

RESERVES BREAKDOWN FOR JANUARY 1, 2022 - DECEMBER 31, 2022					
Reserve Items	Estimated Total Useful Life (in years)	Estimated Remaining Useful Life (in years)	Estimated Cost for Deferred Maintenance (in\$)	Annual Input (in \$)	Estimated Account Balance (in\$)
Roof Repair &/or Replacement, & Eve Spouts	35	20	500,000	22,136	167,128.86
Parking Lot Repair, Paving, Striping, Numbers	10	8	27,000	9,016	32,768.86
Building Painting & Landscaping replacement	10	7	222,000	45,136	159,037.86
Pool/Spa	20	18	60,000	10,286	46,581.86
Pool/Spa Equipment, (heaters, pumps, ect)	8	6	20,000	7,986	32,678.86
Total in reserves checking currently:			\$438,196.31		
2022 reserves:			\$94,560.00		
194 units X \$35 = \$6,790.00 = \$81,480 year					
100 units X \$6 = \$600.00 = \$7,200 year					
98 units X \$6 = \$588.00 = \$5,880.00 for 10 months					