

RESERVE EXPENDITURES	Actual 2020-21	Actual 2021-22	Actual 2022-23	Actual 2023-24	Actual 2024-25	Actual 2025-26	Forecast 2025-26
Building inspection & repairs		\$ 1,730	\$ 3,000	\$ 11,985	\$ 10,495		\$ 10,495
fire system test			\$ 2,400				
Terminte inspection			\$ 1,505				
Roof leaks and water issues by unit							\$ 24,000
02		\$ 1,515					
03 \$	2,265						
07 \$	7,455						
15			\$ 2,885	\$ 7,700			
19				\$ 2,982			
21					\$ 8,250		
27					\$ 3,645		
28 \$	2,385						
31				\$ 3,250	\$ 1,250		
43				\$ 5,250			
49				\$ 4,850	\$ 923		
51				\$ 1,000	\$ 4,150		
Termite no29					\$ 705		
Replace door no61			\$ 2,590			\$ (2,590)	\$ (2,590)
Water intrusion no 2 & 4		\$ 18,305					
Water intrusion no 47 & 49				\$ 4,464			
Income tax on reserve interest	\$ 197		\$ 16		\$ 532	\$ (1,567)	\$ (1,567)
TBD							\$ 3,000
SUBTOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 41,481	\$ 29,950	\$ (4,157)	\$ 33,338
Spc Asmt Painting				\$ 179,730	\$ 1,000		
Spc Asmt Pergolas				\$ 9,717			
Spc Asmt Trellises					\$ 26,070		
Spc Asmt Trellises stucco repair & paint					\$ 1,048		
Spc Asmt admin costs				\$ 2,789			
TOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 233,717	\$ 58,068	\$ (4,157)	\$ 33,338
Cash Reserve Beginning							\$ 135,068
Expenditures per above							\$ (33,338)
Reserves Interest, Tax & Misc							\$ 1,993
Funding							\$ 52,920
Cash Reserve Ending							\$ 156,643

Note: Property insurance for the 12 month period 10/1/25-26 has increased significantly which may result in a assessment increase