

RESERVE ANALYSIS
VILLAGE ON THE GREEN CONDOMINIUM II ASSOCIATION INC
JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Painting	\$75,200	\$26,864	8	5	\$48,336	\$9,667	\$9,667
Reserves - Roof 3 Units/ 9 Roof 4 Units / 15	\$769,998	\$456,796	20	3	\$313,202	\$104,401	\$104,401
Reserves - Paving	\$73,500	\$51,482	25	14	\$22,018	\$1,573	\$1,573
Reserves - Carport (24)	\$27,248	\$2,622	25	14	\$24,626	\$1,759	\$1,759
Reserves - Building Catastrophic Deductible	\$10,000	\$10,106			-\$106	\$0	\$0
Reserves - Carpentry	\$26,000	\$17,334	1	1	\$8,666	\$8,666	\$8,666
Reserves - Plumbing & Water intrusion	\$26,030	\$17,355	1	1	\$8,675	\$8,675	\$8,675
Deferred Maintenance		\$11,131			\$7,000	\$7,000	\$27,000

<u>TOTALS</u>	<u>\$1,007,976</u>	<u>\$593,690</u>			<u>\$432,417</u>	<u>\$141,741</u>	<u>\$161,741</u>
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