

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 To Reserve Through 09/2022	Variance Reserve to Expenditures Through 09/2022	
Major Structures									
Roofs - Buildings	1979	2016	2035	19	\$1,500,000	35,000.00	262,550.42	90,319.88	
Roofs - Garages	1979	1979	2022	43	160,000	0.00	105,416.25	105,416.25	
Exterior Surfaces/ Renovations	1979	1997	2022 *	25	\$750,000	11,700.00	184,179.34	108,794.21	
Boilers/Hot Water System									
Domestic Boiler #1	1979	2016	2033	17	20,000	1,176.47	34,636.33	5,882.35	
Domestic Boiler #2	1979	2016	2033	17	20,000	1,176.47	7,546.24	5,882.35	
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	25,362.00	13,696.89	
Driveway Boiler	1986	2002	2022	20	65,600	7,000.00	68,019.87	54,436.13	
Pool Boiler/Pumps	1979	2016	2026	10	22,000	2,200.00	284,255.64	5,728.34	
Spa Boiler/Pumps - Discontinued	1979	1990	2012	22	0	2,167.65	34,017.32	4,356.03	
Windows									
Windows Replacement	1991	1999	2024 *	25	500,000	5,000.00	220,464.00	144,381.44	
Exterior Lights									
Fluorescent Retro-fit - Discontinued	1990	1990	2006	16	4,909	0.00	4,132.00	0.00	
Grounds Lights - Discontinuing	1995	2002	2022	20	7,500	1,000.00	15,187.45	14,737.45	
General Common Lighting	1979	1996	2021	25	21,821	991.86	51,124.78	25,592.65	
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	98,337.10	55,259.63	
Elevators									
Replacement	1979	2016	2046	30	263,000	10,520.00	338,260.50	-13,160.28	
Heated Driveways									
Concrete Work	1986	2002	2032	30	500,000	10,000.00	255,922.46	148,119.48	
Pools									
Pool Deck	1979	2002	2022	20	125,000	6,250.00	103,125.00	99,922.50	
Heated Stairs	1993	2002	2022	20	25,000	1,250.00	28,437.50	28,437.50	
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	112,314.37	41,010.58	
Spa Deck, Heated	1990	1996	2026 *	30	15,000	1,500.00	14,650.00	6,387.56	
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	-331,874.73	
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	315,406.65	1,000.00	
Laundry Mechanical	N/A	N/A			150,000	0.00	21,439.70	32,360.85	
Walkway Remediation - Discontinued	1979	1979	2014 3:	35	200,000	0.00	338,912.60	0.00	
Misc/Auditors/Interest - Discontinued	1987	1987	Yearly LUE!		N/A	0.00	-3,475.71	0.00	
Totals					5,076,923	102,228.00		647,937.06	
Transfer Dev Costs Reserve to Op Fund								331,874.73	
Adjusted Reserve Fund Balance								979,811.79	
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	71,088.74	11,215.40	
Debt Service & Construction, Net of Assessments						0.00	345,754.01	102,021.54	
Less Rent - Office Space									
Totals						5,665.20	432,015.42	113,236.94	
Total Reserve Assessments						102,228.00		0.00	

Enclave Condominium Association Reserve Fund Analysis													
Ten Year Model													
	Anticipated Expenditures	Actual Expenditures Through	Anticipated Expenditures Through	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures	Anticipated Expenditures
Year >>	2022	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Major Structures													
Roofs - Buildings	0.00	172,231	172,231	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
Exterior Surfaces/ Renovations	0.00	75,385	75,385										
Boilers/Hot Water System													
Domestic Boiler #1	0.00	28,754	28,754	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
Domestic Boiler #3 - Discontinued	0.00	3,204	3,204	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
Pressure Balance Valves	0.00	11,665	11,665	750	750	750	750	750	750	750	750	750	750
Driveway Boiler	0.00	13,584	13,584	0	0	0	0	0	0	0	0	0	0
Pool Boiler/Pumps	0.00	278,527	278,527	0	0	0	22,000	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
Windows													
Windows Replacement	0.00	76,083	76,083	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
Grounds Lights - Discontinuing	-1,187.43	1,637	450.00	0	0	0	0	0	0	0	0	0	0
General Common Lighting	1,187.43	24,345	25,532	0	0	0	0	0	0	0	0	0	0
Entrway Enhancements													
Brass Numbers & Kickplates	0.00	860	860	0	0	0	0	0	0	0	0	0	0
Exercise Equipment													
Tennis Equipment - Discontinued	0.00	0	0	0	0	0	0	0	0	0	0	0	0
Fire Safety System													
Fire Alarm System	0.00	43,077	43,077	0	0	0	0	0	0	0	0	0	0
Elevators													
Replacement	0.00	351,421	351,421	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	500,000
Pools													
Pool Deck	0.00	3,203	3,203	0	0	0	0	0	0	0	0	0	0
Heated Stairs	0.00	0	0	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
Pool Deck (Partial) - Discontinued	0.00	10,097	10,097	0	0	0	0	0	0	0	0	0	0
Pool Replacement	0.00	71,304	71,304	0	75,000	0	0	0	0	0	0	0	0
Spa Deck, Heated	0.00	8,262	8,262	0	0	0	15,000	0	0	0	0	0	15,000
Spa Shell - Discontinued	0.00	25,830	25,830	0	0	0	0	0	0	0	0	15,000	15,000
Miscellaneous/Auditors													
Development & Entitlement	0.00	584,054	584,054										
Renovation Soft Costs, Net - Discontinued	0.00	156,553	156,553	0	0	0	0	0	0	0	0	0	15,000
Crawl Space Remediation	0.00	314,407	314,407										
Laundry Mechanical	0.00	-10,921	-10,921										
Walkway Remediation - Discontinued	0.00	338,913	338,913										
Misc Auditors Interest - Discontinued	0.00	-3,476	-3,476	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Totals	0.00	2,728,372	2,728,372	6,050	81,050	6,050	41,050	6,050	6,050	6,050	6,050	21,050	551,050
Assessments/Interest/Misc Net Change	102,228.01	3,261,991	3,364,219	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228	102,228
Operating Surplus Transfer	0.00	116,178	116,178										
Reserve Net Change	102,228.01	545,709.07	647,937.08	96,178	21,178	96,178	59,178	96,178	96,178	96,178	96,178	81,178	-448,822
Adjusted for Dev Costs		331,874.73											
Reserve Bank Balance Net Change	102,228.01	N/A	N/A	96,178	21,178	96,178	59,178	96,178	96,178	96,178	96,178	81,178	-448,822
Reserve Balance		877,583.80	979,811.81	1,075,990	1,097,168	1,193,346	1,252,524	1,348,702	1,444,880	1,541,058	1,637,236	1,718,414	1,269,592
Plus Operating Account Transfers	0.00	0	0	0	0	0	0	0	0	0	0	0	0
Reserve Bank Balance		431,108	533,336	629,514	650,692	746,870	806,048	902,226	998,404	1,094,582	1,190,760	1,271,938	823,116
Unfunded Reserve		-446,476	-446,476	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
Arrival Center - Furnishings & Equipment	0.00	-59,873	-59,873	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
Totals	0.00	-473,462	-473,462	0	0	0	0	0	0	0	0	0	0
Less Arrival Center - Rent	5,665.20	175,621	181,286	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										
Assessments	0.00	154,684	154,684	0	0	0	0	0	0	0	0	0	0
Fund Balance - Arrival Center	5,665.20	107,571.74	113,237	118,902	124,567	130,233	135,898	141,563	147,228	152,893	158,559	164,224	169,889