

WINDS OF PARADISE OWNERS ASSOCIATION (37 units)
ADOPTED 2024 SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES
PARTIAL FUNDING

RESERVE ITEM		ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	Estimated 31-Dec- 2023 BALANCE	ANNUAL RESERVE REQUIRED	AMOUNT FOR 100% (MONTHLY)	Monthly at approx 13.77%
Club House - Interior, Kitchen, Bathrooms & HVAC		25	\$23,642.00	7	\$4,778.70	\$ 2,694.76	\$224.56	\$37.05
Painting - Common & Residential		8	\$106,037.00	5	\$18,787.88	\$17,449.82	\$1,454.15	\$240.66
Pavement - Asphalt Overlay		15	\$31,363.00	14	\$2,450.21	\$2,065.20	\$172.10	\$28.39
Pavement - Sealcoat		3	\$3,000.00	0	\$3,013.35	\$0.00	\$0.00	\$0.00
Pool - Resurfacing & Deck		25	\$35,000.00 increased amount	0	\$35,568.07	\$0.00	\$0.00	\$0.00
Pool - Fencing & Gates		15	\$6,757.00 increased amount	0	\$6,032.00	\$725.00	\$60.42	\$9.99
Roofs - Cement Tile		30	\$1,227,270.00	24	\$35,733.45	\$49,647.36	\$4,137.28	\$517.25

TOTAL	\$106,363.66	\$72,582.14	\$6,048.51	833.34
Total Year				10000.08

13.77% Funding \$27.04 per month per unit
100% funding = \$163.47 per month per unit