

BW

**THE VILLAS II AT HERITAGE COVE ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2018**

ASSET	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	COST TO REPLACE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2025	
ROOF	10	3	672,000			230,000	230,000	212,000						2025
PAINT	10	1	65,000	65,000										
INSURANCE	1	1	86,670	86,670	92,737	99,228	106,174	113,607	121,559	130,068	139,173	148,915		159,339
INS. DEDUCTIBLE	10	10	100											100,000
DRIVEWAYS	10	10	36,000											36,000
TOTAL			859,770											
ANNUAL EXPENDITURE				151,670	92,737	329,228	336,174	325,607	121,559	130,068	139,173	148,915		195,439
BAL AT THE BEGINNING OF YEAR				723,420	699,470	736,533	539,185	336,970	147,403	163,964	174,096	177,203		172,648
\$670.00 ANNUAL CONTRIBUTIO				127,720	129,800	131,880	133,960	136,040	138,120	140,200	142,280	144,360		146,440
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