	CASITAS at MORNINGSTAR CONDOMINIUM ASSOCIATION, INC.				135,000 Annual Contribution - 6 months only in starting year 2017-2018										
	CAPITAL RESERVES FOR PHASE 1														
	271 UNITS - 40+2														
	RESERVE	Estimated	Estimated	2016/2017											
	CATEGORY	Replacement	Useful	Budget	Budget Year ending										Total
		Cost	Life	Provision	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Expenditures
Phase I	Fitness Equipment	$ 36,000	10 yrs.	$ 2,063		$ 6,000	$ 6,000			$ 6,000	$ 6,000	$ 6,000			$30,000
Phase II	Fitness Equipment	$ 36,000	10 yrs.	$ 2,521			$ 6,000	$ 6,000	$ 6,000			$ 6,000	$ 6,000	$ 6,000	$36,000
Phase I	Furniture - Interior	$ 15,000	10 yrs.	$ 845		$ 3,750	$ 3,750	$ 3,750	$ 3,750						$15,000
Phase I	Furniture - Exterior	$ 18,750	7 yrs.	$ 872		$ 3,750		$ 3,750		$ 3,750		$ 3,750		$ 3,750	$18,750
Phase II	Furniture - Interior	$ 15,000	10 yrs.	$ 1,033		$ 3,750	$ 3,750	$ 3,750	$ 3,750						$15,000
Phase II	Furniture - Exterior	$ 25,000	7 yrs.	$ 1,066		$ 6,250		$ 6,250		$ 5,000		$ 5,000		$ 5,000	$27,500
Phase I	Gate/Fence Improvements	$ 25,000	10 yrs.	$ 2,144		$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000					$25,000
Phase II	Gate/Fence Improvements	$ 25,000	10 yrs.	$ 2,620		$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000					$25,000
Phase I	HVAC for Common Areas	$ 15,000	10 yrs.	$ 535			$ 5,000	$ 5,000	$ 5,000						$15,000
Phase II	HVAC for Common Areas	$ 20,000	10 yrs.	$ 653			$ 5,000	$ 5,000	$ 5,000	$ 5,000					$20,000
Phase I	Stucco Cracks / Painting	$ 221,400	12 yrs.	$ 5,651	$ 73,800	$ 73,800	$ 73,800								$221,400
Phase II	Stucco Cracks / Painting	$ 332,800	12 yrs.	$ 6,907				$ 83,200	$ 83,200	$ 83,200	$ 83,200				$332,800
Phase I	Paving - Sealcoat	$ 66,000	6 yrs.	$ 1,952		$ 22,000				$ 22,000				$ 22,000	$66,000
Phase I	Paving - Overlay	$ 95,000	10 yrs.	$ 6,070											
Phase II	Paving - Sealcoat	$ 48,000	6 yrs.	$ 2,386				$ 24,000				$ 24,000			$48,000
Phase I	Paving - Overlay	$ 95,000	10 yrs.	$ 6,070											
Phase I	Pool/Spa - Equipment	$ 10,500	10 yrs.	$ 732		$ 1,750	$ 1,750	$ 1,750				$ 1,750	$ 1,750	$ 1,750	$10,500
Phase I	Pool/Spa - Resurfacing	$ 45,000	12 yrs.	$ 40,000											$0
Phase II	Pool/Spa Equipment	$ 15,000	10 yrs.	$ 894		$ 2,500	$ 2,500	$ 2,500				$ 2,500	$ 2,500	$ 2,500	$15,000
Phase II	Pool/Spa Resurfacing	$ 40,000	12 yrs.	$ 611	$ 10,000						$ 40,000				
Phase I	Rock Wall Improvements			$ 224		$ 5,000							$ 5,000		$10,000
Phase II	Rock Wall Improvements			$ 273		$ 5,000							$ 5,000		$10,000
Phase I	Roof Replacement - Flat	$ 70,000	15 yrs.		$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 200,000
Phase I	Roof Replacement - Tile	$ 300,000	30 yrs.	$ 2,711											$ -
Phase II	Roof Replacement - Flat	$ 95,000	15 yrs.		$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$300,000
Phase II	Roof Replacement - Tile	$ 430,000	30 yrs.	$ 3,313											
Phase II	Remaining Stair A/P				$ 23,000										
Phase I	Dryer Vents														
Phase II	Dryer Vents														
Phase I	Corbels														
Phase II	Corbels														
	TOTAL	$ 2,094,450		$ 92,146	$ 156,800	$ 193,550	$ 167,550	$ 204,950	$ 166,700	$ 184,950	$ 179,200	$ 99,000	$ 70,250	$ 91,000	$ 1,440,950
	Phase I & II	**$ 2,094,450**		**$ 92,146**	**$ 156,800**	**$ 193,550**	**$ 167,550**	**$ 204,950**	**$ 166,700**	**$ 184,950**	**$ 179,200**	**$ 99,000**	**$ 70,250**	**$ 91,000**	**$ 1,440,950**
	MM Cap Reserves	$ 5,701	Rolling	**$ 487,837**	**$ 391,037**	**$ 294,987**	**$ 262,437**	**$ 192,487**	**$ 160,787**	**$ 110,837**	**$ 66,637**	**$ 102,637**	**$ 167,387**	**$ 211,387**	**Reserve Balances**
	CD 1 & 2 Reserves	$ 387,580	Capital	$ 60,000	$ 97,500	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	$ 135,000	after repairs have
	Insurance payment	$ 54,541	Reserve												been made.
	Left on 2017-2018 Budget	$ 40,015													
	Sum of Reserves	**$ 487,837**													