

RESERVES BREAKDOWN FOR JANUARY 1, 2023 - DECEMBER 31, 2023					
Reserve Items	Estimated Total Useful Life	Estimated Remaining Useful Life	Estimated Cost for Deferred Maintenance	Annual Input	Estimated Account Balance
	(in years)	(in years)	(in\$)	(in \$)	(in\$)
Roof Repair &/or Replacement, & Eve Spouts	35	19	500,000	22,760	178,298.03
Parking Lot Repair, Paving, Striping, Numbers	10	7	27,000	10,888	43,938.03
Building Painting & Landscaping replacement	10	6	222,000	45,760	170,207.03
Pool/Spa	20	17	60,000	10,910	57,751.03
Pool/Spa Equipment, (heaters, pumps, ect)	8	8	20,000	8,610	43,848.06
Total in reserves checking currently:			\$494,042.18		
2023 reserves:			\$98,928.00		
194 units X \$35 X 12 = \$81,480 year 198 units X \$6 X 12 = \$14,256 year 76 units X \$6 X 7 = \$3,192 year					