

**Sea Echo Reserves**

Performed on August 2023

|                                | Future Cost  | Useful Life | Remaing Life | Replacement Year | Projected Balance 12/31/2024 | Component Line Method | Threshold Method |                  |              |
|--------------------------------|--------------|-------------|--------------|------------------|------------------------------|-----------------------|------------------|------------------|--------------|
|                                |              |             |              |                  |                              |                       | Required Reserve | Future Liability | Fully 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         |                  |              |