

Approved Reserve Budget for FY25-26

	<i>Cost to Replace</i>	<i>Est Life Expect.</i>	<i>Est Life Remain</i>	<i>Est Reserve balance 3/30/2025*</i>	<i>Need to Replace</i>	<i>Yearly Amount Needed</i>	<i>Monthly amount Needed</i>	<i>Funding per Unit</i>	<i>Reallocations</i>
803 Buildings									
01 Roofs	\$77,000	20	2	\$38,891.12	\$38,108.88	\$19,054.44	\$1,587.87	\$5.17	\$ -
02 Painting	\$14,994	8	5	\$10,738.91	\$4,255.29	\$851.06	\$70.92	\$0.23	\$ -
03 Interior/Floors	\$57,500	15-40	1-15	\$6,750.23	\$50,749.77	\$3,383.32	\$281.94	\$0.92	\$ -
04 Air Cond's	\$39,000	20	1-19	\$4,394.49	\$34,605.51	\$2,777.67	\$231.47	\$0.75	\$ 6,500.00
05 Water Heaters	\$2,400	15	5	\$2,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ (4,112.25)
06 Plumbing	\$29,988	15	9	\$8,702.71	\$21,285.69	\$2,365.08	\$197.09	\$0.64	\$ -
07 Off Equipment	\$17,300	8	2-10	\$7,418.57	\$9,881.43	\$7,090.12	\$590.84	\$1.92	\$ -
08 Kitchen/App/WD Appliances	\$32,900	20	1-10	\$6,488.96	\$26,411.04	\$11,981.30	\$998.44	\$3.25	\$ -
09 Structure	\$308,100	50	25	\$9,983.64	\$298,116.36	\$11,924.65	\$993.72	\$3.24	\$ -
10 Clubhouse Furnishings Equipm	\$27,500	8	5-8	\$0.00	\$27,500.00	\$3,812.50	\$317.71	\$1.03	\$ -
								\$17.15	
805 Pool									
01 Pool & Spa	\$216,000	40	15	\$25,735.29	\$190,264.71	\$12,684.31	\$1,057.03	\$3.44	\$ -
01A Refinish Pool/Spa	\$61,620	10	1	\$55,752.11	\$5,867.89	\$5,867.89	\$488.99	\$1.59	\$ -
02 Pool/Spa Equipment/ Furniture	\$34,800	1-25	1-16	\$10,081.51	\$24,718.49	\$5,562.00	\$463.50	\$1.51	\$ -
								\$6.54	
807 Street Grounds									
01 Pavement	\$617,500	40-3	1-10	\$178,988.28	\$438,511.72	\$50,301.61	\$4,191.80	\$13.65	\$ -
02 Storm Sewers	\$124,986	40	9	\$44,354.07	\$80,631.83	\$8,959.09	\$746.59	\$2.43	\$ -
03 Ponds/Lakes	\$72,850	40-20	1-25	\$54,005.29	\$18,844.71	\$5,809.81	\$484.15	\$1.58	\$ -
04 Well & Pumps	\$12,499	20	4	\$10,634.74	\$1,863.85	\$465.96	\$38.83	\$0.13	\$ -
05 Sidewalks/Lawn	\$102,700	30	9	\$21,558.92	\$81,141.08	\$9,015.68	\$751.31	\$2.45	\$ 12,881.91
06 Fences/Gates	\$181,068	20	10-16	\$10,623.74	\$170,444.26	\$12,770.75	\$1,064.23	\$3.47	\$ -
07 SIGNS	\$6,000	10	1-10	\$4,982.93	\$1,017.07	\$864.51	\$72.04	\$0.23	\$ -
08 Maintenance Equipment	\$8,000	5	2-5	\$0.00	\$8,000.00	\$1,900.00	\$158.33	\$0.52	\$ -
								\$24.46	
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01 Tennis Courts	\$25,162	20	10	\$10,620.05	\$14,541.45	\$1,454.15	\$121.18	\$0.39	\$ -
02 Shuffleboard	\$21,362	8-25	5-15	\$8,045.00	\$13,316.60	\$1,595.88	\$132.99	\$0.43	\$ -
03 Misc. rec.	\$5,487	10	6	\$4,782.76	\$704.24	\$117.37	\$9.78	\$0.03	\$ -
								\$0.85	
Unaccounted balance									\$ (5,415.48)
Accumulated Interest									\$ (9,854.18)
* Actual Reserve Balance on 12/31/24 plus income for Jan, Feb and March 2025 and includes reallocations						Total		\$49.00	
						Current		\$42.00	
						Increase (Decrease)		\$7.00	