

GRAND BAY CONDOMINIUM ASSOCIATION, INC.
RESERVE SCHEDULE
CASH FLOW METHOD
January 1, 2024 through December 31, 2024

YEAR	ROOF		PAINTING	PARKING POOL PAVERS	STRUCTURAL INTEGRITY RSV STUDY	POOL & SPA			SEAWALL REPAIR / REPLACE	DOCK REPAIR / REPLACE	TENNIS COURT	FIRE SAFETY BACKFLOW	ROOF LOAN PAYMENT	PR. YEAR ENDING BALANCE	CURRENT YEAR CONTRIB	CURRENT YEAR EXPENSE	ENDING BALANCE
	20	19				EQUIPMENT	REPLACE	FURNITURE									
2023	\$747,000																
2024	12,574																
2025					23,600												
2026		80,000															
2027						10,000											
2028																	
2029				39,453													
2030				15,991													
2031				7,595													
2032				9,156													
2033				47,463	23,600												
2034				559													
2035		80,000															
2036																	
2037																	
2038				125,000													
2039																	
2040						10,000											
2041																	
2042		747,000															
2043					23,600												
2044																	
2045																	
2046																	
2047																	
2048																	
2049																	
2050																	
2051						10,000											
2052																	
2053																	
2054																	
2055																	
2056																	
2057																	
2058																	
2059						10,000											
2060																	
2061																	
2062																	

WAIVING OF RESERVES IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.