

**TERRACE III AT HERITAGE COVE ASSOCIATION, INC.  
POOLED RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2024**

Reserve Item	Est. Life (Yrs)	Life Remain (Yrs)	Cost to Replace	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Roof	30	29	225,000															
Roof Cleaning	3	2	1,300		1,300			1,300			1,300			1,300			1,300	
Carports	30	8	5,000							5,000								
Painting	7	2	35,000		35,000							35,000						
Elevator	30	30	105,000	80,000														
Landscaping	3	3	1,000			1,000			1,000			1,000			1,000			1,000
Backflows/Fire equip.	5	4	6,000				6,000					6,000					6,000	
Storm Damage	3	3	1,000			1,000			1,000			1,000			1,000			1,000
Dryer Vent Clean.	2	2	1,560		1,560		1,560		1,560		1,560		1,560		1,560		1,560	
Insurance Deductible	20	18	77,610															
<b>TOTAL</b>																		
Expenditures				80,000	37,860	2,000	7,560	1,300	3,560	-	7,860	43,000	1,560	1,300	3,560	-	8,860	2,000
Bal., beginning of yr.				153,216	93,291	75,506	93,581	106,096	124,871	141,386	161,461	173,676	150,751	169,266	188,041	204,556	224,631	235,846
Annual contributions				20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075
Bal., end of yr.				93,291	75,506	93,581	106,096	124,871	141,386	161,461	173,676	150,751	169,266	188,041	204,556	224,631	235,846	253,921

Reserve Item	Est. Life (Yrs)	Life Remain (Yrs)	Cost to Replace	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof	30	29	225,000															225,000
Roof Cleaning	3	2	1,300		1,300													
Carports	30	8	5,000					1,300			1,300			1,300			1,300	
Painting	7	2	35,000	35,000								35,000						35,000
Elevator	30	30	105,000															
Landscaping	3	3	1,000			1,000			1,000			1,000			1,000			1,000
Backflows/Fire equip.	5	4	6,000					6,000					6,000					6,000
Storm Damage	3	3	1,000				1,000			1,000			1,000					1,000
Dryer Vent Clean.	2	2	1,560	1,560		1,560						1,560			1,560			1,560
Insurance Deductible	20	18	77,610					77,610						1,560				1,560
TOTAL																		
Expenditures				36,560	1,300	2,560	1,000	86,470	1,000	2,560	1,300	37,560	7,000	2,860	1,000	2,560	1,300	269,560
Bal., beginning of yr.				253,921	237,436	256,211	273,726	292,801	226,406	245,481	262,996	281,771	264,286	277,361	294,576	313,651	331,166	349,941
Annual contributions				20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075	20,075
Bal., end of yr.				237,436	256,211	273,726	292,801	226,406	245,481	262,996	281,771	264,286	277,361	294,576	313,651	331,166	349,941	100,456

458,470