

RESERVES BREAKDOWN FOR JANUARY 1, 2025 - DECEMBER 31, 2025						
Reserve Items	Estimated Total Useful Life (in years)	Estimated Remaining Useful Life (in years)	Estimated Cost for Deferred Maintenance (in\$)	Annual Input (in \$)	Estimated Account Balance (in\$)	
Roof Repair &/or Replacement, & Eve Spouts	35	17	500,000	23,604	208,766.00	
Parking Lot Repair, Paving, Striping, Numbers	10	5	27,000	11,732	74,406.00	
Building Painting & Landscaping replacement	10	4	222,000	46,608	200,675.00	
Pool/Spa	20	15	60,000	11,754	88,219.00	
Pool/Spa Equipment, (heaters, pumps, ect)	8	7	20,000	9,454	74,320.99	
Total in reserves checking currently:			\$646,386.99			
2025 reserves:			\$103,152			
194 units X \$35 X 12 = \$81,480 year 100 units X \$6 X 12 = \$7,200 year 201 units X \$6 X 12 = \$14,472 year						