

Tals
11/19/18

TERRACE VI AT HERITAGE COVE ASSOCIATION, INC.
POOLED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2019

ASSETS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
R969 ROOF	20	3	162,800.00			162,800							
R969 PAINTING	7	4	40,000.00				40,000						
R969 ELEVATOR	30	12	117,000.00										
R969 BACKFLOWS/FIRE EQUIPMENT	20	3	30,580.00		-	30,580							
R969 INSURANCE	1	1	27,000.00	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
R969 INSURANCE DEDUCTIBLE	20	19	75,000.00										
R969 CARPORTS	30	13	5,000.00										
OTAL			\$ 457,380.00										
ANNUAL EXPENDITURES				27,000	27,000	220,380	67,000	27,000	27,000	27,000	27,000	27,000	27,000
BALANCE AT THE BEGINNING OF YEAR				190,751	210,251	229,751	55,871	35,371	54,871	74,371	93,871	113,371	132,871
ANNUAL CONTRIBUTIONS				46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
BALANCE AT THE END OF YEAR				210,251	229,751	55,871	35,371	54,871	74,371	93,871	113,371	132,871	152,371
ASSETS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
R969 ROOF	20	3	162,800.00										
R969 PAINTING	7	4	40,000.00	40,000							40,000		
R969 ELEVATOR	30	12	117,000.00		117,000								
R969 BACKFLOWS/FIRE EQUIPMENT	20	3	30,580.00										
R969 INSURANCE	1	1	27,000.00	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000
R969 INSURANCE DEDUCTIBLE	20	19	75,000.00									75,000	
R969 CARPORTS	30	13	5,000.00			5,000							
OTAL			\$ 457,380.00										
ANNUAL EXPENDITURES				67,000	144,000	32,000	27,000	27,000	27,000	27,000	67,000	102,000	27,000
BALANCE AT THE BEGINNING OF YEAR				152,371	131,871	34,371	48,871	68,371	87,871	107,371	126,871	106,371	50,871
ANNUAL CONTRIBUTIONS				46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
AGE 2				131,871	34,371	48,871	68,371	87,871	107,371	126,871	106,371	50,871	70,371