VERONA RESERVE COMMUNITY ASSOCIATION, INC.

STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE CASH FLOW "POOLED" METHOD W/FULL FUNDING OBJECTIVE

REMAINING

EST.

1,093,200 496,391

496,391

74,000

570,391

570,391

76,220

646,611

646,611

78,507

725,118

725,118

80,862

805,979

Yearly Projected Cash Outflows:

Annual Reserve Requirement:

Beginning Villa Reserves Cash Balance:

Ending Villa Cash Balance:

165 UNITS - FIGURES ROUNDED

5450 - Total Villa Pooled Reserves

APPROVED AT BOARD MEETING: PROPOSED

| | LIFE | LIFE IN | ESTIMATED | CASH | | | | | | | | | | | | | | | | |
|---|----------------------|-------------|---------------------|---------------------|----------|----------|---|----------|----------|---------|---------|-----------|---------|----------|-----------|-----------|----------|---------|----------|----------|
| | ESTIMATE IN YEARS | | REPR / REPL COST | BALANCE 1/1/2025 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| COMMON AREA POOLED RESE SITE & GROUNDS | RVES: | | | | | | | | | | | | | | | | | | | |
| Asphalt - Seal & Repair* | 4 | 0 | 26,000 | | | | | 26,000 | | | | 26,000 | | | | 26,000 | | | | 26,000 |
| Asphalt - Resurface | 20 | 10 | 252,000 | | | | | ., | | | | ., | | | 252,000 | -, | | | | |
| Pavers | 40 | 30 | 39,300 | | | | | | | | | | | | | | | | | |
| Entry/Exit Gates & Fencing | 25 | 12 | 22,000 | | | | | | | | | | | | | | 22,000 | | | |
| Dog Park Fence | 30 | 17 | 8,100 | | | | | | | | | | | | | | | | | |
| Perimeter Wall - Repair & Repaint | 7 | 5 | 26,000 | | | | | | 26,000 | | | | | | | 26,000 | | | | |
| Monument Signs | 20 | 7 | 20,000 | | | | | | | | | 20,000 | | | | | | | | |
| Light Poles (7) | 25 | 12 | 14,000 | | | | | | | | | | | | | | 14,000 | | | |
| Outdoor/Site Furniture (4 pcs. old) | 20 | 7 | 4,500 | | | | | | | | | 4,500 | | | | | | | | |
| Outdoor/Site Furniture (4 pcs.new) | 20 | 12 | 4,500 | | | | | | | | | | | | | | 4,500 | | | |
| Perimeter Vinyl Fencing | 30 | 28 | 101,000 | | | | | | | | | | | | | | | | | |
| Mailboxes* | 20 | 7 | 28,900 | | | | | | | | | 28,900 | | | | | | | | |
| | | | 546,300 | 1 | | | | | | | | | | | | | | | | |
| M.E.P. | | | | | | | | | | | | | | | | | | | | |
| Gate Operators (2 back) | 15 | 3 | 10,000 | | | | | 10,000 | | | | | | | | | | | | |
| Gate Operators (2 front/entrance) | 15 | 14 | 10,000 | | | | | ., | | | | | | | | | | | 10,000 | |
| Gate Operators (2 front/exit) | 15 | 11 | 10,000 | | | | | | | | | | | | | 10,000 | | | - 1,111 | |
| Barrier Arm Operators (2 back) | 15 | 2 | 8,600 | | | | 8,600 | | | | | | | | | -,,,,,,,, | | | | |
| Intercom/Entry System | 15 | 14 | 4,500 | | | | - ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | | | | | | | | | 4,500 | |
| Security Camera System | 6 | 2 | 8,800 | | | | 8,800 | | | | | | 8,800 | | | | | | 8,800 | |
| Irrigation Pump System | 12 | 2 | 64,000 | | | | 64,000 | | | | | | | | | | | | 64,000 | |
| | | | 115,900 | 1 | | | | | | | | | | | | | | | | |
| AMENITIES | | | | | | | | | | | | | | | | | | | | |
| Cabana Shingle Roof | 20 | 7 | 6,000 | | | | | | | | | 6,000 | | | | | | | | |
| Cabana Bathrooms | 20 | 7 | 6,300 | | | | | | | | | 6,300 | | | | | | | | |
| Pool Deck Furniture | 8 | 1 | 7,700 | | | 7,700 | | | | | | | | 7,700 | | | | | | |
| Pool Deck - Resurface | 40 | 27 | 17,600 | | | | | | | | | | | | | | | | | |
| Pool Fence | 20 | 7 | 9,400 | | | | | | | | | 9,400 | | | | | | | | |
| Pool - Resurface | 12 | 12 | 31,000 | | | | | | | | | | | | | 31,000 | | | | |
| Pool Heater (1) | 10 | 1 | 6,000 | | | 6,000 | | | | | | | | | | 6,000 | | | L | |
| Pool Heaters (2) | 10 | 0 | 12,000 | | 12,000 | | | | | | | | | 12,000 | | | | | L | |
| | | | 96,000 |) | | | | | | | | | | | | | | | | |
| 5010 - Total Common Area Pool | ed Reserves | | 758,200 | 367,665 | | | | | | | | | | | | | | | | |
| | Yearly Pro | jected Casi | h Outflows: | | (12,000) | (13,700) | (81,400) | (36,000) | (26,000) | - | -1 | (101,100) | (8,800) | (19,700) | (252,000) | (99,000) | (40,500) | - | (87,300) | (26,000) |
| | | | Area Cash Balan | ce: | 367,665 | 408,915 | 450,063 | 425,155 | 447,343 | 481,276 | 543,008 | 606,591 | 570,982 | 629,637 | 679,417 | 498,980 | 473,691 | 509,112 | 587,312 | 580,557 |
| | | serve Requ | | | 53,250 | 54,848 | 56,493 | 58,188 | 59,933 | 61,731 | 63,583 | 65,491 | 67,456 | 69,479 | 71,564 | 73,710 | 75,922 | 78,199 | 80,545 | 82,962 |
| | | Ending Co | mmon Cash Bal | ance: | 408,915 | 450,063 | 425,155 | 447,343 | 481,276 | 543,008 | 606,591 | 570,982 | 629,637 | 679,417 | 498,980 | 473,691 | 509,112 | 587,312 | 580,557 | 637,519 |
| VILLA POOLED RESERVES: | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| Building Exteriors | 10 | 4 | 156,400 | | | | | | 54,100 | 58,300 | 44,000 | | | | | | | | 54,100 | 58300 |
| Shingle Roofs | 20 | 9 | 936,800 | 1 | | | | | | | | | | 312,270 | 312,270 | 312,270 | | | | |

| 1 | ~6 | 2 |
|---|----|---|
| | | |

(54,100)

805,979

83,288

835,167

(58,300)

835,167

85,786

862,653

(44,000)

862,653

88,360

907,013

907,013

91,011

998,024 1,091,765

- (312,270) (312,270) (312,270)

876,048

99,450

663,228

663,228

102,433

453,391

453,391

105,506

558,897

558,897

108,671

667,569

998,024 1,091,765

96,553

876,048

93,741

(54,100)

667,569

111,932

725,401

(58,300)

725,401

115,290

782,390

VERONA RESERVE COMMUNITY ASSOCIATION, INC.

STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE CASH FLOW "POOLED" METHOD W/FULL FUNDING OBJECTIVE

165 UNITS - FIGURES ROUNDED

APPROVED AT BOARD MEETING: PROPOSED

| | LIFE ESTIMATE | REMAINING LIFE IN | ESTIMATED REPR / REPL | EST. CASH BALANCE | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 |
|-------------------------------------|------------------|----------------------|--------------------------|-------------------------|---------|----------|----------|----------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | IN YEARS | | COST | 1/1/2025 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 |
| COMMON AREA POOLED RESE | DVES- | | | | | | | | | | | | | | | | | | | |
| SITE & GROUNDS | .KVLS. | | | | | | | | | | | | | | | | | | | |
| Asphalt - Seal & Repair* | 4 | 0 | 26,000 |) | | | | 26,000 | | | | 26,000 | | | | 26,000 | | | | 26,000 |
| Asphalt - Resurface | 20 | 10 | 252,000 | | | | | 20,000 | | | | 20,000 | | | | 20,000 | | | 252,000 | |
| Pavers | 40 | 30 | 39,300 | | | | | | | | | | | | | | | | 39,300 | |
| Entry/Exit Gates & Fencing | 25 | 12 | 22,000 | | | | | | | | | | | | | | | | 00,000 | |
| Dog Park Fence | 30 | 17 | 8,100 | | | 8,100 | | | | | | | | | | | | | | |
| Perimeter Wall - Repair & Repaint | 7 | 5 | 26,000 | | | 0,100 | 26,000 | | | | | | | 26,000 | | | | | | |
| Monument Signs | 20 | 7 | 20,000 | | | | 20,000 | | | | | | | 20,000 | | 20,000 | | | | |
| Light Poles (7) | 25 | 12 | 14,000 | | | | | | | | | | | | | 20,000 | | | | |
| Outdoor/Site Furniture (4 pcs. old) | | 7 | 4.500 | | | | | | | | | | | | | 4,500 | | | | |
| Outdoor/Site Furniture (4 pcs. old) | | 12 | 4,500 | | | | | | | | | | | | | 4,300 | | | | |
| Perimeter Vinyl Fencing | 30 | 28 | 101,000 | | | | | | | | | | | | | 168,000 | | | | |
| Mailboxes* | 20 | 7 | 28,900 | | | | | | | | | | | | | 28,900 | | | | |
| IVIAIIDUXES | 20 | | 546,300 | | | | | | | | | | | | | 20,900 | | | | |
| | | | 040,000 | • | | | | | | | | | | | | | | | | |
| M.E.P. | | | | | | | | | | | | | | | | | | | | |
| Gate Operators (2 back) | 15 | 3 | 10,000 |) | | | 10,000 | | | | | | | | | | | | | |
| Gate Operators (2 front/entrance) | 15 | 14 | 10,000 |) | | | | | | | | | | | | | | 10,000 | | 1 |
| Gate Operators (2 front/exit) | 15 | 11 | 10,000 |) | | | | | | | | | | | 10,000 | | | | | 1 |
| Barrier Arm Operators (2 back) | 15 | 2 | 8,600 |) | | 8,600 | | | | | | | | | | | | | | |
| Intercom/Entry System | 15 | 14 | 4,500 |) | | | | | | | | | | | | | | 4,500 | | |
| Security Camera System | 6 | 2 | 8,800 |) | | | | | 8,800 | | | | | | 8,800 | | | | | |
| Irrigation Pump System | 12 | 2 | 64,000 |) | | | | | | | | | | | 64,000 | | | | | |
| | | | 115,900 |) | | | | | | | | | | | | | | | | |
| AMENITIES | | | | | | | | | | | | | | | | | | | | |
| Cabana Shingle Roof | 20 | 7 | 6,000 | | | | | | | | | | | | | 6,000 | | | | |
| Cabana Bathrooms | 20 | 7 | 6,300 | | | | | | | | | | | | | 6,300 | | | | |
| Pool Deck Furniture | 8 | 1 | 7,700 | | | 7,700 | | | | | | | | 7,700 | | | | | | ī |
| Pool Deck - Resurface | 40 | 27 | 17,600 | | | | | | | | | | | , , , , | | 17,600 | | | | |
| Pool Fence | 20 | 7 | 9,400 | | | | | | | | | | | | | 9,400 | | | | |
| Pool - Resurface | 12 | 12 | 31,000 | | | | | | | | | 31,000 | | | | ., | | | | |
| Pool Heater (1) | 10 | 1 | 6,000 | | | | | | | 6,000 | | . , | | | | | | | | 6,000 |
| Pool Heaters (2) | 10 | 0 | 12,000 | | | | | 12,000 | | ., | | | | | | | | 12,000 | | .,,,,, |
| () | | | 96,000 | | | | | , | | | | | L | | | | | , | | |
| | | | | | | | | | | | | | | | | | | | | |
| 5010 - Total Common Area Pool | ed Reserves | | 758,200 | 367,665 | | | | | | | | | | | | | | | | |
| | Yearly Pro | iected Casi | h Outflows: | | | (24,400) | (36,000) | (38,000) | (8,800) | (6,000) | _ | (57,000) | _ | (33,700) | (82,800) | (286,700) | | (26,500) | (291,300) | (32,000) |
| | | | Area Cash Balan | ce. | 637,519 | 722,970 | 786,584 | 841,238 | 896,612 | 983,988 | 1,077,049 | | 1,227,175 | | | 1,445,253 | 1 276 837 | 1,398,669 | | |
| | Annual Res | | | | 85,451 | 88,014 | 90,655 | 93,374 | 96,175 | 99,061 | 102,033 | 105,093 | 108,246 | 111,494 | 114,838 | 118,284 | | 125,487 | | |
| | | | mmon Cash Bai | lance. | 722,970 | 786,584 | 841,238 | 896,612 | 983,988 | | 1,179,081 | | | | 1,445,253 | | | | 1,335,608 | |
| | | ug 00 | on Guon Da | | 122,310 | 700,304 | 041,230 | 330,012 | 303,300 | .,077,049 | 1,173,001 | 1,221,113 | 1,000,721 | 1,713,214 | 1,770,233 | 1,210,031 | 1,550,005 | 1,431,030 | 1,555,506 | 1,430,131 |
| | | | | | | | | | | | | | | | | | | | | |
| VILLA BOOLED DESERVES: | | | | | | | | | | | | | | | | | | | | |

VILLA POOLED RESERVES:

| Building Exteriors | 10 | 4 | 156,400 | 44,000 | | | | 54,100 | 58,300 | 44,000 | | | | |
|-----------------------------------|----|---|-----------|---------|--|--|--|--------|--------|--------|--|---------|---------|---------|
| Shingle Roofs | 20 | 9 | 936,800 | | | | | | | | | 312,270 | 312,270 | 312,270 |
| 5450 - Total Villa Pooled Reserve | s | | 1,093,200 | 496,391 | | | | | | | | | | |

1,093,200 496,391

Yearly Projected Cash Outflows: Beginning Villa Reserves Cash Balance: Annual Reserve Requirement: Ending Villa Cash Balance:

| (44,000) | - | - | - | - | - | - | - | (54,100) | (58,300) | (44,000) | - | - | (312,270) | (312,270) | (312,270) |
|----------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 782,390 | 857,138 | 979,449 | 1,105,429 | 1,235,189 | 1,368,841 | 1,506,503 | 1,648,294 | 1,794,340 | 1,890,667 | 1,987,306 | 2,102,894 | 2,267,269 | 2,436,576 | 2,298,692 | 2,166,039 |
| 118,748 | 122,311 | 125,980 | 129,759 | 133,652 | 137,662 | 141,792 | 146,045 | 150,427 | 154,940 | 159,588 | 164,375 | 169,307 | 174,386 | 179,617 | 185,006 |
| 857,138 | 979,449 | 1,105,429 | 1,235,189 | 1,368,841 | 1,506,503 | 1,648,294 | 1,794,340 | 1,890,667 | 1,987,306 | 2,102,894 | 2,267,269 | 2,436,576 | 2,298,692 | 2,166,039 | 2,038,775 |

VERONA RESERVE COMMUNITY ASSOCIATION, INC.

STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE CASH FLOW "POOLED" METHOD W/FULL FUNDING OBJECTIVE

165 UNITS - FIGURES ROUNDED

APPROVED AT BOARD MEETING: PROPOSED

| F | REMAINING | i | EST. | | |
|-----------------|-----------|------------------|----------|------|------|
| LIFE | LIFE IN | ESTIMATED | CASH | | |
| ESTIMATE | YEARS | REPR / REPL | BALANCE | 2057 | 2058 |
| IN YEARS | 1/1/2025 | COST | 1/1/2025 | | |

COMMON AREA POOLED RESERVES:

| 4 | 0 | 26,000 | | |
|----|---|---|--|---|
| 20 | 10 | 252,000 | | |
| 40 | 30 | 39,300 | | |
| 25 | 12 | 22,000 | | |
| 30 | 17 | 8,100 | | |
| 7 | 5 | 26,000 | 26,000 | |
| 20 | 7 | 20,000 | | |
| 25 | 12 | 14,000 | | |
| 20 | 7 | 4,500 | | |
| 20 | 12 | 4,500 | 4,500 | |
| 30 | 28 | 101,000 | | |
| 20 | 7 | 28,900 | | |
| | 20 40 25 30 7 20 25 20 20 30 | 20 10 40 30 25 12 30 17 7 5 20 7 25 12 20 7 20 12 30 12 30 28 | 20 10 252,000 40 30 39,300 25 12 22,000 30 17 8,100 7 5 26,000 20 7 20,000 25 12 14,000 20 7 4,500 20 12 4,500 30 28 101,000 | 20 10 252,000 40 30 39,300 25 12 22,000 30 17 8,100 7 5 26,000 26,000 20 7 20,000 25 12 14,000 20 7 4,500 20 12 4,500 30 28 101,000 |

546,300

| 15 | 3 | 10,000 | | 10,000 |
|----|----------------------------|--|--|--|
| 15 | 14 | 10,000 | | |
| 15 | 11 | 10,000 | | |
| 15 | 2 | 8,600 | 8,600 | |
| 15 | 14 | 4,500 | | |
| 6 | 2 | 8,800 | 8,800 | |
| 12 | 2 | 64,000 | | |
| | 15 15 15 15 15 | 15 14 15 11 15 2 15 14 6 2 | 15 14 10,000 15 11 10,000 15 2 8,600 15 14 4,500 6 2 8,800 | 15 14 10,000 15 11 10,000 15 2 8,600 15 14 4,500 6 2 8,800 8,800 |

115,900

AMENITIES

| AMENITIES | | | | |
|-----------------------|----|----|--------|-------|
| Cabana Shingle Roof | 20 | 7 | 6,000 | |
| Cabana Bathrooms | 20 | 7 | 6,300 | |
| Pool Deck Furniture | 8 | 1 | 7,700 | 7,700 |
| Pool Deck - Resurface | 40 | 27 | 17,600 | |
| Pool Fence | 20 | 7 | 9,400 | |
| Pool - Resurface | 12 | 12 | 31,000 | |
| Pool Heater (1) | 10 | 1 | 6,000 | |
| Pool Heaters (2) | 10 | 0 | 12,000 | |
| | | | 00.000 | |

96,000

5010 - Total Common Area Pooled Reserves

758,200 367,665

Yearly Projected Cash Outflows: Beginning Common Area Cash Balance: Annual Reserve Requirement: Ending Common Cash Balance:

| (47,900) | (17,700) |
|-----------|-----------|
| 1,436,737 | 1,525,960 |
| 137,123 | 141,237 |
| 1.525.960 | 1.649.497 |

VILLA POOLED RESERVES:

| Shingle Roofs 20 | 9 | 936.800 | | |
|-----------------------|---|---------|--|--|
| Building Exteriors 10 | 4 | 156,400 | | |

5450 - Total Villa Pooled Reserves

1,093,200 496,391

Yearly Projected Cash Outflows: Beginning Villa Reserves Cash Balance: Annual Reserve Requirement: Ending Villa Cash Balance:

| - | |
|-----------|-----------|
| 2,038,775 | 2,229,331 |
| 190,556 | 196,273 |
| 2,229,331 | 2,425,604 |