

RESERVES BREAKDOWN FOR JANUARY 1, 2020 - DECEMBER 31, 2020					
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	22	500,000	21,728	158,833
Parking Lot Repair, Paving, Striping, Numbers	10	10	27,000	8,608	\$24,473
Building Painting & Landscaping replacement	10	9	222,000	44,728	150,742
Pool/Spa	20	20	60,000	9,878	38,285
Pool/Spa Equipment, (heaters, pumps, ect)	8	8	20,000	7,578	24,383
Total in reserves checking currently:			\$396,716.65		
2020 reserves:			\$92,520		
Reserves projected 12/31/20:			\$489,236 - \$60,000 community upgrades = \$429,236		
194 units X \$35 = \$6790 = \$81,480 year			92 units X \$10 = \$920 = \$11,040 year		
Reserves items in 2019					
Tree trimming					
Landscape/Flowerbeds					
Pool cleaning					
New pool/spa motors, drains, etc.					
Road paving - filling potholes, restriping					
Security cameras					
Projected Reserves items 2020					
Fitness room upgrades - additional equipment					
New pool furniture - loungers, tables, chairs					
Community entryway landscaping					