

Enclave Condominium Association
Reserve Fund Analysis

	Year Begun	Year Replaced	Estimated Replacement Year	Estimated Useful Life/Amortization Period	Estimated Current Replacement Cost	Funding Requirement: Repl. Cost/ Useful Life Or Loan Period	Amount To Reserve Through 09/2020	Variance Reserve to Expenditures Through 09/2020
Major Structures								
Roofs - Buildings	1979	2016	2035	19	\$1,500,000	35,000.00	192,550.42	20,319.88
Roofs - Garages	1979	1979	2020	41	160,000	0.00	105,416.25	105,416.25
Siding/Exterior Surfaces/Stairwells	1979	1997	2020 *	23	\$750,000	11,700.00	160,779.34	76,731.28
Boilers/Hot Water System								
Domestic Boiler #1	1979	2016	2033	17	20,000	1,176.47	32,283.39	3,529.41
Domestic Boiler #2	1979	2016	2033	17	20,000	1,176.47	5,193.30	3,529.41
Domestic Boiler #3 - Discontinued	1979	1999	N/A	20	0	0.00	3,204.23	0.00
Circulating Pumps - Discontinued	1979	1979	1999	20	0	0.00	313.00	0.00
Pressure Balance Valves	1979	1984	Yearly	20	24,750	750.00	23,862.00	12,196.89
Driveway Boiler	1986	2002	2022	20	65,600	7,000.00	54,019.87	43,744.87
Pool Boiler/Pumps	1979	2016	2026	10	22,000	2,200.00	279,855.64	6,600.00
Spa Boiler/Pumps - Discontinued	1979	1990	2012	22	0	2,167.65	29,661.29	0.00
Windows								
Windows Replacement	1991	1999	2024 *	25	500,000	5,000.00	210,464.00	136,745.30
Exterior Lights								
Fluorescent Retro-fit - Discontinued	1990	1990	2006	16	4,909	0.00	4,132.00	0.00
Grounds Lights	1995	2002	2020	18	7,500	1,000.00	13,187.45	12,000.02
Hallway Lighting Replacement	1979	1996	2020	24	21,821	991.86	49,141.05	24,796.35
Entryway Enhancements								
Brass Numbers & Kickplates	1995	1995	2021	26	1,250	0.00	2,110.48	1,250.00
Exercise Equipment								
Fitness Equipment - Discontinued	1995	1995	2017	22	6,200	0.00	0.00	0.00
Fire Safety System								
Fire Alarm System	1990	1996	2021	25	40,000	2,272.73	93,791.65	50,714.18
Elevators								
Elevator Replacement	1979	2016	2046	30	263,000	10,520.00	317,220.52	-34,200.26
Heated Driveways								
Concrete Work	1986	2002	2032	30	500,000	10,000.00	235,922.47	128,119.48
Pools								
Pool Deck	1979	2002	2022	20	125,000	6,250.00	90,625.00	87,422.50
Heated Stairs	1993	2002	2022	20	25,000	1,250.00	25,937.50	25,937.50
Pool Deck (Partial) - Discontinued	1988	1988	2003	15	4,200	0.00	5,800.00	0.00
Pool Deck (Partial) - Discontinued	1989	1989	2004	15	6,100	0.00	10,097.00	0.00
Pool Replacement	1979	1979	2024	45	75,000	2,272.82	107,768.73	36,464.94
Spa Deck, Heated	1990	1996	2006 *	10	15,000	1,500.00	11,650.00	4,500.00
Spa Shell - Discontinued	1979	1996	2031 *	35	15,000	0.00	25,829.72	0.00
Miscellaneous/Auditors								
Development & Entitlement					125,000.00	0.00	252,179.49	-97,456.69
Renovation Soft Costs, Net - Discontinued					179,084.99	0.00	156,553.14	0.00
Crawl Space Remediation	1979	1979	2013	34	250,508	0.00	336,701.15	22,294.50
Walkway Remediation - Discontinued	1979	1979	2014	35	200,000	0.00	338,912.60	0.00
Misc/Auditors/Interest - Discontinued	1987	1987	Yearly		N/A	0.00	-3,309.79	0.00
Totals					4,926,923	102,228.00	420,685.02	102,021.54
Arrival Center								
Furnishings & Equipment	1991	2003	2015	12	15,000	0.00	15,172.67	0.00
Furnishings & Equipment	1992	2003	2015	12	20,000	5,665.2	59,758.34	0.00
Debt Service & Construction, Net of Assessments						0.00	345,754.01	102,021.54
Less Rent - Office Space								
Totals							420,685.02	102,021.54

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Ten Year Model

	Year ->	Actual														
		Anticipated Expenditures 2020	Expenditures Through 2019	Anticipated Expenditures Through 2020	Anticipated Expenditures 2021	Anticipated Expenditures 2022	Anticipated Expenditures 2023	Anticipated Expenditures 2024	Anticipated Expenditures 2025	Anticipated Expenditures 2026	Anticipated Expenditures 2027	Anticipated Expenditures 2028	Anticipated Expenditures 2029	Anticipated Expenditures 2030		
Major Structures																
Roofs - Buildings		0.00	172,231	172,231	0	0	0	0	0	0	0	0	0	0	0	0
Roofs - Garages		0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Siding/Exterior Surfaces/Stairwells		0.00	84,048	84,048	0	0	0	0	0	0	0	0	0	0	0	0
Boilers/Hot Water System																
Domestic Boiler #1		0.00	28,754	28,754	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Boiler #2		0.00	1,664	1,664	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Boiler #3 - Discontinued		0.00	3,204	3,204	0	0	0	0	0	0	0	0	0	0	0	0
Circulating Pumps - Discontinued		0.00	313	313	0	0	0	0	0	0	0	0	0	0	0	0
Pressure Balance Valves		0.00	11,665	11,665	750	750	750	750	750	750	750	750	750	750	750	750
Driveaway Boiler		0.00	10,275	10,275	0	0	0	0	0	0	0	0	0	0	0	0
Pool Boiler/Pumps		0.00	273,256	273,256	0	0	0	0	0	0	0	0	0	0	0	0
Spa Boiler/Pumps - Discontinued		0.00	29,661	29,661	0	0	0	0	0	0	0	0	0	0	0	0
Windows																
Windows Replacement		0.00	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 - Discontinued		0.00	4,132	4,132	0	0	0	0	0	0	0	0	0	0	0	0
Grounds Lights		0.00	1,187	1,187	0	0	0	0	0	0	0	0	0	0	0	0
Walkway Lighting Replacement		0.00	24,345	24,345	0	0	0	0	0	0	0	0	0	0	0	0
Entrway Enhancements																
Brass Numbers & Kickplates		0.00	860	860	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Exercise Equipment																
Fitness Equipment - Discontinued		0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Safety System																
Fire Alarm System		0.00	43,077	43,077	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Elevators																
Replacement		0.00	351,421	351,421	0	0	0	0	0	0	0	0	0	0	0	0
Heated Driveways																
Concrete Work		0.00	107,803	107,803	0	0	0	0	0	0	0	0	0	0	0	0
Pools																
Heated Stairs		0.00	3,203	3,203	0	125,000	0	0	0	0	0	0	0	0	0	0
Pool Deck (Partial) - Discontinued		0.00	0	0	0	25,000	0	0	0	0	0	0	0	0	0	0
Pool Deck (Partial) - Discontinued		0.00	5,800	5,800	0	0	0	0	0	0	0	0	0	0	0	0
Pool Replacement		0.00	10,097	10,097	0	0	0	0	0	0	0	0	0	0	0	0
Spa Deck - Heated		0.00	71,304	71,304	0	0	0	0	75,000	0	0	0	0	0	0	0
Spa Shell - Discontinued		0.00	7,150	7,150	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous/Auditors		0.00	25,830	25,830	0	0	0	0	0	0	0	0	0	0	0	0
Development & Entitlement																
Renovation Soft Costs - Net - Discontinued		0.00	349,636	349,636	0	0	0	0	0	0	0	0	0	0	0	0
Crawl Space Remediation		0.00	156,553	156,553	0	0	0	0	0	0	0	0	0	0	0	0
Walkway Remediation - Discontinued		0.00	314,407	314,407	0	0	0	0	0	0	0	0	0	0	0	0
Misc/Auditors/Interest - Discontinued		0.00	338,913	338,913	0	0	0	0	0	0	0	0	0	0	0	0
Totals		0.00	2,501,197	2,501,197	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	15,000
Assessments/Interest/Misc Net Change		102,228.01	3,057,535	3,159,763	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	4,000
Operating Surplus Transfer		0.00	116,178	116,178												
Reno Fund to Reserve Transfer		0.00	-104,088	-104,088												
Reserve Net Change		102,228.01	588,427.81	670,655.82	54,928	-119,422	96,178	21,178	96,178	96,178	96,178	96,178	96,178	96,178	96,178	51,178
Reserve Bank Balance Net Change		102,228.01	N/A	N/A	54,928	-119,422	96,178	21,178	96,178	96,178	96,178	96,178	96,178	96,178	96,178	51,178
Plus Operating Account Transfers		0.00	566,428	670,655.82	725,584	606,162	702,340	723,518	819,696	883,874	990,052	1,086,230	1,182,408	1,233,586	1,233,586	1,233,586
Reserve Bank Balance			431,108	533,336	588,264	468,842	565,020	586,198	682,376	756,554	852,732	948,910	1,045,088	1,096,266	1,096,266	1,096,266
Undrafted Reserve			-137,320	-137,320	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Center - Furnishings & Equipment		0.00	-15,173	-15,173	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Center - Furnishings & Equipment		0.00	-59,758	-59,758	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service & Construction		0.00	-398,416	-398,416	0	0	0	0	0	0	0	0	0	0	0	0
Totals		0.00	-473,347	-473,347	0	0	0	0	0	0	0	0	0	0	0	0
Less Arrival Center - Rent		5,665,201	164,291	169,956	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		0.00	250,729	250,729	0	0	0	0	0	0	0	0	0	0	0	0
Assessments		0.00	154,684	154,684	0	0	0	0	0	0	0	0	0	0	0	0
Fund Balance - Arrival Center		5,665,201	96,356,34	102,022	107,687	113,352	119,017	124,682	130,348	136,013	141,678	147,343	153,008	158,674	158,674	158,674