

Enclave Condominium Association Reserve Fund Analysis							Funding	Amount	Variance
	Year	Year	Estimated	Estimated	Estimated	Requirement=	To Reserve	Reserve to	
	Begun	Last	Replacement	Useful Life/	Current	Repl. Cost /	Through 09/2023	Expenditures	
		Replaced	Year	Amortization	Replacement	Useful Life		Through 09/2023	
				Period	Cost	Or Loan Period			
Major Structures									
Roofs - Buildings	1979	2016	2035	19	\$1,500,000	0.00	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	0.00	184,179.34	112,098.60	
Boilers/Hot Water System									
Domestic Boiler #1	1979	2016	2033	17	20,000	0.00	34,636.33	5,882.35	
Domestic Boiler #2	1979	2016	2033	17	20,000	0.00	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	0.00	25,362.00	13,696.89	
Driveway Boiler	1986	2002	2022	20	65,600	0.00	68,019.87	54,436.13	
Pool Boiler/Pumps	1979	2016	2026	10	22,000	0.00	284,255.64	5,728.34	
Spa Boiler/Pumps - Discontinued	1979	1990	2012	22	0	0.00	34,017.32	4,356.03	
Windows									
Windows Replacement	1991	1999	2024 *	25	500,000	0.00	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	0.00	15,187.45	14,737.45	
General Common Lighting	1979	1996	2024	28	21,821	0.00	51,124.78	25,592.65	
Entryway Enhancements									
Brass Numbers & Kickplates	1995	1995	2024	29	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	2024	28	40,000	0.00	98,337.10	55,259.63	
Elevators									
Replacement	1979	2016	2046	30	263,000	0.00	338,260.51	-13,160.27	
Heated Driveways									
Concrete Work	1986	2002	2032	30	500,000	0.00	255,922.46	148,119.48	
Pools									
Pool Deck	1979	2002	2024	22	125,000	0.00	103,125.00	99,922.50	
Heated Stairs	1993	2002	2022	20	25,000	0.00	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	0.00	112,314.37	41,009.76	
Spa Deck, Heated	1990	1996	2026 *	30	15,000	0.00	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	-479,675.83	
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 *	35	200,000	0.00	338,912.60	0.00	
Misc/Auditors/Interest - Discontinued	1987	1987	Yearly *		N/A	0.00	-3,475.71	0.00	
Totals					5,078,923	0.00		503,439.54	
Transfer Dev Costs Reserve to Op Fund								0.00	
Adjusted Reserve Fund Balance								503,439.54	
	PY				550,932.00				
	PY				57,366.86				
	PY				595,065.65				
	Total Reclss - In Operating Fund				\$153,364.51				
						\$0.00	Must be zero		
						\$153,364.51	Reclassified to op fur By j/e per Reese Henry		
						\$633,040.34	Reconciliation Bal: From Entitlement File		
						\$479,675.83	From Above - In Reserve		

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	59,873.34	0.00	
Debt Service & Construction, Net of Assessments						0.00	362,634.61	118,902.14	
Less Rent - Office Space									
Totals						5,665.20	437,680.62	118,902.14	