

Adopted: 3/28/17

EAGLE POINT HOMEOWNER'S, INC.
Reserve Replacement & Deferred Maintenance Budget - 2017-2018

Component	Useful Life (years)	Remaining Life (years)	Estimated Replacement Cost	Beginning Balance April 1, 2017 * PROJECTED *	Required Yearly Funding	Required Quarterly Funding	Quarterly per Unit	Monthly per Unit
Clubhouse			\$ 156,609.43	\$ 71,108.17	\$ 5,548.36	\$ 1,387.09	\$ 5.59	\$ 1.86
Boat Docks			\$ 112,568.61	\$ 11,324.33	\$ 17,289.36	\$ 4,322.34	\$ 17.43	\$ 5.81
Lift Station			\$ 8,207.02	\$ 4,770.41	\$ 666.28	\$ 166.57	\$ 0.67	\$ 0.22
Pool Area			\$ 44,635.54	\$ 14,432.26	\$ 5,738.71	\$ 1,434.68	\$ 5.78	\$ 1.93
Wreck Room			\$ 19,061.78	\$ 6,804.48	\$ 733.94	\$ 183.48	\$ 0.74	\$ 0.25
Other Outdoor Amenities			\$ 15,310.00	\$ (4,697.20)	\$ 2,037.99	\$ 509.50	\$ 2.05	\$ 0.68
Community Fencing			\$ 51,992.18	\$ 30,193.72	\$ 1,380.19	\$ 345.05	\$ 1.39	\$ 0.46
Paving & Surfacing			\$ 436,873.00	\$ 111,773.34	\$ 36,367.36	\$ 9,091.84	\$ 36.66	\$ 12.22
Pond			\$ 8,950.00	\$ (1,318.85)	\$ 2,688.05	\$ 672.01	\$ 2.71	\$ 0.90
Office Building			\$ 14,498.00	\$ 11,840.67	\$ 218.13	\$ 54.53	\$ 0.22	\$ 0.07
Water & Sewer Lines			\$ 373,703.03	\$ 89,248.46	\$ 43,825.25	\$ 10,956.31	\$ 44.18	\$ 14.73
Insurance Shortfall (Deductable)			\$ 45,970.28	\$ 43,493.33	\$ -	\$ -	\$ -	\$ -
Sheds			\$ 2,602.50	\$ 647.50	\$ 96.39	\$ 24.10	\$ 0.10	\$ 0.06
Totals			\$ 1,290,981.37	\$ 389,620.62	\$ 116,590.01	\$ 29,147.50	\$ 117.53	\$ 39.21