1				16,230						
W.I. Fencing/Gates-Pool #2				15,765						
Water Heater							1,140			
Water Mains (Annual)	5,017	5,168	5,323	5,482	5,647	5,816	5,991	6,171	6,356	6,546
Wind-Screens-Tennis	3,801									
Window Boxes-I										
Window Boxes-II										
Window Boxes-III										
Window Boxes-IV										
Window Boxes-IX		48,791								
Window Boxes-V										
Window Boxes-VI										
Window Boxes-VII										
Window Boxes-VIII										
Window Boxes-X			67,006							
Window Boxes-XI				51,762						
Wood Rail-Clubhouse										
Wood Trellis-Pool #1										
Wood Trellis-Pool #2									7,594	
	302,153	300,044	548,705	381,947	196,043	260,653	67,205	108,193	219,104	358,780

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Annual Tax Payment	27,222	29,263	29,205	29,748	31,062	31,457	31,617	30,561	30,039	31,678
Appliances										
Asphalt Reseal, Stripe & Re...		92,675			101,269			110,659		
Balcony Decks (7.9 per year)	11,852	12,208	12,574	12,951	13,340	13,740	14,152	14,577	15,014	15,464
Balcony Wood Rails (2nd & ...										
Built-Up Roofing (pool areas)			1,381							
Built-Up Roofs	112,553	197,080	202,992	221,381	177,351	78,287	255,348	179,953	199,610	
Carpeting		11,696								14,817
Chain Link (3.5')-Tennis										
Chain Link/Gates (12')-Tennis										
Chimney Caps	5,442	5,605	5,773	5,946	6,125	6,308	6,498	6,693	6,893	7,100
Chlorinator-Pool #1									3,507	
Clubhouse Furniture			9,832							
Clubhouse Patio Furniture					8,024					
Clubhouse-Deck										
Clubhouse-Stairs				5,063						
Com Area Park Furnishings			7,342					8,512		
Concrete Curbs/Swales			56,679							
Concrete Walks		14,685				16,528				18,602
Coping-Pool #1	3,550									
Coping-Pool #2			3,222							
Deck R/M-Pool #1						10,248				
Deck R/M-Pool #2						9,255				
Entry Sidelights (B Units)										
Entry Sidelights (C Units)										
Entry Sidelights (D Units)										
Exterior Lighting								140,280		
Exterior Shower-Pool #2										
Filter-Pool #1									3,973	
Filter-Pool #2		1,615								
Garage Doors			358,483							
Gas Lines and Risers								183,785		
Heater-Pool #1			10,212							
Heater-Pool #2					5,416					
Heater-Spa #1			4,009					4,647		
Heater-Spa #2		3,892					4,512			
Irrigation System (Annual)	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,801	3,915
Metal Railing										
Office Equipment		4,990					5,784			
Paver Repairs									23,479	
Pool #1 Furniture			5,142					5,961		
Pool #2 Furniture			5,142					5,961		
Pumps/Motors-Spa #1					2,249					
Pumps/Motors-Spa #2			3,956							4,865
Restrooms Refurbish				6,232						
Restrooms Refurbish-Pool #2		7,128								
Resurface Tennis Court						11,569				
Resurface-Pool #1								12,274		
Resurface-Pool #2					10,911					
Resurface-Spa #1								5,261		
Resurface-Spa #2				3,662						4,373
Sewer Lines	17,109					19,834				
Slab Leak Replumb (Annual)	9,271	9,550	9,836	10,131	10,435	10,748	11,071	11,403	11,745	12,097
Tennis Court Fixtures								21,098		
Tile Flooring-Entry										

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Tile Flooring-Lower			35,407							
Tile Roofing (clubhouse)										
Tile-Pool #1										
Tile-Pool #2									4,617	
Tot Lot Structure		6,921								
Tubs (Annual)	3,273	3,371	3,472	3,576	3,684	3,794	3,908	4,025	4,146	4,271
W.I Fencing/Gates-Pool #1										
W.I. Fencing/Gates-Pool #2										
Water Heater					1,444					
Water Mains (Annual)	6,743	6,945	7,153	7,368	7,589	7,817	8,051	8,293	8,542	8,798
Wind-Screens-Tennis						5,921				
Window Boxes-I					167,185					
Window Boxes-II						393,601				
Window Boxes-III							304,058			
Window Boxes-IV								195,736		
Window Boxes-IX										
Window Boxes-V									268,812	
Window Boxes-VI										276,876
Window Boxes-VII										
Window Boxes-VIII										
Window Boxes-X										
Window Boxes-XI										
Wood Rail-Clubhouse				4,799						
Wood Trellis-Pool #1				16,826						
Wood Trellis-Pool #2										
	200,018	410,721	775,006	330,968	549,466	622,594	648,587	953,378	584,183	402,862

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
Annual Tax Payment	32,945	34,158	35,332	36,279	38,674	38,253	42,102	46,130	50,691	55,255
Appliances					1,727	33,814				
Asphalt Reseal, Stripe & Re...	120,920			132,133			144,385			157,774
Balcony Decks (7.9 per year)	15,928	16,406	16,898	17,405	17,928	18,465	19,019	19,590	20,178	20,783
Balcony Wood Rails (2nd & ...										
Built-Up Roofing (pool areas)					1,970					
Built-Up Roofs	302,523	311,599	385,136	231,403	238,345	175,353				138,153
Carpeting								18,769		
Chain Link (3.5')-Tennis										
Chain Link/Gates (12')-Tennis										
Chimney Caps	7,313	7,533	7,759	7,991	8,231	8,478	8,732	8,994	9,264	9,542
Chlorinator-Pool #1									4,713	
Clubhouse Furniture								15,318		
Clubhouse Patio Furniture								11,783		
Clubhouse-Deck										
Clubhouse-Stairs										
Com Area Park Furnishings			9,867					11,439		
Concrete Curbs/Swales			76,172							
Concrete Walks				20,937				23,565		
Coping-Pool #1										
Coping-Pool #2										
Deck R/M-Pool #1										
Deck R/M-Pool #2										
Entry Sidelights (B Units)					15,491				15,618	
Entry Sidelights (C Units)									44,775	
Entry Sidelights (D Units)										
Exterior Lighting	76,644		81,311	83,751						
Exterior Shower-Pool #2			3,048							
Filter-Pool #1									5,340	
Filter-Pool #2		2,170								
Garage Doors										
Gas Lines and Risers					558,536					
Heater-Pool #1	12,937								16,388	
Heater-Pool #2			6,861							
Heater-Spa #1			5,388					6,246		
Heater-Spa #2		5,231					6,064			
Irrigation System (Annual)	4,032	4,153	4,278	4,406	4,538	4,674	4,815	4,959	5,108	5,261
Metal Railing										
Office Equipment		6,706					7,774			
Paver Repairs										
Pool #1 Furniture			6,911					8,012		
Pool #2 Furniture			6,911					8,012		
Pumps/Motors-Spa #1		2,766							3,402	
Pumps/Motors-Spa #2							5,984			
Restrooms Refurbish						8,885				
Restrooms Refurbish-Pool #2				10,163						
Resurface Tennis Court			14,228							17,499
Resurface-Pool #1								16,495		
Resurface-Pool #2					14,664					
Resurface-Spa #1								7,070		
Resurface-Spa #2						5,221				
Sewer Lines	22,993					26,655				
Slab Leak Replumb (Annual)	12,460	12,834	13,219	13,616	14,024	14,445	14,878	15,325	15,784	16,258
Tennis Court Fixtures										
Tile Flooring-Entry							3,202			

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items

Description	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
Tile Flooring-Lower										
Tile Roofing (clubhouse)			29,272							
Tile-Pool #1										7,470
Tile-Pool #2										
Tot Lot Structure		9,301								
Tubs (Annual)	4,399	4,531	4,667	4,807	4,951	5,099	5,252	5,410	5,572	5,739
W.I Fencing/Gates-Pool #1				29,313						
W.I. Fencing/Gates-Pool #2				28,474						
Water Heater			1,829							
Water Mains (Annual)	9,062	9,334	9,614	9,902	10,199	10,505	10,820	11,145	11,479	11,824
Wind-Screens-Tennis										
Window Boxes-I										
Window Boxes-II										
Window Boxes-III										
Window Boxes-IV										
Window Boxes-IX							102,157			
Window Boxes-V										
Window Boxes-VI										
Window Boxes-VII	71,296									
Window Boxes-VIII		73,435								
Window Boxes-X								140,296		
Window Boxes-XI									108,379	
Wood Rail-Clubhouse										
Wood Trellis-Pool #1										
Wood Trellis-Pool #2										
	693,458	500,162	718,711	630,588	929,285	349,855	375,192	378,566	316,697	445,563

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2010

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2011	990-000-9990	01/01/2011	:	\$ 6,338.69	\$ 0.00	\$ 6,338.69
				\$ 6,338.69	\$ 0.00	\$ 6,338.69
Balcony Decks (7.9 per year) Item - 0056						
10/01/2010	820-001-0056	01/01/1981	30:00	4,409.69	0.00	4,409.69
04/01/2011	820-001-0056	01/01/1981	30:00	4,409.69	0.00	4,409.69
				\$ 8,819.38	\$ 0.00	\$ 8,819.38
Built-Up Roofing (pool areas) Item - 0002						
01/01/2011	910-000-0002	01/01/1999	12:00	969.22	0.00	969.22
				\$ 969.22	\$ 0.00	\$ 969.22
Built-Up Roofs Item - 0071						
07/01/2010	920-004-0071	07/01/1990	20:00	167,500.00	0.00	167,500.00
				\$ 167,500.00	\$ 0.00	\$ 167,500.00
Chimney Caps Item - 0091						
10/01/2010	820-001-0091	01/01/1981	30:00	2,024.70	0.00	2,024.70
04/01/2011	820-001-0091	01/01/1981	30:00	2,024.70	0.00	2,024.70
				\$ 4,049.40	\$ 0.00	\$ 4,049.40
Deck R/M-Pool #1 Item - 0012						
07/01/2010	910-000-0012	07/01/1995	15:00	6,578.00	0.00	6,578.00
				\$ 6,578.00	\$ 0.00	\$ 6,578.00
Deck R/M-Pool #2 Item - 0065						
07/01/2010	910-000-0065	07/01/1995	15:00	5,941.00	0.00	5,941.00
				\$ 5,941.00	\$ 0.00	\$ 5,941.00
Entry Sidelights (B Units) Item - 0077						
07/01/2010	920-003-0077	07/01/1980	30:00	10,239.75	0.00	10,239.75
				\$ 10,239.75	\$ 0.00	\$ 10,239.75
Entry Sidelights (C Units) Item - 0078						
07/01/2010	920-003-0078	07/01/1980	30:00	14,677.80	0.00	14,677.80
				\$ 14,677.80	\$ 0.00	\$ 14,677.80
Exterior Lighting Item - 0054						
07/01/2010	920-003-0054	07/01/1990	20:00	42,436.00	0.00	42,436.00
				\$ 42,436.00	\$ 0.00	\$ 42,436.00
Irrigation System (Annual) Item - 0072						
10/01/2010	820-001-0072	01/01/1981	30:00	1,116.38	0.00	1,116.38
04/01/2011	820-001-0072	01/01/1981	30:00	1,116.38	0.00	1,116.38
				\$ 2,232.76	\$ 0.00	\$ 2,232.76
Pumps/Motors-Spa #1 Item - 0019						
07/01/2010	910-000-0019	07/01/2003	7:00	1,487.00	0.00	1,487.00
				\$ 1,487.00	\$ 0.00	\$ 1,487.00
Sewer Lines Item - 0075						
07/01/2010	910-000-0075	07/01/2005	5:00	12,731.00	0.00	12,731.00

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2010

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Slab Leak Replumb (Annual) Item - 0074				\$ 12,731.00	\$ 0.00	\$ 12,731.00
10/01/2010	820-001-0074	01/01/1981	30:00	\$ 3,449.61	\$ 0.00	\$ 3,449.61
04/01/2011	820-001-0074	01/01/1981	30:00	3,449.61	0.00	3,449.61
Tubs (Annual) Item - 0058				\$ 6,899.22	\$ 0.00	\$ 6,899.22
10/01/2010	820-001-0058	01/01/1981	30:00	1,217.87	0.00	1,217.87
04/01/2011	820-001-0058	01/01/1981	30:00	1,217.87	0.00	1,217.87
Water Mains (Annual) Item - 0076				\$ 2,435.74	\$ 0.00	\$ 2,435.74
10/01/2010	820-001-0076	01/01/1981	30:00	2,508.81	0.00	2,508.81
04/01/2011	820-001-0076	01/01/1981	30:00	2,508.81	0.00	2,508.81
Wind-Screens-Tennis Item - 0045				\$ 5,017.62	\$ 0.00	\$ 5,017.62
07/01/2010	910-000-0045	07/01/1995	15:00	3,801.00	0.00	3,801.00
				\$ 3,801.00	\$ 0.00	\$ 3,801.00
				\$ 302,153.58	\$ 0.00	\$ 302,153.58

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2011

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2012	990-000-9990	01/01/2012	:	\$ 12,110.76	\$ 0.00	\$ 12,110.76
				\$ 12,110.76	\$ 0.00	\$ 12,110.76
Balcony Decks (7.9 per year) Item - 0056						
10/01/2011	820-002-0056	01/01/1982	30:00	4,541.98	0.00	4,541.98
04/01/2012	820-002-0056	01/01/1982	30:00	4,541.98	0.00	4,541.98
				\$ 9,083.96	\$ 0.00	\$ 9,083.96
Built-Up Roofs Item - 0071						
07/01/2011	920-005-0071	07/01/1991	20:00	172,525.00	0.00	172,525.00
				\$ 172,525.00	\$ 0.00	\$ 172,525.00
Chimney Caps Item - 0091						
10/01/2011	820-002-0091	01/01/1982	30:00	2,085.44	0.00	2,085.44
04/01/2012	820-002-0091	01/01/1982	30:00	2,085.44	0.00	2,085.44
				\$ 4,170.88	\$ 0.00	\$ 4,170.88
Clubhouse Patio Furniture Item - 0049						
07/01/2011	910-000-0049	07/01/1998	13:00	5,464.15	0.00	5,464.15
				\$ 5,464.15	\$ 0.00	\$ 5,464.15
Filter-Pool #2 Item - 0064						
07/01/2011	910-000-0064	07/01/2001	10:00	1,202.01	0.00	1,202.01
				\$ 1,202.01	\$ 0.00	\$ 1,202.01
Heater-Spa #2 Item - 0018						
07/01/2011	910-000-0018	07/01/2006	5:00	2,896.36	0.00	2,896.36
				\$ 2,896.36	\$ 0.00	\$ 2,896.36
Irrigation System (Annual) Item - 0072						
10/01/2011	820-002-0072	01/01/1982	30:00	1,149.87	0.00	1,149.87
04/01/2012	820-002-0072	01/01/1982	30:00	1,149.87	0.00	1,149.87
				\$ 2,299.74	\$ 0.00	\$ 2,299.74
Office Equipment Item - 0038						
07/01/2011	910-000-0038	07/01/2006	5:00	3,713.15	0.00	3,713.15
				\$ 3,713.15	\$ 0.00	\$ 3,713.15
Restrooms Refurbish Item - 0061						
07/01/2011	910-000-0061	07/01/1999	12:00	4,371.32	0.00	4,371.32
				\$ 4,371.32	\$ 0.00	\$ 4,371.32
Resurface Tennis Court Item - 0033						
07/01/2011	910-000-0033	07/01/2004	7:00	7,648.78	0.00	7,648.78
				\$ 7,648.78	\$ 0.00	\$ 7,648.78
Resurface-Spa #2 Item - 0070						
07/01/2011	910-000-0070	07/01/2005	6:00	2,568.82	0.00	2,568.82
				\$ 2,568.82	\$ 0.00	\$ 2,568.82
Slab Leak Replumb (Annual) Item - 0074						
10/01/2011	820-002-0074	01/01/1982	30:00	3,553.10	0.00	3,553.10

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2011

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Slab Leak Replumb (Annual) Item - 0074						
04/01/2012	820-002-0074	01/01/1982	30:00	\$ 3,553.10	\$ 0.00	\$ 3,553.10
				\$ 7,106.20	\$ 0.00	\$ 7,106.20
Tile-Pool #1 Item - 0011						
07/01/2011	910-000-0011	07/01/1983	28:00	3,265.10	0.00	3,265.10
				\$ 3,265.10	\$ 0.00	\$ 3,265.10
Tot Lot Structure Item - 0053						
07/01/2011	910-000-0053	07/01/2001	10:00	5,150.00	0.00	5,150.00
				\$ 5,150.00	\$ 0.00	\$ 5,150.00
Tubs (Annual) Item - 0058						
10/01/2011	820-002-0058	01/01/1982	30:00	1,254.40	0.00	1,254.40
04/01/2012	820-002-0058	01/01/1982	30:00	1,254.40	0.00	1,254.40
				\$ 2,508.80	\$ 0.00	\$ 2,508.80
Water Mains (Annual) Item - 0076						
10/01/2011	820-002-0076	01/01/1982	30:00	2,584.07	0.00	2,584.07
04/01/2012	820-002-0076	01/01/1982	30:00	2,584.07	0.00	2,584.07
				\$ 5,168.14	\$ 0.00	\$ 5,168.14
Window Boxes-IX Item - 0088						
07/01/2011	910-000-0088	07/01/1986	25:00	48,791.10	0.00	48,791.10
				\$ 48,791.10	\$ 0.00	\$ 48,791.10
				\$ 300,044.27	\$ 0.00	\$ 300,044.27

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2012

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2013	990-000-9990	01/01/2013	:	\$ 12,302.47	\$ 0.00	\$ 12,302.47
				\$ 12,302.47	\$ 0.00	\$ 12,302.47
Asphalt Reseal, Stripe & Repairs Item - 0025						
07/01/2012	910-000-0025	07/01/2009	3:00	71,028.32	0.00	71,028.32
				\$ 71,028.32	\$ 0.00	\$ 71,028.32
Balcony Decks (7.9 per year) Item - 0056						
10/01/2012	820-003-0056	01/01/1983	30:00	4,678.24	0.00	4,678.24
04/01/2013	820-003-0056	01/01/1983	30:00	4,678.24	0.00	4,678.24
				\$ 9,356.48	\$ 0.00	\$ 9,356.48
Built-Up Roofs Item - 0071						
07/01/2012	920-003-0071	07/01/1992	20:00	151,045.64	0.00	151,045.64
07/01/2012	920-006-0071	07/01/1992	20:00	62,195.26	0.00	62,195.26
				\$ 213,240.90	\$ 0.00	\$ 213,240.90
Chimney Caps Item - 0091						
10/01/2012	820-003-0091	01/01/1983	30:00	2,148.01	0.00	2,148.01
04/01/2013	820-003-0091	01/01/1983	30:00	2,148.01	0.00	2,148.01
				\$ 4,296.02	\$ 0.00	\$ 4,296.02
Com Area Park Furnishings Item - 0050						
07/01/2012	910-000-0050	07/01/2007	5:00	5,463.64	0.00	5,463.64
				\$ 5,463.64	\$ 0.00	\$ 5,463.64
Concrete Curbs/Swales Item - 0030						
07/01/2012	910-000-0030	07/01/2002	10:00	42,175.02	0.00	42,175.02
				\$ 42,175.02	\$ 0.00	\$ 42,175.02
Entry Sidelights (B Units) Item - 0077						
07/01/2012	920-002-0077	07/01/1982	30:00	10,863.35	0.00	10,863.35
				\$ 10,863.35	\$ 0.00	\$ 10,863.35
Entry Sidelights (C Units) Item - 0078						
07/01/2012	920-002-0078	07/01/1982	30:00	15,571.68	0.00	15,571.68
				\$ 15,571.68	\$ 0.00	\$ 15,571.68
Entry Sidelights (D Units) Item - 0079						
07/01/2012	920-001-0079	07/01/1982	30:00	24,149.27	0.00	24,149.27
				\$ 24,149.27	\$ 0.00	\$ 24,149.27
Exterior Lighting Item - 0054						
07/01/2012	920-001-0054	07/01/1992	20:00	45,020.35	0.00	45,020.35
				\$ 45,020.35	\$ 0.00	\$ 45,020.35
Heater-Spa #1 Item - 0059						
07/01/2012	910-000-0059	07/01/2007	5:00	2,983.25	0.00	2,983.25
				\$ 2,983.25	\$ 0.00	\$ 2,983.25
Irrigation System (Annual) Item - 0072						
10/01/2012	820-003-0072	01/01/1983	30:00	1,184.37	0.00	1,184.37

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2012

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Irrigation System (Annual) Item - 0072						
04/01/2013	820-003-0072	01/01/1983	30:00	\$ 1,184.37	\$ 0.00	\$ 1,184.37
				\$ 2,368.74	\$ 0.00	\$ 2,368.74
Pool #1 Furniture Item - 0051						
07/01/2012	910-000-0051	07/01/2007	5:00	3,826.67	0.00	3,826.67
				\$ 3,826.67	\$ 0.00	\$ 3,826.67
Pool #2 Furniture Item - 0052						
07/01/2012	910-000-0052	07/01/2007	5:00	3,826.67	0.00	3,826.67
				\$ 3,826.67	\$ 0.00	\$ 3,826.67
Slab Leak Replumb (Annual) Item - 0074						
10/01/2012	820-003-0074	01/01/1983	30:00	3,659.69	0.00	3,659.69
04/01/2013	820-003-0074	01/01/1983	30:00	3,659.69	0.00	3,659.69
				\$ 7,319.38	\$ 0.00	\$ 7,319.38
Tubs (Annual) Item - 0058						
10/01/2012	820-003-0058	01/01/1983	30:00	1,292.04	0.00	1,292.04
04/01/2013	820-003-0058	01/01/1983	30:00	1,292.04	0.00	1,292.04
				\$ 2,584.08	\$ 0.00	\$ 2,584.08
Water Mains (Annual) Item - 0076						
10/01/2012	820-003-0076	01/01/1983	30:00	2,661.59	0.00	2,661.59
04/01/2013	820-003-0076	01/01/1983	30:00	2,661.59	0.00	2,661.59
				\$ 5,323.18	\$ 0.00	\$ 5,323.18
Window Boxes-X Item - 0089						
07/01/2012	910-000-0089	07/01/1987	25:00	67,006.44	0.00	67,006.44
				\$ 67,006.44	\$ 0.00	\$ 67,006.44
				\$ 548,705.91	\$ 0.00	\$ 548,705.91

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2013

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2014	990-000-9990	01/01/2014	:	\$ 12,334.86	\$ 0.00	\$ 12,334.86
				\$ 12,334.86	\$ 0.00	\$ 12,334.86
Balcony Decks (7.9 per year) Item - 0056						
10/01/2013	820-004-0056	01/01/1984	30:00	4,818.59	0.00	4,818.59
04/01/2014	820-004-0056	01/01/1984	30:00	4,818.59	0.00	4,818.59
				\$ 9,637.18	\$ 0.00	\$ 9,637.18
Built-Up Roofs Item - 0071						
07/01/2013	920-007-0071	07/01/1993	20:00	128,122.24	0.00	128,122.24
				\$ 128,122.24	\$ 0.00	\$ 128,122.24
Carpeting Item - 0035						
07/01/2013	910-000-0035	07/01/2005	8:00	9,233.54	0.00	9,233.54
				\$ 9,233.54	\$ 0.00	\$ 9,233.54
Chain Link (3.5')-Tennis Item - 0042						
07/01/2013	910-000-0042	07/01/1981	32:00	2,967.85	0.00	2,967.85
				\$ 2,967.85	\$ 0.00	\$ 2,967.85
Chain Link/Gates (12')-Tennis Item - 0044						
07/01/2013	910-000-0044	07/01/1981	32:00	18,363.28	0.00	18,363.28
				\$ 18,363.28	\$ 0.00	\$ 18,363.28
Chimney Caps Item - 0091						
10/01/2013	820-004-0091	01/01/1984	30:00	2,212.45	0.00	2,212.45
04/01/2014	820-004-0091	01/01/1984	30:00	2,212.45	0.00	2,212.45
				\$ 4,424.90	\$ 0.00	\$ 4,424.90
Concrete Walks Item - 0031						
07/01/2013	910-000-0031	07/01/2009	4:00	11,592.74	0.00	11,592.74
				\$ 11,592.74	\$ 0.00	\$ 11,592.74
Entry Sidelights (D Units) Item - 0079						
07/01/2013	920-002-0079	07/01/1983	30:00	21,947.42	0.00	21,947.42
				\$ 21,947.42	\$ 0.00	\$ 21,947.42
Exterior Lighting Item - 0054						
07/01/2013	920-004-0054	07/01/1993	20:00	46,370.96	0.00	46,370.96
				\$ 46,370.96	\$ 0.00	\$ 46,370.96
Irrigation System (Annual) Item - 0072						
10/01/2013	820-004-0072	01/01/1984	30:00	1,219.90	0.00	1,219.90
04/01/2014	820-004-0072	01/01/1984	30:00	1,219.90	0.00	1,219.90
				\$ 2,439.80	\$ 0.00	\$ 2,439.80
Paver Repairs Item - 0032						
07/01/2013	910-000-0032	07/01/1998	15:00	15,070.89	0.00	15,070.89
				\$ 15,070.89	\$ 0.00	\$ 15,070.89
Slab Leak Replumb (Annual) Item - 0074						
10/01/2013	820-004-0074	01/01/1984	30:00	3,769.48	0.00	3,769.48

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Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2013

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Slab Leak Replumb (Annual) Item - 0074						
04/01/2014	820-004-0074	01/01/1984	30:00	\$ 3,769.48	\$ 0.00	\$ 3,769.48
				\$ 7,538.96	\$ 0.00	\$ 7,538.96
Tubs (Annual) Item - 0058						
10/01/2013	820-004-0058	01/01/1984	30:00	1,330.80	0.00	1,330.80
04/01/2014	820-004-0058	01/01/1984	30:00	1,330.80	0.00	1,330.80
				\$ 2,661.60	\$ 0.00	\$ 2,661.60
W.I Fencing/Gates-Pool #1 Item - 0046						
07/01/2013	910-000-0046	07/01/1993	20:00	16,230.27	0.00	16,230.27
				\$ 16,230.27	\$ 0.00	\$ 16,230.27
W.I. Fencing/Gates-Pool #2 Item - 0047						
07/01/2013	910-000-0047	07/01/1993	20:00	15,765.87	0.00	15,765.87
				\$ 15,765.87	\$ 0.00	\$ 15,765.87
Water Mains (Annual) Item - 0076						
10/01/2013	820-004-0076	01/01/1984	30:00	2,741.44	0.00	2,741.44
04/01/2014	820-004-0076	01/01/1984	30:00	2,741.44	0.00	2,741.44
				\$ 5,482.88	\$ 0.00	\$ 5,482.88
Window Boxes-XI Item - 0090						
07/01/2013	910-000-0090	07/01/1988	25:00	51,762.48	0.00	51,762.48
				\$ 51,762.48	\$ 0.00	\$ 51,762.48
				\$ 381,947.72	\$ 0.00	\$ 381,947.72

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2014

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2015	990-000-9990	01/01/2015	:	\$ 13,788.69	\$ 0.00	\$ 13,788.69
				\$ 13,788.69	\$ 0.00	\$ 13,788.69
Appliances Item - 0034						
07/01/2014	920-001-0034	07/01/1994	20:00	956.68	0.00	956.68
				\$ 956.68	\$ 0.00	\$ 956.68
Balcony Decks (7.9 per year) Item - 0056						
10/01/2014	820-005-0056	01/01/1985	30:00	4,963.15	0.00	4,963.15
04/01/2015	820-005-0056	01/01/1985	30:00	4,963.15	0.00	4,963.15
				\$ 9,926.30	\$ 0.00	\$ 9,926.30
Built-Up Roofs Item - 0071						
07/01/2014	920-008-0071	07/01/1994	20:00	131,965.91	0.00	131,965.91
				\$ 131,965.91	\$ 0.00	\$ 131,965.91
Chimney Caps Item - 0091						
10/01/2014	820-005-0091	01/01/1985	30:00	2,278.82	0.00	2,278.82
04/01/2015	820-005-0091	01/01/1985	30:00	2,278.82	0.00	2,278.82
				\$ 4,557.64	\$ 0.00	\$ 4,557.64
Heater-Pool #1 Item - 0008						
07/01/2014	910-000-0008	07/01/2006	8:00	8,062.02	0.00	8,062.02
				\$ 8,062.02	\$ 0.00	\$ 8,062.02
Irrigation System (Annual) Item - 0072						
10/01/2014	820-005-0072	01/01/1985	30:00	1,256.49	0.00	1,256.49
04/01/2015	820-005-0072	01/01/1985	30:00	1,256.49	0.00	1,256.49
				\$ 2,512.98	\$ 0.00	\$ 2,512.98
Resurface-Pool #2 Item - 0022						
07/01/2014	910-000-0022	07/01/2004	10:00	8,119.42	0.00	8,119.42
				\$ 8,119.42	\$ 0.00	\$ 8,119.42
Slab Leak Replumb (Annual) Item - 0074						
10/01/2014	820-005-0074	01/01/1985	30:00	3,882.56	0.00	3,882.56
04/01/2015	820-005-0074	01/01/1985	30:00	3,882.56	0.00	3,882.56
				\$ 7,765.12	\$ 0.00	\$ 7,765.12
Tubs (Annual) Item - 0058						
10/01/2014	820-005-0058	01/01/1985	30:00	1,370.72	0.00	1,370.72
04/01/2015	820-005-0058	01/01/1985	30:00	1,370.72	0.00	1,370.72
				\$ 2,741.44	\$ 0.00	\$ 2,741.44
Water Mains (Annual) Item - 0076						
10/01/2014	820-005-0076	01/01/1985	30:00	2,823.68	0.00	2,823.68
04/01/2015	820-005-0076	01/01/1985	30:00	2,823.68	0.00	2,823.68
				\$ 5,647.36	\$ 0.00	\$ 5,647.36
				\$ 196,043.56	\$ 0.00	\$ 196,043.56

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2015

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2016	990-000-9990	01/01/2016	:	\$ 15,105.99	\$ 0.00	\$ 15,105.99
				\$ 15,105.99	\$ 0.00	\$ 15,105.99
Appliances Item - 0034						
07/03/2015	920-002-0034	07/03/1995	20:00	18,722.28	0.00	18,722.28
				\$ 18,722.28	\$ 0.00	\$ 18,722.28
Asphalt Reseal, Stripe & Repairs Item - 0025						
07/01/2015	910-000-0025	07/01/2012	3:00	77,614.56	0.00	77,614.56
				\$ 77,614.56	\$ 0.00	\$ 77,614.56
Balcony Decks (7.9 per year) Item - 0056						
10/01/2015	820-006-0056	01/01/1986	30:00	5,112.04	0.00	5,112.04
04/01/2016	820-006-0056	01/01/1986	30:00	5,112.04	0.00	5,112.04
				\$ 10,224.08	\$ 0.00	\$ 10,224.08
Built-Up Roofs Item - 0071						
07/01/2015	920-009-0071	07/01/1995	20:00	97,089.20	0.00	97,089.20
				\$ 97,089.20	\$ 0.00	\$ 97,089.20
Chimney Caps Item - 0091						
10/01/2015	820-006-0091	01/01/1986	30:00	2,347.19	0.00	2,347.19
04/01/2016	820-006-0091	01/01/1986	30:00	2,347.19	0.00	2,347.19
				\$ 4,694.38	\$ 0.00	\$ 4,694.38
Irrigation System (Annual) Item - 0072						
10/01/2015	820-006-0072	01/01/1986	30:00	1,294.19	0.00	1,294.19
04/01/2016	820-006-0072	01/01/1986	30:00	1,294.19	0.00	1,294.19
				\$ 2,588.38	\$ 0.00	\$ 2,588.38
Pumps/Motors-Spa #2 Item - 0069						
07/01/2015	910-000-0069	07/01/2008	7:00	3,216.99	0.00	3,216.99
				\$ 3,216.99	\$ 0.00	\$ 3,216.99
Sewer Lines Item - 0075						
07/01/2015	910-000-0075	07/01/2010	5:00	14,758.72	0.00	14,758.72
				\$ 14,758.72	\$ 0.00	\$ 14,758.72
Slab Leak Replumb (Annual) Item - 0074						
10/01/2015	820-006-0074	01/01/1986	30:00	3,999.04	0.00	3,999.04
04/01/2016	820-006-0074	01/01/1986	30:00	3,999.04	0.00	3,999.04
				\$ 7,998.08	\$ 0.00	\$ 7,998.08
Tubs (Annual) Item - 0058						
10/01/2015	820-006-0058	01/01/1986	30:00	1,411.84	0.00	1,411.84
04/01/2016	820-006-0058	01/01/1986	30:00	1,411.84	0.00	1,411.84
				\$ 2,823.68	\$ 0.00	\$ 2,823.68
Water Mains (Annual) Item - 0076						
10/01/2015	820-006-0076	01/01/1986	30:00	2,908.39	0.00	2,908.39
04/01/2016	820-006-0076	01/01/1986	30:00	2,908.39	0.00	2,908.39

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2015

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Item - 0000				\$ 5,816.78	\$ 0.00	\$ 5,816.78
				\$ 260,653.12	\$ 0.00	\$ 260,653.12

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2016

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2017	990-000-9990	01/01/2017	:	\$ 17,183.83	\$ 0.00	\$ 17,183.83
				\$ 17,183.83	\$ 0.00	\$ 17,183.83
Balcony Decks (7.9 per year) Item - 0056						
10/01/2016	820-007-0056	01/01/1987	30:00	5,265.40	0.00	5,265.40
04/01/2017	820-007-0056	01/01/1987	30:00	5,265.40	0.00	5,265.40
				\$ 10,530.80	\$ 0.00	\$ 10,530.80
Chimney Caps Item - 0091						
10/01/2016	820-007-0091	01/01/1987	30:00	2,417.60	0.00	2,417.60
04/01/2017	820-007-0091	01/01/1987	30:00	2,417.60	0.00	2,417.60
				\$ 4,835.20	\$ 0.00	\$ 4,835.20
Heater-Pool #2 Item - 0060						
07/01/2016	910-000-0060	07/01/2008	8:00	4,275.90	0.00	4,275.90
				\$ 4,275.90	\$ 0.00	\$ 4,275.90
Heater-Spa #2 Item - 0018						
07/01/2016	910-000-0018	07/01/2011	5:00	3,357.68	0.00	3,357.68
				\$ 3,357.68	\$ 0.00	\$ 3,357.68
Irrigation System (Annual) Item - 0072						
10/01/2016	820-007-0072	01/01/1987	30:00	1,333.01	0.00	1,333.01
04/01/2017	820-007-0072	01/01/1987	30:00	1,333.01	0.00	1,333.01
				\$ 2,666.02	\$ 0.00	\$ 2,666.02
Office Equipment Item - 0038						
07/01/2016	910-000-0038	07/01/2011	5:00	4,304.56	0.00	4,304.56
				\$ 4,304.56	\$ 0.00	\$ 4,304.56
Slab Leak Replumb (Annual) Item - 0074						
10/01/2016	820-007-0074	01/01/1987	30:00	4,119.01	0.00	4,119.01
04/01/2017	820-007-0074	01/01/1987	30:00	4,119.01	0.00	4,119.01
				\$ 8,238.02	\$ 0.00	\$ 8,238.02
Tile Flooring-Entry Item - 0039						
07/01/2016	910-000-0039	07/01/1996	20:00	1,773.17	0.00	1,773.17
				\$ 1,773.17	\$ 0.00	\$ 1,773.17
Tubs (Annual) Item - 0058						
10/01/2016	820-007-0058	01/01/1987	30:00	1,454.20	0.00	1,454.20
04/01/2017	820-007-0058	01/01/1987	30:00	1,454.20	0.00	1,454.20
				\$ 2,908.40	\$ 0.00	\$ 2,908.40
Water Heater Item - 0041						
07/01/2016	910-000-0041	07/01/2008	8:00	1,140.32	0.00	1,140.32
				\$ 1,140.32	\$ 0.00	\$ 1,140.32
Water Mains (Annual) Item - 0076						
10/01/2016	820-007-0076	01/01/1987	30:00	2,995.65	0.00	2,995.65
04/01/2017	820-007-0076	01/01/1987	30:00	2,995.65	0.00	2,995.65

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2016

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
<hr/>						
Item - 0000						
				\$ 5,991.30	\$ 0.00	\$ 5,991.30
				\$ 67,205.20	\$ 0.00	\$ 67,205.20

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2017

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2018	990-000-9990	01/01/2018	:	\$ 20,355.79	\$ 0.00	\$ 20,355.79
				\$ 20,355.79	\$ 0.00	\$ 20,355.79
Balcony Decks (7.9 per year) Item - 0056						
10/01/2017	820-008-0056	01/01/1988	30:00	5,423.37	0.00	5,423.37
04/01/2018	820-008-0056	01/01/1988	30:00	5,423.37	0.00	5,423.37
				\$ 10,846.74	\$ 0.00	\$ 10,846.74
Chimney Caps Item - 0091						
10/01/2017	820-008-0091	01/01/1988	30:00	2,490.13	0.00	2,490.13
04/01/2018	820-008-0091	01/01/1988	30:00	2,490.13	0.00	2,490.13
				\$ 4,980.26	\$ 0.00	\$ 4,980.26
Com Area Park Furnishings Item - 0050						
07/01/2017	910-000-0050	07/01/2012	5:00	6,333.85	0.00	6,333.85
				\$ 6,333.85	\$ 0.00	\$ 6,333.85
Concrete Walks Item - 0031						
07/01/2017	910-000-0031	07/01/2013	4:00	13,047.73	0.00	13,047.73
				\$ 13,047.73	\$ 0.00	\$ 13,047.73
Exterior Shower-Pool #2 Item - 0066						
07/01/2017	910-000-0066	07/01/2002	15:00	1,956.73	0.00	1,956.73
				\$ 1,956.73	\$ 0.00	\$ 1,956.73
Heater-Spa #1 Item - 0059						
07/01/2017	910-000-0059	07/01/2012	5:00	3,458.41	0.00	3,458.41
				\$ 3,458.41	\$ 0.00	\$ 3,458.41
Irrigation System (Annual) Item - 0072						
10/01/2017	820-008-0072	01/01/1988	30:00	1,373.00	0.00	1,373.00
04/01/2018	820-008-0072	01/01/1988	30:00	1,373.00	0.00	1,373.00
				\$ 2,746.00	\$ 0.00	\$ 2,746.00
Pool #1 Furniture Item - 0051						
07/01/2017	910-000-0051	07/01/2012	5:00	4,436.16	0.00	4,436.16
				\$ 4,436.16	\$ 0.00	\$ 4,436.16
Pool #2 Furniture Item - 0052						
07/01/2017	910-000-0052	07/01/2012	5:00	4,436.16	0.00	4,436.16
				\$ 4,436.16	\$ 0.00	\$ 4,436.16
Pumps/Motors-Spa #1 Item - 0019						
07/01/2017	910-000-0019	07/01/2010	7:00	1,828.82	0.00	1,828.82
				\$ 1,828.82	\$ 0.00	\$ 1,828.82
Resurface-Pool #1 Item - 0010						
07/01/2017	910-000-0010	07/01/2007	10:00	9,133.04	0.00	9,133.04
				\$ 9,133.04	\$ 0.00	\$ 9,133.04
Resurface-Spa #1 Item - 0020						
07/01/2017	910-000-0020	07/01/2007	10:00	3,914.69	0.00	3,914.69

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2017

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Resurface-Spa #2 Item - 0070				\$ 3,914.69	\$ 0.00	\$ 3,914.69
07/01/2017	910-000-0070	07/01/2011	6:00	\$ 3,067.31	\$ 0.00	\$ 3,067.31
				\$ 3,067.31	\$ 0.00	\$ 3,067.31
Slab Leak Replumb (Annual) Item - 0074						
10/01/2017	820-008-0074	01/01/1988	30:00	4,242.58	0.00	4,242.58
04/01/2018	820-008-0074	01/01/1988	30:00	4,242.58	0.00	4,242.58
				\$ 8,485.16	\$ 0.00	\$ 8,485.16
Tubs (Annual) Item - 0058						
10/01/2017	820-008-0058	01/01/1988	30:00	1,497.82	0.00	1,497.82
04/01/2018	820-008-0058	01/01/1988	30:00	1,497.82	0.00	1,497.82
				\$ 2,995.64	\$ 0.00	\$ 2,995.64
Water Mains (Annual) Item - 0076						
10/01/2017	820-008-0076	01/01/1988	30:00	3,085.51	0.00	3,085.51
04/01/2018	820-008-0076	01/01/1988	30:00	3,085.51	0.00	3,085.51
				\$ 6,171.02	\$ 0.00	\$ 6,171.02
				\$ 108,193.51	\$ 0.00	\$ 108,193.51

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2018

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2019	990-000-9990	01/01/2019	:	\$ 23,091.07	\$ 0.00	\$ 23,091.07
				\$ 23,091.07	\$ 0.00	\$ 23,091.07
Asphalt Reseal, Stripe & Repairs Item - 0025						
07/01/2018	910-000-0025	07/01/2015	3:00	84,811.52	0.00	84,811.52
				\$ 84,811.52	\$ 0.00	\$ 84,811.52
Balcony Decks (7.9 per year) Item - 0056						
10/01/2018	820-009-0056	01/01/1989	30:00	5,586.07	0.00	5,586.07
04/01/2019	820-009-0056	01/01/1989	30:00	5,586.07	0.00	5,586.07
				\$ 11,172.14	\$ 0.00	\$ 11,172.14
Chimney Caps Item - 0091						
10/01/2018	820-009-0091	01/01/1989	30:00	2,564.83	0.00	2,564.83
04/01/2019	820-009-0091	01/01/1989	30:00	2,564.83	0.00	2,564.83
				\$ 5,129.66	\$ 0.00	\$ 5,129.66
Chlorinator-Pool #1 Item - 0005						
07/01/2018	910-000-0005	07/01/2008	10:00	2,609.55	0.00	2,609.55
				\$ 2,609.55	\$ 0.00	\$ 2,609.55
Clubhouse-Deck Item - 0036						
07/01/2018	910-000-0036	07/01/1993	25:00	22,295.15	0.00	22,295.15
				\$ 22,295.15	\$ 0.00	\$ 22,295.15
Filter-Pool #1 Item - 0007						
07/01/2018	910-000-0007	07/01/2008	10:00	2,956.64	0.00	2,956.64
				\$ 2,956.64	\$ 0.00	\$ 2,956.64
Irrigation System (Annual) Item - 0072						
10/01/2018	820-009-0072	01/01/1989	30:00	1,414.19	0.00	1,414.19
04/01/2019	820-009-0072	01/01/1989	30:00	1,414.19	0.00	1,414.19
				\$ 2,828.38	\$ 0.00	\$ 2,828.38
Metal Railing Item - 0043						
07/01/2018	910-000-0043	07/01/1988	30:00	29,028.04	0.00	29,028.04
				\$ 29,028.04	\$ 0.00	\$ 29,028.04
Resurface Tennis Court Item - 0033						
07/01/2018	910-000-0033	07/01/2011	7:00	9,407.03	0.00	9,407.03
				\$ 9,407.03	\$ 0.00	\$ 9,407.03
Slab Leak Replumb (Annual) Item - 0074						
10/01/2018	820-009-0074	01/01/1989	30:00	4,369.86	0.00	4,369.86
04/01/2019	820-009-0074	01/01/1989	30:00	4,369.86	0.00	4,369.86
				\$ 8,739.72	\$ 0.00	\$ 8,739.72
Tubs (Annual) Item - 0058						
10/01/2018	820-009-0058	01/01/1989	30:00	1,542.76	0.00	1,542.76
04/01/2019	820-009-0058	01/01/1989	30:00	1,542.76	0.00	1,542.76
				\$ 3,085.52	\$ 0.00	\$ 3,085.52

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2018

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Water Mains (Annual) Item - 0076						
10/01/2018	820-009-0076	01/01/1989	30:00	\$ 3,178.08	\$ 0.00	\$ 3,178.08
04/01/2019	820-009-0076	01/01/1989	30:00	3,178.08	0.00	3,178.08
				\$ 6,356.16	\$ 0.00	\$ 6,356.16
Wood Trellis-Pool #2 Item - 0068						
07/01/2018	910-000-0068	07/01/1993	25:00	7,594.29	0.00	7,594.29
				\$ 7,594.29	\$ 0.00	\$ 7,594.29
				\$ 219,104.87	\$ 0.00	\$ 219,104.87

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Expenditures - Items 2019

Date	Code	Service Date	Est Life	Future Cost	Salvage Value	Net Expenditure
Annual Tax Payment Item - 9990						
01/01/2020	990-000-9990	01/01/2020	:	\$ 25,012.85	\$ 0.00	\$ 25,012.85
				<hr/>		
				\$ 25,012.85	\$ 0.00	\$ 25,012.85
Balcony Decks (7.9 per year) Item - 0056						
10/01/2019	820-010-0056	01/01/1990	30:00	5,753.65	0.00	5,753.65
04/01/2020	820-010-0056	01/01/1990	30:00	5,753.65	0.00	5,753.65
				<hr/>		
				\$ 11,507.30	\$ 0.00	\$ 11,507.30
Balcony Wood Rails (2nd & 3rd) Item - 0023						
07/01/2019	910-000-0023	07/01/1997	22:00	218,844.39	0.00	218,844.39
				<hr/>		
				\$ 218,844.39	\$ 0.00	\$ 218,844.39
Built-Up Roofs Item - 0071						
07/01/2019	920-010-0071	07/01/1999	20:00	76,492.33	0.00	76,492.33
				<hr/>		
				\$ 76,492.33	\$ 0.00	\$ 76,492.33
Chimney Caps Item - 0091						
10/01/2019	820-010-0091	01/01/1990	30:00	2,641.78	0.00	2,641.78
04/01/2020	820-010-0091	01/01/1990	30:00	2,641.78	0.00	2,641.78
				<hr/>		
				\$ 5,283.56	\$ 0.00	\$ 5,283.56
Irrigation System (Annual) Item - 0072						
10/01/2019	820-010-0072	01/01/1990	30:00	1,456.62	0.00	1,456.62
04/01/2020	820-010-0072	01/01/1990	30:00	1,456.62	0.00	1,456.62
				<hr/>		
				\$ 2,913.24	\$ 0.00	\$ 2,913.24
Slab Leak Replumb (Annual) Item - 0074						
10/01/2019	820-010-0074	01/01/1990	30:00	4,500.96	0.00	4,500.96
04/01/2020	820-010-0074	01/01/1990	30:00	4,500.96	0.00	4,500.96
				<hr/>		
				\$ 9,001.92	\$ 0.00	\$ 9,001.92
Tubs (Annual) Item - 0058						
10/01/2019	820-010-0058	01/01/1990	30:00	1,589.04	0.00	1,589.04
04/01/2020	820-010-0058	01/01/1990	30:00	1,589.04	0.00	1,589.04
				<hr/>		
				\$ 3,178.08	\$ 0.00	\$ 3,178.08
Water Mains (Annual) Item - 0076						
10/01/2019	820-010-0076	01/01/1990	30:00	3,273.42	0.00	3,273.42
04/01/2020	820-010-0076	01/01/1990	30:00	3,273.42	0.00	3,273.42
				<hr/>		
				\$ 6,546.84	\$ 0.00	\$ 6,546.84
				<hr/>		
				\$ 358,780.51	\$ 0.00	\$ 358,780.51



Phases & Models Contributions Allocation - Introduction

The governing documents of homeowner associations determine the basis for the monthly/annual contribution/assessment for each owner. The Windemere Townhome Association allocates the total assessments due on a square footage basis to the owners. In the Windemere Townhome Association development there are four different sizes of models, ranging in size from 1,600 square feet to 2,400 square feet. Although this development of 237 units was constructed in 10 phases, there are just four models.

Two reports following this intro page which show the calculations of the monthly contributions. They are as follows:

Phases Units & Models

Model Allocation

The Phases Units & Models report shows a breakdown of the A, B, C, and D models in each of the 10 phases.

The Model Allocation report is an analysis of the number of units in each model, the square footage of each of the four models, the total square footage in each model category, the percent square footage to the total square footage in the development, and the monthly contribution by model and individual owner of the unit within a certain model.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Phases Units & Models

Phase	Date	Units	A	B	C	D
001	01/01/1990	26	8	6	5	7
002	01/01/1990	26	5	6	4	11
003	01/01/1990	26	11	5	5	5
004	01/01/1990	28	2	5	6	15
005	01/01/1990	28	8	8	8	4
006	01/01/1990	24	8	5	7	4
007	01/01/1990	24	9	6	4	5
008	01/01/1990	22	14	1		7
009	01/01/1990	22	7	6	6	3
010	01/01/1990	11		3	5	3
		237	72	51	50	64

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Model Allocation

Model	Total Units	Sq. Feet Each	Sq. Feet Total	Sq. Feet Percentage	Monthly Contribution Total	Monthly Contribution Each
A - 2-bed 2-bath	72	1,600	115,200	25.01	\$ 8,045.50	\$ 111.74
B - 2-bed 2.5-bath	51	1,800	91,800	19.93	6,411.24	125.71
C - 3-bath 3-bath	50	2,000	100,000	21.71	6,983.93	139.67
D - 3-bath 3.5-bath	64	2,400	153,600	33.34	10,727.32	167.61
	237		460,600	100.00	\$ 32,168.00	



Cash Management Reports - Introduction

These Cash Management reports follow this cover page:

Cash Management - Account Data

Cash Management - Funds Availability

Cash Management - Average Interest Rate Earned

Cash Management - Interest Earned/Accrued

This Reserve Management Plan contains a cash management module which is designed to track the portfolio of investments in the reserve fund. Each investment can be tracked separately with projected interest rates as approved by the Windemere Townhome Association Board of Directors. The interest earned on each investment is calculated on a monthly basis, and the total interest received for each month is then reflected for that month in the monthly cash flow.

The Primary Account is a "catch-all" account. The beginning cash balance in the reserve is initially entered into the Primary Account. As additional investments are added (with balances as of the beginning date of the reserve study) into Cash Management, the principal amounts of these investments are deducted from the primary Account. Additional investments can be added in the future with available funds and will be deducted from the Primary Account as of that date of investment.

The attached Cash Management reports are useful tools for investing available funds into longer term investments which could have higher returns on investment than short term, Primary Account, funds.

Every Association should develop an investment policy to maximize the safe return on investment for all reserve study investment assets. Associations should establish a general investment goals and objectives, investment strategy, specific investment securities to be included in the portfolio, and review procedures.

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Account Data

Description	Account Number	Initial Date	Mature Date	Interest Rate	Comp	Paid	Tax Free	Principal	Interest	
									Projected	Previous
Operating Account Place contact and phone number here	789123	07/01/2010	07/31/2040	3.000	MO	MO	No	\$ 1,200,000.00	\$ 0.00	\$ 0.00
US Bank Place contact and phone number here	6549646	07/01/2010	06/30/2015	3.000	QU	MO	No	100,000.00	16,118.41	0.00
SDNB Place contact and phone number here	49864846	07/01/2010	06/30/2015	4.550	SA	MO	No	150,000.00	37,839.16	0.00
B of A Place contact and phone number here	3216554	07/01/2010	06/30/2013	3.250	AN	MO	No	50,000.00	5,035.15	0.00

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2010 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	\$ 1,270,428.80	\$ 300,000.00	\$ 954.17	\$ 265,391.55	\$ 969,474.63
August	1,306,007.69	300,000.00	1,908.33	0.00	1,004,099.36
September	1,341,676.24	300,000.00	2,862.50	0.00	1,038,813.74
October	1,362,691.11	300,000.00	3,068.55	14,727.06	1,059,622.56
November	1,398,504.71	300,000.00	4,024.58	0.00	1,094,480.13
December	1,434,408.57	300,000.00	4,980.63	0.00	1,129,427.94
January	1,463,104.22	300,000.00	1,783.37	7,307.91	1,161,320.85
February	1,499,181.47	300,000.00	2,754.24	0.00	1,196,427.23
March	1,535,349.67	300,000.00	3,725.11	0.00	1,231,624.56
April	1,556,865.46	300,000.00	3,936.60	14,727.06	1,252,928.86
May	1,593,181.25	300,000.00	4,909.36	0.00	1,288,271.89
June	1,629,588.57	300,000.00	5,882.13	0.00	1,323,706.44
				\$ 302,153.58	

2011 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	1,408,828.75	300,000.00	992.32	257,595.79	1,107,836.43
August	1,445,435.56	300,000.00	1,984.65	0.00	1,143,450.91
September	1,482,134.66	300,000.00	2,976.97	0.00	1,179,157.69
October	1,503,740.37	300,000.00	3,198.48	15,168.86	1,200,541.89
November	1,540,588.69	300,000.00	4,192.73	0.00	1,236,395.96
December	1,577,529.89	300,000.00	5,186.99	0.00	1,272,342.90
January	1,602,464.32	300,000.00	1,848.64	12,110.76	1,300,615.68
February	1,639,572.61	300,000.00	2,858.38	0.00	1,336,714.23
March	1,676,774.44	300,000.00	3,868.12	0.00	1,372,906.32
April	1,698,884.20	300,000.00	4,095.43	15,168.86	1,394,788.77
May	1,736,237.84	300,000.00	5,107.12	0.00	1,431,130.72
June	1,773,685.64	300,000.00	6,118.82	0.00	1,467,566.82
				\$ 300,044.27	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2012 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	1,306,113.20	300,000.00	1,032.06	505,155.56	1,005,081.14
August	1,343,159.61	300,000.00	2,064.12	0.00	1,041,095.49
September	1,380,299.43	300,000.00	3,096.19	0.00	1,077,203.24
October	1,401,891.41	300,000.00	3,334.04	15,623.94	1,098,557.37
November	1,439,181.65	300,000.00	4,368.09	0.00	1,134,813.56
December	1,476,565.91	300,000.00	5,402.14	0.00	1,171,163.77
January	1,501,753.30	300,000.00	1,916.39	12,302.47	1,199,836.91
February	1,539,306.93	300,000.00	2,966.59	0.00	1,236,340.34
March	1,576,955.26	300,000.00	4,016.82	0.00	1,272,938.44
April	1,599,057.08	300,000.00	4,260.87	15,623.94	1,294,796.21
May	1,636,858.44	300,000.00	5,313.09	0.00	1,331,545.35
June	1,674,755.12	300,000.00	6,365.33	0.00	1,368,389.79
				\$ 548,705.91	

2013 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	1,375,562.62	250,000.00	924.39	337,427.54	1,124,638.23
August	1,413,472.26	250,000.00	1,848.77	0.00	1,161,623.49
September	1,451,477.48	250,000.00	2,773.17	0.00	1,198,704.31
October	1,473,467.80	250,000.00	2,879.24	16,092.66	1,220,588.56
November	1,511,626.67	250,000.00	3,805.69	0.00	1,257,820.98
December	1,549,881.76	250,000.00	4,732.13	0.00	1,295,149.63
January	1,575,910.27	250,000.00	943.31	12,334.86	1,324,966.96
February	1,614,339.54	250,000.00	1,886.63	0.00	1,362,452.91
March	1,652,865.69	250,000.00	2,829.94	0.00	1,400,035.75
April	1,675,378.29	250,000.00	2,942.63	16,092.66	1,422,435.66
May	1,714,060.78	250,000.00	3,888.02	0.00	1,460,172.76
June	1,752,840.81	250,000.00	4,833.42	0.00	1,498,007.39
				\$ 381,947.72	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2014 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	1,643,123.89	250,000.00	962.64	149,104.03	1,392,161.25
August	1,682,423.93	250,000.00	1,925.28	0.00	1,430,498.65
September	1,721,823.05	250,000.00	2,887.91	0.00	1,468,935.14
October	1,744,727.48	250,000.00	3,007.42	16,575.42	1,491,720.06
November	1,784,286.17	250,000.00	3,972.17	0.00	1,530,314.00
December	1,823,944.61	250,000.00	4,936.92	0.00	1,569,007.69
January	1,849,926.70	250,000.00	982.37	13,788.69	1,598,944.33
February	1,889,763.29	250,000.00	1,964.74	0.00	1,637,798.55
March	1,929,700.32	250,000.00	2,947.11	0.00	1,676,753.21
April	1,953,144.07	250,000.00	3,073.66	16,575.42	1,700,070.41
May	1,993,243.43	250,000.00	4,058.17	0.00	1,739,185.26
June	2,033,443.91	250,000.00	5,042.69	0.00	1,778,401.22
				\$ 196,043.56	

2015 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	1,862,421.98	0.00	0.00	211,401.75	1,862,421.98
August	1,902,638.50	0.00	0.00	0.00	1,902,638.50
September	1,942,955.56	0.00	0.00	0.00	1,942,955.56
October	1,966,279.38	0.00	0.00	17,072.69	1,966,279.38
November	2,006,755.54	0.00	0.00	0.00	2,006,755.54
December	2,047,332.89	0.00	0.00	0.00	2,047,332.89
January	2,072,905.70	0.00	0.00	15,105.99	2,072,905.70
February	2,113,648.43	0.00	0.00	0.00	2,113,648.43
March	2,154,493.02	0.00	0.00	0.00	2,154,493.02
April	2,178,345.69	0.00	0.00	17,072.69	2,178,345.69
May	2,219,352.02	0.00	0.00	0.00	2,219,352.02
June	2,260,460.87	0.00	0.00	0.00	2,260,460.87
				\$ 260,653.12	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2016 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	2,287,513.50	0.00	0.00	14,851.63	2,287,513.50
August	2,329,503.96	0.00	0.00	0.00	2,329,503.96
September	2,371,599.39	0.00	0.00	0.00	2,371,599.39
October	2,396,193.21	0.00	0.00	17,584.87	2,396,193.21
November	2,438,455.37	0.00	0.00	0.00	2,438,455.37
December	2,480,823.18	0.00	0.00	0.00	2,480,823.18
January	2,506,113.08	0.00	0.00	17,183.83	2,506,113.08
February	2,548,650.04	0.00	0.00	0.00	2,548,650.04
March	2,591,293.34	0.00	0.00	0.00	2,591,293.34
April	2,616,436.40	0.00	0.00	17,584.87	2,616,436.40
May	2,659,249.16	0.00	0.00	0.00	2,659,249.16
June	2,702,168.96	0.00	0.00	0.00	2,702,168.96
				\$ 67,205.20	

2017 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	2,694,244.07	0.00	0.00	51,612.90	2,694,244.07
August	2,737,976.79	0.00	0.00	0.00	2,737,976.79
September	2,781,818.84	0.00	0.00	0.00	2,781,818.84
October	2,807,635.45	0.00	0.00	18,112.41	2,807,635.45
November	2,851,651.65	0.00	0.00	0.00	2,851,651.65
December	2,895,777.89	0.00	0.00	0.00	2,895,777.89
January	2,919,658.65	0.00	0.00	20,355.79	2,919,658.65
February	2,963,954.91	0.00	0.00	0.00	2,963,954.91
March	3,008,361.91	0.00	0.00	0.00	3,008,361.91
April	3,034,744.87	0.00	0.00	18,112.41	3,034,744.87
May	3,079,328.84	0.00	0.00	0.00	3,079,328.84
June	3,124,024.27	0.00	0.00	0.00	3,124,024.27
				\$ 108,193.51	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2018 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,010,670.79	0.00	0.00	158,702.22	3,010,670.79
August	3,055,934.52	0.00	0.00	0.00	3,055,934.52
September	3,101,311.41	0.00	0.00	0.00	3,101,311.41
October	3,128,122.63	0.00	0.00	18,655.79	3,128,122.63
November	3,173,679.99	0.00	0.00	0.00	3,173,679.99
December	3,219,351.24	0.00	0.00	0.00	3,219,351.24
January	3,242,045.60	0.00	0.00	23,091.07	3,242,045.60
February	3,287,887.77	0.00	0.00	0.00	3,287,887.77
March	3,333,844.54	0.00	0.00	0.00	3,333,844.54
April	3,361,237.09	0.00	0.00	18,655.79	3,361,237.09
May	3,407,377.24	0.00	0.00	0.00	3,407,377.24
June	3,453,632.74	0.00	0.00	0.00	3,453,632.74
				\$ 219,104.87	

2019 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,205,052.73	0.00	0.00	295,336.72	3,205,052.73
August	3,251,557.16	0.00	0.00	0.00	3,251,557.16
September	3,298,177.85	0.00	0.00	0.00	3,298,177.85
October	3,325,675.60	0.00	0.00	19,215.47	3,325,675.60
November	3,372,481.58	0.00	0.00	0.00	3,372,481.58
December	3,419,404.58	0.00	0.00	0.00	3,419,404.58
January	3,441,432.04	0.00	0.00	25,012.85	3,441,432.04
February	3,488,527.41	0.00	0.00	0.00	3,488,527.41
March	3,535,740.52	0.00	0.00	0.00	3,535,740.52
April	3,563,832.18	0.00	0.00	19,215.47	3,563,832.18
May	3,611,233.56	0.00	0.00	0.00	3,611,233.56
June	3,658,753.44	0.00	0.00	0.00	3,658,753.44
				\$ 358,780.51	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2020 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,573,782.40	0.00	0.00	133,213.03	3,573,782.40
August	3,621,978.48	0.00	0.00	0.00	3,621,978.48
September	3,670,295.05	0.00	0.00	0.00	3,670,295.05
October	3,698,915.73	0.00	0.00	19,791.94	3,698,915.73
November	3,747,424.65	0.00	0.00	0.00	3,747,424.65
December	3,796,054.84	0.00	0.00	0.00	3,796,054.84
January	3,817,584.59	0.00	0.00	27,222.01	3,817,584.59
February	3,866,390.18	0.00	0.00	0.00	3,866,390.18
March	3,915,317.78	0.00	0.00	0.00	3,915,317.78
April	3,944,551.02	0.00	0.00	19,791.94	3,944,551.02
May	3,993,674.02	0.00	0.00	0.00	3,993,674.02
June	4,042,919.83	0.00	0.00	0.00	4,042,919.83
				\$ 200,018.92	

2021 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,751,961.87	0.00	0.00	340,686.26	3,751,961.87
August	3,801,388.63	0.00	0.00	0.00	3,801,388.63
September	3,850,938.96	0.00	0.00	0.00	3,850,938.96
October	3,880,202.00	0.00	0.00	20,385.68	3,880,202.00
November	3,929,949.36	0.00	0.00	0.00	3,929,949.36
December	3,979,821.09	0.00	0.00	0.00	3,979,821.09
January	4,000,553.57	0.00	0.00	29,263.93	4,000,553.57
February	4,050,601.81	0.00	0.00	0.00	4,050,601.81
March	4,100,775.17	0.00	0.00	0.00	4,100,775.17
April	4,130,662.80	0.00	0.00	20,385.68	4,130,662.80
May	4,181,036.31	0.00	0.00	0.00	4,181,036.31
June	4,231,535.76	0.00	0.00	0.00	4,231,535.76
				\$ 410,721.55	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2022 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,579,660.43	0.00	0.00	702,423.94	3,579,660.43
August	3,629,457.38	0.00	0.00	0.00	3,629,457.38
September	3,679,378.82	0.00	0.00	0.00	3,679,378.82
October	3,708,401.55	0.00	0.00	20,997.27	3,708,401.55
November	3,758,520.35	0.00	0.00	0.00	3,758,520.35
December	3,808,764.45	0.00	0.00	0.00	3,808,764.45
January	3,828,544.60	0.00	0.00	30,587.83	3,828,544.60
February	3,878,963.76	0.00	0.00	0.00	3,878,963.76
March	3,929,508.97	0.00	0.00	0.00	3,929,508.97
April	3,959,157.02	0.00	0.00	20,997.27	3,959,157.02
May	4,009,902.71	0.00	0.00	0.00	4,009,902.71
June	4,060,775.26	0.00	0.00	0.00	4,060,775.26
				\$ 775,006.31	

2023 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,854,303.93	0.00	0.00	257,965.57	3,854,303.93
August	3,905,604.45	0.00	0.00	0.00	3,905,604.45
September	3,957,033.22	0.00	0.00	0.00	3,957,033.22
October	3,986,936.33	0.00	0.00	21,627.19	3,986,936.33
November	4,038,568.43	0.00	0.00	0.00	4,038,568.43
December	4,090,329.61	0.00	0.00	0.00	4,090,329.61
January	4,112,472.08	0.00	0.00	29,748.11	4,112,472.08
February	4,164,418.02	0.00	0.00	0.00	4,164,418.02
March	4,216,493.82	0.00	0.00	0.00	4,216,493.82
April	4,247,045.59	0.00	0.00	21,627.19	4,247,045.59
May	4,299,327.96	0.00	0.00	0.00	4,299,327.96
June	4,351,741.04	0.00	0.00	0.00	4,351,741.04
				\$ 330,968.06	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2024 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,931,090.77	0.00	0.00	473,852.00	3,931,090.77
August	3,983,833.19	0.00	0.00	0.00	3,983,833.19
September	4,036,707.47	0.00	0.00	0.00	4,036,707.47
October	4,067,410.10	0.00	0.00	22,275.99	4,067,410.10
November	4,120,493.32	0.00	0.00	0.00	4,120,493.32
December	4,173,709.25	0.00	0.00	0.00	4,173,709.25
January	4,195,995.77	0.00	0.00	31,062.45	4,195,995.77
February	4,249,400.46	0.00	0.00	0.00	4,249,400.46
March	4,302,938.66	0.00	0.00	0.00	4,302,938.66
April	4,334,306.87	0.00	0.00	22,275.99	4,334,306.87
May	4,388,057.33	0.00	0.00	0.00	4,388,057.33
June	4,441,942.17	0.00	0.00	0.00	4,441,942.17
				\$ 549,466.43	

2025 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,951,319.52	0.00	0.00	545,248.08	3,951,319.52
August	4,005,399.95	0.00	0.00	0.00	4,005,399.95
September	4,059,615.58	0.00	0.00	0.00	4,059,615.58
October	4,090,993.79	0.00	0.00	22,944.28	4,090,993.79
November	4,145,423.41	0.00	0.00	0.00	4,145,423.41
December	4,199,989.10	0.00	0.00	0.00	4,199,989.10
January	4,223,233.82	0.00	0.00	31,457.39	4,223,233.82
February	4,277,994.04	0.00	0.00	0.00	4,277,994.04
March	4,332,891.16	0.00	0.00	0.00	4,332,891.16
April	4,364,952.56	0.00	0.00	22,944.28	4,364,952.56
May	4,420,067.08	0.00	0.00	0.00	4,420,067.08
June	4,475,319.38	0.00	0.00	0.00	4,475,319.38
				\$ 622,594.03	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2026 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,961,619.27	0.00	0.00	569,704.48	3,961,619.27
August	4,017,051.52	0.00	0.00	0.00	4,017,051.52
September	4,072,622.35	0.00	0.00	0.00	4,072,622.35
October	4,104,669.95	0.00	0.00	23,632.61	4,104,669.95
November	4,160,459.82	0.00	0.00	0.00	4,160,459.82
December	4,216,389.17	0.00	0.00	0.00	4,216,389.17
January	4,240,840.43	0.00	0.00	31,617.91	4,240,840.43
February	4,296,970.73	0.00	0.00	0.00	4,296,970.73
March	4,353,241.36	0.00	0.00	0.00	4,353,241.36
April	4,385,990.51	0.00	0.00	23,632.61	4,385,990.51
May	4,442,483.69	0.00	0.00	0.00	4,442,483.69
June	4,499,118.10	0.00	0.00	0.00	4,499,118.10
				\$ 648,587.61	

2027 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,682,033.18	0.00	0.00	874,134.09	3,682,033.18
August	3,738,132.31	0.00	0.00	0.00	3,738,132.31
September	3,794,371.69	0.00	0.00	0.00	3,794,371.69
October	3,826,379.66	0.00	0.00	24,341.58	3,826,379.66
November	3,882,839.65	0.00	0.00	0.00	3,882,839.65
December	3,939,440.79	0.00	0.00	0.00	3,939,440.79
January	3,965,621.94	0.00	0.00	30,561.50	3,965,621.94
February	4,022,430.04	0.00	0.00	0.00	4,022,430.04
March	4,079,380.16	0.00	0.00	0.00	4,079,380.16
April	4,112,100.65	0.00	0.00	24,341.58	4,112,100.65
May	4,169,274.95	0.00	0.00	0.00	4,169,274.95
June	4,226,592.18	0.00	0.00	0.00	4,226,592.18
				\$ 953,378.75	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2028 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	3,780,829.32	0.00	0.00	504,000.21	3,780,829.32
August	3,838,582.26	0.00	0.00	0.00	3,838,582.26
September	3,896,479.59	0.00	0.00	0.00	3,896,479.59
October	3,929,418.49	0.00	0.00	25,071.83	3,929,418.49
November	3,987,542.91	0.00	0.00	0.00	3,987,542.91
December	4,045,812.64	0.00	0.00	0.00	4,045,812.64
January	4,074,188.48	0.00	0.00	30,039.56	4,074,188.48
February	4,132,674.82	0.00	0.00	0.00	4,132,674.82
March	4,191,307.38	0.00	0.00	0.00	4,191,307.38
April	4,224,983.35	0.00	0.00	25,071.83	4,224,983.35
May	4,283,846.68	0.00	0.00	0.00	4,283,846.68
June	4,342,857.17	0.00	0.00	0.00	4,342,857.17
				\$ 584,183.43	

2029 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,083,528.64	0.00	0.00	319,536.15	4,083,528.64
August	4,143,487.36	0.00	0.00	0.00	4,143,487.36
September	4,203,595.98	0.00	0.00	0.00	4,203,595.98
October	4,237,998.60	0.00	0.00	25,823.99	4,237,998.60
November	4,298,343.50	0.00	0.00	0.00	4,298,343.50
December	4,358,839.26	0.00	0.00	0.00	4,358,839.26
January	4,387,808.17	0.00	0.00	31,678.09	4,387,808.17
February	4,448,527.59	0.00	0.00	0.00	4,448,527.59
March	4,509,398.81	0.00	0.00	0.00	4,509,398.81
April	4,544,565.94	0.00	0.00	25,823.99	4,544,565.94
May	4,605,677.25	0.00	0.00	0.00	4,605,677.25
June	4,666,941.34	0.00	0.00	0.00	4,666,941.34
				\$ 402,862.22	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2030 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,121,776.21	0.00	0.00	607,315.73	4,121,776.21
August	4,183,323.04	0.00	0.00	0.00	4,183,323.04
September	4,245,023.74	0.00	0.00	0.00	4,245,023.74
October	4,280,246.74	0.00	0.00	26,598.70	4,280,246.74
November	4,342,189.75	0.00	0.00	0.00	4,342,189.75
December	4,404,287.62	0.00	0.00	0.00	4,404,287.62
January	4,433,594.96	0.00	0.00	32,945.77	4,433,594.96
February	4,495,921.34	0.00	0.00	0.00	4,495,921.34
March	4,558,403.54	0.00	0.00	0.00	4,558,403.54
April	4,594,409.99	0.00	0.00	26,598.70	4,594,409.99
May	4,657,138.41	0.00	0.00	0.00	4,657,138.41
June	4,720,023.65	0.00	0.00	0.00	4,720,023.65
				\$ 693,458.90	

2031 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,372,878.69	0.00	0.00	411,210.67	4,372,878.69
August	4,436,590.55	0.00	0.00	0.00	4,436,590.55
September	4,500,461.69	0.00	0.00	0.00	4,500,461.69
October	4,537,061.59	0.00	0.00	27,396.67	4,537,061.59
November	4,601,183.91	0.00	0.00	0.00	4,601,183.91
December	4,665,466.53	0.00	0.00	0.00	4,665,466.53
January	4,695,751.75	0.00	0.00	34,158.11	4,695,751.75
February	4,760,270.79	0.00	0.00	0.00	4,760,270.79
March	4,824,951.13	0.00	0.00	0.00	4,824,951.13
April	4,862,362.25	0.00	0.00	27,396.67	4,862,362.25
May	4,927,297.82	0.00	0.00	0.00	4,927,297.82
June	4,992,395.73	0.00	0.00	0.00	4,992,395.73
				\$ 500,162.12	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2032 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,431,514.73	0.00	0.00	626,941.36	4,431,514.73
August	4,496,956.57	0.00	0.00	0.00	4,496,956.57
September	4,562,562.01	0.00	0.00	0.00	4,562,562.01
October	4,600,077.62	0.00	0.00	28,218.57	4,600,077.62
November	4,665,940.86	0.00	0.00	0.00	4,665,940.86
December	4,731,968.76	0.00	0.00	0.00	4,731,968.76
January	4,762,828.86	0.00	0.00	35,332.87	4,762,828.86
February	4,829,098.98	0.00	0.00	0.00	4,829,098.98
March	4,895,534.78	0.00	0.00	0.00	4,895,534.78
April	4,933,882.82	0.00	0.00	28,218.57	4,933,882.82
May	5,000,580.58	0.00	0.00	0.00	5,000,580.58
June	5,067,445.08	0.00	0.00	0.00	5,067,445.08
				\$ 718,711.37	

2033 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,599,259.35	0.00	0.00	536,178.07	4,599,259.35
August	4,666,751.44	0.00	0.00	0.00	4,666,751.44
September	4,734,412.26	0.00	0.00	0.00	4,734,412.26
October	4,773,140.77	0.00	0.00	29,065.13	4,773,140.77
November	4,841,067.57	0.00	0.00	0.00	4,841,067.57
December	4,909,164.18	0.00	0.00	0.00	4,909,164.18
January	4,941,151.10	0.00	0.00	36,279.94	4,941,151.10
February	5,009,497.92	0.00	0.00	0.00	5,009,497.92
March	5,078,015.61	0.00	0.00	0.00	5,078,015.61
April	5,117,603.13	0.00	0.00	29,065.13	5,117,603.13
May	5,186,391.08	0.00	0.00	0.00	5,186,391.08
June	5,255,351.00	0.00	0.00	0.00	5,255,351.00
				\$ 630,588.27	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2034 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	5,071,107.16	0.00	0.00	254,737.56	5,071,107.16
August	5,141,458.69	0.00	0.00	0.00	5,141,458.69
September	5,211,986.10	0.00	0.00	0.00	5,211,986.10
October	5,252,715.33	0.00	0.00	29,937.08	5,252,715.33
November	5,323,520.88	0.00	0.00	0.00	5,323,520.88
December	5,394,503.44	0.00	0.00	0.00	5,394,503.44
January	4,850,269.96	0.00	0.00	614,673.50	4,850,269.96
February	4,920,069.40	0.00	0.00	0.00	4,920,069.40
March	4,990,043.34	0.00	0.00	0.00	4,990,043.34
April	5,030,217.71	0.00	0.00	29,937.08	5,030,217.71
May	5,100,467.02	0.00	0.00	0.00	5,100,467.02
June	5,170,891.95	0.00	0.00	0.00	5,170,891.95
				\$ 929,285.22	

2035 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	4,992,978.57	0.00	0.00	249,932.17	4,992,978.57
August	5,064,864.99	0.00	0.00	0.00	5,064,864.99
September	5,136,931.12	0.00	0.00	0.00	5,136,931.12
October	5,178,303.70	0.00	0.00	30,835.18	5,178,303.70
November	5,250,653.43	0.00	0.00	0.00	5,250,653.43
December	5,323,184.04	0.00	0.00	0.00	5,323,184.04
January	5,357,642.73	0.00	0.00	38,253.24	5,357,642.73
February	5,430,440.81	0.00	0.00	0.00	5,430,440.81
March	5,503,420.88	0.00	0.00	0.00	5,503,420.88
April	5,545,709.68	0.00	0.00	30,835.18	5,545,709.68
May	5,618,977.93	0.00	0.00	0.00	5,618,977.93
June	5,692,429.35	0.00	0.00	0.00	5,692,429.35
				\$ 349,855.77	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2036 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	5,497,939.97	0.00	0.00	269,569.59	5,497,939.97
August	5,572,870.92	0.00	0.00	0.00	5,572,870.92
September	5,647,989.19	0.00	0.00	0.00	5,647,989.19
October	5,691,495.31	0.00	0.00	31,760.25	5,691,495.31
November	5,766,910.15	0.00	0.00	0.00	5,766,910.15
December	5,842,513.52	0.00	0.00	0.00	5,842,513.52
January	5,876,203.11	0.00	0.00	42,102.79	5,876,203.11
February	5,952,079.71	0.00	0.00	0.00	5,952,079.71
March	6,028,146.01	0.00	0.00	0.00	6,028,146.01
April	6,072,602.52	0.00	0.00	31,760.25	6,072,602.52
May	6,148,970.12	0.00	0.00	0.00	6,148,970.12
June	6,225,528.64	0.00	0.00	0.00	6,225,528.64
				\$ 375,192.88	

2037 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	6,036,770.34	0.00	0.00	267,010.04	6,036,770.34
August	6,114,883.94	0.00	0.00	0.00	6,114,883.94
September	6,193,192.83	0.00	0.00	0.00	6,193,192.83
October	6,238,943.56	0.00	0.00	32,713.04	6,238,943.56
November	6,317,562.60	0.00	0.00	0.00	6,317,562.60
December	6,396,378.19	0.00	0.00	0.00	6,396,378.19
January	6,429,260.44	0.00	0.00	46,130.37	6,429,260.44
February	6,508,355.27	0.00	0.00	0.00	6,508,355.27
March	6,587,647.84	0.00	0.00	0.00	6,587,647.84
April	6,634,384.71	0.00	0.00	32,713.04	6,634,384.71
May	6,713,992.35	0.00	0.00	0.00	6,713,992.35
June	6,793,799.01	0.00	0.00	0.00	6,793,799.01
				\$ 378,566.49	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2038 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	6,676,830.51	0.00	0.00	198,617.06	6,676,830.51
August	6,758,434.92	0.00	0.00	0.00	6,758,434.92
September	6,840,243.34	0.00	0.00	0.00	6,840,243.34
October	6,888,519.72	0.00	0.00	33,694.44	6,888,519.72
November	6,970,653.35	0.00	0.00	0.00	6,970,653.35
December	7,052,992.31	0.00	0.00	0.00	7,052,992.31
January	7,084,845.32	0.00	0.00	50,691.80	7,084,845.32
February	7,167,469.76	0.00	0.00	0.00	7,167,469.76
March	7,250,300.76	0.00	0.00	0.00	7,250,300.76
April	7,299,602.28	0.00	0.00	33,694.44	7,299,602.28
May	7,382,763.61	0.00	0.00	0.00	7,382,763.61
June	7,466,132.85	0.00	0.00	0.00	7,466,132.85
				\$ 316,697.74	

2039 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	7,230,358.52	0.00	0.00	320,898.24	7,230,358.52
August	7,315,294.12	0.00	0.00	0.00	7,315,294.12
September	7,400,442.06	0.00	0.00	0.00	7,400,442.06
October	7,451,054.20	0.00	0.00	34,705.28	7,451,054.20
November	7,536,541.54	0.00	0.00	0.00	7,536,541.54
December	7,622,242.59	0.00	0.00	0.00	7,622,242.59
January	7,652,902.78	0.00	0.00	55,255.12	7,652,902.78
February	7,738,894.74	0.00	0.00	0.00	7,738,894.74
March	7,825,101.68	0.00	0.00	0.00	7,825,101.68
April	7,876,775.47	0.00	0.00	34,705.28	7,876,775.47
May	7,963,327.11	0.00	0.00	0.00	7,963,327.11
June	8,050,095.13	0.00	0.00	0.00	8,050,095.13
				\$ 445,563.92	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Availability

2040 Month End	Projected Balance	Funds Committed	Accrued Interest Not Paid	Expenditures	Over/Under Available
July	8,070,220.37	0.00	0.00	0.00	8,070,220.37
				\$ 0.00	

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Average Interest

Period	Beginning Balance	Ending Balance	Interest Earned	Average Interest	After Tax Interest
07/10 - 06/11	1,500,000.00	1,629,588.57	45,726.15	3.17	2.38
07/11 - 06/12	1,629,588.57	1,773,685.64	50,405.02	3.19	2.39
07/12 - 06/13	1,773,685.64	1,674,755.12	48,164.31	3.21	2.41
07/13 - 06/14	1,674,755.12	1,752,840.81	50,390.13	3.23	2.42
07/14 - 06/15	1,752,840.81	2,033,443.91	58,810.50	3.24	2.43
07/15 - 06/16	2,033,443.91	2,260,460.87	61,477.24	3.01	2.25
07/16 - 06/17	2,260,460.87	2,702,168.96	74,196.61	3.01	2.26
07/17 - 06/18	2,702,168.96	3,124,024.27	86,637.78	3.01	2.26
07/18 - 06/19	3,124,024.27	3,453,632.74	96,434.06	3.01	2.25
07/19 - 06/20	3,453,632.74	3,658,753.44	102,576.33	3.00	2.25
07/20 - 06/21	3,658,753.44	4,042,919.83	113,633.99	3.00	2.25
07/21 - 06/22	4,042,919.83	4,231,535.76	119,375.16	3.00	2.25
07/22 - 06/23	4,231,535.76	4,060,775.26	114,684.21	2.99	2.24
07/23 - 06/24	4,060,775.26	4,351,741.04	122,580.96	3.00	2.25
07/24 - 06/25	4,351,741.04	4,441,942.17	125,334.12	2.99	2.24
07/25 - 06/26	4,441,942.17	4,475,319.38	126,207.84	2.99	2.24
07/26 - 06/27	4,475,319.38	4,499,118.10	126,730.01	2.99	2.24
07/27 - 06/28	4,499,118.10	4,226,592.18	118,826.83	2.98	2.24
07/28 - 06/29	4,226,592.18	4,342,857.17	121,561.58	3.00	2.25
07/29 - 06/30	4,342,857.17	4,666,941.34	130,692.91	3.00	2.25
07/30 - 06/31	4,666,941.34	4,720,023.65	132,400.17	2.99	2.24
07/31 - 06/32	4,720,023.65	4,992,395.73	139,968.96	3.00	2.25
07/32 - 06/33	4,992,395.73	5,067,445.08	142,218.56	2.99	2.24
07/33 - 06/34	5,067,445.08	5,255,351.00	147,405.71	3.00	2.25
07/34 - 06/35	5,255,351.00	5,170,891.95	153,605.05	2.99	2.24
07/35 - 06/36	5,170,891.95	5,692,429.35	159,435.45	3.00	2.25
07/36 - 06/37	5,692,429.35	6,225,528.64	174,975.65	3.00	2.25
07/37 - 06/38	6,225,528.64	6,793,799.01	191,520.86	3.00	2.25
07/38 - 06/39	6,793,799.01	7,466,132.85	211,056.10	3.00	2.25
07/39 - 06/40	7,466,132.85	8,050,095.13	228,211.44	3.00	2.25

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Interest Earned/Accrued

Year - 2010	Jul-2010	Aug-2010	Sep-2010	Oct-2010	Nov-2010	Dec-2010	Jan-2011	Feb-2011	Mar-2011	Apr-2011	May-2011	Jun-2011
B of A	133.44	133.80	134.15	134.51	134.87	135.23	135.59	135.95	136.32	136.68	137.04	137.41
US Bank	249.38	250.00	250.62	251.25	251.87	252.50	253.13	253.76	254.40	255.03	255.67	256.30
SDNB	563.43	565.55	567.67	569.81	571.95	574.09	576.25	578.42	580.59	582.77	584.96	587.15
Operating Account	2,706.10	2,461.54	2,548.11	2,618.36	2,686.91	2,774.04	2,870.59	2,941.12	3,028.89	3,100.37	3,170.12	3,258.46
	3,652.35	3,410.89	3,500.55	3,573.93	3,645.60	3,735.86	3,835.56	3,909.25	4,000.20	4,074.85	4,147.79	4,239.32
Year - 2011	Jul-2011	Aug-2011	Sep-2011	Oct-2011	Nov-2011	Dec-2011	Jan-2012	Feb-2012	Mar-2012	Apr-2012	May-2012	Jun-2012
B of A	137.78	138.15	138.51	138.88	139.25	139.63	140.00	140.37	140.75	141.12	141.50	141.87
US Bank	256.94	257.58	258.23	258.87	259.52	260.16	260.81	261.46	262.11	262.77	263.42	264.08
SDNB	589.36	591.57	593.80	596.03	598.27	600.51	602.77	605.03	607.31	609.59	611.88	614.17
Operating Account	3,040.53	2,808.16	2,897.20	2,969.43	3,039.92	3,129.54	3,230.25	3,290.07	3,380.31	3,453.78	3,525.48	3,616.31
	4,024.61	3,795.46	3,887.74	3,963.21	4,036.96	4,129.84	4,233.83	4,296.93	4,390.48	4,467.26	4,542.28	4,636.44
Year - 2012	Jul-2012	Aug-2012	Sep-2012	Oct-2012	Nov-2012	Dec-2012	Jan-2013	Feb-2013	Mar-2013	Apr-2013	May-2013	Jun-2013
B of A	142.26	142.63	143.02	143.40	143.78	144.16	144.55	144.93	145.32	145.71	146.10	146.48
US Bank	264.74	265.40	266.06	266.72	267.39	268.06	268.72	269.40	270.07	270.74	271.42	272.09
SDNB	616.48	618.80	621.12	623.45	625.80	628.15	630.51	632.87	635.25	637.64	640.03	642.43
Operating Account	3,092.05	2,551.99	2,642.03	2,714.76	2,785.68	2,876.30	2,978.49	3,038.84	3,130.10	3,204.08	3,276.22	3,368.07
	4,115.53	3,578.82	3,672.23	3,748.33	3,822.65	3,916.67	4,022.27	4,086.04	4,180.74	4,258.17	4,333.77	4,429.08
Year - 2013	Jul-2013	Aug-2013	Sep-2013	Oct-2013	Nov-2013	Dec-2013	Jan-2014	Feb-2014	Mar-2014	Apr-2014	May-2014	Jun-2014
US Bank	272.77	273.45	274.13	274.82	275.50	276.19	276.88	277.57	278.26	278.95	279.65	280.34
SDNB	644.85	647.27	649.70	652.14	654.59	657.05	659.52	662.00	664.48	666.98	669.49	672.00
Operating Account	3,180.48	2,851.98	2,944.45	3,019.08	3,091.84	3,184.91	3,290.03	3,352.76	3,446.47	3,522.39	3,596.41	3,690.74
	4,098.10	3,772.70	3,868.28	3,946.04	4,021.93	4,118.15	4,226.43	4,292.33	4,389.21	4,468.32	4,545.55	4,643.08

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Management - Interest Earned/Accrued

Year - 2014	Jul-2014	Aug-2014	Sep-2014	Oct-2014	Nov-2014	Dec-2014	Jan-2015	Feb-2015	Mar-2015	Apr-2015	May-2015	Jun-2015
US Bank	281.05	281.75	282.45	283.15	283.86	284.57	285.28	285.99	286.70	287.42	288.13	288.85
SDNB	674.52	677.06	679.60	682.15	684.72	687.29	689.87	692.46	695.06	697.67	700.29	702.92
Operating Account	3,611.86	3,521.55	3,617.39	3,694.87	3,770.43	3,866.90	3,975.95	4,038.46	4,135.59	4,214.40	4,291.26	4,389.03
	4,567.43	4,480.36	4,579.44	4,660.17	4,739.01	4,838.76	4,951.10	5,016.91	5,117.35	5,199.49	5,279.68	5,380.80

Supplemental Accountants Reports - Introduction

These Accountants Reports follow this cover page:

Supplementary Information on Future Major Repairs and Replacements - Categories

Supplementary Information on Future Major Repairs and Replacements - Items

The Accountants Reports listed above meet AICPA Guidelines for compilations, reviews and audits for Common Interest Realty Associations. The reserve study software (Property Reserve Analysis reserve study software developed by Advanced World Concepts, Inc.) used by Western Reserve Studies for the Windemere Townhome Association includes a Quality Assurance Evaluation from a Certified Public Accounting Firm verifying the system for accuracy and compliance with the AICPA's Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations, consistent with IRS guidelines for 1120c and 1120h corporation tax returns. The software provides for complete, flexible reserve study assumptions while allowing for either current cost or future cost projections while calculating interest and projecting cash flows on a monthly and annual basis.

These reports contain the following information:

Estimated Remaining Useful Lives (in years and months)

Estimated Future Replacement Cost

2010 Funding Requirement (represents a projected allocation of the projected contribution of assessments and interest for the year)

Components of Fund Balance at the End of the Reporting Year (an allocation of the total reserve funds as of the year end to each listed component in the report)

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Supplementary Information - Categories on Future Major Repairs and Replacements

Categories	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2011 Funding Requirement	Components of Fund Balance at 06/30/2010
Asphalt, Clay & Concrete	1:00 - 3:00	\$ 147,516	\$ 37,025	\$ 36,562
Clubhouse	1:00 -13:00	102,676	7,138	21,541
Fencing & Rails	0:00 -13:00	309,799	15,339	65,062
Furnishings in Com Areas	1:00 -12:00	33,564	4,745	7,803
Lighting	0:00 -17:00	295,206	16,617	59,369
Miscellaneous	0:06 -29:06	893,950	36,235	154,169
Pool & Spa #1 (clubhouse)	0:00 -13:00	61,367	5,635	13,279
Pool & Spa #2	0:00 -18:00	52,739	5,224	11,530
Roofing	0:00 -29:06	2,834,389	155,137	559,742
Utility Infrastructure	0:00 -29:06	1,428,228	55,982	214,552
Window Boxes	0:00 -28:00	2,091,897	92,667	356,387
		<u>\$ 8,251,331</u>	<u>\$ 431,744</u>	<u>\$ 1,500,000</u>

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Supplementary Information - Items on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2011 Funding Requirement	Components of Fund Balance at 06/30/2010
Asphalt, Clay & Concrete				
Asphalt Reseal, Stripe & Repairs	2:00	\$ 71,028	\$ 26,653	\$ 17,670
Concrete Curbs/Swales	2:00	42,175	4,748	10,492
Concrete Walks	3:00	11,593	3,263	2,800
Paver Repairs	3:00	15,071	1,131	3,640
Resurface Tennis Court	1:00	7,649	1,230	1,960
		\$ 147,516	\$ 37,025	\$ 36,562
Clubhouse				
Appliances	4:00 - 5:00	19,679	1,108	4,487
Carpeting	3:00	9,234	1,299	2,230
Clubhouse-Deck	8:00	22,295	1,004	4,645
Clubhouse-Stairs	13:00	5,064	228	910
Office Equipment	1:00	3,713	836	951
Restrooms Refurbish	1:00	4,371	410	1,120
Tile Flooring-Entry	6:00	1,773	100	392
Tile Flooring-Lower	12:00	35,407	1,993	6,554
Water Heater	6:00	1,140	160	252
		\$ 102,676	\$ 7,138	\$ 21,541
Fencing & Rails				
Balcony Wood Rails (2nd & 3rd)	9:00	218,844	11,198	44,268
Chain Link (3.5')-Tennis	3:00	2,968	104	717
Chain Link/Gates (12')-Tennis	3:00	18,363	646	4,435
Metal Railing	8:00	29,028	1,089	6,048
W.I Fencing/Gates-Pool #1	3:00	16,230	914	3,920
W.I. Fencing/Gates-Pool #2	3:00	15,766	887	3,808
Wind-Screens-Tennis	0:00	3,801	285	1,003
Wood Rail-Clubhouse	13:00	4,799	216	863
		\$ 309,799	\$ 15,339	\$ 65,062
Furnishings in Com Areas				
Clubhouse Furniture	12:00	9,832	738	1,820
Clubhouse Patio Furniture	1:00	5,464	473	1,400
Com Area Park Furnishings	2:00	5,464	1,230	1,359
Pool #1 Furniture	2:00	3,827	862	952
Pool #2 Furniture	2:00	3,827	862	952
Tot Lot Structure	1:00	5,150	580	1,320
		\$ 33,564	\$ 4,745	\$ 7,803
Lighting				
Exterior Lighting	0:00 -17:00	274,108	15,429	56,000
Tennis Court Fixtures	17:00	21,099	1,188	3,369
		\$ 295,207	\$ 16,617	\$ 59,369

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Supplementary Information - Items on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2011 Funding Requirement	Components of Fund Balance at 06/30/2010
Miscellaneous				
Balcony Decks (7.9 per year)	0:06 -29:06	\$ 419,586	\$ 15,745	68,806
Garage Doors	12:00	358,483	16,142	66,360
Tubs (Annual)	0:06 -29:06	115,881	4,348	19,003
		\$ 893,950	\$ 36,235	154,169
Pool & Spa #1 (clubhouse)				
Chlorinator-Pool #1	8:00	2,610	294	544
Coping-Pool #1	10:00	3,551	111	697
Deck R/M-Pool #1	0:00	6,578	494	1,736
Filter-Pool #1	8:00	2,957	333	616
Heater-Pool #1	4:00	8,062	1,134	1,891
Heater-Spa #1	2:00	2,983	672	742
Pumps/Motors-Spa #1	0:00	1,487	239	392
Resurface-Pool #1	7:00	9,133	1,028	1,960
Resurface-Spa #1	7:00	3,915	441	840
Tile-Pool #1	1:00	3,265	131	837
Wood Trellis-Pool #1	13:00	16,826	758	3,024
		\$ 61,367	\$ 5,635	13,279
Pool & Spa #2				
Coping-Pool #2	12:00	3,222	101	596
Deck R/M-Pool #2	0:00	5,941	446	1,568
Exterior Shower-Pool #2	7:00	1,957	147	420
Filter-Pool #2	1:00	1,202	135	308
Heater-Pool #2	6:00	4,276	602	945
Heater-Spa #2	1:00	2,896	652	742
Pumps/Motors-Spa #2	5:00	3,217	517	732
Restrooms Refurbish-Pool #2	11:00	7,129	669	1,359
Resurface-Pool #2	4:00	8,119	914	1,904
Resurface-Spa #2	1:00	2,569	482	658
Tile-Pool #2	18:00	4,617	217	716
Wood Trellis-Pool #2	8:00	7,594	342	1,582
		\$ 52,739	\$ 5,224	11,530
Roofing				
Built-Up Roofing (pool areas)	0:06	969	91	252
Built-Up Roofs	0:00 -18:00	2,611,495	146,993	523,866
Chimney Caps	0:06 -29:06	192,652	7,229	31,592
Tile Roofing (clubhouse)	22:00	29,272	824	4,032
		\$ 2,834,388	\$ 155,137	559,742
Utility Infrastructure				
Gas Lines and Risers	17:00 -24:06	742,322	27,855	100,801
Irrigation System (Annual)	0:06 -29:06	106,224	3,986	17,419

Windemere Townhome Association

Analysis Date - July 1, 2010

Inflation:3.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Supplementary Information - Items on Future Major Repairs and Replacements

Components by Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost	2011 Funding Requirement	Components of Fund Balance at 06/30/2010
Sewer Lines	0:00	\$ 12,731	\$ 2,866	\$ 3,360
Slab Leak Replumb (Annual)	0:06 -29:06	328,233	12,317	53,826
Water Mains (Annual)	0:06 -29:06	238,715	8,958	39,146
		\$ 1,428,225	\$ 55,982	\$ 214,552
Window Boxes				
Entry Sidelights (B Units)	0:00 -28:00	52,213	1,959	9,189
Entry Sidelights (C Units)	0:00 -28:00	75,025	2,815	12,913
Entry Sidelights (D Units)	2:00 - 3:00	46,097	1,730	11,309
Window Boxes-I	14:00	167,185	7,528	29,172
Window Boxes-II	15:00	393,602	17,724	66,679
Window Boxes-III	16:00	304,058	13,692	50,009
Window Boxes-IV	17:00	195,737	8,585	31,256
Window Boxes-IX	1:00	48,791	2,197	12,502
Window Boxes-V	18:00	268,812	12,104	41,674
Window Boxes-VI	19:00	276,877	12,468	41,674
Window Boxes-VII	20:00	71,296	3,210	10,419
Window Boxes-VIII	21:00	73,435	3,307	10,419
Window Boxes-X	2:00	67,006	3,017	16,670
Window Boxes-XI	3:00	51,762	2,331	12,502
		\$ 2,091,896	\$ 92,667	\$ 356,387
		\$ 8,251,327	\$ 431,744	\$ 1,500,000

Windemere Townhome Association Reserve Management Plan Limitations and Disclosures

Western Reserve Studies has no control over future events and we do not claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue and we expect deposits into savings accounts will continue to earn interest from the institutions in which the deposit is made.

We do however take great care in the areas we can control; such as listed common assets, measurements and all information received from the association or management company. The information acquired from the association and/or management includes but is not limited to; reserve contributions, current reserve balance, reserve interest earnings. Other information we may have requested depends on the specific property and the goals the association is trying to achieve. All information asked for and provided to Western Reserve Studies by the association and/or management is assumed correct and up to date and **is not** verified by Western Reserve Studies.

The purpose of a reserve management plan is to assist the association, management or developer in predicting as accurately as possible, all cost for future replacement or refurbishment of the common area elements, interior and exterior. With this in mind it is important to understand the ongoing aging process of these elements and the ever changing financial situation of the association on a yearly basis and that a reserve management plan is considered and intended to be a one year document.

The Reserve Management Plan is designed to be a document intended for weekly or monthly use. This document should be updated on an annual basis with a new Level I study completed every 3 to 5 years.

No invasive or destructive testing has been employed in the investigative phase of this study and no environmental assessment of any kind was performed. This Reserve Management Plan is not intended to address or discover construction defects and no representation is made herein that is meant to imply any such warranty.

The statements contained in this Reserve Management Plan are true and correct to the best of our knowledge and belief.

Useful life and remaining useful life estimates are based on industry standards, not on engineering or architectural inspections of the property.

A preventative maintenance program is recommended to obtain the maximum useful life of the components listed in this Reserve Management Plan and is a pro-active approach to the management of these assets. Western Reserve Studies also recommends that when applicable a licensed professional contractor is obtained for specialty work such as but not limited to high voltage electrical maintenance or repairs.



Information regarding association financial parameters have been provided by representatives of the association and **is assumed to be accurate** for the purposes of this report. This Reserve Management Plan is a reflection of information provided to us by third parties and cannot be used for the purpose of performing an audit, forensic analysis or verification of historical records.

Information regarding the reserve fund beginning balance has been obtained from association representatives. The information is deemed reliable and is not based on an audit of the association's financial condition and should not be used for purposes other than those intended in this study.

This Reserve Management Plan was prepared in accordance with nationally recognized guidelines for the preparation of reserve studies for common interest developments, established by the Community Associations Institute (CAI); and the rules set forth in the Audit & Accounting Guide Common Interest Realty Associations (May 1st 2008) published by the American Institute of Certified Public Accountants (AICPA), for maintaining a fund for future major repairs and replacements.