
















Villas Reserve Schedule

	30-Year Reserve Plan Summary	Report # 27039-4 No-Site-Visit
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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 Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
						In Annual Reserve Funding	Reserve Funding			
2026	\$977,673*	\$1,201,383	81.4 %		Low	54.05 %	\$114,000	\$0	\$18,613	\$225,000
2027	\$885,286	\$1,107,671	79.9 %		Low	3.00 %	\$117,420	\$0	\$16,455	\$257,500
2028	\$761,662	\$980,731	77.7 %		Low	3.00 %	\$120,943	\$0	\$13,382	\$318,270
2029	\$577,716	\$790,542	73.1 %		Low	3.00 %	\$124,571	\$0	\$6,888	\$597,448
2030	\$111,727	\$310,340	36.0 %		Medium	3.00 %	\$128,308	\$0	\$3,144	\$40,237
2031	\$202,942	\$393,004	51.6 %		Medium	3.00 %	\$132,157	\$0	\$4,754	\$66,948
2032	\$272,906	\$454,078	60.1 %		Medium	3.00 %	\$136,122	\$0	\$6,882	\$0
2033	\$415,910	\$589,489	70.6 %		Low	3.00 %	\$140,206	\$0	\$9,810	\$0
2034	\$565,926	\$732,615	77.2 %		Low	3.00 %	\$144,412	\$0	\$12,880	\$0
2035	\$723,218	\$883,799	81.8 %		Low	3.00 %	\$148,744	\$0	\$16,099	\$0
2036	\$888,061	\$1,043,394	85.1 %		Low	3.00 %	\$153,206	\$0	\$19,471	\$0
2037	\$1,060,738	\$1,211,770	87.5 %		Low	3.00 %	\$157,803	\$0	\$23,003	\$0
2038	\$1,241,544	\$1,389,309	89.4 %		Low	3.00 %	\$162,537	\$0	\$26,700	\$0
2039	\$1,430,781	\$1,576,410	90.8 %		Low	3.00 %	\$167,413	\$0	\$29,876	\$68,654
2040	\$1,559,416	\$1,702,773	91.6 %		Low	3.00 %	\$172,435	\$0	\$32,670	\$54,075
2041	\$1,710,446	\$1,852,436	92.3 %		Low	3.00 %	\$177,608	\$0	\$31,871	\$440,515
2042	\$1,479,410	\$1,613,185	91.7 %		Low	3.00 %	\$182,937	\$0	\$27,658	\$401,177
2043	\$1,288,828	\$1,412,042	91.3 %		Low	3.00 %	\$188,425	\$0	\$22,912	\$495,854
2044	\$1,004,310	\$1,112,256	90.3 %		Low	3.00 %	\$194,077	\$0	\$13,639	\$851,217
2045	\$360,810	\$442,512	81.5 %		Low	3.00 %	\$199,900	\$0	\$9,300	\$0
2046	\$570,010	\$634,637	89.8 %		Low	3.00 %	\$205,897	\$0	\$13,583	\$0
2047	\$789,490	\$837,892	94.2 %		Low	3.00 %	\$212,074	\$0	\$18,076	\$0
2048	\$1,019,639	\$1,052,771	96.9 %		Low	3.00 %	\$218,436	\$0	\$22,785	\$0
2049	\$1,260,860	\$1,279,789	98.5 %		Low	3.00 %	\$224,989	\$0	\$26,789	\$92,265
2050	\$1,420,373	\$1,424,447	99.7 %		Low	3.00 %	\$231,739	\$0	\$30,275	\$72,672
2051	\$1,609,714	\$1,599,664	100.6 %		Low	3.00 %	\$238,691	\$0	\$33,680	\$120,916
2052	\$1,761,169	\$1,736,667	101.4 %		Low	3.00 %	\$245,851	\$0	\$38,029	\$0
2053	\$2,045,049	\$2,008,730	101.8 %		Low	3.00 %	\$253,227	\$0	\$43,834	\$0
2054	\$2,342,110	\$2,295,554	102.0 %		Low	3.00 %	\$260,824	\$0	\$49,906	\$0
2055	\$2,652,840	\$2,597,780	102.1 %		Low	3.00 %	\$268,648	\$0	\$56,257	\$0

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

Executive Summary Table

Report # 27039-4
No-Site-Visit

# 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.