STRATHMORE RIVERSIDE VILLAS

PROPOSED BUDGET FOR THE PERIOD

January 1, 2026 - December 31, 2026

DESIGNATED RESERVES 5%

1.00

FUNDING

10.00

NEW ACCT#	OLD ACCT#	GENERAL RESERVES ASSET	Replacement Year	1 ESTIMATED LIFE EXPECTANCY	2 ESTIMATED REMAINING LIFE*	3 ESTIMATED REPLACEMENT COST*	4 BEGINNING BALANCE 1/1/2025	5 ASSESSMENTS COLLECTED 2025	6 ESTIMATED TRANSFERS 2025	7 ESTIMATED EXPENDITURES 2025	8 ESTIMATED BALANCE 12/31/2025	9 ADDITIONAL RESERVE REQUIREMENT	10.00 ANNUAL RESERVE REQUIREMENT
1020.2	3890	Reserve Interest					35,888		8,295		44,183		
1100		**Clubhouse**											
1110	3690	Clubhouse Improvements	2027	15	2	24000	22964	2918			25882	-1882	(941.00)
1111	3695	Clubhouse Restrooms	2020	15	10	10000	793	1950			2743	7257	725.70
1112.1	3670	Clubhouse HVAC-5 ton serial #3016C	2026	10	1	10500	0	707			707	9793	9,793.00
1112.2	3670	Clubhouse HVAC-5 ton serial#1518C	2028	10	2	10500	0	3013			3013	7487	3,743.50
1112.3	3670	Clubhouse HVAC-5 ton serial#4815C	2026	10	1	10500	0	707			707	9793	9,793.00
1112.4	3670	Clubhouse HVAC 2.5 ton serial#2217A	2027	10	2	15000	0	0			0	15000	7,500.00
1113	1035	Clubhouse Sauna	2038	20	12	16000	795	480		970	305	15695	1,307.92
1115	3680	Clubhouse Roof	2044	20	18	135000	4717	4913			9630	125370	6,965.00
1116	1038	Clubhouse Mansard	2059	35	33	24000	0	464			464	23536	713.21
1120		**Recreation**											
1121	1031	Pool Well Pumps	2028	14	3	5463	0	1366			1366	4097	1,365.67
1122	1032	Pool Equipment	2035	10	9	20000	0	3666			3666	16334	1,814.89
1123.1	3620	Pool Heaters (1)	2036	15	10	10500	2272	1278			3550	6950	695.00
1123.2	3620	Pool Heaters (2)	2031	15	5	21000	0	2594			2594	18406	3,681.20
1124	3610	Deck Resurfacing	2035	20	9	48600	11379	1622			13001	35599	3,955.44
1125	3615	Pool Equipment Building	2026	10	1	62457	60638	1819			62457	0	-
1126	3635	Shuffleboard	2030	15	4	15000	1078	2154		3700	-468	15468	3,867.00
1127	3625	Exercise equipment	2039	15	13	30000	1290	3356			4646	25354	1,950.31
1130		**Creek House**											
1131	1036	Creek House Roof	2040	20	14	16250	0	1563			1563	14687	1,049.07
1133	1038	Creekhouse HVAC	2033	10	7	7500	0	1000			1000	6500	928.57
1135	3810	Creek House Interior updates	2033	10	7	28044	3801	2918		6935	-216	28260	4,037.14
1136		Creek House Exterior	2027	10	2	0	0	0			0	0	-
1140	1033	**Surveillance System and Safety**											
1141		Monitoring Equipment	2028	10	2	15000	0	1200		3200	-2000	17000	8,500.00
1145	3640	PVC Fence	2048	30	22	202640	10471	7363		39338	-21504	224144	10,188.36

Approved SMDL.

1146	1034	Aluminium Fence	2030	30	4	21125	0	0			0	21125	5,281.25
1147		Improvement to secure Entrances and	2026	10	1	50000	0	0			0	50000	50,000.00
1150		**Seawall Components**											
1151	3830	Seawall	2038	20	12	350000	172698	19647		2750	189595	160405	13,367.08
1152		Seawall Posts and cables	2026	1	1	10000	0	0			0	10000	10,000.00
1153		Handrails	2030	4	4	10000	0	0			0	10000	2,500.00
1155	1039	Day Docks Along Seawall	2038	20	12	50500	0	2550			2550	47950	3,995.83
1160		**Marina**											
1161	3860	Marina Docks	2045	30	30	225,000	143,015	61,389		225,000	(20,596)	245,596	8,186.53
1163		Marina Pilings											
1170		**Roads and Parking**											
1171	3650	Asphalt Paving	2027	20	1	824000	463070	114462			577532	246468	246,468.00
1172		Asphalt Marking	2027		1						0	0	-
1173		Signs	2026		1	5000					0	5000	5,000.00
1180		**Water**											
1184	3840	Water Lines	2034	15	9	225000	97635	11350		4131	104854	120146	13,349.56
1186	3845	Irrigation System	2040	15	14	40000	11518	5288			16806	23194	1,656.71
1187		Alternative Watering	2027	1	1	58000	0	0			0	58000	58,000.00
		Misc											
1194.1	3660	Painting	2026	7	1	65368	12335	18916			31250	34118	34,117.61
1194.2	3660	Painting	2027	7	2	32684	10573	16213			26786	5898	2,949.00
1194.3	3660	Painting	2028	7	3	21789	8811	13511			22322	-532	(177.44)
1194.4	3660	Painting	2029	7	4	16342	7048	10809			17857	-1515	(378.83)
1194.5	3660	Painting	2030	7	5	13074	5286	8107			13393	-319	(63.88)
1194.6	3660	Painting	2031	7	6	10895	3524	5404			8929	1966	327.67
1194.7	3660	Painting	2031	7	7	9338	1762	2702			4464	4874	696.28
1198.1	3865	Utilty Cart 1	2019	10	4	7000	9097	1984			11081	-4081	(1,020.25)
1198.2		Utility Cart 2	2026	10	1	7000	0	0			0	7000	7,000.00
1199	3630	Maint Equip/Shed Building/Roof	2027	27	1	15000	6064	36		7500	-1400	16400	16,400.00
						2,805,069	**1,108,522**	**339,419**	**8,295**	**293,524**	**1,162,712**	**1,686,539**	**559,288.10**
													138.71
* Data per Staebler Reserve Study for the Fiscl Year 2026 provided in April 2025 unless otherwise noted.													