

**EAGLES NEST HOMEOWNERS ASSOCIATION
FIVE-YEAR RESERVE PLAN
APPROVED BY THE ENPHA BOARD DECEMBER 10,2015**

	2016	2017	2018	2019	2020
ADDITIONS					
Income from Dues - Capital	23,490	23,490	23,490	23,490	23,490
Annual Surplus Transferred to Reserves	-	-	-	-	-
Total Revenue	23,490	23,490	23,490	23,490	23,490
CAPITAL EXPENDITURES					
Interior Remodel	29,000				
Interior Remodel Furniture	15,000				
Laminated Event Signs	3,000				
Furnace		4,500			
Water Heater-Mid County Plumbing		1,500			
North Entrance			8,000		
Playground re-do					17,300
Subtotal Capital Expenditures	47,000	6,000	8,000	-	17,300
DEFERRED MAINTENANCE					
Pavilion Back Wall Paint/Stain		1,000			
Refurbish CC Floors			5,000		
CC Driveway Resurfacing and Striping			6,000		
Building Paint and Stain				4,600	
Pavilion Stain				2,400	
Subtotal Deferred Maintenance	-	1,000	11,000	7,000	-
Total Expenditures	47,000	7,000	19,000	7,000	17,300
ADDITIONS OVER (UNDER) EXPENDITURES	-23,510	16,490	4,490	16,490	6,190
RESERVE BALANCE - BEGINNING	129,780	106,270	122,760	127,249	143,739
RESERVE BALANCE - ENDING	106,270	122,760	127,249	143,739	149,929
RESERVE BALANCE BY CATEGORY					
Capital Improvements and Deferred					
Maintenance	28,852	45,342	49,831	66,321	72,511
Operating Contingency	18,418	18,418	18,418	18,418	18,418
Legal	59,000	59,000	59,000	59,000	59,000
	106,270	122,760	127,249	143,739	149,929