

**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 Added To Reserve From Inception Through 09-2017	Net Remaining Projected Reserve @ 09-2017
<b>Major Structures</b>								
Roofs - Buildings		2016	2036	20	\$840,000	-157,009.56	153,167.24	0.00
Roofs - Garages		1979	2017	38	160,000	28,686.53	101,205.72	101,205.72
Siding/Exterior Surfaces		1997	2017	20	\$750,000	11,700.00	125,679.34	43,581.52
<b>Boilers/Hot Water System</b>								
Domestic Boiler #1		2016	2033	17	20,000	-9,448.75	28,753.98	0.00
Domestic Boiler #2		2016	2033	17	20,000	-34,733.87	1,663.89	0.00
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	-4,250.00	21,612.00	10,362.82
Driveway Boiler		2002	2022	20	65,600	4,000.95	51,865.45	41,590.45
Pool Boiler/Pumps		2016	2026	10	22,000	226,927.80	273,255.64	0.00
Spa Boiler/Pumps		2016	2026	10	0	1,337.60	17,402.16	0.00
<b>Windows</b>								
Windows Replacement		1999	2024 *	25	500,000	15,000.00	195,464.00	121,745.30
<b>Exterior Lights</b>								
Fluorescent Retro-fit		1990	*	16	4,909	0.00	4,132.00	0.00
Grounds Lights		2002	2017	15	7,500	681.82	10,187.45	9,000.02
Hallway Lighting Replacement		1996	2018	22	21,821	752.44	46,165.46	21,820.76
<b>Entryway Enhancements</b>								
Brass Numbers & Kickplates		1995	2018	23	1,250	0.00	2,110.48	1,250.00
<b>Exercise Equipment</b>								
Fitness Equipment		1995	2018	23	6,200	100.00	2,194.50	2,194.50
<b>Fire Safety System</b>								
Fire Alarm System		1996	2018	22	40,000	2,400.00	86,973.47	43,896.00
<b>Elevators</b>								
Equipment		2016	2041	25	263,000	-12,339.73	285,660.42	17,989.60
<b>Heated Driveways</b>								
Concrete Work		2002	2032	30	500,000	6,817.87	205,922.48	107,615.50
<b>Pools</b>								
Pool Deck		2002	2022	20	125,000	-20,000.00	71,875.00	68,672.50
Heated Stairs		2002	2022	20	25,000	1,562.50	22,187.50	22,187.50
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	100,950.46	29,646.67
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
<b>Miscellaneous/Auditors</b>								
Development & Entitlement					125,000.00	-46,087.48	63,222.18	22,100.15
Renovation Soft Costs					179,084.99	140,397.14	146,553.14	0.00
Crawl Space Remediation		2013	2016 *	3	250,508	32,028.10	255,297.95	32,028.10
Walkway Remediation		2014	2017 *	3	200,000	117,509.16	338,912.60	0.00
Misc/Auditors/Interest		1987	Yearly		N/A	0.00	-2,720.83	0.00
<b>Totals</b>					4,266,923	308,532.52		696,887.11
<b>Arrival Center</b>								
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	-44,895.71
Debt Service & Construction, Net of Assessments						0.00	-18,738.00	-262,470.47
Less Rent - Office Space						-5,665.20	-147,295.20	147,295.20
							250,728.96	250,728.96
<b>Totals</b>						-5,665.20	109,099.02	85,557.31
<b>Total Reserve Assessments</b>						308,532.52		0.00