SEAGARDEN

RESERVE EXPENDITURES	Actual 2020-21	Actual 2021-22	Actual 2022-23	Actual 2023-24	Actual 2024-25	Forecast 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
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%*	*67.2%*	*59.5%*
% of Assessment to Operating	*56.8%*	*51.5%*	*46.0%*	*35.6%*	*32.8%*	*32.8%*	*40.5%*
Operating Surplus	*$ 4,239*	*$ 2,473*	*$ 3,791*	*$ 9,401*	*$ 4,737*	*$ 4,300*	*$ 4,300*
Building & Roof inspection		$ 1,730	$ 3,000	$ 11,985	$ 10,495		$ 17,950
fire system test			$ 2,400				
Terminte inspection			$ 1,505				
Roof leaks and water issues by unit							$ 15,000
Bldg 001 7					$ 3,645		
Bldg 00 1					$ 8,250	$ 1,700	
Bldg 00 9				$ 2,982			
Bldg 003 5			$ 2,885	$ 7,700			
Bldg 004 8	$ 2,265						
Bldg 005 7	$ 7,455						
Bldg 00 2		$ 1,515					
Bldg 009 1				$ 1,000	$ 4,150		
Bldg 011 9				$ 4,850	$ 923		
Bldg 012 3				$ 5,250		$ 2,700	
Bldg 013 8	$ 2,385						
Bldg 015				$ 3,250	$ 1,250		
Termite no29					$ 705		
Replace door no61			$ 2,590			$ (2,590)	
Water intrusion no 2		$ 18,305					
Water intrusion no 47				$ 4,464			
SUB-TOTAL	$ 12,105	$ 21,550	$ 12,380	$ 41,481	$ 29,418	$ 1,810	$ 32,950
Income tax on reserve interest	$ 197		$ 16		$ 532	$ 1,567	$ 1,360
Interest income ,Bank charges & Misc						$ (6,211)	$ (4,000)
SUB-TOTAL	$ 12,302	$ 21,550	$ 12,396	$ 41,481	$ 29,950	$ (2,834)	$ 30,310
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	$ (2,834)	$ 30,310
Cash Reserve Beginning						$ 135,068	$ 190,822
Expenditures per above (excl. inc tax)						$ (1,810)	$ (32,950)
Reserves Interest & Misc						$ 6,211	$ 4,000
Income Tax						$ (1,567)	$ (1,360)
Funding						$ 52,920	$ 55,600
Cash Reserve Ending						$ 190,822	$ 216,112
Fully Funded per reserve as of 4/1/2026						$ 166,444	
Percetage						115%	