

SONOMA TOWNHOMES AT DORAL
2026 Reserve Schedule

Reserve Item	Estimated Replacement Cost	Estimated Life	Estimated Remaining Life in Years at end of 2025	Funding 2025	Expenses as of 2025	Funding after expenses 2025	Balance to be Funded	2026 Annual Reserve To be Funded	2026 Monthly Reserve To be Funded	2026 Monthly Reserve per unit To be Funded
Garhouse (Gate Equipment)	\$50,596.00	20	9	50,596		50,596	0.00	0.00	0.00	
Playground	\$22,500.00	6	5	4,162	0	4,162	18,338.16	3,667.63	305.64	1.31
Fencing	\$100,000.00	30	13	56,666		56,666	43,333.67	3,333.36	277.78	1.19
Gatehouse	\$25,000.00	22	6	6,250		6,250	18,750.01	3,125.00	260.42	1.12
Roadway reseal	\$30,000.00	10	8	29,914		29,914	86.20	10.78	0.90	0.00
Cameras	\$60,000.00	10	10	60,000		60,000	0.00	0.00	0.00	0.00
Storm Drain	\$6,000.00	2	0	3,715	4,995	-1,280	7,280.36	3,640.18	303.35	1.30
Painting	\$85,000.00	10	6	52,006		52,006	32,994.00	5,499.00	458.25	1.97
Mailbox Awning	\$8,000.00	10	6	6,500		6,500	1,500.00	250.00	20.83	0.09
Artificial Turf	\$6,000.00	5	4	4,676	0	4,676	1,324.21	331.05	27.59	0.12
Tree Trimming	\$20,000.00	10	5	0		0	20,000.00	4,000.00	333.33	1.43
Capital Improvement (Pooled Reserves)	\$230,000.00	27	3	178,347		178,347	51,653.00	17,217.67	1,434.81	6.16
SUB-TOTAL	\$643,096.00			\$452,831	\$4,995.00	447,836	\$195,259.61	\$41,074.67	\$3,422.89	\$14.69
Reserve Interest Income				8,360.73		8,360.73				
Acc Reserve Interest Income as of Aug 2025				502.11		502.11				
Total Reserves				\$461,694.23		\$456,699				