

BM 11-26

**THE VILLAS II AT HERITAGE COVE ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2019**

	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
#R969 ROOF	20	20	800,000.0										
#R969 PAINT	12	11	80,000										
#R969 INSURANCE	1	1	86,854	86,854	91,197	95,757	100,544	105,572	110,850	116,393	122,212	128,323	134,739
#R969 INS. DEDUC	20	20	1,000										
#R969 DRIVEWAYS	20	20	36,000										
TOTAL			1,003,854										
ANNUAL EXPENDITURES				86,854	91,197	95,757	100,544	105,572	110,850	116,393	122,212	128,323	134,739
BAL AT THE BEGINNING OF YEAR				235,000	286,146	338,949	393,193	448,648	505,077	562,227	619,834	677,622	735,299
QT DUES													
\$ 698.33 ANNUAL CONTRIBUTION				138,000	144,000	150,000	156,000	162,000	168,000	174,000	180,000	186,000	192,000
PAGE 2 BALANCE AT THE END OF YEAR				286,146	338,949	393,193	448,648	505,077	562,227	619,834	677,622	735,299	792,560
			QT dues	698	726	753	781	809	837	866	895	923	953
				2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
#R969 ROOF	20	20	800,000										
#R969 PAINT	12	11	80,000	80,000									800,000
#R969 INSURANCE	1	1	86,854	141,476	144,306	147,192	150,135	153,138	156,201	159,325	162,511	165,762	169,077
#R969 INS. DEDUC	20	20	1,000										1,000.00
#R969 DRIVEWAYS	20	20	36,000										36,000
TOTAL			1,003,854										36,000
ANNUAL EXPENDITURES				221,476	144,306	147,192	150,135	153,138	156,201	159,325	162,511	165,762	1,006,077
BAL AT THE BEGINNING OF YEAR				792,560	763,804	812,938	859,907	904,651	947,113	987,232	1,024,947	1,060,195	1,092,914
ANNUAL CONTRIBUTION				192,720	193,440	194,160	194,880	195,600	196,320	197,040	197,760	198,480	199,200
BALANCE AT THE END OF YEAR				763,804	812,938	859,907	904,651	947,113	987,232	1,024,947	1,060,195	1,092,914	286,037
			dues	964	975	987	999	1,011	1,023	1,036	1,049	1,062	1,076