

Adopted: March 13, 2018

EAGLE POINT HOMEOWNER'S, INC.
Reserve Replacement & Deferred Maintenance Budget - 2018-2019

Component	Useful Life	Remaining Life	Estimated Replacement Cost	Beginning Balance April 1, 2018	Required Yearly Funding	Required Quarterly Funding	Quarterly per Unit	Monthly per Unit
Clubhouse			\$ 156,609.43	\$ 73,790.12	\$ 5,330.63	\$ 1,332.66	\$ 5.37	\$ 1.79
Boat Docks			\$ 112,568.61	\$ 16,157.27	\$ 17,289.36	\$ 4,322.34	\$ 17.43	\$ 5.81
Lift Station			\$ 8,207.02	\$ 5,515.92	\$ 2,691.10	\$ 672.78	\$ 2.71	\$ 0.90
Pool Area			\$ 44,635.54	\$ 20,244.65	\$ 4,581.80	\$ 1,145.45	\$ 4.62	\$ 1.54
Wreck Room			\$ 19,061.78	\$ 6,149.23	\$ 934.56	\$ 233.64	\$ 0.94	\$ 0.31
Other Outdoor Amenities			\$ 15,310.00	\$ (4,185.44)	\$ 1,977.46	\$ 494.37	\$ 1.99	\$ 0.66
Community Fencing			\$ 51,992.18	\$ 31,594.22	\$ 1,280.41	\$ 320.10	\$ 1.29	\$ 0.43
Paving & Surfacing			\$ 434,623.00	\$ 138,320.18	\$ 30,609.27	\$ 7,652.32	\$ 30.86	\$ 10.29
Pond			\$ 8,950.00	\$ 1,404.86	\$ 2,007.12	\$ 501.78	\$ 2.02	\$ 0.67
Office Building			\$ 14,498.00	\$ 12,062.04	\$ 197.58	\$ 49.39	\$ 0.20	\$ 0.07
Water & Sewer Lines			\$ 373,703.03	\$ 88,316.39	\$ 44,538.99	\$ 11,134.75	\$ 44.90	\$ 14.97
Insurance Shortfall (Deductable)			\$ 45,970.28	\$ 43,493.33	\$ -	\$ -	\$ -	\$ -
Sheds			\$ 2,602.50	\$ 746.40	\$ 96.39	\$ 24.10	\$ 0.10	\$ 0.06
Totals			\$ 1,288,731.37	\$ 433,609.18	\$ 111,534.67	\$ 27,883.67	\$ 112.43	\$ 37.51