

SEAGARDEN

RESERVE EXPENDITURES	Actual	Actual	Actual	Actual	Actual	Actual	Forecast	2026-27 EST
Year End	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2025-26	
	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025			
Monthly Assessment	\$ 87.60	\$ 105.00	\$ 125.00	\$ 150.00	\$ 150.00		\$ 160.00	\$ 190.00
% of Assessment to Reserves	43.2%	48.5%	54.0%	64.4%	67.2%		64.7%	59.5%
% of Assessment to Operating Surplus	56.8%	51.5%	46.0%	35.6%	32.8%		35.3%	40.5%
Operating Surplus	\$ 4,239	\$ 2,473	\$ 3,791	\$ 9,401	\$ 4,737		\$ 4,300	\$ 4,300
Building inspection & repairs		\$ 1,730	\$ 3,000	\$ 11,985	\$ 10,495			\$ 7,950
fire system test			\$ 2,400					
Termite inspection			\$ 1,505					
Roof leaks and water issues by unit							\$ 12,000	\$ 15,000
Bldg 001					\$ 3,645			
Bldg 002					\$ 8,250	\$ 1,700	\$ 1,700	
Bldg 002				\$ 2,982				
Bldg 003			\$ 2,885	\$ 7,700				
Bldg 004	\$ 2,265							
Bldg 005	\$ 7,455							
Bldg 007		\$ 1,515						
Bldg 009				\$ 1,000	\$ 4,150			
Bldg 011				\$ 4,850	\$ 923			
Bldg 012				\$ 5,250		\$ 2,700	\$ 2,700	
Bldg 013	\$ 2,385							
Bldg 015				\$ 3,250	\$ 1,250			
Termite no29					\$ 705			
Replace door no61			\$ 2,590			\$ (2,590)	\$ (2,590)	
Water intrusion no 29		\$ 18,305						
Water intrusion no 29				\$ 4,464				
SUB-TOTAL	\$ 12,105	\$ 21,550	\$ 12,380	\$ 41,481	\$ 29,418	\$ 1,810	\$ 13,810	\$ 22,950
Income tax on reserve interest	\$ 197		\$ 16		\$ 532	\$ 1,567	\$ 1,567	\$ 1,360
Interest income ,Bank charges & Misc						\$ (5,211)	\$ (6,039)	\$ (4,000)
SUB-TOTAL	\$ 12,302	\$ 21,550	\$ 12,396	\$ 41,481	\$ 29,950	\$ (1,834)	\$ 9,338	\$ 20,310
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 RESERVE EXPENDITURES	\$ 12,302	\$ 21,550	\$ 12,396	\$ 233,717	\$ 58,068	\$ (1,834)	\$ 9,338	\$ 20,310
Cash Reserve Beginning						\$ 135,068	\$ 135,068	\$ 176,822
Expenditures per above (excl. inc tax)						\$ (1,810)	\$ (13,810)	\$ (22,950)
Reserves Interest & Misc						\$ 5,211	\$ 6,211	\$ 4,000
Income Tax						\$ (1,567)	\$ (1,567)	\$ (1,360)
Funding						\$ 44,100	\$ 50,920	\$ 55,600
Cash Reserve Ending						\$ 181,002	\$ 176,822	\$ 212,112
Fully Funded per reserve as of 4/1/2026							\$ 166,444	
Percentage							106%	