Alton Star Condominium Association
2026 SCHEDULE OF RESERVES
FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
With Reserve

A Reserve Components	B Estimated Replacement Cost	C Fund Balance at begining of Year 2026 (B - C)	D Amount to be Funded (C - D)	E Total Estimated Life (YRS)	F Estimated Remaining Life (YRS)	G Annual Assessment (D / F)	H Monthly Assessment (G / 12)
Roof Replacement	$ 112,240.00		$112,240.00	20	1	$112,240.00	$112,240.00
Structure restoration	$ 20,000.00		$20,000.00	8	1	$20,000.00	$20,000.00
Firealarm system	$ 11,000.00		$11,000.00	25	24	$458.33	$38.19
Plumbing	$ 10,000.00		$10,000.00	10	5	$2,000.00	$166.67
Electrical	$ 5,000.00		$5,000.00	10	5	$1,000.00	$83.33
Balcony and walkways Decks	$ 26,850.00		$26,850.00	24	16	$1,678.13	$139.84
Building exterior-seal/paint	$ 35,850.00		$35,850.00	8	1	$35,850.00	$35,850.00
common windows & Doors	$ 21,000.00		$21,000.00	40	8	$2,625.00	$218.75
Utility Door	$ 10,500.00		$10,500.00	8	8	$1,312.50	$109.38
Balcony and Walkway railing	$ 64,800.00		$64,800.00	30	16	$4,050.00	$337.50
HVAC stands	$ 16,000.00		$16,000.00	40	20	$800.00	$66.67
Total	$ 333,240.00	$0.00	$143,240.00			$135,698.33	$132,528.19
							$ 2,000.00

2026 MAINTENANCE FEE CALCULATION

Type of Unit A	Number of Units B	Percentage of Ownership C	Per Unit Mo. Reserv. Fee Res. X C	Per Unit Mo. Cable TV Fee	Per Unit Maint.Fee Ass. X C	Per Unit Mo. Total Fee G:(D+E+F)	Per Unit Annual Fee (G X 12)	Total Monthly Fee (B X G)
A	4	7.0%	$140.00	$0.00	$ 710.64	$ 850.64	$ 10,207.68	$ 3,402.56
B	8	5.3%	$105.00	$0.00	$ 532.98	$ 637.98	$ 7,655.76	$ 5,103.84
C	4	7.5%	$150.00	$0.00	$ 761.40	$ 911.40	$ 10,936.80	$ 3,645.60
	16							**$12,152.00**

Option 1

	With Reserve
A	$ 850.64
B	$ 637.98
C	$ 911.40

Full Reserve no special assessment per report

Minium Funding **$ 24,400.00** **Reserve** **Monthly** **Total**

Option 2

	Reserve	Monthly	Total
A	$140.00	$ 710.64	$ 850.64
B	$105.00	$ 532.98	$ 637.98
C	$150.00	$ 761.40	$ 911.40

Option : To fully funded the reserve Special assesmsent amount per unit.

$240,020.00

A	$16,801.40
B	$12,601.05
C	$18,001.50