

Assessment and Reserve Funding Disclosure Summary for the Fiscal Year Ending: December 31, 2025

The Association's Reserve Contribution for January 01, 2025 - December 31, 2025 is **\$43,000**.

This is an average per unit per month of: **\$119.44**.

1. The regular assessment per ownership interest is **\$12,000** per Month.
Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached summary.
2. Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: **No special assessments were approved**
3. Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years? **Yes** No
4. If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members?

Not applicable

5. All major components are included in the reserve study and are included in its calculations. **Yes** No
6. Based on the method of calculation in paragraph (4) of subdivision (b) of §5570, the estimated amount required in the reserve fund at the end of the current fiscal year is **\$335,000**, based in whole or in part on the last reserve study or update prepared by _____ as of March 24, 2025. The projected reserve fund cash balance at the end of the current fiscal year is **\$236,975**, resulting in reserves being **95.52 %** percent funded at this date.
7. See below 30-yr Reserve Fund Projection Summary.

Table 1: Current Funding Plan

Year	Starting Balance	Annual Reserve Contribution	Annual Increase Percent	Loans or Special Assessments	Interest Income	Projected Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2025	\$320,000	\$43,000	2.38 %	\$0	\$2,775	\$128,800	\$236,975	\$335,000	95.52 %
2026	\$236,975	\$44,290	3.00 %	\$0	\$2,595	\$0	\$283,861	\$254,732	93.03 %
2027	\$283,861	\$45,619	3.00 %	\$0	\$2,899	\$34,479	\$297,899	\$305,990	92.77 %
2028	\$297,899	\$46,987	3.00 %	\$0	\$3,219	\$0	\$348,105	\$324,581	91.78 %
2029	\$348,105	\$48,397	3.00 %	\$0	\$3,729	\$0	\$400,231	\$380,591	91.46 %
2030	\$400,231	\$49,849	3.00 %	\$0	\$3,706	\$110,305	\$343,480	\$439,669	91.03 %
2031	\$343,480	\$51,344	3.00 %	\$0	\$3,608	\$17,911	\$380,522	\$388,336	88.45 %
2032	\$380,522	\$52,885	3.00 %	\$0	\$4,076	\$0	\$437,482	\$432,101	88.06 %
2033	\$437,482	\$54,471	3.00 %	\$0	\$4,572	\$16,468	\$480,057	\$497,144	88.00 %
2034	\$480,057	\$56,105	3.00 %	\$0	\$5,089	\$0	\$541,251	\$548,739	87.48 %
2035	\$541,251	\$57,788	3.00 %	\$0	\$3,595	\$422,393	\$180,242	\$620,453	87.23 %
2036	\$180,242	\$59,522	3.00 %	\$0	\$2,093	\$2,076	\$239,780	\$260,911	69.08 %
2037	\$239,780	\$61,308	3.00 %	\$0	\$2,709	\$0	\$303,797	\$325,216	73.73 %
2038	\$303,797	\$63,147	3.00 %	\$0	\$3,359	\$0	\$370,303	\$395,348	76.84 %
2039	\$370,303	\$65,041	3.00 %	\$0	\$3,697	\$67,310	\$371,731	\$469,395	78.89 %
2040	\$371,731	\$66,993	3.00 %	\$0	\$3,709	\$69,719	\$372,714	\$478,199	77.74 %

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Table 1: Current Funding Plan *(continued)*

Year	Starting Balance	Annual Reserve Contribution	Annual Increase Percent	Loans or Special Assessments	Interest Income	Projected Expenses	Ending Balance	Fully Funded Balance	Percent Funded
2041	\$372,714	\$69,002	3.00 %	\$0	\$4,050	\$5,616	\$440,150	\$486,708	76.58 %
2042	\$440,150	\$71,072	3.00 %	\$0	\$4,752	\$2,479	\$513,495	\$563,477	78.11 %
2043	\$513,495	\$73,205	3.00 %	\$0	\$5,484	\$5,107	\$587,076	\$647,818	79.27 %
2044	\$587,076	\$75,401	3.00 %	\$0	\$6,258	\$0	\$668,735	\$734,084	79.97 %
2045	\$668,735	\$77,663	3.00 %	\$0	\$3,971	\$622,205	\$128,163	\$830,360	80.54 %
2046	\$128,163	\$79,993	3.00 %	\$0	\$1,684	\$0	\$209,840	\$290,880	44.06 %
2047	\$209,840	\$82,392	3.00 %	\$0	\$2,370	\$28,742	\$265,861	\$378,383	55.46 %
2048	\$265,861	\$84,864	3.00 %	\$0	\$3,073	\$2,960	\$350,837	\$441,269	60.25 %
2049	\$350,837	\$87,410	3.00 %	\$0	\$3,916	\$7,115	\$435,048	\$535,032	65.57 %
2050	\$435,048	\$90,032	3.00 %	\$0	\$4,339	\$93,697	\$435,723	\$629,835	69.07 %
2051	\$435,723	\$92,733	3.00 %	\$0	\$4,477	\$70,089	\$462,845	\$640,885	67.99 %
2052	\$462,845	\$95,515	3.00 %	\$0	\$5,114	\$0	\$563,474	\$679,243	68.14 %
2053	\$563,474	\$98,381	3.00 %	\$0	\$6,136	\$0	\$667,991	\$793,682	70.99 %
2054	\$667,991	\$101,332	3.00 %	\$0	\$7,180	\$3,535	\$772,968	\$914,377	73.05 %

Appendix 1. Units, Components, Loans, and other Expenditures

Table 2: Detailed Component List

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
Access Control						
1 Entry Gate Intercom - Replace	One Entry System	8	0	\$3,500	Fixed	Funded
2 Entry Gate Motors - Replace	One Entry System	8	6	\$4,000	Fixed	Funded
Asphalt						
3 Asphalt - Remove and Replace	Extensive Sq Ft	30	20	\$75,000	Fixed	Funded
4 Asphalt - Seal/Repair/Restripe	Extensive Sq Ft	5	0	\$3,750	Fixed	Funded
Concrete						
5 Concrete Walkways - Repair	Numerous	5	0	\$1,500	Fixed	Funded
Decks						
6 Decks - Replace	Individual Decks	30	20	\$45,000	Fixed	Funded
7 Decks - Resurface	Individual Decks	15	5	\$30,000	Fixed	Funded
8 Decks - Seal/Repair	Individual Decks	5	0	\$7,500	Fixed	Funded
Exterior						
9 Bldg Exterior - Repaint	Extensive Sq Ft	10	0	\$54,000	Fixed	Funded
10 Bldg Trim - Repaint	Minimal total Sq Ft	5	0	\$15,000	Fixed	Funded
11 Gutters/Downspouts - Replace	Extensive System	20	10	\$7,500	Fixed	Funded
12 Roof - Replace	Extensive Sq Ft	20	10	\$135,000	Fixed	Funded
Fencing						
13 Perimeter Fence - Repaint	Extensive Sq Ft	5	0	\$10,500	Fixed	Funded
14 Perimeter Fence - Replace	Extensive Linear Ft	20	10	\$37,500	Fixed	Funded
15 Tennis Ct Perim Fence - Replace	Approx 360 LF, chain link	30	20	\$10,800	Fixed	Funded
Furnishings						
16 Clubhouse Interior - Refurbish	Flooring, paint, furniture	12	2	\$12,000	Fixed	Funded
17 Clubhouse Kitchen - Refurbish	(1) residential size	15	5	\$10,000	Fixed	Funded
18 Fitness Eqp - Replace	Approx 6 pieces	10	0	\$12,000	Fixed	Funded
19 Mailboxes - Replace	One per unit	15	5	\$2,400	Fixed	Funded
20 Pool/Spa Bathrooms - Refurbish	Refurbish (1) bathroom set	12	2	\$8,000	Fixed	Funded
21 Pool/Spa Furniture - Replace	Numerous pieces	6	2	\$8,000	Fixed	Funded
22 Tennis Court - Resurface	Resurface (1) Court	5	0	\$6,500	Fixed	Funded
HVAC						
23 Clubhouse Heat/AC - Replace	(1) unit	15	5	\$5,000	Fixed	Funded
Landscaping						
24 Entry Signage - Replace	Entry Signs	15	5	\$1,500	Fixed	Funded
25 Irrigation System - Repairs	Extensive System	10	0	\$1,050	Fixed	Funded
26 Landscape - Refurbish	Extensive Grounds	10	0	\$4,500	Fixed	Funded
27 Trees - Trim	Numerous Trees	3	2	\$1,500	Fixed	Funded

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Table 2: Detailed Component List *(continued)*

Component Title	Description	Useful Life (years)	Remaining Useful Life (years)	Current Replacement Cost	Assessment	Fund Component
Lighting/Electrical						
28 Light Fixtures - Replace	Numerous Fixtures	20	10	\$6,000	Fixed	Funded
Pool/ Spa						
29 Pool - Resurface	(1) Medium Size	8	6	\$8,000	Fixed	Funded
30 Pool Deck - Replace	Refurbish (1) deck area	30	20	\$30,000	Fixed	Funded
31 Pool Equipment - Replace	Heater, Filter	10	0	\$5,000	Fixed	Funded
32 Spa/Jacuzzi - Resurface	(1) Medium Size	4	2	\$3,000	Fixed	Funded
33 Spa/Jacuzzi Equipment - Replace	Heater, Filter	10	0	\$4,000	Fixed	Funded