

Enclave Condominium Association
Reserve Fund Analysis

Year Begun Replaced	Year Last Replacement	Estimated Year	Estimated Useful Life/Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost/ Useful Life Or Loan Period	Amount To Reserve Through 09/15	Variance Reserve to Expenditures Through 09/15
Major Structures							
Roofs - Buildings	1997	2017	20	\$162,000	16,880.48	293,296.32	133,352.71
Roofs - Garages	1979	2015	36	54,087	3,686.53	68,832.66	68,832.66
Siding/Exterior Surfaces	1997	2015	20	\$750,000	11,700.00	102,279.34	112,360.37
Boilers/Hot Water System							
Domestic Boiler #1	1999	2015	16	20,000	2,765.41	35,437.32	6,683.34
Domestic Boiler #2	1999	2015	16	20,000	2,000.00	34,397.76	32,733.87
Domestic Boiler #3 - Discontinued	1999	N/A	20	0	0.00	3,204.23	0.00
Circulating Pumps	1979	1999	20	0	0.00	313.00	0.00
Pressure Balance Valves	1984	Yearly	33	24,750	750.00	25,112.00	14,250.00
Driveaway Boiler	2002	2022	20	65,600	4,000.95	43,863.55	33,588.55
Pool Boiler/Pumps	2012	2022	10	22,000	1,750.00	42,467.80	3,983.10
Spa Boiler/Pumps	2012	2034	22	0	0.00	15,832.97	0.00
Windows							
Windows Replacement	1999	2024 *	25	500,000	15,000.00	165,464.00	91,745.30
Exterior Lights							
Fluorescent Retro-fit	1990	*	16	4,909	0.00	4,132.00	0.00
Grounds Lights	2002	2017	15	7,500	681.82	8,823.81	7,636.38
Hallway Lighting Replacement	1996	2016	20	21,821	752.44	44,660.58	20,315.88
Entryway Enhancements							
Brass Numbers & Kickplates	1995	2015	20	1,250	0.00	2,110.48	1,250.00
Exercise Equipment							
Fitness Equipment	1995	2015	20	6,200	100.00	1,994.50	1,994.50
Fire Safety System							
Fire Alarm System	1996	2016	20	40,000	2,400.00	82,173.47	39,096.00
Elevator Valves							
Valve Replacement	1979	2015	36	150,000	17,000.00	163,000.15	163,000.15
Heated Driveways							
Concrete Work	2002	2032	30	250,000	6,817.87	192,286.74	93,979.76
Pools							
Pool Deck	2002	2022	20	125,000	5,000.00	86,875.00	86,875.00
Heated Stairs	2002	2022	20	25,000	1,562.50	19,062.50	19,062.50
Pool Deck (Partial)	1988	*	15	4,200	0.00	5,800.00	0.00
Pool Deck (Partial)	1989	*	15	6,100	0.00	10,097.00	0.00
Pool Replacement	2012	2045 *	33	75,000	2,500.00	95,950.46	24,646.67
Spa Deck, Heated	1996	*	10	15,000	0.00	7,150.00	0.00
Spa Deck, Heated	1996	*	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors							
Renovation Soft Costs, Net	1979	2013	34	250,508	20,500.00	21,156.00	0.00
Crawl Space Remediation	1979	2014	35	200,000	71,538.94	152,891.30	-71,270.57
Walkway Remediation	1987	Yearly		N/A	101,888.15	101,888.15	-203,269.00
Misc/Auditors/Interest	1987	Yearly		N/A	0.00	-2,379.28	0.00
Totals				2,815,925	289,275.08	289,275.08	680,847.17
Arrival Center							
Furnishings & Equipment	2003	2015	12	15,000	0.00	10,072.00	-5,100.67
Furnishings & Equipment	2003	2015	12	20,000	0.00	14,331.26	-44,895.71
Debt Service & Construction, Net of Assessments					0.00	-18,738.00	-262,470.47
Less Rent - Office Space					-5,665.20	-135,964.80	135,964.80
						250,728.96	250,728.96
Totals				-5,665.20		120,429.42	74,226.91
Total F				289,275.08		289,275.08	0.00

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Reserve Fund Analysis

Ten Year Model

	Year ->														
	Anticipated Expenditures 2015	Actual Through 2014	Anticipated Through 2015	Anticipated Expenditures 2016	Anticipated Expenditures 2017	Anticipated Expenditures 2018	Anticipated Expenditures 2019	Anticipated Expenditures 2020	Anticipated Expenditures 2021	Anticipated Expenditures 2022	Anticipated Expenditures 2023	Anticipated Expenditures 2024	Anticipated Expenditures 2025		
Major Structures															
Roofs - Buildings	25,886	134,057	159,944	0	162,000	0	0	0	0	0	0	0	0	0	0
Roofs - Garages	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sliding/Exterior Surfaces	0	-10,081	-10,081	0	750,000	0	0	0	0	0	0	0	0	0	0
Boilers/Hot Water System															
Domestic Boiler #1	0	28,754	28,754	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Boiler #2	0	1,664	1,664	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Boiler #3 - Discontinued	0	3,204	3,204	0	0	0	0	0	0	0	0	0	0	0	0
Circulating Pumps	0	313	313	0	0	0	0	0	0	0	0	0	0	0	0
Pressure Balance Valves	0	10,862	10,862	750	750	750	750	750	750	750	750	750	750	750	750
Driveway Boiler	0	10,275	10,275	0	0	0	0	0	0	0	0	0	0	0	0
Pool Boiler/Pumps	0	38,485	38,485	0	0	0	0	0	0	0	0	0	0	0	0
Spa Boiler/Pumps	0	15,833	15,833	0	0	0	0	0	0	0	0	0	0	0	0
Windows															
Windows Replacement	0	73,719	73,719	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Exterior Lights															
Fluorescent Retro-fit	0	4,132	4,132	0	0	0	0	0	0	0	0	0	0	0	0
Grounds Lights	0	1,187	1,187	0	7,500	0	0	0	0	0	0	0	0	0	0
Hallway Lighting Replacement	0	24,345	24,345	21,821	0	0	0	0	0	0	0	0	0	0	0
Entryway Enhancements															
Bas Numbers & Kickplates	0	860	860	0	0	0	0	0	0	0	0	0	0	0	0
Exercise Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fitness Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Safety System	0	43,077	43,077	40,000	0	0	0	0	0	0	0	0	0	0	0
Elevator System	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Valves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Valve Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heated Driveways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Concrete Work	0	98,307	98,307	0	0	0	0	0	0	0	0	0	0	0	0
Pool Deck															
Heated Stairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pool Deck (Partial)	0	5,800	5,800	0	0	0	0	0	0	0	0	0	0	0	0
Pool Deck (Partial)	0	10,097	10,097	0	0	0	0	0	0	0	0	0	0	0	0
Pool Replacement	0	71,304	71,304	0	0	0	0	0	0	0	0	0	0	0	0
Spa Deck, Heated	0	7,150	7,150	0	0	0	0	0	0	0	0	0	0	0	0
Spa Shell	0	25,830	25,830	0	0	0	0	0	0	0	0	0	0	0	0
Renovation Soft Costs, Net	20,500	666	21,166	0	0	0	0	0	0	0	0	0	0	0	15,000
Crawl Space Remediation	1,896	222,466	224,162	0	0	0	0	0	0	0	0	0	0	0	0
Walkway Remediation	29,338	273,819	305,157	0	0	0	0	0	0	0	0	0	0	0	0
Misc/Auditor/Interest	0	-2,379	-2,379	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Totals	77,421	1,095,735	1,173,156	67,871	925,550	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050
Assessments/Interest/Misc Net Change	289,275	1,564,220	1,853,495	289,275	115,849	115,849	115,849	115,849	115,849	115,849	115,849	115,849	115,849	115,849	115,849
Operating Surplus Transfer	0	104,596	104,596												
Reno Fund to Reserve Transfer	0	-104,088	-104,088												
Reserve Net Change	211,854	468,993	680,847	221,404	-809,701	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799
Reserve Bank Balance Net Change	211,854	N/A	N/A	221,404	-809,701	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799	109,799
Reserve Balance	488,993	680,847	680,847	902,251	92,550	202,349	312,148	421,948	531,747	640,346	750,145	860,344	970,143	1,080,142	1,190,141
Plus Operating Account Transfers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Bank Balance	542,585	680,847	680,847	902,251	92,550	202,349	312,148	421,948	531,747	640,346	750,145	860,344	970,143	1,080,142	1,190,141
Unfunded Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Center - Furnishings & Equipment	0	-15,173	-15,173	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Center - Furnishings & Equipment	0	-59,227	-59,227	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service & Construction	0	-398,416	-398,416	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	-472,816	-472,816	0	0	0	0	0	0	0	0	0	0	0	0
Less Arrival Center - Rent	5,665	135,965	141,630	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665
Less Debt Retirement	0	250,729	250,729	0	0	0	0	0	0	0	0	0	0	0	0
Assessme-	0	154,684	154,684	0	0	0	0	0	0	0	0	0	0	0	0
Fund Bal.	5,665	68,562	74,227	79,892	85,557	91,223	96,888	102,553	108,218	113,883	119,549	125,214	130,879	136,539	142,204

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