RESERVE ANALYSIS KENTWOOD PARK CONDO ASSOC JANUARY 1, 2024 - DECEMBER 31, 2024

RESERVES	Current Replacement cost	Current Reserves 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
Reserves -							
Painting/Powerwashing	\$15,000	\$84,328	10	1	-\$69,328	\$0	\$0
Reserves -							
Paving/Reseal	\$125,000	\$7,125	25	22	\$117,875	\$5,358	\$5,358
Reserves - Roof	\$280,134	\$229,318	20	3	\$50,816	\$16,939	\$16,939
Reserves - Pool	\$30,000	\$10,374	20	15	\$19,626	\$1,308	\$1,308
Reserves - Clubhouse	\$25,000	\$14,840	25	24	\$10,160	\$423	\$423
Reserves- Deferred Maintenance	\$0	\$27,053					\$0

<u>TOTALS</u> \$475,134 \$373,038 \$129,149 \$24,028 \$24,028

UNIT TYPE	%	NO OF UNITS	%	2024 MONTHLY FEE	2023 MONTHLY FEE
STUDIO	0.4699165%	12	0.4699165%	\$106.51	\$106.51
UNIT TYPE A	0.9553857%	46	0.9553857%	\$216.54	\$216.54
UNIT TYPE B	0.9331674%	38	0.9331674%	\$211.50	\$211.50
UNIT TYPE C	0.9331674%	16	0.9331674%	\$211.50	\$211.50
		112			