

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION: Replacement Fund Analysis										100 Units	
Placed in Service: 1988	(in thousands)										
FY: 01 January	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance	174.7	109.4	80.8	78.3	49.9	16.2	87.2	167.5	238.7	306.0	51.6
Operating Surplus			13.8								
FY Reserve Funding	43.0	75.4	80.4	100.8	113.0	107.0	101.0	95.0	89.0	83.0	77.0
Total Available	217.7	184.8	175.0	179.1	162.9	123.2	188.2	262.5	327.7	389.0	128.6
<b>Replacement Items</b>											
Roofs	111.0	83.1	81.8	91.6	120.1	6.3	0.0	0.0	0.0	0.0	0.0
Patio Doors		9.0	1.8	4.4	10.0	10.5	11.0	11.6	12.2	12.8	13.4
Fencing										80.0	
Generator		2.8	3.5		2.0	2.1	2.2	2.3	2.4	2.5	2.6
Major Repairs	0.0	2.2									
Street Lights										20.0	
Sewer pump		4.8	26.6	0.4	2.5	5.0	2.6	5.3	2.7	5.7	3.0
Roads				19.2	0.0						
Site Work	0.5	1.4	12.0	1.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5
Trim Replacement	0.0	2.0	7.0	14.1	10.0	10.0	3.0	3.0	3.0	3.0	3.0
Loan Pay-off	0.0	1.0								208.9	
Total Expenditures	111.5	106.3	132.7	130.7	147.1	36.9	22.3	26.2	24.8	337.9	27.5
Net Replacement	106.2	78.5	42.3	48.4	15.8	86.3	165.9	236.3	303.0	51.1	101.1
Interest	3.2	2.4	1.3	1.5	0.5	0.9	1.7	2.4	3.0	0.5	1.0
Carry Over	109.4	80.8	78.3	49.9	16.2	87.2	167.5	238.7	306.0	51.6	102.1