ANNUAL RESERVE BUDGET							
		Estimated	Installed		Remaining		Projected
PROJECT	Funding	Replacement	Repaired	Life Span in	Life	Funding	Allocation
ITEM	DATE	Cost	YEAR	Years	Date	Amount	2018-2019
Plant and Air Conditioning	Annual	30,000	Annual	1	Annual	30,000	20,000
Pool	2019	25,000	2009	10	2019	25,000	20,000
Building Restoration	2021	275,000	2013	8	2021	265,000	10,000
Underwater Main	2021	60,000	1976	47	2023	60,000	
Roof Stack 1	2019	18,000	2000	22	2022	18,000	23,000
Roof Stack 2	2019	18,000	2000	22	2022	18,000	23,000
Roof Stack 3	2022	10,000	2002	20	2022	10,000	
Roof Stack 5	2022	10,000	2002	20	2022	10,000	
Roof Stack 6	2022	11,667	2003	20	2023	11,667	
Roof Stack 7	2022	11,667	2003	20	2023	11,666	
Roof Stack 8	2022	11,666	2003	20	2023	11,666	
Roof Stack 9	2022	11,000	2002	20	2022	11,000	
Roof Stack 10	2022	11,000	2002	20	2022	11,000	
Roof Stack 11	2022	10,000	2002	20	2022	10,000	
Modernize Fire System	2023	75,000	1976	47	2023	75,000	
Roof stack 4	2023	10,000	2003	20	2023	10,000	
Roof Stacks 6-8	2023	35,000	2003	20	2023	35,000	
North Trash Chute	2023	30,000	1976	47	2023	30,000	
South Trash Chute	2023	3,000	1976	47	2023	30,000	
Lobbies & Social Room	2024	25,000	2009	15	2024	25,000	
Walkways - Replace	2033	100,000	2013	20	2033	160,000	
North Elevator Cab Modernization	2034	25,000	2009	25	2034	20,000	
South Elevator Cab Modernization	2034	25,000	2009	25	2034	20,000	
Parking Lot replacement	2034	230,000	2004	30	2034	230,000	
Office & Pool Roof	2036	14,441	2016	20	2036	22,000	
Carport Replacement	2040	230,000	2005	35	2040	230,000	
Emergency generator	2041	35,000	2016	25	2041	32,000	
North Elevator repair Modernization	2045	120,000	2015	30	2045	110,000	
South Elevator repair Modernization	2045	120,000	2015	30	2045	110,000	
							96,000
FUNDING	BALANCE						
Unused Plumbing Assessment Balance	7,165						
Projected Beginning Balance- 04/01/2018	**130,878**						
Additions from reserve assessment	112,640						
Additions from special assessment	-						
Estimated pooled reserve expenditures	96,000						
End of year projected balance - 03/31/2019	**147,518**						
RESERVES	AMOUNT	UNITS	PER	Per Year			
2017 Reserve Assessment	**320**	88	28,160	112,640			
2018 Reserve Assessment - Proposed	**320**	88	28,160	112,640			