

**RESERVE ANALYSIS  
EASTWOOD SHORES CONDO #4  
JANUARY 1, 2016 - DECEMBER 31, 2016**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 12/31/2015</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>Funded Annual Reserves</b>	<b>2016 Actual Budgeted Amount</b>
Reserves Painting	\$68,000	\$58,999	7	1	\$9,001	\$9,000	\$9,000
Reserves Paving/Seal Coat	\$40,000	\$7,119	30	29	\$32,881	\$1,134	\$1,134
Reserves Roofing	\$204,000	\$2,000	30	29	\$202,000	\$6,965	\$6,965
Reserves Fence	\$10,000	\$6,016	15	10	\$3,984	\$398	\$398
Reserves Pool	\$20,000	\$7,272	15	15	\$12,728	\$849	\$849
Reserves Deferred Maintenance		\$8,713				\$7,780	\$7,780
<b>TOTALS</b>	<b>\$342,000</b>	<b>\$90,119</b>			<b>\$260,594</b>	<b>\$26,126</b>	<b>\$26,126</b>

**Your Monthly Maintenance Fees for 2016 will be :**

<b>number of units</b>	<b>Percentage</b>	<b>Unit Type</b>	<b>Cable ea. Per mth</b>	<b>2016 Mthly fee with cable</b>
17	1.3419	A	\$ 34.24	<u>\$268.41</u>
34	1.5149	B/C	\$ 34.24	<u>\$299.96</u>
17	1.5107	D	\$ 34.24	<u>\$299.20</u>
<b>Board Recommends</b>				