

VM5/5A Reserve Fund 10 Year Analysis 2023 Base Year												
ITEM Line Item (life in yrs.)	YEAR											
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Pool Pump (10) 2015	\$1,800	\$2,175	<u>\$2,500</u>	\$300	\$600	\$900	\$1,200	\$1,500	\$1,800	\$2,100	\$2,400	
Pool Filter (15) 2012	\$1,833	\$2,000	\$2,166	\$2,333	<u>\$2,500</u>	\$200	\$400	\$600	\$800	\$1,000	\$1,200	
Pool Heater (7) 2023	<u>\$4,715</u>	\$857	\$1,714	\$2,571	\$3,428	\$4,285	\$5,142	<u>\$6,000</u>	\$1,028	\$2,056	\$3,084	
Pool Solar Heat (20) 2018	\$4,000	\$4,800	\$5,600	\$6,400	\$7,200	\$8,000	\$8,800	\$9,600	\$10,400	\$11,360	\$12,160	
Pool Deck (12) 2018	\$4,375	\$5,250	\$6,125	\$7,000	\$7,875	\$8,750	\$9,625	<u>\$10,500</u>	\$1,050	\$2,100	\$3,150	
Pool Salt (3) 2021	\$800	<u>\$1,200</u>	\$480	\$960	<u>\$1,440</u>	\$576	\$1,152	<u>\$1,728</u>	\$691	\$1,382	<u>\$2,073</u>	
Pool Furniture (6) 2020	\$2,875	\$3,850	\$4,825	<u>\$5,850</u>	\$1,170	\$2,340	\$3,510	\$4,680	\$5,850	<u>\$7,020</u>	\$1,404	
Pool Drink. Fount (14) 2017	\$342	\$399	\$456	\$513	\$570	\$627	\$684	\$741	<u>\$800</u>	\$70	\$140	
SPA Filter Pump (10) 2016	\$1,540	\$1,760	\$1,980	<u>\$2,200</u>	\$264	\$528	\$792	\$1,056	\$1,320	\$1,584	\$1,848	
SPA Therapy Pump (10) 2016	\$1,540	\$1,760	\$1,980	<u>\$2,200</u>	\$264	\$528	\$792	\$1,056	\$1,320	\$1,584	\$1,848	
SPA Filter (13) 2012	\$2,112	\$2,304	<u>\$2,500</u>	\$231	\$462	\$693	\$924	\$1,155	\$1,386	\$1,617	\$1,848	
SPA Heater (8) 2017	\$3,750	\$4,375	<u>\$5,000</u>	\$750	\$1,500	\$2,250	\$3,000	\$3,750	\$4,500	\$5,250	<u>\$6,000</u>	
Ramada Air Cond. (10) 2023	\$0	\$1,250	\$2,500	\$3,750	\$5,000	\$6,250	\$7,500	\$8,750	\$10,000	\$11,250	<u>\$12,500</u>	
Ramada Paint (8) 2021	\$2,250	\$3,375	\$4,500	\$5,625	\$6,750	\$7,875	<u>\$9,000</u>	\$1,350	\$2,700	\$4,050	\$5,400	
Ramada Roof (10) 2016	\$5,600	\$6,400	\$7,200	<u>\$8,000</u>	\$960	\$1,920	\$2,880	\$3,840	\$4,800	\$5,760	\$6,720	
Refrigerator (15) 2012	\$1,100	\$1,200	\$1,300	\$1,400	<u>\$1,500</u>	\$120	\$240	\$360	\$480	\$600	\$720	
Unknown	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	<u>\$5,000</u>	
Minimum Reserve Fund	<u>\$43,632</u>	<u>\$47,955</u>	<u>\$55,826</u>	<u>\$55,083</u>	<u>\$46,483</u>	<u>\$50,842</u>	<u>\$60,641</u>	<u>\$61,666</u>	<u>\$53,925</u>	<u>\$63,783</u>	<u>\$67,495</u>	

Bracketed items indicate year of replacement.  
 Cost of item increased 20% after year of replacement.