

Sea Echo Reserves
Performed on August 2023

	Future	Useful	Remaing	Replacement	Projected	Component	Treshold Method		
	Cost	Life	Life	Year	Balance	Line	Required	Future	Fully
					12/31/2024	Method	Reserve	Liability	Funded
Asphalt Parking Lot Remilling	\$35,496.00	20	9	2034		\$ 3,944.00	\$1,668.00	\$35,496.00	\$10,599.00
Asphalt Parking Lot Resealing	\$4,116.00	5	5	2027		\$ 823.20	\$645.00	\$4,116.00	\$1,333.00
Asphalt Shingle Roofing	\$68,207.00	20	47	2039		\$ 1,451.21	\$2,137.00	\$68,207.00	\$8,250.00
Back Lot Wood Fencing	\$3,110.00	20	4	2026		\$ 777.50	\$731.00	\$3,110.00	\$2,408.00
Building Restoration Allowance	\$174,653.00	15	41	2035		\$ 4,259.83	\$7,462.00	\$174,653.00	\$26,667.00
Electrical Allowance	\$16,055.00	10	8	2033		\$ 2,006.88	\$838.00	\$16,055.00	\$1,000.00
Fire Prevention Allowance	\$1,605.00	10	8	2033		\$ 200.63	\$84.00	\$1,605.00	\$100.00
Grounds Concrete Allowance	\$16,055.00	10	8	2033		\$ 2,006.88	\$838.00	\$16,055.00	\$1,000.00
Gutters & Downspouts	\$8,994.00	20	16	2041		\$ 562.13	\$249.00	\$8,994.00	\$600.00
Laundry Room Allowance	\$4,816.00	10	8	2033		\$ 602.00	\$252.00	\$4,816.00	\$300.00
Plumbing Allowance	\$16,055.00	10	8	2033		\$ 2,006.88	\$838.00	\$16,055.00	\$1,000.00
Railing Repaint & Repair	\$2,000.00	10	1	2024	\$ 2,000.00	\$ -	\$157.00	\$0.00	\$2,000.00
Railing Replacement	\$15,511.00	40	19	2044		\$ 816.37	\$364.00	\$15,511.00	\$3,040.00
Building Exterior Paint	\$36,000.00	7	1	2025	\$ 32,172.17	\$ 3,827.83	\$14,958.00	\$28,838.00	\$31,500.00
Lighting Allowance	\$24,460.00	20	18	2043		\$ 1,358.89	\$605.00	\$24,460.00	\$500.00
	\$427,133.00				\$ 34,172.17	\$ 24,644.20	\$31,826.00	\$417,971.00	\$90,297.00
					per month	\$2,053.68	\$2,652.17		
					per unit/month	\$256.71	\$331.52		