



Crooked Tree Estates Homeowners Association Supplemental
Schedule - Capital Assets - Budgets & Reserves
-for calendar year 2025

		Capital Budget					
item	Description	calendar year 2025	Replacement & Repair Cost	Life Span (years)	Yearly Reserve Contribution	notes	last occurrence(s) cost \$\$
Entrance monument (north side)	stone-and-cinder-block wall	\$ -	\$ 1,200.00	100+	\$ 300.00	a) pressure washing b) paint medallion c) touch an tuck mortar every 4th year	
Entrance landscaping	Plantings	\$ -	\$ 2,500.00	5	\$ 500.00	refurbish planting	
Entrance irrigation	underground sprinkler system	\$ -	\$ 300.00	30	\$ 300.00	a) installation (2003) / b) replace sprinkler heads (2004)	a) \$730
Entrance lighting	spot- and up-lighting	\$ -	\$ 3,000.00	25	\$ 150.00	a) renovation / replacement (2024) b) Repairs (2025)	a) \$120 b) \$750
Entrance accessories	holiday lighting, notice board, storage box	\$ -	\$ 1,500.00	10	\$ 150.00	a) purchases and/or rentals (2025)	a) \$150
Neighborhood street signs	stop signs, no-parking signs	\$ -	\$ 12,000.00	25	\$ 480.00	a) installation (2013/2014)	a) \$480
Dry detention basin (east side)	open culvert to control rainwater	\$ -	\$ -	n/a	\$ -		
Walking path (south side)	asphalt walking path	\$ -	\$ 20,000.00	800	\$ 800.00	a) renovation / replacement (2019)	a) \$352
total		\$ -	\$ 40,500.00		\$ 2,680.00		
cash balance, as of 12/31/2025			\$ 29,550.00				
ratio (Reserve Balance to Replacement Cost) <i>Recommended range: 70% to 100%</i>					72.96%		
HOA Insurance	<i>Policies listed below - CTE carries two (2)</i>					<i>deductible</i>	
	Commercial Lines Property	\$34,200				\$500	
	General Liability	\$2 million	\$1 million			\$0	
	Not-For-Profit Directors, Officers & Trustee Liability	\$1 million	\$1 million			\$1,000	