

TERRACE IV AT HERITAGE COVE ASSOCIATION, INC.
POOLED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2017

ASSETS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
#R969 ROOF	20	5	136,400.00					136,400					
#R969 PAINTING	7	6	35,800.00						35,800				
#R969 ELEVATOR	30	15	115,200.00										
#R969 BACKFLOWS/FIRE EQUIPMENT	20	5	27,800.00					27,800					
#R969 INSURANCE	1	1	25,852.00	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852
#R969 INSURANCE DEDUCTIBLE	20	20	71,670.00										
#R969 CARPORTS	30	15	5,000.00										
TOTAL			\$ 417,722.00										
	ANNUAL EXPENDITURES			25,852	25,852	25,852	25,852	190,052	61,652	25,852	25,852	25,852	25,852
	BALANCE AT THE BEGINNING OF YEAR			163,175	178,190	193,205	208,220	223,235	74,050	53,265	68,280	83,295	98,310
	ANNUAL CONTRIBUTIONS			40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867
	BALANCE AT THE END OF YEAR			178,190	193,205	208,220	223,235	74,050	53,265	68,280	83,295	98,310	113,325
ASSETS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
#R969 ROOF	20	5	136,400.00										
#R969 PAINTING	7	6	35,800.00			35,800							35,800
#R969 ELEVATOR	30	15	115,200.00					115,200					
#R969 BACKFLOWS/FIRE EQUIPMENT	20	5	27,800.00										
#R969 INSURANCE	1	1	25,852.00	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852	25,852
#R969 INSURANCE DEDUCTIBLE	20	20	71,670.00										71,670
#R969 CARPORTS	30	15	5,000.00					5,000					
TOTAL			\$ 417,722.00										
	ANNUAL EXPENDITURES			25,852	25,852	61,652	25,852	146,052	25,852	25,852	25,852	25,852	133,322
	BALANCE AT THE BEGINNING OF YEAR			113,325	128,340	143,355	122,570	137,585	32,400	47,415	62,430	77,445	92,460
	ANNUAL CONTRIBUTIONS			40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867	40,867
PAGE 2	BALANCE AT THE END OF YEAR			128,340	143,355	122,570	137,585	32,400	47,415	62,430	77,445	92,460	5