

TERRACE VII 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	6	136,400.00						136,400				
#R969 PAINTING	7	7	35,800.00							35,800			
#R969 ELEVATOR	30	16	115,200.00										
#R969 BACKFLOWS/FIRE EQUIPMENT	20	6	27,800.00						27,800				
#R969 INSURANCE	1	1	27,750.00	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750
#R969 INSURANCE DEDUCTIBLE	20	20	71,580.00										
#R969 CARPORTS	30	16	5,000.00										
TOTAL			\$ 419,530.00										
	ANNUAL EXPENDITURES			27,750	27,750	27,750	27,750	27,750	191,950	63,550	27,750	27,750	27,750
	BALANCE AT THE BEGINNING OF YEAR			139,118	153,542	167,966	182,390	196,814	211,238	61,462	40,086	54,510	68,934
	ANNUAL CONTRIBUTIONS			42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174
	BALANCE AT THE END OF YEAR			153,542	167,966	182,390	196,814	211,238	61,462	40,086	54,510	68,934	83,358
ASSETS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
#R969 ROOF	20	6	136,400.00										
#R969 PAINTING	7	7	35,800.00				35,800						
#R969 ELEVATOR	30	16	115,200.00						115,200				
#R969 BACKFLOWS/FIRE EQUIPMENT	20	6	27,800.00										
#R969 INSURANCE	1	1	27,750.00	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750	27,750
#R969 INSURANCE DEDUCTIBLE	20	20	71,580.00										71,580
#R969 CARPORTS	30	16	5,000.00						5,000				
TOTAL			\$ 419,530.00										
	ANNUAL EXPENDITURES			27,750	27,750	27,750	63,550	27,750	147,950	27,750	27,750	27,750	99,330
	BALANCE AT THE BEGINNING OF YEAR			83,358	97,782	112,206	126,630	105,254	119,678	13,902	28,326	42,750	57,174
	ANNUAL CONTRIBUTIONS			42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174	42,174
PAGE 2	BALANCE AT THE END OF YEAR			97,782	112,206	126,630	105,254	119,678	13,902	28,326	42,750	57,174	18