

2017 Reserve Plan

Reserve Asset	Average Useful Life	Avg Est Remaining Useful Life	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2016	Annual Funding For 2017	Monthly - 2017
Parking Lots	25 Years	18.5 Years	\$ 190,000	\$ 32,167	\$ 16,894	\$ 1,408
Roofs	15 Years	10.1 Years	\$ 627,000	\$ 127,034	\$ 62,595	\$ 5,216
Buildings Components	20 Years	7.3 Years	\$ 1,332,695	\$ 341,389	\$ 191,238	\$ 15,936
Grounds	23.3 Years	18.7 Years	\$ 131,687	\$ 10,379	\$ 7,891	\$ 658
Carpet, Shed & Systems	19 Years	12.2 Years	\$ 32,000	\$ 12,879	\$ 4,653	\$ 388
Common Rooms & Equipment	20.2 Years	16.5 Years	\$ 115,500	\$ 12,218	\$ 7,523	\$ 627
Pool Support Equipment	15 Years	11 Years	\$ 48,900	\$ 6,972	\$ 24,601	\$ 2,050
Tower Specific	29 Years	19.4 Years	\$ 569,000	\$ 83,563	\$ 29,441	\$ 2,453
Total Reserve Funding For 2017			\$ 3,046,782	\$ 626,601	\$ 344,835	\$ 28,736
Common Reserve 2017 Funding				\$ 543,038	\$ 315,395	\$ 26,283