

**IRONWOOD VILLAS
CONDOMINIUM ASSOCIATION, INC**

Designated Reserves

For the Period
January 1, 2023 - December 31, 2023

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 11 | |
|---------------------------------|---------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------------|-----------------------------|----------------------|---------------------|----------------------------|--|
| | Estimated Life Expectancy | Estimated Remaining Life | Estimated Replacement Cost | Remaining Balance 1/1/23 | Additional Reserve Requirement | 2023 Reserve Requirement | Expenditures 2023 | Balance 12/31/23 | Annual Reserve Provided | |
| Patio pavers | 50 | 30 | 12,635 | 0 | 12,635 | 421 | 0 | 421 | 430 | |
| Pool | 100 | 70 | 52,370 | 0 | 52,370 | 1,746 | 0 | 1,746 | 1,750 | |
| Wall | 100 | 70 | 29,375 | 0 | 29,375 | 979 | 0 | 979 | 985 | |
| Clubhouse | 40 | 30 | 100,000 | 7,998 | 92,002 | 3,067 | 0 | 12,239 | 3,070 | |
| Roads | 30 | 27 | 210,000 | 15,936 | 194,064 | 7,188 | 0 | 23,124 | 7,190 | |
| Painting Villas/Exterior Fences | 8 | 4 | 100,000 | 42,772 | 57,228 | 14,307 | 0 | 57,079 | 14,310 | |
| Mailboxes | 20 | 18 | 15,000 | 653 | 14,347 | 797 | 0 | 1,450 | 800 | |
| Exterior Lighting | 25 | 20 | 20,000 | 3,615 | 16,385 | 819 | 0 | 4,434 | 825 | |
| Signs | 25 | 20 | 6,000 | 1,265 | 4,735 | 237 | 0 | 1,502 | 240 | |
| SUBTOTAL RESERVES | | | 545,380 | 72,239 | 473,141 | 29,560 | 0 | 102,974 | 29,600 | |
| 3606 INTEREST | | | | 24 | | | | | | |

Quarterly Association Assessment Per Unit

| | 2023 | 2023 | 2022 |
|----------------|---------------------|-----------------|-----------------|
| Maintenance | \$122,699.00 | \$432.04 | \$392.97 |
| Loan principal | \$18,101.00 | \$63.74 | \$60.90 |
| Reserves | \$29,600.00 | \$104.22 | \$71.13 |
| Total | \$170,400.00 | \$600.00 | \$525.00 |

Note 1: These reserves are computed using the straight line method.