

Enclave Condominium Association Reserve Fund Analysis							Funding Requirement= Repl. Cost / Useful Life Or Loan Period	Amount Added To Reserve From Inception Through 09-2018	Net Remaining Projected Reserve @ 09-2018
	Year Begun	Year Last Replaced	Estimated Replacement Year	Estimated Useful Life/ Amortization Period	Estimated Current Replacement Cost				
Major Structures									
Roofs - Buildings		2016	2036	20	\$840,000	0.00	153,325.83	-4,953.50	
Roofs - Garages		1979	2019	40	160,000	4,210.53	105,416.25	105,416.25	
Siding/Exterior Surfaces/Stairwells		1997	2018	21	\$750,000	11,700.00	137,379.34	55,894.96	
Boilers/Hot Water System									
Domestic Boiler #1		2016	2033	17	20,000	1,176.47	29,930.45	1,176.47	
Domestic Boiler #2		2016	2033	17	20,000	1,176.47	2,840.36	1,176.47	
Domestic Boiler #3 - Discontinued		1999	N/A	20	0	0.00	3,204.23	0.00	
Circulating Pumps		1979	N/A	20	0	0.00	313.00	0.00	
Pressure Balance Valves		1984	Yearly	33	24,750	750.00	22,362.00	10,696.89	
Driveway Boiler		2002	2022	20	65,600	1,077.21	52,942.66	42,667.66	
Pool Boiler/Pumps		2016	2026	10	22,000	2,200.00	275,455.64	2,200.00	
Spa Boiler/Pumps		2016	2026	10	80,000	1,337.60	18,772.72	-6,535.78	
Windows									
Windows Replacement		1999	2024 *	25	500,000	5,000.00	200,464.00	126,745.30	
Exterior Lights									
Fluorescent Retro-fit		1990	*	16	4,909	0.00	4,132.00	0.00	
Grounds Lights		2002	2018	16	15,000	1,000.00	11,187.45	10,000.02	
Hallway Lighting Replacement		1996	2018	22	21,821	991.86	47,157.32	22,812.62	
Entryway Enhancements									
Brass Numbers & Kickplates		1995	2018	23	1,250	0.00	2,110.48	1,250.00	
Exercise Equipment									
Fitness Equipment		1995	2018	23	6,200	0.00	2,194.50	2,194.50	
Fire Safety System									
Fire Alarm System		1996	2018	22	50,000	2,272.73	89,246.20	46,168.73	
Elevators									
Equipment		2016	2041	25	263,000	10,520.00	296,180.42	-55,240.36	
Heated Driveways									
Concrete Work		2002	2032	30	500,000	10,000.00	215,922.48	117,615.50	
Pools									
Pool Deck		2002	2022	20	125,000	6,250.00	78,125.00	74,922.50	
Heated Stairs		2002	2022	20	25,000	1,250.00	23,437.50	23,437.50	
Pool Deck (Partial)		1988	N/A	15	4,200	0.00	5,800.00	0.00	
Pool Deck (Partial)		1989	N/A	15	6,100	0.00	10,097.00	0.00	
Pool Replacement		2012	2045 *	33	75,000	2,272.73	103,223.19	31,919.40	
Spa Deck, Heated		1996	*	10	15,000	1,500.00	8,650.00	1,500.00	
Spa Shell		1996	N/A *	35	15,000	0.00	25,829.72	0.00	
Miscellaneous/Auditors									
Development & Entitlement					125,000.00	94,309.66	166,695.83	-13,173.14	
Renovation Soft Costs					179,084.99	0.00	146,971.14	-9,582.00	
Crawl Space Remediation		2013	N/A *	3	250,508	32,028.10	287,326.05	-27,080.60	
Walkway Remediation		2014	N/A *	3	200,000	0.00	338,912.61	0.01	
Misc/Auditors/Interest		1987	Yearly		N/A	0.00	-2,912.41	0.00	
Totals					4,364,423	191,023.36	2,862,692.96	561,229.39	
Arrival Center									
Furnishings & Equipment		2003	2018	15	15,000	0.00	10,072.00	-5,100.67	
Furnishings & Equipment		2003	2018	15	20,000	0.00	14,331.26	-45,427.08	
Debt Service & Construction, Net of Assessments						0.00	-18,738.00	-262,470.47	
Less Rent - Office Space						-5,665.20	-152,960.40	152,960.40	
							250,728.96	250,728.96	
Totals						-5,665.20	103,433.82	90,691.14	
Total Reserve Assessments						191,023.36		0.00	

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