

**RESERVE ANALYSIS
CASTLE COUNCIL INC.
JANUARY 1, 2020 - DECEMBER 31, 2020**

RESERVES	Current Replacement cost	Current Reserves 1/01/2020	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2020 Fully Funded Annual Reserves	2020 Actual Budgeted Amount
Painting Reserve	\$90,000	\$45,240	10	2	\$44,760	\$22,380	\$22,380
Paving Reserve	\$45,000	\$26,404	25	10	\$18,596	\$1,860	\$1,860
Roofing Reserve	\$150,000	\$71,886	30	18	\$78,114	\$4,340	\$4,340
Elevator Reserve	\$140,000	-\$2,271	30	29	\$142,271	\$4,906	\$4,906
Laundry Equip Reserve	\$24,000	\$19,627	15	10	\$4,373	\$437	\$437
Seawall Reserve	\$75,000	\$42,545	30	17	\$32,455	\$1,909	\$1,909
Pool & Recreation Reserve	\$25,000	\$15,566	15	4	\$9,434	\$2,359	\$2,359
Pool Deck Reserve	\$12,000	\$7,779	15	8	\$4,221	\$528	\$528
Deferred Maintenance	\$0	\$20,147			\$0	\$0	\$9,015
New Dock	\$12,000	\$5,770	15	8	\$6,230	\$779	\$779
Fire System Reserve	\$1,925	\$1,923	15	13	\$2	\$0	\$0
<u>TOTALS</u>	<u>\$574,925</u>	<u>\$254,616</u>			<u>\$340,456</u>	<u>\$39,497</u>	<u>\$48,513</u>

UNIT TYPE	PERCENTAGE	MTHLY CABLE	2019 TOTAL MTHLY DUES	No of Units	2020 MTHLY DUES	Increase amount
A / 1 BED / 1 BATH	0.70858	\$35.26	<u>\$249.93</u>	8	<u>\$259.49</u>	\$9.56
B / 1 BED / 1 BATH	0.72242	\$35.26	<u>\$254.29</u>	16	<u>\$263.87</u>	\$9.58
C / 1 BED / 1 BATH	0.73589	\$35.26	<u>\$258.53</u>	16	<u>\$268.13</u>	\$9.60
D / 2 BED / 2 BATH	0.99434	\$35.26	<u>\$339.99</u>	48	<u>\$349.92</u>	\$9.93
E / 3 BED / 2 BATH	1.45438	\$35.26	<u>\$484.97</u>	16	<u>\$495.50</u>	\$10.53

↑
2020 MAINTENANCE MONTHLY FEE