

Enclave Condominium Association Reserve Fund Analysis									
	Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost	Funding Requirement= Repl. Cost / Useful Life Or Loan Period	Amount Added To Reserve From Inception Through 09-2016	Net Remaining Projected Reserve @ 09-2016	
Major Structures									
Roofs - Buildings		1997	2016	19	\$840,000	16,880.48	310,176.80	157,009.56	
Roofs - Garages		1979	2016	37	160,000	3,686.53	72,519.19	72,519.19	
Siding/Exterior Surfaces		1997	2017	20	\$750,000	11,700.00	113,979.34	55,880.41	
Boilers/Hot Water System									
Domestic Boiler #1		1999	2016	17	20,000	2,765.41	38,202.73	9,448.75	
Domestic Boiler #2		1999	2016	17	20,000	2,000.00	36,397.76	34,733.87	
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	25,862.00	15,000.00	
Driveway Boiler		2002	2022	20	65,600	4,000.95	47,864.50	37,589.50	
Pool Boiler/Pumps		2012	2022	10	22,000	1,750.00	46,310.85	-8,770.56	
Spa Boiler/Pumps		2012	2034	22	0	0.08	15,852.99	19.94	
Windows									
Windows Replacement		1999	2024 *	25	500,000	15,000.00	180,464.00	106,745.30	
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	9,505.63	8,318.20	
Hallway Lighting Replacement		1996	2018	22	21,821	752.44	45,413.02	21,068.32	
Entryway Enhancements									
Brass Numbers & Kickplates		1995	2017	22	1,250	0.00	2,110.48	1,250.00	
Exercise Equipment									
Fitness Equipment		1995	2017	22	6,200	100.00	2,094.50	2,094.50	
Fire Safety System									
Fire Alarm System		1996	2017	21	40,000	2,400.00	84,573.47	41,496.00	
Elevator Valves									
Valve Replacement		1979	2016	37	263,000	135,000.00	298,000.15	0.00	
Heated Driveways									
Concrete Work		2002	2032	30	500,000	6,817.87	199,104.61	100,797.63	
Pools									
Pool Deck		2002	2022	20	125,000	5,000.00	91,875.00	88,672.50	
Heated Stairs		2002	2022	20	25,000	1,562.50	20,625.00	20,625.00	
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	98,450.46	27,146.67	
Spa Deck, Heated		1996	*	10	15,000	0.00	7,150.00	0.00	
Spa Shell		1996	*	35	15,000	0.00	25,829.72	0.00	
Miscellaneous/Auditors									
Development & Entitlement					125,000.00	94,309.66	109,309.66	-30,690.34	
Renovation Soft Costs					179,084.99	0.00	6,156.00	-157,928.99	
Crawl Space Remediation		1979	2013	34	250,508	70,378.56	223,269.85	0.00	
Walkway Remediation		1979	2014	35	200,000	119,515.29	221,403.44	-119,007.99	
Misc/Auditors/Interest		1987	Yearly		N/A	0.00	-2,492.27	0.00	
Totals					4,266,923	497,551.59		484,017.46	
Arrival Center									
Furnishings & Equipment		2003	2015	12	15,000	0.00	10,072.00	-5,100.67	0.00
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	-141,630.00	141,630.00	Test
							250,728.96	250,728.96	
Totals						-5,665.20	114,764.22	79,892.11	OK
Total Reserve Assessments						497,551.59		0.00	

Enclave Condominium Association
Reserve Fund Analysis

Ten Year Model													
Year ->	Anticipated Expenditures 2016	Actual Expenditures Through 2015	Anticipated Expenditures Through 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	Anticipated Expenditures 2026
Major Structures													
Roofs - Buildings	0	153,167	153,167	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
Siding/Exterior Surfaces	0	58,099	58,099	750,000	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
Domestic Boiler #2	0	1,664	1,664	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
Circulating Pumps	0	313	313	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
Driveway Boiler	0	10,275	10,275	0	0	0	0	0	65,600	0	0	0	0
Pool Boiler/Pumps	0	55,081	55,081	0	0	0	0	0	22,000	0	0	0	0
Spa Boiler/Pumps	0	15,833	15,833	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
Exterior Lights													
Fluorescent Retro-fit	0	4,132	4,132	0	0	0	0	0	0	0	0	0	0
Grounds Lights	0	1,187	1,187	7,500	0	0	0	0	0	0	0	0	0
Hallway Lighting Replacement	0	24,345	24,345	0	21,821	0	0	0	0	0	0	0	0
Entryway Enhancements													
Brass Numbers & Kickplates	0	860	860	1,250	0	0	0	0	0	0	0	0	0
Exercise Equipment													
Fitness Equipment	0	0	0	6,200	0	0	0	0	0	0	0	0	0
Fire Safety System													
Fire Alarm System	0	43,077	43,077	40,000	0	0	0	0	0	0	0	0	0
Elevator Valves													
Valve Replacement	298,000	0	298,000	0	0	0	0	0	0	0	0	0	0
Heated Driveways													
Concrete Work	0	98,307	98,307	0	0	0	0	0	0	0	0	0	0
Pools													
Pool Deck	0	3,203	3,203	0	0	0	0	0	125,000	0	0	0	0
Heated Stairs	0	0	0	0	0	0	0	0	25,000	0	0	0	0
Pool Deck (Partial)	0	5,800	5,800	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
Pool Replacement	0	71,304	71,304	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	15,000
Spa Shell	0	25,830	25,830	0	0	0	0	0	0	0	0	0	15,000
Miscellaneous/Auditors													
Development & Entitlement	125,000	15,000	140,000	0	0	0	0	0	0	0	0	0	0
Renovation Soft Costs	109,783	54,302	164,085	0	0	0	0	0	0	0	0	0	0
Crawl Space Remediation	0	223,270	223,270	0	0	0	0	0	0	0	0	0	0
Walkway Remediation	16,970	323,442	340,411	0	0	0	0	0	0	0	0	0	0
Misc/Auditors/Interest	0	-2,492	-2,492	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Totals	549,753	1,319,785	1,869,538	811,000	27,871	6,050	6,050	6,050	243,650	6,050	6,050	6,050	36,050
Assessments/Interest/Misc Net Change	497,552	1,853,495	2,351,047	497,552	426,014	324,125	324,125	324,125	324,125	324,125	324,125	324,125	324,125
Operating Surplus Transfer	0	106,596	106,596										
Reno Fund to Reserve Transfer	0	-104,088	-104,088										
Reserve Net Change	-52,201	536,219	484,017	-313,448	398,143	318,075	318,075	318,075	80,475	318,075	318,075	318,075	288,075
Reserve Bank Balance Net Change	-52,201	N/A	N/A	-313,448	398,143	318,075	318,075	318,075	80,475	318,075	318,075	318,075	288,075
Reserve Balance		536,219	484,017	170,569	568,712	886,787	1,204,863	1,522,938	1,603,413	1,921,489	2,239,564	2,557,640	2,845,715
Plus Operating Account Transfers	0	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Bank Balance		542,585	484,017	170,569	568,712	886,787	1,204,863	1,522,938	1,603,413	1,921,489	2,239,564	2,557,640	2,845,715
Unfunded Reserve		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
Arrival Center - Furnishings & Equipment	0	-59,227	-59,227	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
Totals	0	-472,816	-472,816	0	0	0	0	0	0	0	0	0	0
Less Arrival Center - Rent	5,665	141,630	147,295	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
Assessments	0	154,684	154,684	0	0	0	0	0	0	0	0	0	0
Fund Balance - Arrival Center	5,665	74,227	79,892	85,557	91,223	96,888	102,553	108,218	113,883	119,549	125,214	130,879	136,544