

Operating Year	Dec 29 2022	Nov 1 2023	Nov 1 2024	Nov 1 2025
Estimated Opening Reserve Balance	\$31,097.52	\$70,264.22	\$124,139.26	\$98,858.04
Annual Contributions	\$54,166.70	\$56,875.04	\$59,718.79	\$62,704.73
Reserve Components				
Install A Unit & C Unit ACO Drains	\$15,000.00			
Deck Hand Railings (A,B,C Units)			\$15,000.00	
Decks (C Units)			\$70,000.00	
Cement Patio Underneath Decks Pad Replacement (A,C Units)				\$50,000.00
Garage Doors/Frame Replacements (A,B,C Units)				\$30,000.00
Painting Building Envelope (Stucco, Parging, Veneer Stone)				
Painting All Fences (North & East & Metal)				
Roof Asphalt Shingles				
Landscape Grading (Window Wells B Units)				\$25,000.00
Reserve Fund Report (Milestones)		\$3,000.00		
Total Annual Spend (Total Reserve Components)	\$15,000.00	\$3,000.00	\$85,000.00	\$105,000.00
Carry Forward	\$70,264.22	\$124,139.26	\$98,858.04	\$56,562.77

Reserve Planning Estimator

Nov 1 2026	Nov 1 2027	Nov 1 2028	Nov 1 2029	Nov 1 2030	Nov 1 2031
\$56,562.77	\$103,402.73	\$112,534.69	\$181,623.25	\$257,841.24	\$337,870.12
\$65,839.96	\$69,131.96	\$72,588.56	\$76,217.99	\$80,028.89	\$84,030.33
	\$60,000.00				
\$19,000.00					
					\$355,670.00
		\$3,500.00			
\$19,000.00	\$60,000.00	\$3,500.00	\$ -	\$ -	\$355,670.00
\$103,402.73	\$112,534.69	\$181,623.25	\$257,841.24	\$337,870.12	\$66,230.45

Nov 1 2032	Nov 1 2033	Nov 1 2034	Nov 1 2035	Nov 1 2036	Nov 1 2037
\$66,230.45	\$150,462.30	\$243,105.74	\$340,381.35	\$442,520.74	\$549,767.10
\$88,231.85	\$92,643.44	\$97,275.61	\$102,139.39	\$107,246.36	\$112,608.68
\$4,000.00					
\$4,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Who knows?					
\$150,462.30	\$243,105.74	\$340,381.35	\$442,520.74	\$549,767.10	\$662,375.78