

THE VILLAS II AT HERITAGE COVE ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2017

ASSET	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
#R969 ROOF	22	7	750,000.00	-	-	-	-	-	-	240,000	225,000	175,000	110,000
#R969 PAINT	10	1	90,000.00	90,000	-	-	-	-	-	-	-	-	-
#R969 INSURANCE	1	1	88,000.00	88,000	93,280	98,877	104,809	111,098	117,764	124,830	132,319	140,259	148,674
#R969 INS. DEDUCTIBLE	10	10	1,000.00	-	-	-	-	-	-	-	-	-	1,000
#R969 DRIVEWAYS	10	10	31,000.00	-	-	-	-	-	-	-	-	-	31,000
TOTAL			\$ 960,000.00										
	ANNUAL EXPENDITURES			178,000	93,280	98,877	104,809	111,098	117,764	364,830	357,319	315,259	290,674
	BAL AT THE BEGINNING OF YEAR			646,271	594,991	628,311	656,274	684,305	712,047	738,883	527,533	331,134	183,035
QT DUES													
\$ 670.00	ANNUAL CONTRIBUTIONS			126,720	126,600	126,840	132,840	138,840	144,600	153,480	160,920	167,160	174,600
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PAGE 2	BALANCE AT THE END OF YEAR			594,991	628,311	656,274	684,305	712,047	738,883	527,533	331,134	183,035	66,961
					-0.00095	0.0019	0.0473	0.04517	0.04149	0.06141	0.04848	0.038777	0.044508256