This is an example of what a Reserve Budgeting sheet should begin to look like. Since we don't even know how much we really have in reserves, we can't really do a realistic reserves budget. As noted on the totals line, we should have $2,482,500 in reserves to cover all of the items noted in the reserve study. A complete and accurate Reserve Budget can not be completed until more information is forthcoming from the Board.

Asset No.	Name	Est. Life	Remaining Useful Life	Replacement Cost	Bal. as of 1/01/26	2026 Exp.	2027 Exp.	2028 Exp.	2029
6	Paint and repair exterior building surfaces and trim work	7	0	$175,000	$175,000	$175,000	$25,000	$25,000	$25,000
8	Replace deck stacks	5	0	$375,000	$375,000	$375,000	$75,000	$75,000	$75,000
20	Contingency for plumbing repairs	5	0	$12,500	$12,500	$12,500	$2,500	$2,500	$2,500
21	Contingency for electrical repairs	5	0	$12,500	$12,500	$12,500	$2,500	$2,500	$2,500
22	Alumiconn repairs	40	0	$115,000	$115,000	$115,000			
23	Upgrade call boxes and security systems	15	0	$55,200	$55,200	$55,200			
24	Ongoing replacement of common area HVAC system components	2	0	$16,875	$16,875	$16,875		$18,077	
25	Ongoing replacement of common area water heaters	2	0	$6,600	$6,600	$6,600		$7,070	
12	Replace common area carpet	5	1	$50,400	$42,156	$10,008	$52,164		
26	Full depth repairs of sections of asphalt paving	5	1	$77,175	$64,441	$15,435	$79,876		
27	Crack seal, seal coat, and restripe paving in parking areas	5	1	$61,740	$51,553	$12,348	$63,901		
32	Repair/replace sections of retaining walls	10	1	$68,200	$63,767	$6,820	$70,587		
36	Replace concrete piers supporting carports	4	1	$18,000	$14,130	$4,500	$18,630		
38	Allocation for the installation of speed bumps on private streets	20	1	$9,000	$8,865	$450	$9,315		
1	Replace roofs and gutters - condominium Ph 1	20	2	$403,750	$392,131	$20,188	$20,188	$432,507	
7	Replace exterior mounted light fixtures	20	2	$46,800	$45,453	$2,340	$2,340	$50,133	
13	Replace interior mounted light fixtures	25	3	$39,000	$34,320	$1,560	$1,560	$1,560	$39,000
31	Repair sections of concrete surfaces	8	3	$10,800	$6,750	$1,350	$1,350	$1,350	$10,800
33	Major repairs to entrance bridges	3	3	$15,000	$0	$5,000	$5,000	$5,000	$15,000
2	Replace roofs and gutters - condominium Ph 2	20	4	$403,750	$363,248	$20,188	$20,188	$20,188	$403,750
5	Tuckpoint repairs to building exterior	5	4	$630	$252	$126	$126	$126	$630
14	Allocation for ongoing repairs of fire suppression piping, heads, valves, and gauges	20	4	$12,500	$10,625	$625	$625	$625	$12,500
16	Allocation for fie alarm systems: pull stations, control panels, annunciators, detectors	15	4	$10,625	$8,501	$708	$708	$708	$10,625

19	Replace exhaust fan motors in garages	20	4	$10,500	$8,925	$525	$525	$525	$10,500
28	Resurface asphalt - phase I	20	4	$109,760	$93,296	$5,488	$5,488	$5,488	$109,760
37	Allocation for ongoing tree removal as needed	5	4	$20,000	$8,000	$4,000	$4,000	$4,000	$20,000
10	Allocations for future foundation repairs	10	5	$18,750	$11,250	$1,875	$1,875	$1,875	$1,875
3	Replace roofs and gutters - car ports	25	6	$299,250	$239,400	$11,970	$11,970	$11,970	$11,970
34	Common area drainage improvements	8	6	$18,750	$7,030	$2,344	$2,344	$2,344	$2,344
18	Refurbish elevator cab	15	7	$5,000	$3,002	$333	$333	$333	$333
9	Replace exterior common entry/exit doors	30	8	$61,875	$47,434	$2,063	$2,063	$2,063	$2,063
35	Allocation to repair buried water/sewer lateral lines	10	8	$12,500	$3,750	$1,250	$1,250	$1,250	$1,250
11	Replace mail inserts	30	9	$27,200	$5,244	$907	$907	$907	$907
17	Allocation for elevator repair and modernization	20	12	$43,000	$19,350	$2,150	$2,150	$2,150	$2,150
29	Resurface asphalt - phase II	20	12	$109,760	$49,392	$5,488	$5,488	$5,488	$5,488
15	Replace fire suppression pump in Trenton	25	14	$60,000	$28,800	$2,400	$2,400	$2,400	$2,400
30	Resurface asphalt - phase III	20	16	$109,760	$27,440	$5,488	$5,488	$5,488	$5,488
4	Partial funding for second round of roof	20	19	$553,375	$55,333	$27,669	$27,669	$27,669	$27,669
					$2,482,513	$944,271	$525,508	$716,294	$801,502

2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
$25,000	$25,000	$25,000	$175,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$175,000			
$75,000	$375,000	$75,000	$75,000	$75,000	$75,000	$375,000							
$2,500	$12,500	$2,500	$2,500	$2,500	$2,500	$12,500							
$2,500	$12,500	$2,500	$2,500	$2,500	$2,500	$12,500							

$18,750													
$11,970	$299,250												
$2,344	$18,750												
$333	$333	$5,000											
$2,063	$2,063	$2,063	$61,875										
$1,250	$1,250	$1,250	$12,500										
$907	$907	$907	$907	$27,200									
$2,150	$2,150	$2,150	$2,150	$2,150	$2,150	$2,150	$43,000						
$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$109,760						
$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$2,400	$60,000				
$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$5,488	$109,760		
$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669	$27,669
$185,812	$790,748	$157,415	$373,477	$175,395	$148,195	$468,195	$213,317	$60,557	$118,157	$208,157	$137,429	$27,669	$27,669

2044	2045	2046

$553,375
$553,375