SCHEDULE B

Strathmore Riverside Villas
Approved Reserve Budget
January 1, 2020 - December 31, 2020
DESIGNATED RESERVES

100% FUNDING

***GENERAL RESERVES***

| ACCT# | ASSET | 1<br>ESTIMATED LIFE EXPECTANCY | 2<br>ESTIMATED REMAINING LIFE | 3<br>ESTIMATED REPLACEMENT COST | 4<br>BEGINNING BALANCE 1/1/2019 | 5<br>ASSESSMENTS COLLECTED 2019 | 6<br>TRANSFERS 2019 | 7<br>ESTIMATED EXPENDITURES 2019 | 8<br>ESTIMATED BALANCE 12/31/2019 | 9<br>ADDITIONAL RESERVE REQUIREMENT | 10<br>ANNUAL RESERVE REQUIREMENT |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 3610 | Deck Resurfacing | 20 | 15 | 24300 | 11774 | 783 | 0 | 0 | 12557 | 11743 | 783 |
| 3615 | Pool Structural Res | 10 | 8 | 35000 | 6177 | 3203 | 0 | 5000 | 4380 | 30620 | 3828 |
| 3620 | Pool Heater | 15 | 11 | 37500 | 10989 | 2209 | 0 | 0 | 13198 | 24302 | 2209 |
| 3625 | Exercise equipment | 10 | 8 | 10000 | 1736 | 1156 | 0 | 0 | 2892 | 7108 | 888 |
| 3630 | Maint Equip/Building/Shed | 30 | 28 | 10000 | 10061 | -2 | 0 | 0 | 10059 | 0 | 0 |
| 3640 | Fence | 35 | 33 | 127250 | 7437 | 3524 | 0 | 645 | 10316 | 116934 | 3543 |
| 3650 | Paving | 15 | 13 | 510000 | 182301 | 29791 | 0 | 36000 | 176092 | 333908 | 25685 |
| 3660 | Painting | 5 | 5 | 359000 | 8009 | 66351 | 6000 | 80000 | 360 | 358640 | 79000 |
| 3670 | AC - Rec Bldg | 10 | 8 | 28750 | 695 | 3194 | 6000 | 3978 | 5911 | 22839 | 2855 |
| 3680 | Clubhouse Roof | 30 | 28 | 71800 | 20725 | 1761 | 0 | 0 | 22486 | 49314 | 1761 |
| 3690 | Clubhouse Imp | 25 | 16 | 41200 | 8862 | 2376 | 500 | 0 | 11738 | 29462 | 1841 |
| 3810 | Creek House | 10 | 3 | 21000 | 4322 | 4170 | 0 | 0 | 8492 | 12508 | 4169 |
| 3830 | Seawall / Satellite Docks (Common Area) | 25 | 23 | 360000 | 120568 | 10416 | 0 | 0 | 130984 | 229016 | 9957 |
| 3840 | Water Lines | 10 | 8 | 100000 | 66796 | 3689 | 0 | 2789 | 67696 | 32304 | 4038 |
| 3865 | Utilty Carts | 10 | 9 | 15000 | 480 | 1500 | 0 | 0 | 1980 | 15000 | 1500 |
| 3890 | Reserve Interest | | | | - | | | | - | | |
| | | | | **1,750,800** | **460,934** | **134,121** | **12,500** | **128,412** | **479,143** | **1,273,696** | **142,059** |
| | | | | | | | | | | | *35.23* |

***MARINA ONLY RESERVES***

| ACCT# | ASSET | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 3860 | Marina Docks / | 35 | 25 | 180,000 | - | 5,845 | | | 5,845 | 174,155 | 6,966 |
| | | | | | | | | | | *ANNUAL* | *278.65* |

Reserves are computed using the Straight-Line Method