

Whispering Pines Homeowners Association of Jacksonville, Inc.

2019 - Estimated Reserve Funding

Approved by Board of Directors - October 22, 2018

Painting/Wood Replacement

Year	Single	Duplex	Triplex	Quad	6-Plex	Expected Remaining		Total Cost	This Year
						Life	Life		
2019			5	1		7	1	51,500	44,143
2020						7	2	-	-
2021						7	3	-	-
2022						7	4	-	-
2023						7	5	-	-
2024						7	6	-	-
2025	31	43	120	11	1	7	7	2,002,000	-
								<u>51,500</u>	<u>44,143</u>

Roof Replacement

Year	Single	Duplex	Triplex	Quad	6-Plex	Expected Remaining		Total Cost	This Year
						Life	Life		
2021			6			20	3	81,000	68,850
2022		3	4	1		20	4	97,600	78,080
2023		5	14	1		20	5	252,000	189,000
2024		3	15	1		20	6	246,100	172,270
2025		6	18	3		20	7	344,700	224,055
2026			14			20	8	189,000	113,400
2027						20	9	-	-
2028-29								-	-
2030				1		20	12	14,500	5,800
2031						20	13	-	-
2032-34								-	-
2035						25	17	-	-
2036		2						19,400	
2037		4	23	1		30	19	363,800	133,393
2038		8	16	3		30	20	337,100	112,367
2039		5	7	1	1	30	21	175,000	52,500
2040	4	5	7			30	22	175,800	46,880
2041	27	2	1			30	23	254,300	59,337
								<u>2,550,300</u>	<u>1,255,932</u>

Total Reserves Required: 2,550,300 1,300,075

Funds available as of 10/18 1,073,780
 Estimated funds to be transferred balance of 2018 43,780
 Total estimated funds 1,117,560

2019 required funding 182,515
Monthly deposit into Reserve Account 15,210

Average of Costs:

	<i>Painting/Siding</i>	<i>Roofs</i>
Single:	3,300	8,200
Duplex:	3,800	9,700
Triplex:	7,900	13,500
Quadplex:	12,000	14,500
6-Plex:	9,500	17,500