

**Native Sun Condominium Association  
Reserve Study Analysis  
12/31/2021**

Reserve Category	Replacement Cost in 2021	Last Replacement Date	Life Expectancy (in years)	Remaining Life Expectancy (in years)	Year Next Due	Amount needed at 12/31/21	Reserve Balances 1/1/21	Net Reserve Activity in 2021	Amount on Deposit at 12/31/21	Amount Required 12/31/21	Shortage or Overage	Regular Annual Funding	2022 Funding
Façade Repair and Paint	90,000	2022	10	10	2030	0	19,510	130,490	150,000	0	150,000	9,000	64,700
Parking Seal and Pave	25,000	2015	10	3	2025	17,500	31,116	0	31,116	17,500	13,616	2,500	0
Roofing / Gutters	186,000	2006	25	9	2031	119,040	156,016	0	156,016	119,040	36,976	7,440	0
Furniture and Fixtures	576,000	2019	10	7	2029	172,800	132,128	(46,705)	85,423	172,800	(87,377)	57,600	152,420
Elevator upgrade (balance)	70,000	2011	20	9	2031	38,500	31,998	0	31,998	38,500	(6,502)	3,500	10,000
Pool Marcite & Spa	18,000	2012	10	0	2022	18,000	15,601	0	15,601	18,000	(2,399)	1,800	4,200
Contingency	0	0	0	0	0	0	50,000	0	50,000	50,000	0	0	0
Telephone	18,000	2011	14	3	2025	14,143	22,119	0	22,119	14,143	7,976	1,286	0
Interest	0	0	0	0	0	0	5,068	0	5,068	0	5,068	0	0
<b>Totals</b>	<b>983,000</b>					<b>379,983</b>	<b>463,556</b>	<b>83,785</b>	<b>547,341</b>	<b>429,983</b>	<b>117,358</b>	<b>83,126</b>	<b>231,320</b>

Furniture and Fixtures at 16,000.00 per unit with 30% remaining life expired.

Deposit requirements determined by expectant life less remaining life with cost of inflation by 1 percent

NSCA - Native Sun Condominium Association NSCA has 1,785 Weeks Period owned is in one (1) week intervals
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