

**RÉSERVES**

	Replace cost	Replace cost (indexed 2%)	Years		Cost per month	# of unit	1 bdr	2 bdrs
			Life estimate	Remaining life			72	120
							32,400%	67,599%
<b>Club House</b>	<b>400 000,00 \$</b>	<b>538 347,34 \$</b>	15	15	2 562,80 \$		11,53 \$	14,44 \$
<b>Bldg painting</b>	<b>110 000,00 \$</b>	<b>148 045,52 \$</b>	15	15	704,77 \$		3,17 \$	3,97 \$
<b>Elevator</b>	<b>360 000,00 \$</b>	<b>639 304,09 \$</b>	30	29	1 354,77 \$		6,10 \$	7,63 \$
<b>Parking paving</b>	<b>50 000,00 \$</b>	<b>98 033,80 \$</b>	40	34	167,69 \$		0,75 \$	0,94 \$
<b>Pool</b>	<b>100 000,00 \$</b>	<b>124 337,43 \$</b>	40	11	841,51 \$		3,79 \$	4,74 \$
						<b>Total</b>	<b>25,34 \$</b>	<b>31,72 \$</b>

MONTHLY FEES	ONE BEDR	2 BEDRS
WITHOUT RESERVE	278 \$	350 \$
WITH RESERVE	303 \$	380 \$

Payments methods without reserve		
	ONE BEDR	2 BEDRS
<b>Fees payments without reserve</b>		
With ACH	278 \$	350 \$
With checks	283 \$	355 \$
One check	3 336 \$	4 200 \$
<b>Two checks</b>		
1st check	1 668 \$	2 100 \$
2nd check	1 673 \$	2 105 \$

Payments methods with reserve		
	ONE BEDR	2 BEDRS
<b>Fees payments with reserve</b>		
With ACH	303 \$	380 \$
With checks	308 \$	385 \$
One check	3 636 \$	4 560 \$
<b>Two checks</b>		
1st check	1 818 \$	2 280 \$
2nd check	1 823 \$	2 285 \$

An amount of 5\$ is charge for each checks except people paying with one check at the beginning of the year  
 For checks and ACH return by the bank 15\$ will be charge ( the Banh charge us 7,50\$ We charge 7,50\$ for our administration fees  
 An interest of 10% per annum from date due until paid will be charge for late payments of the fees and assesment There shall be a minimum charge of 2,50\$ to cover bookeeping expenditures.

BANK ACCOUNT	
Bank account (01-01-2022)	106 669,17 \$
Deposits (net) 10 months	683 917 \$
Deposits to come (2 months)	62 720 \$
Total net deposit	746 637 \$
Withdraws 10 months	(685 935 \$)
Withdraws 2 months	(84 532 \$)
Total net withdraws	(770 468 \$)
Bank account 12-31-2022	82 838,42 \$
Monument	(23 937,51 \$)
Bank account 12-31-2022	58 900,91 \$