

SEAGARDEN								
RESERVE EXPENDITURES	Actual 2020-21	Actual 2021-22	Actual 2022- 23	Actual 2023-24	Actual 2024- 25	Actual 2025-26	Forecast 2025-26	2026-27 EST
Monthly Assessment	\$ 87.60	\$ 105.00	\$ 125.00	\$ 150.00	\$ 150.00	\$ 160.00	\$ 160.00	\$ 190.00
Building inspection & repairs		\$ 1,730	\$ 3,000		\$ 10,495			\$ 12,000
fire system test			\$ 2,400					
Termite inspection			\$ 1,505					
Roof leaks and water issues by unit							\$ 12,000	\$ 15,000
Bldg 001 27					\$ 3,645			
Bldg 002 21					\$ 8,250		\$ 1,700	
Bldg 002 19								
Bldg 003 15			\$ 2,885	\$ 7,700				
Bldg 004 03	\$ 2,265							
Bldg 005 07	\$ 7,455							
Bldg 007 02		\$ 1,515						
Bldg 009 51				\$ 1,000	\$ 4,150			
Bldg 011 49				\$ 4,850	\$ 923			
Bldg 012 43				\$ 5,250			\$ 2,700	
Bldg 013 28	\$ 2,385							
Bldg 015 31				\$ 3,250	\$ 1,250			
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				
SUB-TOTAL	\$ 12,105	\$ 21,550	\$ 12,380	\$ 26,514	\$ 29,418	\$ (2,590)	\$ 13,810	\$ 27,000
Income tax on reserve interest	\$ 197		\$ 16		\$ 532	\$ 1,567	\$ 1,567	\$ 1,360
Interest income ,Bank charges & Misc						\$ (3,588)	\$ (6,039)	\$ (4,000)
SUB-TOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 26,514	\$ 29,950	\$ (4,611)	\$ 9,338	\$ 24,360
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	\$ 218,750	\$ 58,068	\$ (4,611)	\$ 9,338	\$ 24,360
Cash Reserve Beginning						\$ 135,068	\$ 135,068	\$ 176,779
Expenditures per above (excl. inc tax)						\$ 2,590	\$ (13,810)	\$ (27,000)
Reserves Interest & Misc						\$ 3,588	\$ 6,168	\$ 4,000
Income Tax						\$ (1,567)	\$ (1,567)	\$ (1,360)
Funding						\$ 39,690	\$ 50,920	\$ 55,600
Cash Reserve Ending						\$ 179,369	\$ 176,779	\$ 208,019
Fully Funded per reserve as of 4/1/2026							\$ 166,444	
Percentage							106%	
Dues increase is \$30 a month to \$190 based on following								
Insurance annual increase								\$ 14
Insurance additional coverage (not previously allocated)								\$ 4
Reserves (primarily to increase insurance reserve to \$20,000								\$ 10
Other								\$ 2
Total								\$ 30