

**Enclave Condominium Association
Reserve Fund Analysis**

Major Structures	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 To Reserve Through 09/14	Variance Reserve to Expenditures Through 09/14
Major Structures							
Roofs - Buildings	1997	2017	20	\$162,000	16,880.48	276,415.84	142,358.60
Roofs - Garages	1979	2015	36	54,087	3,686.53	65,146.13	65,146.13
Siding/Exterior Surfaces	1997	2017	20	\$750,000	11,700.00	90,579.34	103,410.41
Boilers/Hot Water System							
Domestic Boiler #1	1999	2015	16	20,000	2,765.41	32,671.91	3,917.93
Domestic Boiler #2	1999	2015	16	20,000	2,000.00	32,397.76	30,733.87
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	24,362.00	13,500.00
Driveway Boiler	2002	2022	20	65,600	4,000.95	39,862.60	29,587.60
Pool Boiler/Pumps	2012	2022	10	22,000	1,750.00	47,129.73	8,645.03
Spa Boiler/Pumps	2012	2034	22	0	0.00	9,276.17	0.00
Windows							
Windows Replacement	1999	2024 *	25	500,000	15,000.00	150,464.00	77,252.59
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	8,141.99	6,954.56
Walkway Lighting Replacement	1996	2016	20	21,821	752.44	43,908.14	19,563.44
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	1,894.50	1,894.50
Fire Safety System							
Fire Alarm System	1996	2016	20	40,000	2,400.00	79,773.47	36,696.00
Elevator Valves							
Valve Replacement	1979	2015	36	150,000	17,000.00	146,000.15	146,000.15
Heated Driveways							
Concrete Work	2002	2032	30	250,000	6,817.87	185,468.87	87,161.89
Pools							
Pool Deck	2002	2022	20	125,000	5,000.00	81,875.00	81,875.00
Heated Stairs	2002	2022	20	25,000	1,562.50	17,500.00	17,500.00
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	93,450.46	24,906.67
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							
Renovation Soft Costs, Net	1979	2013	34	250,508	81,083.50	81,333.04	-161,917.75
Crawl Space Remediation	1979	2014	35	200,000	0.00	0.00	-8,003.10
Walkway Remediation	1987	Yearly		N/A	0.00	-2,215.09	0.00
Misc/Auditors/Interest							
Totals				2,815,925		176,431.50	728,433.52
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	-43,434.51
Debt Service & Construction, Net of Assessments					0.00	-18,738.00	-262,470.47
Less Rent - Office Space					-5,665.20	-130,299.60	130,299.60
						250,728.96	250,728.96
Totals				-5,665.20		126,094.62	70,022.91
Total Reserve Assessments						176,431.50	0.00