***THE VILLAGE OF KINGS CREEK CONDOMINIUM***

***APPROVED BUDGET***

***JANUARY 1, 2026 THROUGH DECEMBER 31, 2026***

# THE VILLAGE OF KINGS CREEK CONDOMINIUM
## APPROVED BUDGET
## JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

| | | 2025 | | | 2026 | INCREASE (DECREASE) |
|---|---|---|---|---|---|---|
| | | BUDGET | PROJECTED RESULTS | OVER (UNDER) | ANNUAL BUDGET | FROM 2025 BUDGET |
| | **PROPERTY EXPENSES** | | | | | |
| 1 | ELEVATOR SERVICE/REPAIRS | $ 36,000 | $ 33,908 | $ (2,092) | $ 36,000 | $ - |
| 2 | ELEVATOR EMERGENCY TELEPHONES | 14,000 | 13,867 | (133) | 14,000 | - |
| 3 | LAWN MAINTENANCE | 65,000 | 66,667 | 1,667 | 67,000 | 2,000 |
| 4 | EXTERMINATING / PEST CONTROL | - | - | - | - | - |
| 5 | POOL SERVICE CONTRACT | 24,000 | 24,000 | - | 24,000 | - |
| 6 | SECURITY | 208,000 | 207,465 | (535) | 228,800 | 20,800 |
| 7 | TREE CARE/ROOT PRUNING | 20,000 | 20,000 | - | 20,000 | - |
| 8 | TRASH REMOVAL | 192,000 | 188,453 | (3,547) | 192,000 | - |
| | | 559,000 | 554,360 | (4,640) | 581,800 | 22,800 |
| | **REPAIRS AND MAINTENANCE** | | | | | |
| 9 | MAINTENANCE CARTS LIFT EQUIP / REPAIRS | 6,000 | 2,000 | (4,000) | 6,000 | - |
| 10 | POOL REPAIRS / EQUIP. | 6,000 | 20,120 | 14,120 | 20,000 | 14,000 |
| 11 | REPAIRS & MAINT. - ELECTRICAL | 24,000 | 14,677 | (9,323) | 24,000 | - |
| 12 | FIRE EQUIPMENT MAINTENANCE | 6,000 | 11,449 | 5,449 | 10,000 | 4,000 |
| 13 | FIRE ALARM MAINTENANCE | 6,000 | 4,000 | (2,000) | 6,000 | - |
| 14 | GYM EQUIP/REPAIRS | 2,000 | 253 | (1,747) | 2,000 | - |
| 15 | MAINTENANCE REPAIRS AND SUPPLIES | 70,000 | 50,196 | (19,804) | 70,000 | - |
| 17 | JANITORIAL REPAIRS AND SUPPLIES | 25,000 | 5,452 | (19,548) | 25,000 | - |
| 18 | GARDENING REPAIRS AND SUPPLIES | 6,000 | 933 | (5,067) | 6,000 | - |
| 19 | REPAIRS & MAINT. - PLUMBING | 15,000 | 8,059 | (6,941) | 15,000 | - |
| 20 | REPAIRS & MAINT. - AIR CONDITIONING | 6,000 | 3,000 | (3,000) | 6,000 | - |
| 21 | UNIFORMS AND BEEPERS | 1,800 | - | (1,800) | 1,800 | - |
| | **TOTAL** | 173,800 | 120,139 | (53,661) | 191,800 | 18,000 |
| 22 | **CABLE TV **** | 82,000 | 118,541 | 36,541 | 12,000 | (70,000) |

# THE VILLAGE OF KINGS CREEK CONDOMINIUM
## APPROVED BUDGET
## JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

| | | 2025 | | | 2026 | INCREASE (DECREASE) |
|---|---|---|---|---|---|---|
| | | BUDGET | PROJECTED RESULTS | OVER (UNDER) | ANNUAL BUDGET | FROM 2025 BUDGET |
| | **GENERAL & ADMINISTRATIVE** | | | | | |
| 23 | ACCOUNTING | 28,800 | 26,400 | (2,400) | 28,800 | - |
| 24 | AUDIT | 14,000 | 14,000 | - | 14,000 | - |
| 25 | BAD DEBT | 35,000 | - | (35,000) | 35,000 | - |
| 26 | BANK CHARGES & FEES | 2,000 | - | (2,000) | 1,000 | (1,000) |
| 27 | COMPUTER HARDWARE & SOFTWARE | 5,000 | 1,405 | (3,595) | 5,000 | - |
| 28 | COUPON EXPENSE | 3,600 | 3,600 | - | 3,600 | - |
| 29 | ATTORNEY / LEGAL RELATED | 18,000 | 22,271 | 4,271 | 18,000 | - |
| 30 | FLORIDA CONDO FEES | 4,268 | 4,268 | - | 4,268 | - |
| 31 | LICENSES & FEES | 7,200 | 9,971 | 2,771 | 10,000 | 2,800 |
| 31 | OFFICE ALARM MONITORING | - | 384 | 384 | 400 | 400 |
| 32 | OFFICE EXPENSES | 22,000 | 28,608 | 6,608 | 24,000 | 2,000 |
| 33 | OFFICE SUPPLIES | 9,000 | 6,765 | (2,235) | 9,000 | - |
| 34 | COMMUNITY EVENTS | 3,000 | 3,000 | - | 3,000 | - |
| 35 | POSTAGE | 4,800 | 3,900 | (900) | 4,800 | - |
| 36 | PRINTING | 1,800 | 1,800 | - | 1,800 | - |
| | **TOTAL** | 158,468 | 126,372 | (32,096) | 162,668 | 4,200 |
| | **INSURANCE** | | | | | |
| 37 | PROPERTY LIABILITY & FLOOD INSURANCE | 2,213,629 | 1,674,396 | (539,233) | 1,817,568 | (396,061) |
| | **TOTAL** | 2,213,629 | 1,674,396 | (539,233) | 1,817,568 | (396,061) |
| | **UTILITIES** | | | | | |
| 38 | TELEPHONE/COMMUNICATIONS | 15,000 | 7,935 | (7,065) | 7,200 | (7,800) |
| 39 | ELECTRICITY | 135,000 | 115,433 | (19,567) | 150,000 | 15,000 |
| 40 | GAS | 2,000 | 2,000 | - | 2,000 | - |
| 41 | WATER & SEWER | 620,000 | 623,337 | 3,337 | 675,000 | 55,000 |
| | **TOTAL** | 772,000 | 748,705 | (23,295) | 834,200 | 62,200 |

# THE VILLAGE OF KINGS CREEK CONDOMINIUM
## APPROVED BUDGET
## JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

| | | 2025 BUDGET | 2025 PROJECTED RESULTS | 2025 OVER (UNDER) | 2026 ANNUAL BUDGET | INCREASE (DECREASE) FROM 2025 BUDGET |
|---|---|---|---|---|---|---|
| | **PERSONNEL** | | | | | |
| 42 | CONTRACT LABOR | 5,000 | 12,411 | 7,411 | 15,000 | 10,000 |
| 43 | ADMINISTRATIVE STAFF | 242,950 | 232,440 | (10,510) | 254,010 | 11,060 |
| 44 | MAINTENANCE STAFF | 142,240 | 117,167 | (25,073) | 151,080 | 8,840 |
| 45 | MAINTENANCE STAFF - RESERVES | (36,000) | (36,000) | - | (36,000) | - |
| 46 | JANITORIAL STAFF | 162,040 | 153,265 | (8,775) | 145,192 | (16,848) |
| 47 | WORKERS COMP. INSURANCE | 36,000 | 34,483 | (1,517) | 36,000 | - |
| 48 | PAYROLL TAXES | 43,778 | 39,959 | (3,819) | 44,023 | 245 |
| | **TOTAL** | 596,008 | 553,725 | (42,283) | 609,305 | 13,297 |
| 49 | **OPERATING CONTINGENCY** | 31,110 | 30,733 | (377) | 165,758 | 134,648 |
| 50 | **MASTER ASSOCIATION FEE** | 339,306 | 339,307 | 1 | 345,708 | 6,402 |
| | **STATUTORY** | | | | | |
| | OPERATING CAPITAL | - | - | - | - | - |
| | RENT FOR RECREATION AND COMMON FACILITIES | - | - | - | - | - |
| | TAXES ON ASSOCIATION PROPERTY | - | - | - | - | - |
| | TAXES ON LEASED AREAS | - | - | - | - | - |
| 51 | **RESERVES** | 850,000 | 850,000 | - | 1,050,000 | 200,000 |
| | **TOTAL EXPENSES** | $ 5,775,321 | $ 5,116,278 | $ (659,043) | $ 5,770,807 | $ (4,514) |

# THE VILLAGE OF KINGS CREEK CONDOMINIUM
## APPROVED BUDGET
## JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

| | | 2025 | | | 2026 | INCREASE (DECREASE) |
|---|---|---|---|---|---|---|
| | | BUDGET | PROJECTED RESULTS | OVER (UNDER) | ANNUAL BUDGET | FROM 2025 BUDGET |
| | **REVENUES** | | | | | |
| 52 | MAINTENANCE FEES | $ 5,567,607 | $ 5,567,560 | $ (47) | $ 5,567,607 | $ 0 |
| 54 | INTEREST | 200 | - | (200) | 200 | - |
| 55 | LATE FEES | 6,000 | 2,984 | (3,016) | 6,000 | - |
| 56 | LAUNDRY VENDING | 130,000 | 164,545 | 34,545 | 130,000 | - |
| 57 | MISCELLANEOUS | 514 | 21,211 | 20,697 | 6,000 | 5,486 |
| 58 | PARTY ROOM RENTAL | 1,000 | - | (1,000) | 1,000 | - |
| 59 | REGISTRATION FEES | 50,000 | 35,479 | (14,521) | 40,000 | (10,000) |
| 61 | SURPLUS FROM PEVIOUS YEARS | - | - | - | - | - |
| 63 | LAUNDRY CONTRACT PREMIUM - NET OF TAXES - AMORT OF 7 YRS | 20,000 | 24,167 | 4,167 | 20,000 | - |
| 64 | CABLE CONTRACT | - | 4,920 | 4,920 | - | - |
| | **TOTAL REVENUES** | $ 5,775,321 | $ 5,820,866 | | $ 5,770,807 | $ (4,514) |
| | **SURPLUS / (DEFICIT)** | | $ 704,588 | | | |

# THE VILLAGE OF KINGS CREEK CONDOMINIUM
# APPROVED BUDGET
# JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

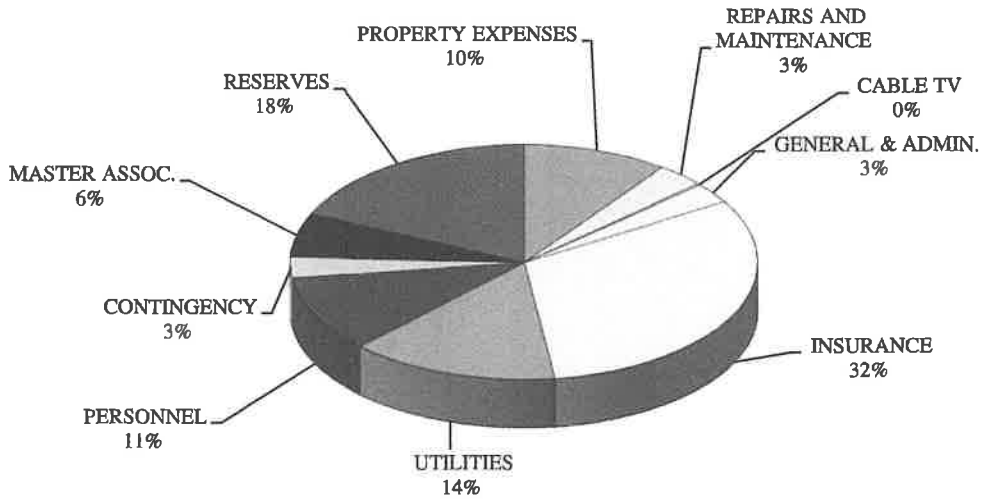


| | | | 2025 | 2026 | PERCENT INCREASE | CHANGE |
|---|---|---|---|---|---|---|
| **MAINTENANCE FEE CALCULATION - WITH RESERVES** | | | | | | |
| **ONE BEDROOM - 643 UNITS** | | | | | | |
| One / All Units | 0.089080% | 57.28% | | | | |
| The Village of Kings Creek Maintenance Fee-Without Insurance | | | $ 224.27 | $ 253.15 | 13% | |
| The Village of Kings Creek Maintenance Fee-Insurance | | | 164.33 | 134.92 | -18% | |
| Master Association Fee | | | 26.50 | 27.00 | 2% | |
| Total | | | $ 415.10 | $ 415.10 | | $ - |
| **TWO BEDROOMS - ONE BATH - 328 UNITS** | | | | | | |
| One / All Units | 0.100750% | 33.05% | | | | |
| The Village of Kings Creek Maintenance Fee-Without Insurance | | | $ 252.20 | $ 284.86 | 13% | |
| The Village of Kings Creek Maintenance Fee-Insurance | | | 185.85 | 152.60 | -18% | |
| Master Association Fee | | | 26.50 | 27.00 | 2% | |
| Total | | | $ 464.75 | 464.75 | | $ - |
| **TWO BEDROOMS - TWO BATH - 96 UNITS** | | | | | | |
| One / All Units | 0.100790% | 9.68% | | | | |
| The Village of Kings Creek Maintenance Fee-Without Insurance | | | $ 252.02 | $ 285.09 | 13% | |
| The Village of Kings Creek Maintenance Fee-Insurance | | | 185.93 | 152.66 | -18% | |
| Master Association Fee | | | 26.50 | 27.00 | 2% | |
| Total | | | $ 464.75 | $ 464.75 | | $ - |

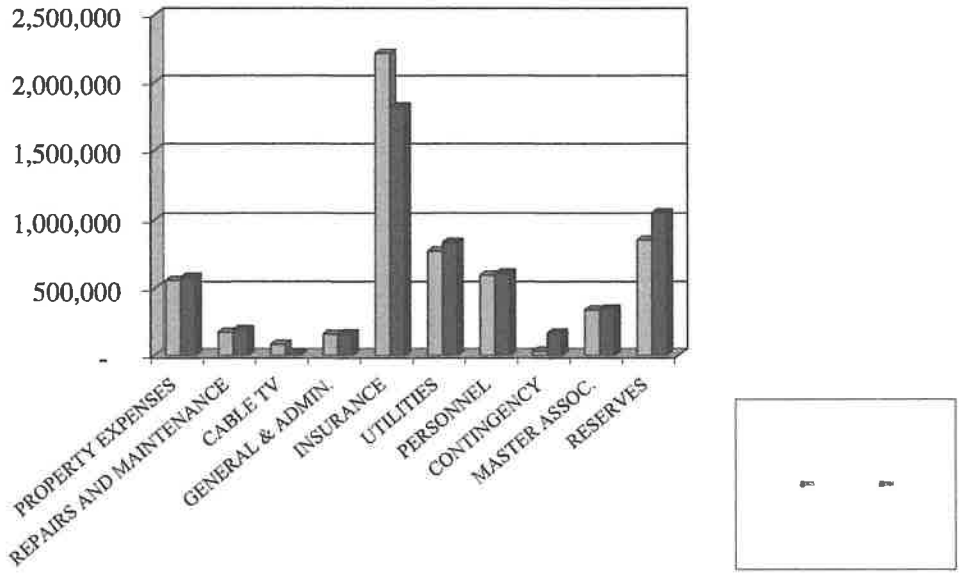
**NOTE: The Association's windstorm insurance policy contains a deductible of 5% of the total value of the building. In the event of an insurance claim resulting from a storm the Association may be unable to pay for the deductible portion of the claim. In that case the Association would be forced to pass a special assessment to pay for the insurance deductible in excess of the amount reserved for.**

**THE VILLAGE OF KINGS CREEK CONDOMINIUM**
**APPROVED BUDGET**
**JANUARY 1, 2026 THROUGH DECEMBER 31, 2026**





## CURRENT YEAR'S BUDGET COMPARED TO LAST YEAR



## THE VILLAGE OF KINGS CREEK CONDOMINIUM
## RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

| Reserve Components | Total Estimated Life | Remaining Life | Estimated Cost | CASH OUTFLOWS IN YEAR 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Statutory** | | | | | | | | | | | |
| Street sealing | 4 | 1 | 140,000 | - | (140,000) | - | - | - | (140,000) | - | - |
| Painting | 10 | 1 | 850,000 | - | - | - | - | - | - | - | - |
| Roofing | 20 | 10 | 4,400,000 | - | - | - | - | - | - | - | - |
| Pool renovations | 10 | 6 | 40,000 | - | - | - | - | - | (40,000) | - | - |
| **Non-Statutory** | | | | | | | | | | | |
| Road Resurfacing | 20 | 1 | 500,000 | - | - | - | - | - | - | - | - |
| Clubhouse & game room furnishings | 7 | 1 | 20,000 | - | - | - | - | (20,000) | - | - | - |
| Heating and air conditioning | 10 | 2 | 19,500 | - | (19,500) | - | - | - | - | - | - |
| Game rooms | 5 | 1 | 20,750 | - | - | - | - | (20,750) | - | - | - |
| Pool heater | 7 | 1 | 10,000 | - | - | - | (10,000) | - | - | - | - |
| Landscaping | 5 | 1 | 50,000 | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) |
| Office equipment / furniture | 5 | 1 | 14,000 | - | - | (14,000) | - | - | - | - | - |
| Elevators | 20 | 2 | 1,500,000 | - | (1,500,000) | - | - | - | - | - | - |
| Electrical renovations | 10 | 1 | 50,000 | (10,000) | - | (10,000) | - | (10,000) | - | (10,000) | - |
| Insurance deductible | 10 | 1 | 100,000 | - | - | - | - | - | - | - | - |
| Clubhouse / Sales center | 10 | 1 | 39,500 | - | - | - | - | - | - | - | (39,500) |
| Cheekee hut | 5 | 1 | 12,500 | - | - | (12,500) | - | - | - | - | - |
| Plumbing / sprinklers | 5 | 1 | 157,150 | - | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) |
| Community improvements | 5 | 1 | 0 | - | - | - | - | - | - | - | - |
| Storm doors | 1 | 1 | 0 | - | - | - | - | - | - | - | - |
| | | | | - | - | - | - | - | - | - | - |
| Total Projected Cash Outflows | | | $7,923,400 | (20,000) | (1,679,500) | (56,500) | (30,000) | (70,750) | (200,000) | (30,000) | (59,500) |
| **Beginning Pooled Reserve Cash Balance** | | | | **3,692,219** | **4,796,063** | **4,262,485** | **5,341,234** | **6,468,059** | **7,576,670** | **8,578,204** | **9,769,768** |
| Interest on cash balances | **2.00%** | | | 73,844 | 95,921 | 85,250 | 106,825 | 129,361 | 151,533 | 171,564 | 195,395 |
| **Annual pooled reserve requirement** | | | | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** |
| **Ending Pooled Reserve Cash Balance** | | | | **$4,796,063** | **$4,262,485** | **$5,341,234** | **$6,468,059** | **$7,576,670** | **$8,578,204** | **$9,769,768** | **$10,955,663** |

## THE VILLAGE OF KINGS CREEK CONDOMINIUM
## RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

| Reserve Components | Total Estimated Life | Remaining Life | Estimated Cost | CASH OUTFLOWS IN YEAR 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Payments From Non-pooled Reserves** | | | | | | | | | | | |
| Roofs | | | 627,651 | - | - | | | | | | |
| Clubhouse & game room furnishings | | | 7,928 | | | | | | | | |
| Clubhouse furniture | | | 2,381 | | | | | | | | |
| Heating and air conditioning | | | 10,147 | | | | | | | | |
| Game rooms | | | 5,789 | | | | | | | | |
| Pool heater | | | 4,034 | | | | | | | | |
| Office equipment / furniture | | | 3,122 | | | | | | | | |
| Electrical renovations | | | 6,501 | - | | - | - | - | | | |
| Sprinkler systems | | | 37,151 | | | | | | | | |
| Insurance deductible | | | 100,000 | | | | | | | | |
| Clubhouse / Sales center | | | 34,150 | | | | | | | | |
| Cheekee hut | | | 9,300 | | | | | | | | |
| Plumbing / sprinklers | | | 109,604 | | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) |
| Community improvements | | | 103,923 | (25,000) | (25,000) | (3,923) | - | | | | |
| | Total | | 1,061,681 | (25,000) | (35,000) | (13,923) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) |
| **Beginning Non-pooled reserve cash** | | | | 708,059 | 683,059 | 648,059 | 634,136 | 624,136 | 614,136 | 604,136 | 594,136 |
| **Ending Non-Pooled Reserve Cash Balance** | | | | **$683,059** | **$648,059** | **$634,136** | **$624,136** | **$614,136** | **$604,136** | **$594,136** | **$584,136** |
| **Total Cash Balances** | | | | | | | | | | | |
| Pooled funds | | | | $ 4,796,063 | $ 4,262,485 | $ 5,341,234 | $ 6,468,059 | $ 7,576,670 | $ 8,578,204 | $ 9,769,768 | $10,955,663 |
| Component funds | | | | 683,059 | 648,059 | 634,136 | 624,136 | 614,136 | 604,136 | 594,136 | 584,136 |
| **Total Cash Balances** | | | | **$5,479,122** | **$4,910,544** | **$5,975,370** | **$7,092,195** | **$8,190,806** | **$9,182,340** | **$10,363,904** | **$11,539,799** |

**Note: The annual funding calculation is based on replacement costs and estimated remaining useful life. The actual remaining life and cost of replacement may differ from this schedule.**

RESE

## THE VILLAGE OF KINGS CREEK CONDOMINIUM

### RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

| Reserve Components | Total Estimated Life | Remaining Life | CASH OUTFLOWS IN YEAR 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Statutory** | | | | | | | | | | | | | |
| Street sealing | 4 | 1 | - | (140,000) | - | - | - | (140,000) | - | - | - | (140,000) | - |
| Painting | 10 | 1 | - | (850,000) | - | - | - | - | - | - | - | - | - |
| Roofing | 20 | 10 | (4,400,000) | - | - | - | - | - | - | - | - | - | - |
| Pool renovations | 10 | 6 | - | - | - | - | - | - | - | - | (40,000) | - | - |
| **Non-Statutory** | | | | | | | | | | | | | |
| Road Resurfacing | 20 | 1 | - | - | - | - | - | - | - | - | (500,000) | - | - |
| Clubhouse & game room furnishings | 7 | 1 | - | - | - | - | (20,000) | - | - | - | - | - | - |
| Heating and air conditioning | 10 | 2 | - | - | - | (19,500) | - | - | - | - | - | - | - |
| Game rooms | 5 | 1 | - | - | (20,750) | - | - | - | - | - | (20,750) | - | - |
| Pool heater | 7 | 1 | - | - | - | (10,000) | - | - | - | - | - | - | - |
| Landscaping | 5 | 1 | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | - |
| Office equipment / furniture | 5 | 1 | (14,000) | - | - | - | - | - | (14,000) | - | - | - | - |
| Elevators | 20 | 2 | - | - | - | - | - | - | - | - | (1,000,000) | - | - |
| Electrical renovations | 10 | 1 | (10,000) | - | (10,000) | - | (10,000) | - | (10,000) | - | (10,000) | - | - |
| Insurance deductible | 10 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| Clubhouse / Sales center | 10 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| Cheekee hut | 5 | 1 | (12,500) | - | - | - | - | - | (12,500) | - | - | - | - |
| Plumbing / sprinklers | 5 | 1 | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | (10,000) | - | - |
| Community improvements | 5 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| Storm doors | 1 | 1 | - | - | - | - | - | - | - | - | - | - | - |
| | | | - | - | - | - | - | - | - | - | - | - | - |
| Total Projected Cash Outflows | | | (4,456,500) | (1,010,000) | (50,750) | (49,500) | (50,000) | (160,000) | (56,500) | (20,000) | (1,590,750) | (150,000) | 0 |
| **Beginning Pooled Reserve Cash Balance** | | | **10,955,663** | **7,768,276** | **7,963,642** | **9,122,165** | **10,305,108** | **11,511,210** | **12,631,434** | **13,877,563** | **15,185,114** | **14,948,067** | **16,147,028** |
| Interest on cash balances | **2.00%** | | 219,113 | 155,366 | 159,273 | 182,443 | 206,102 | 230,224 | 252,629 | 277,551 | 303,702 | 298,961 | 322,941 |
| **Annual pooled reserve requirement** | | | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** | **1,050,000** |
| **Ending Pooled Reserve Cash Balance** | | | **$7,768,276** | **$7,963,642** | **$9,122,165** | **$10,305,108** | **$11,511,210** | **$12,631,434** | **$13,877,563** | **$15,185,114** | **$14,948,067** | **$16,147,028** | **$17,519,968** |

RESE

## THE VILLAGE OF KINGS CREEK CONDOMINIUM

### RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD

| Reserve Components | Total Estimated Life | Remaining Life | CASH OUTFLOWS IN YEAR 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Payments From Non-pooled Reserves** | | | | | | | | | | | | | |
| Roofs | | | (397,651) | | | | | | | | - | | |
| Clubhouse & game room furnishings | | | | | | | | | | | | | |
| Clubhouse furniture | | | | | | | | | | | | | |
| Heating and air conditioning | | | | | | | | | | | | | |
| Game rooms | | | | | | | | | | | | | |
| Pool heater | | | | | | | | | | | | | |
| Office equipment / furniture | | | | | | | | | | | | | |
| Electrical renovations | | | | | | | | | | | | | |
| Sprinkler systems | | | | | | | | | | | | | |
| Insurance deductible | | | | | | | | | | | | | |
| Clubhouse / Sales center | | | | | | | | | | | | | |
| Cheekee hut | | | | | | | | | | | | | |
| Plumbing / sprinklers | | | (10,000) | (10,000) | (9,604) | - | - | - | | | | | |
| Community improvements | | | | | | | | | | | | | |
| | | Total | (407,651) | (10,000) | (9,604) | - | - | - | - | - | - | | |
| **Beginning Non-pooled reserve cash** | | | 584,136 | 176,485 | 166,485 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 |
| **Ending Non-Pooled Reserve Cash Balance** | | | **$176,485** | **$166,485** | **$156,881** | **$156,881** | **$156,881** | **$156,881** | **$156,881** | **$156,881** | **$156,881** | **$156,881** | **$156,881** |
| **Total Cash Balances** | | | | | | | | | | | | | |
| Pooled funds | | | $ 7,768,276 | $ 7,963,642 | $ 9,122,165 | $10,305,108 | $11,511,210 | $12,631,434 | $13,877,563 | $15,185,114 | $14,948,067 | $16,147,028 | $17,519,968 |
| Component funds | | | 176,485 | 166,485 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 | 156,881 |
| **Total Cash Balances** | | | $7,944,761 | $8,130,127 | $9,279,046 | $10,461,989 | $11,668,091 | $12,788,315 | $14,034,444 | $15,341,995 | $15,104,948 | $16,303,909 | $17,676,849 |

**Note: The annual funding calculation is based on replacement costs and estimated remaining useful life. The actual remaining life and cost of replacement may differ from this schedule.**