

HOLIDAY COVE RV RESORT, LLC
Calculations of Reserves for Deferred Maintenance

Reserves	Area	Estimated Useful Life in Years	Estimated Remaining Useful Life in Years	Estimated Replacement Cost	Monthly Reserve	Annual Reserve	Beginning Balance of Reserve Account
Roof	Clubhouse	20	17	\$15,000.00	\$74.00	\$883.00	\$0.00
Electrical Systems	Site Electrical & Clubhouse	40	5	\$160,000.00	\$2,666.67	\$32,000.00	\$0.00
Paving/Resurfacing/Parking		20	5	\$35,000.00	\$583.33	\$7,000.00	\$0.00
Plumbing	Restrooms	20	15	\$15,000.00	\$83.33	\$1,000.00	\$0.00
Sewer System		40	25	\$50,000.00	\$167.00	\$2,000.00	\$0.00
Swimming Pool		30	20	\$50,000.00	\$208.33	\$2,500.00	\$0.00
TOTAL EXPENSES WITH RESERVES (NO LIMITED COMMON ELEMENTS):					\$3,782.67	\$45,383.00	
Docks		20	15	\$100,000.00	\$556.00	\$6,667.00	
TOTAL EXPENSES WITH RESERVES (INCLUDES LIMITED COMMON ELEMENTS):					\$4,339.00	\$52,050.00	

*Developer hereby guarantees that the Assessments for Common Expenses levied against each Unit Owner by the Condominium Association will not exceed \$2,050.00 per year, per Unit without a Boat Slip, nor \$2,374.00 per year, per Unit with a Boat Slip.