

Reserve Fund Analysis											
		Year	Estimated	Estimated Useful Life/	Estimated Current	Amount	Variance Reserve to	For Consideration -	Remainder Adopted During Budget Meeting		
										Year Begun	Last Replaced
<b>Major Structures</b>											
	Roofs - Buildings	1979	2016	2056	40	\$840,000	10,000.00	272,550.42	100,319.88	35,000.00	65,319.88
	Roofs - Garages	1979	2023	2063	40	\$250,000	0.00	105,416.25	105,416.25	105,416.25	0.00
	Exterior Surfaces/ Renovations	1979	2020	2040	20	\$750,000 *	10,000.00	194,179.34	122,098.60	41,425.31	80,673.29
<b>Boilers/Hot Water System</b>											
	Domestic Boiler #1	1979	1999	2016	17	20,000	10,000.00	44,636.33	15,882.35	-6,000.00	21,882.35
	Domestic Boiler #2	1979	1999	2016	17	20,000	10,000.00	17,546.24	15,882.35	-7,696.89	23,579.24
	Domestic Boiler #3 - Discontinued	1979	1999	N/A *	20	0	0.00	3,204.23	0.00	0.00	0.00
	Circulating Pumps	1979	1979	1999	20	0	0.00	313.00	0.00	0.00	0.00
	Pressure Balance Valves	1979	1984	Yearly *	33	24,750	0.00	25,362.00	13,696.89	13,696.89	0.00
	Driveway Boiler/Snowmelt system	1986	2002	2022	20	400,000	25,000.00	93,019.87	79,436.13	54,436.13	25,000.00
	Pool Boiler/Pumps	1979	1989	1999	10	50,000	10,000.00	294,255.64	15,728.34	0.00	15,728.34
	Spa Boiler/Pumps	1979	1990	2012	22	0	10,000.00	44,017.32	14,356.03	0.00	14,356.03
<b>Windows</b>											
	Windows Replacement	1991	1999	2024 *	25	1,000,000	10,000.00	230,464.00	154,381.44	89,648.66	64,732.78
<b>Exterior Lights</b>											
	Fluorescent Retro-fit	1990	1990	2006	16	4,909	0.00	4,132.00	0.00	0.00	0.00
	Grounds Lights	1995	2002	2017	15	15,000	0.00	15,187.45	13,550.02	13,550.02	0.00
	Hallway Lighting Replacement	1979	1996	2018	22	40,000	0.00	51,124.78	26,780.08	26,780.08	0.00
<b>Entryway Enhancements</b>											
	Brass Numbers & Kickplates	1995	1995	2017	22	1,250	0.00	2,110.48	1,250.00	0.00	1,250.00
<b>Exercise Equipment</b>											
	Fitness Equipment - personal property	1995	1995	2017	22	6,200	0.00	0.00	0.00	0.00	0.00
<b>Fire Safety System</b>											
	Fire Alarm System	1990	1996	2017	21	40,000	0.00	95,161.35	52,083.88	18,640.37	33,443.51
<b>Elevators</b>											
	Elevator Replacement & Major Repairs	1979	1979	2016	37	263,000	0.00	338,260.51	-13,037.52	-13,037.52	0.00
<b>Heated Driveways</b>											
	Concrete Work	1986	2002	2032	30	500,000	0.00	255,922.46	148,119.48	148,119.48	0.00
<b>Pools</b>											
	Pool Deck	1979	2002	2022	20	125,000	15,000.00	118,125.00	114,922.50	0.00	114,922.50
	Heated Stairs	1993	2002	2022	20	25,000	0.00	28,437.50	28,437.50	28,437.50	0.00
	Pool Deck (Partial)	1988	1988	2003	15	4,200	0.00	5,800.00	0.00	0.00	0.00
	Pool Deck (Partial)	1989	1989	2004	15	6,100	0.00	10,097.00	0.00	0.00	0.00
	Pool Replacement	1979	1979	2012	33	75,000	0.00	112,314.37	41,009.76	0.00	41,009.76
	Spa Deck, Heated	1990	1996	2006 *	10	25,000	15,000.00	29,650.00	21,387.56	0.00	21,387.56
	Spa Shell	1979	1996	2031 *	35	15,000	0.00	25,829.72	0.00	0.00	0.00
<b>Miscellaneous/Auditors</b>											
	Development & Entitlement					0.00	0.00	462,573.57	-572,605.28	-572,605.28	0.00
	Renovation Soft Costs, Net					0.00	0.00	156,553.14	0.00	0.00	0.00
	Crawl Space Remediation	1979	1979	2013	34	0	0.00	315,406.65	1,000.00	0.00	1,000.00
	Laundry Mechanical Room					0.00	0.00	21,439.70	32,360.85	32,360.85	0.00
	Walkway Remediation	1979	2014	2039 *	25	300,000	0.00	338,912.60	0.00	0.00	0.00
	Misc/Auditors/Interest	1987	1987	Yearly *		N/A	0.00	-299.96	-8,171.85	-8,171.85	0.00
<b>Totals</b>											
						4,800,409	125,000.00	3,711,702.96	524,285.24	0.00	0.00
										524,285.24	524,285.24
	Adjusted Reserve Fund Balance							\$	524,285.24		