

## SEAGARDEN

RESERVE EXPENDITURES	Actual 2020-21	Actual 2021-22	Actual 2022-23	Actual 2023-24	Actual 2024-25	Actual 2025-26	2026-27 EST
Year End	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
<b>Monthly Assessment</b>	\$ 87.60	\$ 105.00	\$ 125.00	\$ 150.00	\$ 150.00	\$ 160.00	\$ 190.00
<b>% of Assessment to Reserves</b>	43.2%	48.5%	54.0%	64.4%	67.2%	67.2%	59.5%
<b>% of Assessment to Operating</b>	56.8%	51.5%	46.0%	35.6%	32.8%	32.8%	40.5%
<b>Operating Surplus</b>	\$ 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							\$ 15,000
Bldg 001 27					\$ 3,645		
Bldg 002 2					\$ 8,250	\$ 1,700	
Bldg 002 1				\$ 2,982			
Bldg 003 1			\$ 2,885	\$ 7,700			
Bldg 004 0	\$ 2,265						
Bldg 005 0	\$ 7,455						
Bldg 007 0		\$ 1,515					
Bldg 009 5				\$ 1,000	\$ 4,150		
Bldg 011 4				\$ 4,850	\$ 923		
Bldg 012 4				\$ 5,250		\$ 2,700	
Bldg 013 2	\$ 2,385						
Bldg 015 3				\$ 3,250	\$ 1,250		
Termite no2					\$ 705		
Replace door no6			\$ 2,590			\$ (2,590)	
Water intrusion no 2 8		\$ 18,305					
Water intrusion no 47 8 49				\$ 4,464			
<b>SUB-TOTAL</b>	\$ 12,105	\$ 21,550	\$ 12,380	\$ 41,481	\$ 29,418	\$ 1,810	\$ 22,950
Income tax on reserve interest	\$ 197		\$ 16		\$ 532	\$ 1,567	\$ 1,360
Interest income ,Bank charges & Misc						\$ (6,211)	\$ (4,000)
<b>SUB-TOTAL</b>	\$ 12,302	\$ 21,550	\$ 12,396	\$ 41,481	\$ 29,950	\$ (2,834)	\$ 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			
<b>TOTAL RESERVE EXPENDITURES</b>	\$ 12,302	\$ 21,550	\$ 12,396	\$ 233,717	\$ 58,068	\$ (2,834)	\$ 20,310
Cash Reserve Beginning						\$ 135,068	\$ 190,875
Expenditures per above (excl. inc tax)						\$ (1,810)	\$ (22,950)
Reserves Interest & Misc						\$ 6,264	\$ 4,000
Income Tax						\$ (1,567)	\$ (1,360)
Funding						\$ 52,920	\$ 55,600
Cash Reserve Ending						\$ 190,875	\$ 226,165
<b>Fully Funded per reserve as of 4/1/2026</b>						\$ 166,444	
<b>Percentage</b>						115%	