

**THE SANDARAC ASSOCIATION, INC.**

**FISCAL YEAR APRIL 1 - MARCH 31**

**ANNUAL RESERVE BUDGET**

PROJECT	FUNDING	ESTIMATED REPLACEMENT	INSTALLED REPAIRED	LIFE SPAN IN YEARS	REMAINING LIFE	ESTIMATED FUNDING AMOUNT	PROPOSED ALLOCATION 2019-2020	ESTIMATED ALLOCATION PER YEAR
ITEM	DATE	COST	YEAR	YEARS	DATE	AMOUNT	2019-2020	PER YEAR
Plant and Air Conditioning	Annual	25,000	Annual	1	Annual	25,000	20,000	25,000
Building Restoration	2021	300,000	2013	8	2021	300,000	25,000	37,500
Pool	2019	25,000	2009	10	2019	25,000	25,000	2,500
Lobbies & Social Room	2024	25,000	2009	15	2024	25,000		1,667
Roof Stack 10	2022	20,000	2002	20	2022	20,000		1,000
Roof Stack 11	2022	20,000	2002	20	2022	20,000		1,000
Roof Stack 3	2022	20,000	2002	20	2022	20,000		1,000
Roof Stack 5	2022	20,000	2002	20	2022	20,000		1,000
Roof Stack 6	2023	20,000	2003	20	2023	20,000		1,000
Roof Stack 7	2023	20,000	2003	20	2023	20,000		1,000
Roof Stack 8	2023	20,000	2003	20	2023	20,000		1,000
Roof Stack 9	2022	20,000	2002	20	2022	20,000		1,000
Roof stack 4	2023	20,000	2003	20	2023	20,000		1,000
Walkways, Railings & Stairwells	2033	100,000	2013	20	2033	100,000	5,000	5,000
Office & Pool Roof	2036	30,000	2016	20	2036	30,000		1,500
North Elevator Cab Modernization	2034	50,000	2009	25	2034	50,000		2,000
South Elevator Cab Modernization	2034	50,000	2009	25	2034	50,000		2,000
Emergency generator	2041	35,000	2016	25	2041	35,000		1,400
Parking Lot replacement	2034	230,000	2004	30	2034	230,000		7,667
North Elevator repair Modernization	2045	120,000	2015	30	2045	120,000		4,000
South Elevator repair Modernization	2045	120,000	2015	30	2045	120,000		4,000
Roof Stack 1	2048	45,580	2018	30	2048	50,000		1,667
Roof Stack 2	2048	45,580	2018	30	2048	50,000		1,667
Carport Replacement	2040	230,000	2005	35	2040	230,000		6,571
Modernize Fire System	2023	75,000	1976	47	2023	75,000		1,596
North Trash Chute	2023	30,000	1976	47	2023	30,000		638
South Trash Chute	2023	30,000	1976	47	2023	30,000		638
Underwater Main	2023	60,000	1976	47	2023	60,000		1,277
							75,000	117,287
<b>FUNDING</b>	<b>BALANCE</b>							
Unused Plumbing Assessment Balance	7,165							
Projected Beginning Balance- 04/01/2019	191,152							
Additions from reserve assessment	119,680							
Additions from special assessment	-							
Estimated pooled reserve expenditures	75,000							
End of year projected balance - 03/31/2019	235,832							
<b>RESERVES</b>	<b>AMOUNT</b>	<b>UNITS</b>	<b>PER</b>	<b>Per Year</b>				
2017-2018 Reserve Assessment	320	88	28,160	112,640				
2018-2019 Reserve Assessment	320	88	28,160	112,640				
2019-2020 Reserve Assessment - Proposed	340	88	29,920	119,680				