

Enclave Condominium Association
Reserve Fund Analysis

| | Year Begun | Year Replaced | Estimated Last Replacement Year | Estimated Amortization Period | Estimated Current Replacement Cost | Funding Requirement= Repl. Cost/ Useful Life Or Loan Period | Amount To Reserve Through 09/2021 | Variance Reserve to Expenditures Through 09/2021 |
|-------------------------------------------------|------------|---------------|---------------------------------|-------------------------------|------------------------------------|-------------------------------------------------------------|-----------------------------------|--------------------------------------------------|
| Major Structures | | | | | | | | |
| Roofs - Buildings | 1979 | 2016 | 2035 | 19 | \$1,500,000 | 35,000.00 | 227,550.42 | 55,319.88 |
| Roofs - Garages | 1979 | 1979 | 2021 | 42 | 160,000 | 0.00 | 105,416.25 | 105,416.25 |
| Sliding/Exterior Surfaces/Stairwells | 1979 | 1997 | 2021 * | 24 | \$750,000 | 11,700.00 | 172,479.34 | 95,402.58 |
| Boilers/Hot Water System | | | | | | | | |
| Domestic Boiler #1 | 1979 | 2016 | 2033 | 17 | 20,000 | 1,176.47 | 33,459.86 | 4,705.88 |
| Domestic Boiler #2 | 1979 | 2016 | 2033 | 17 | 20,000 | 1,176.47 | 6,369.77 | 4,705.88 |
| 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 | 24,612.00 | 12,946.89 |
| Driveway Boiler | 1986 | 2002 | 2022 | 20 | 65,600 | 7,000.00 | 61,019.87 | 47,436.13 |
| Pool Boiler/Pumps | 1979 | 2016 | 2026 | 10 | 22,000 | 2,200.00 | 282,055.64 | 6,306.74 |
| Spa Boiler/Pumps - Discontinued | 1979 | 1990 | 2012 | 22 | 0 | 2,167.65 | 31,849.67 | 2,188.38 |
| Windows | | | | | | | | |
| Windows Replacement | 1991 | 1999 | 2024 * | 25 | 500,000 | 5,000.00 | 215,464.00 | 140,265.95 |
| Exterior Lights | | | | | | | | |
| Fluorescent Retro-fit - Discontinued | 1990 | 1990 | 2006 | 16 | 4,909 | 0.00 | 4,132.00 | 0.00 |
| Grounds Lights | 1995 | 2002 | 2021 | 19 | 7,500 | 1,000.00 | 14,187.47 | 13,000.04 |
| Hallway Lighting Replacement | 1979 | 1996 | 2021 | 25 | 21,821 | 991.86 | 50,132.92 | 25,788.22 |
| 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 |
| Fire Safety System | | | | | | | | |
| Fire Alarm System | 1990 | 1996 | 2021 | 25 | 40,000 | 2,272.73 | 96,064.37 | 52,986.90 |
| Elevators | | | | | | | | |
| Replacement | 1979 | 2016 | 2046 | 30 | 263,000 | 10,520.00 | 327,885.69 | -23,535.09 |
| Heated Driveways | | | | | | | | |
| Concrete Work | 1986 | 2002 | 2032 | 30 | 500,000 | 10,000.00 | 245,922.46 | 138,119.48 |
| Pools | | | | | | | | |
| Pool Deck | 1979 | 2002 | 2022 | 20 | 125,000 | 6,250.00 | 96,875.00 | 93,672.50 |
| Heated Stairs | 1993 | 2002 | 2022 | 20 | 25,000 | 1,250.00 | 27,187.50 | 27,187.50 |
| 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 | 110,041.55 | 38,737.76 |
| Spa Deck, Heated | 1990 | 1996 | 2026 * | 30 | 15,000 | 1,500.00 | 13,150.00 | 4,887.56 |
| 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 | -151,863.69 |
| Renovation Soft Costs, Net - Discontinued | | | | | 179,084.99 | 0.00 | 156,553.14 | 0.00 |
| Crawl Space Remediation | 1979 | 1979 | 2024 | 45 | 250,508 | 0.00 | 336,701.16 | 22,294.51 |
| Walkway Remediation - Discontinued | 1979 | 1979 | Yearly | 35 | 200,000 | 0.00 | 338,912.60 | 0.00 |
| Misc/Auditors/Interest - Discontinued | 1987 | 1987 | Yearly | N/A | N/A | 0.00 | -3,474.89 | 0.00 |
| Totals | | | | | 4,926,923 | 102,228.00 | 717,220.25 | 717,220.25 |
| Transfer Dev Costs Reserve to Op Fund | | | | | | | | |
| Adjusted Reserve Fund Balance | | | | | | | | |
| 889,083.94 | | | | | | | | |
| 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 | 0.00 | 65,423.54 | 5,590.20 |
| Debt Service & Construction, Net of Assessments | | | | | | 0.00 | 345,754.01 | 102,021.54 |
| Less Rent - Office Space | | | | | | | | |
| Totals | | | | | 5,665.20 | 426,350.22 | 107,571.74 | |

