

Villas Reserve Schedule

30-Year Reserve Plan Summary

Report # 27039-4
No-Site-Visit

| Fiscal Year Start: 2026 | | | Net After Tax Interest: 2.00 % | | Avg 30-Yr Inflation: 3.00 % | | | |
|---|------------------|--------------|-----------------------------------|--------------------|-----------------------------|------------------------|-----------------|------------------|
| Reserve Fund Strength: as-of Fiscal Year Start Date | | | Projected Reserve Balance Changes | | | | | |
| Year | Starting Reserve | Fully Funded | Percent Funded | % Increase | | Loan or Special Assmts | Interest Income | Reserve Expenses |
| | Balance | Balance | Funded | Special Assmt Risk | In Annual Reserve Funding | Reserve Funding | Interest Income | Reserve Expenses |
| 2026 | \$977,673* | \$1,201,383 | 81.4 % | Low | 54.05 % | \$114,000 | \$0 | \$225,000 |
| 2027 | \$885,286 | \$1,107,671 | 79.9 % | Low | 3.00 % | \$117,420 | \$0 | \$257,500 |
| 2028 | \$761,662 | \$980,731 | 77.7 % | Low | 3.00 % | \$120,943 | \$0 | \$318,270 |
| 2029 | \$577,716 | \$790,542 | 73.1 % | Low | 3.00 % | \$124,571 | \$0 | \$597,448 |
| 2030 | \$111,727 | \$310,340 | 36.0 % | Medium | 3.00 % | \$128,308 | \$0 | \$3,144 |
| 2031 | \$202,942 | \$393,004 | 51.6 % | Medium | 3.00 % | \$132,157 | \$0 | \$4,754 |
| 2032 | \$272,906 | \$454,078 | 60.1 % | Medium | 3.00 % | \$136,122 | \$0 | \$6,882 |
| 2033 | \$415,910 | \$589,489 | 70.6 % | Low | 3.00 % | \$140,206 | \$0 | \$9,810 |
| 2034 | \$565,926 | \$732,615 | 77.2 % | Low | 3.00 % | \$144,412 | \$0 | \$12,880 |
| 2035 | \$723,218 | \$883,799 | 81.8 % | Low | 3.00 % | \$148,744 | \$0 | \$16,099 |
| 2036 | \$888,061 | \$1,043,394 | 85.1 % | Low | 3.00 % | \$153,206 | \$0 | \$19,471 |
| 2037 | \$1,060,738 | \$1,211,770 | 87.5 % | Low | 3.00 % | \$157,803 | \$0 | \$23,003 |
| 2038 | \$1,241,544 | \$1,389,309 | 89.4 % | Low | 3.00 % | \$162,537 | \$0 | \$26,700 |
| 2039 | \$1,430,781 | \$1,576,410 | 90.8 % | Low | 3.00 % | \$167,413 | \$0 | \$29,876 |
| 2040 | \$1,559,416 | \$1,702,773 | 91.6 % | Low | 3.00 % | \$172,435 | \$0 | \$32,670 |
| 2041 | \$1,710,446 | \$1,852,436 | 92.3 % | Low | 3.00 % | \$177,608 | \$0 | \$31,871 |
| 2042 | \$1,479,410 | \$1,613,185 | 91.7 % | Low | 3.00 % | \$182,937 | \$0 | \$27,658 |
| 2043 | \$1,288,828 | \$1,412,042 | 91.3 % | Low | 3.00 % | \$188,425 | \$0 | \$22,912 |
| 2044 | \$1,004,310 | \$1,112,256 | 90.3 % | Low | 3.00 % | \$194,077 | \$0 | \$13,639 |
| 2045 | \$360,810 | \$442,512 | 81.5 % | Low | 3.00 % | \$199,900 | \$0 | \$9,300 |
| 2046 | \$570,010 | \$634,637 | 89.8 % | Low | 3.00 % | \$205,897 | \$0 | \$13,583 |
| 2047 | \$789,490 | \$837,892 | 94.2 % | Low | 3.00 % | \$212,074 | \$0 | \$18,076 |
| 2048 | \$1,019,639 | \$1,052,771 | 96.9 % | Low | 3.00 % | \$218,436 | \$0 | \$22,785 |
| 2049 | \$1,260,860 | \$1,279,789 | 98.5 % | Low | 3.00 % | \$224,989 | \$0 | \$26,789 |
| 2050 | \$1,420,373 | \$1,424,447 | 99.7 % | Low | 3.00 % | \$231,739 | \$0 | \$30,275 |
| 2051 | \$1,609,714 | \$1,599,664 | 100.6 % | Low | 3.00 % | \$238,691 | \$0 | \$33,680 |
| 2052 | \$1,761,169 | \$1,736,667 | 101.4 % | Low | 3.00 % | \$245,851 | \$0 | \$38,029 |
| 2053 | \$2,045,049 | \$2,008,730 | 101.8 % | Low | 3.00 % | \$253,227 | \$0 | \$43,834 |
| 2054 | \$2,342,110 | \$2,295,554 | 102.0 % | Low | 3.00 % | \$260,824 | \$0 | \$49,906 |
| 2055 | \$2,652,840 | \$2,597,780 | 102.1 % | Low | 3.00 % | \$268,648 | \$0 | \$56,257 |

* After receipt of \$408,000 in special assessment funds

| # Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|---|-------------------|------------------------|----------------------|
| Villas | | | |
| 2343 Phase 1 Villas (2019) - Seal/Paint | 10 | 3 | \$46,750 |
| 2343 Phase 2 Villas (2020) - Seal/Paint | 10 | 4 | \$35,750 |
| 2343 Phase 3 Villas (2021) - Seal/Paint | 10 | 5 | \$57,750 |
| 2381 Phase 1 Asphalt Shingle (2026) - Replace | 15 | 0 | \$225,000 |
| 2381 Phase 2 Asphalt Shingle (2027) - Replace | 15 | 1 | \$250,000 |
| 2381 Phase 3 Asphalt Shingle (2028) - Replace | 15 | 2 | \$300,000 |
| 2381 Phase 4 Asphalt Shingle (2029) - Replace | 15 | 3 | \$500,000 |

7 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.