

[illegible]

continued on backside

* Any surplus funds the end of 2013 to be either moved to the gernal reserve line item or used for landscaping for the pie shaped lots.					
2013 Reserve Analysis					
Reserves based on 74 units					
				Est.	Annual
		Life	Replacement	Balance	Deposit
RESERVE CATEGORY	Est. Life	Remaining	Cost	12/31/2013	
			<i>3% increase</i>		
EXTERIOR	8 years	3 years	\$87,790.00	\$114,287.56	\$0.00
ROOF	25 years	17 years	\$782,510.00	\$257,676.88	\$30,873.00
LANDSCAPE	N/A	N/A	N/A	\$23,609.11	\$2,732.00
GENERAL	N/A	N/A	N/A	\$58,372.02	\$1,093.00
TOTALS				\$453,945.57	
Reserve Interest				\$24,596.01	\$34,698.00
Total Reserve Fund				\$478,541.58	