



**CONDO SWEET CONDO HOMEOWNERS ASSOCIATION**  
**RESERVE ANALYSIS CALCULATIONS**  
**PERIOD 2001 TO 2010**

UNITS IN HOA		125	C.P.I. =	0.03	AGE OF HOA YEARS	25	P.V.= PRESENT VALUE	O.H. = ON HAND			
							F.V.= FUTURE VALUE	@ = AT			
<b>1. ROOF</b>	EXPECTED LIFE (YRS)	35	AGE =	25	BAL.LIFE (YRS) =	10	- TOTAL COST @ PV =	\$40,000 P.V.	COST IN 10 YEARS=	\$53,757	
	ASPHALT/GRAVEL ROOF						AMOUNT ON HAND =	\$15,000 O.H.	AMOUNT EACH MONTH =	\$664	
							BALANCE REQUIRED =	\$25,000 BAL.	AMOUNT/UNIT/MONTH =	\$5.31	
<b>2. ROOF</b>	EXPECTED LIFE (YRS)	35	AGE =	25	BAL.LIFE (YRS) =	10	- TOTAL COST @ PV =	\$35,000 P.V.	COST IN 10 YEARS=	\$47,037	
	WOOD SHINGLE ROOF						AMOUNT ON HAND =	\$5,000 O.H.	AMOUNT EACH MONTH =	\$502	
							BALANCE REQUIRED =	\$30,000 BAL.	AMOUNT/UNIT/MONTH =	\$4.02	
<b>3. DRIVES</b>	EXPECTED LIFE (YRS)	45	AGE =	25	BAL.LIFE (YRS) =	20	- TOTAL COST @ PV =	\$12,000 P.V.	COST IN 20 YEARS=	\$21,673	
	ASPHALT-SLURRY COAT						AMOUNT ON HAND =	\$250 O.H.	AMOUNT EACH MONTH =	\$122	
							BALANCE REQUIRED =	\$11,750 BAL.	AMOUNT/UNIT/MONTH =	\$0.97	
<b>4. PAINT</b>	EXPECTED LIFE (YRS)	27	AGE =	25	BAL.LIFE (YRS) =	2	- TOTAL COST @ PV =	\$2,000 P.V.	COST IN 2 YEARS=	\$2,122	
	RE PAINT IRON FENCE						AMOUNT ON HAND =	\$0 O.H.	AMOUNT EACH MONTH =	\$91	
							BALANCE REQUIRED =	\$2,000 BAL.	AMOUNT/UNIT/MONTH =	\$0.73	
<b>5. PAINT</b>	EXPECTED LIFE (YRS)	30	AGE =	25	BAL.LIFE (YRS) =	5	- TOTAL COST @ PV =	\$3,000 P.V.	COST IN 5 YEARS=	\$3,478	
	RE PAINT WOOD FENCE						AMOUNT ON HAND =	\$300 O.H.	AMOUNT EACH MONTH =	\$68	
							BALANCE REQUIRED =	\$2,700 BAL.	AMOUNT/UNIT/MONTH =	\$0.54	
<b>6. PAINT</b>	EXPECTED LIFE (YRS)	27	AGE =	25	BAL.LIFE (YRS) =	2	- TOTAL COST @ PV =	\$30,000 P.V.	COST IN 2 YEARS=	\$31,827	
	RE PAINT STUCCO						AMOUNT ON HAND =	\$200 O.H.	AMOUNT EACH MONTH =	\$1,377	
							BALANCE REQUIRED =	\$29,800 BAL.	AMOUNT/UNIT/MONTH =	\$11.01	
<b>7. PAINT</b>	EXPECTED LIFE (YRS)	27	AGE =	25	BAL.LIFE (YRS) =	2	- TOTAL COST @ PV =	\$10,000 P.V.	COST IN 2 YEARS=	\$10,609	
	RE PAINT WOOD SURF.						AMOUNT ON HAND =	\$100 O.H.	AMOUNTCH MONTH=	\$460	
							BALANCE REQUIRED =	\$9,900 BAL.	AMOUNT/UNIT/MONTH =	\$3.68	
<b>8. POOL</b>	EXPECTED LIFE (YRS)	30	AGE =	25	BAL.LIFE (YRS) =	5	- TOTAL COST @ PV =	\$4,000 P.V.	COST IN 5 YEARS=	\$4,637	
	POOL, PLASTER, TILE						AMOUNT ON HAND =	\$300 O.H.	AMOUNT EACH MONTH =	\$89	
							BALANCE REQUIRED =	\$3,700 BAL.	AMOUNT/UNIT/MONTH =	\$0.71	
<b>9. POOL</b>	EXPECTED LIFE (YRS)	17	AGE =	10	BAL.LIFE (YRS) =	7	- TOTAL COST @ PV =	\$2,500 P.V.	COST IN 7 YEARS=	\$3,075	
	POOL HEATER AND FILTER						AMOUNT ON HAND =	\$100 O.H.	AMOUNT EACH MONTH =	\$42	
							BALANCE REQUIRED =	\$2,400 BAL.	AMOUNT/UNIT/MONTH =	\$0.34	
<b>10. MAIL BOXES</b>	LIFE (YRS)=	45	AGE =	25	BAL.LIFE (YRS) =	20	- TOTAL COST @ PV =	\$1,500 P.V.	COST IN 20 YEARS=	\$2,709	
							AMOUNT ON HAND =	\$500 O.H.	AMOUNT EACH MONTH =	\$18	
							BALANCE REQUIRED =	\$1,000 BAL.	AMOUNT/UNIT/MONTH =	\$0.14	
<b>11. CONT.</b>	LIFE (YRS)=		AGE =		BAL.LIFE (YRS) =	1	- TOTAL COST @ PV =	\$2,000 P.V.	COST IN 1 YEARS=	\$2,060	
	MISCELLANEOUS						AMOUNT ON HAND =	\$1,000 O.H.	AMOUNT EACH MONTH =	\$259	
							BALANCE REQUIRED =	\$1,000 BAL.	AMOUNT/UNIT/MONTH =	\$2.07	
<b>CONDO PROPERTIES.COM</b>							TOTAL COST OF RESERVE ITEMS AT PV	=	\$142,000 P.V.	TOTAL \$ F.V. YRS. =	<b>\$182,984</b>
							TOTAL AMOUNT OF RESERVES ON HAND	=	\$22,750 O.H.	TOTAL COST/MONTH =	<b>\$3,692</b>
PREPARED BY _____							BALANCE REQUIRED	=	\$119,250 BAL.	TOTAL COST/UNIT/MO=	<b>\$30</b>
									RESERVE \$ PER UNIT=	<b>\$1,464</b>	