



SECOND NOTICE OF ANNUAL MEMBERSHIP MEETING  
BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
NOTICE OF BOARD OF DIRECTORS BUDGET MEETING

SECOND NOTICE IS HEREBY GIVEN, that the Annual Membership Meeting of Chateaux Woods Condominium Association Inc. shall be held 6:00 PM Tuesday, November 19<sup>th</sup>, 2024 at Countryside Rec Center, 2640 Sabal Springs Drive Clearwater, Fl. 33761

NOTICE IS ALSO HEREBY GIVEN, that the Board of Directors Budget Meeting shall be held for the Chateaux Woods Condominium Association Inc. on Tuesday, November 19<sup>th</sup>, 2024 immediately following the Annual and Organizational Meeting at Countryside Rec Center, 2640 Sabal Springs Drive Clearwater, Fl. 33761

The Annual Membership Meeting of the Association shall be held for the purpose of electing the 2025 Board of Directors and such other business as may lawfully be conducted. This year no election is necessary as there are 6 open Board positions and 3 applications were received. The 2025 Board of Directors are: Donald Conn, Charles Donnor, Irene Jacob, Lynne Steinhart, and Justin Wagg.

**The following important documents are enclosed in this mailing:**

1. Agendas
  2. Fully Funded 2025 Proposed Budget (BLUE)
  3. Partially Funded 2025 Proposed Budget (Yellow)
  4. Limited Proxy (Very important, return if you will not be at the meeting.)
- ❖ **The Fully Funded 2025 Proposed Budget (BLUE) will automatically be adopted if we don't receive enough proxies voting to waive fully funding the reserves.**
  - ❖ **If you vote to roll over excess funds at the end of the fiscal year, taxes will be reduced.**

It is imperative that you return your proxy if you are unable to attend the meeting as a quorum of the members is needed for the Annual Meeting. Please call our office if you have any questions.

On Behalf of the Board of Directors,

*Jerry Krantz, LCAM*

This Notice Dated: 10/24/24



## Chateaux Woods Condominium Association Inc. Agendas

Tuesday, November 19<sup>th</sup>, 2024, at 6:00 PM  
Countryside Rec Center  
2640 Sabal Springs Drive  
Clearwater, Fl. 33761

### **Annual Membership Meeting Agenda:**

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Verify Quorum
- 4) Proof of Notice of Meeting
- 5) Reading and Disposal of Any Unapproved Minutes
- 6) Report of Officers
- 7) Unfinished Business
- 8) New Business
  - a. Vote to Waive Full Funding of Reserves
  - b. Vote to Roll Over Excess Funds
- 9) Election of Directors
- 10) Owner Comments
- 11) Adjournment

### **Board of Directors Organizational Meeting Agenda:**

- 1) Call Meeting to Order
- 2) Verify Quorum
- 3) Proof of Notice of Meeting
- 4) Nominations
- 5) Adjournment

### **Board of Directors Budget Meeting Agenda:**

- 1) Call Meeting to Order
- 2) Roll Call
- 3) Verify Quorum
- 4) Proof of Notice of Meeting
- 5) 2025 Budget Discussion
- 6) Vote to Approve 2025 Budget
- 7) Adjournment



## **Explanation of Proxy Votes & Instructions**

### **Vote to Waive Full Funding Reserves For Upcoming Fiscal Year**

Florida law now requires condominium associations to fully fund certain reserves. However if the budget is adopted before December 31, 2024 the community may vote to fund less than full reserves. A majority of all owners must vote Yes to waive full funding of reserves in order for it to pass. If a majority of owners fail to vote Yes to waive full funding of reserves the fully funded budget will be adopted.

Fully funding reserves is recommended as it helps to prevent future special assessments and reduces the chances of the association needing to finance large capital projects with bank loans and interest costs. That being said fully funding reserves usually requires a significant increase to the associations budget and your regular assessments. Be sure to voice your opinion by voting on this important proxy vote.

### **Vote to Roll Over Excess Funds**

The vote to roll over excess funds is a preemptive vote to help the association avoid paying income tax should the association fall into certain tax reporting scenarios from year to year.

The Board recommends voting Yes to the Roll Over of Excess Funds.

### **Proxy Instructions**

Be sure to write your full address and unit number in the first blank line.

The next blank line is for you to write the name of the person who will be your proxyholder. Your proxyholder is someone who must physically attend the meeting in person and will be voting on your behalf. Please note if this line is left blank your proxyholder will default to an association board member.

Proxy Votes, simply put a check or an X next to the Yes or No for each proxy vote.

At the bottom be sure to date, sign and print your name and then give your proxy to someone who will be attending the meeting or return it to ProActive Property Management by email [info@ProActiveFL.com](mailto:info@ProActiveFL.com) or mail to:

ProActive Property Management  
4151 Woodlands Pkwy  
Palm Harbor, FL 34685



## LIMITED PROXY

I, the undersigned, being an owner(s), having an address of \_\_\_\_\_, and an authorized voting member of Chateaux Woods Condominium Association Inc. (the "Association"), do hereby appoint \_\_\_\_\_ or, if left blank, the President of the Association, as my proxyholder to attend the Annual Membership Meeting to be held on Tuesday, November 19<sup>th</sup>, 2024 at 6:00 PM at Countryside Rec Center 2640 Sabal Springs Drive Clearwater, FL 33761 or any adjournment thereof, but in no event longer than ninety (90) days after the date of the meeting indicated herein. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

**LIMITED POWERS** (FOR YOUR VOTE TO BE COUNTED AS YOU DIRECT, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW):

WAIVING OF RESERVES, IN WHOLE OR IN PART OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS.

**Item 1: Vote to Waive Full Funding Reserves for the Fiscal Year Beginning on January 1, 2025**

Pursuant to Section 718.112(2)(f), *Florida Statutes*, the Board of Directors of Chateaux Woods Condominium Association Inc. has proposed that the membership vote to waive full funding of reserves for the fiscal year beginning on January 1, 2025, as outlined in the proposed budget. Therefore, should the Association's membership waive full reserve funding for the fiscal year beginning on January 1, 2025?

- Yes. I approve of waiving the full funding of reserves for the fiscal year beginning on January 1, 2025. **(Lower fee)**
- No. I do not approve of waiving the full funding of reserves for fiscal year beginning on January 1, 2025. **(Higher fee)**

**Item 2: Vote to roll over excess funds at the end of the Fiscal Year Ending December 31, 2024**

- Yes. I approve of rolling over excess funds at the end of the Fiscal Year Ending December 31, 2024 as per IRS Ruling 70-604. (Association pays less in taxes)
- No. I do not approve of rolling over excess funds at the end of the Fiscal Year Ending December 31, 2024 as per IRS Ruling 70-604. (Association pays more in taxes)

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Print Name

**THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

# 2025



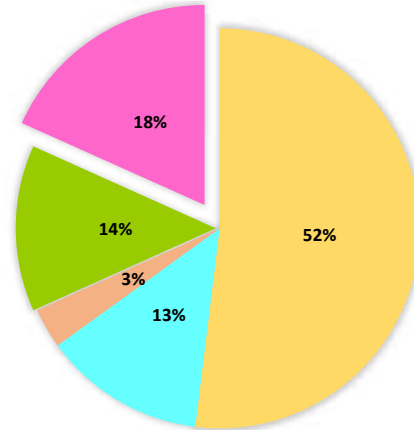
## Chateaux Woods Condominium Association, Inc January 1, 2025 through December 31, 2025

BUDGET FOR:  
For the Period of:

Fully Funded   
Partially Funded

A/C #	A/C Name	Budget Jan-Dec 12/31/24	Projected Annual 2024	Budget Jan-Dec 12/31/25
<b>INCOME</b>				
4000	Assessment Income	\$ 955,044	\$ 955,044	\$ 1,029,456
<b>TOTAL REVENUE</b>		<b>\$ 955,044</b>	<b>\$ 955,044</b>	<b>\$ 1,029,456</b>
<b>EXPENSES</b>				
<b>Prof. &amp; Administration</b>				
5000	Management Contract	\$ 25,512	\$ 25,512	\$ 28,800
5015	Legal & Professional Services	1,104	365	1,104
5030	Government Fees	912	917	912
5065	Insurance - General	432,528	432,528	500,496
5145	General Administrative Expense	3,156	3,459	3,504
Total Prof. & Administration:		\$ 463,212	\$ 462,781	\$ 534,816
<b>Grounds</b>				
5300	Landscape Contract	\$ 77,400	\$ 77,792	\$ 79,344
5305	Landscape Extras	29,496	24,024	27,000
5315	Fertilizer & Weed Abatement	14,868	15,310	15,612
5325	Irrigation Contract	12,504	13,368	13,500
5335	Pond Maint. Contract	2,652	2,712	2,796
Total Grounds:		\$ 136,920	\$ 133,206	\$ 138,252
<b>Utilities</b>				
5500	Electricity	\$ 22,596	\$ 20,926	\$ 21,972
5520	Cable & Internet	104,736	104,653	109,884
5560	Water & Sewer	2,916	2,006	2,916
Total Utilities:		\$ 130,248	\$ 127,585	\$ 134,772
<b>Infrastructure</b>				
6700	General Repairs & Maintenance	\$ 15,072	\$ 19,484	\$ 15,072
6754	Pest Control	6,900	6,547	6,900
6756	Janitorial Contract	2,916	2,930	3,072
6778	Pool Contract	7,812	8,000	8,304
Total Infrastructure:		\$ 32,700	\$ 36,961	\$ 33,348
<b>TOTAL EXPENSES/Less Reserves</b>		<b>\$ 763,080</b>	<b>\$ 760,533</b>	<b>\$ 841,188</b>
<b>Reserves</b>				
7015	Reserve - Deferred Maintenance	53,664	53,664	50,004
7020	Reserve - Fence	24	24	996
7025	Reserve - Landscaping	6,624	6,624	6,624
7030	Reserve - Painting	9,888	9,888	10,092
7035	Reserve - Paving	96	96	96
7040	Reserve - Pool	1,572	1,572	360
7052	Reserve - Pond	96	96	96
7060	Reserve - Roofs	120,000	120,000	120,000
<b>RESERVES</b>		<b>\$ 191,964</b>	<b>\$ 191,964</b>	<b>\$ 188,268</b>
<b>TOTAL EXPENSES INCLUDING RESERVES</b>		<b>\$ 955,044</b>	<b>\$ 952,497</b>	<b>\$ 1,029,456</b>
<b>NET INCOME</b>		<b>\$ -</b>	<b>\$ 2,547</b>	<b>\$ -</b>

Assessments Detail:						
Type:	%s	Units Total:	Cable &	Reserve	139	Frequency
		Operating	Internet		Total	
Sections:	#					
A	19	\$380.03	\$65.88	\$97.84	\$543.75	Monthly
B	5	\$380.10	\$65.88	\$97.85	\$543.83	Monthly
C	19	\$415.02	\$65.88	\$106.84	\$587.74	Monthly
D	34	\$432.08	\$65.88	\$111.24	\$609.20	Monthly
E	62	\$471.69	\$65.88	\$121.43	\$659.00	Monthly
	139					



\$ 731,304

Signature - Approved By:

Date

# 2025



## Chateaux Woods Condominium Association, Inc January 1, 2025 through December 31, 2025

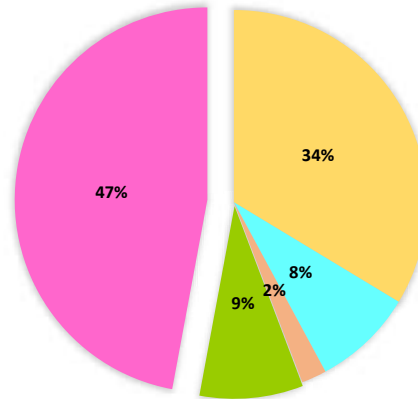
BUDGET FOR:

For the Period of:

Fully Funded   
Partially Funded

A/C #	A/C Name	Budget Jan-Dec 12/31/24	Projcted Annual 2024	Budget Jan-Dec 12/31/25
<b>INCOME</b>				
4000	Assessment Income	\$ 955,044	\$ 955,044	\$ 1,589,772
<b>TOTAL REVENUE</b>		<b>\$ 955,044</b>	<b>\$ 955,044</b>	<b>\$ 1,589,772</b>
<b>EXPENSES</b>				
<b>Prof. &amp; Administration</b>				
5000	Management Contract	\$ 25,512	\$ 25,512	\$ 28,800
5015	Legal & Professional Services	1,104	365	1,104
5030	Government Fees	912	917	912
5065	Insurance - General	432,528	432,528	500,496
5145	General Administrative Expense	3,156	3,459	3,504
<b>Total Prof. &amp; Administration:</b>		<b>\$ 463,212</b>	<b>\$ 462,781</b>	<b>\$ 534,816</b>
<b>Grounds</b>				
5300	Landscape Contract	\$ 77,400	\$ 77,792	\$ 79,344
5305	Landscape Extras	29,496	24,024	27,000
5315	Fertilizer & Weed Abatement	14,868	15,310	15,612
5325	Irrigation Contract	12,504	13,368	13,500
5335	Pond Maint. Contract	2,652	2,712	2,796
<b>Total Grounds:</b>		<b>\$ 136,920</b>	<b>\$ 133,206</b>	<b>\$ 138,252</b>
<b>Utilities</b>				
5500	Electricity	\$ 22,596	\$ 20,926	\$ 21,972
5520	Cable & Internet	104,736	104,653	109,884
5560	Water & Sewer	2,916	2,006	2,916
<b>Total Utilities:</b>		<b>\$ 130,248</b>	<b>\$ 127,585</b>	<b>\$ 134,772</b>
<b>Infrastructure</b>				
6700	General Repairs & Maintenance	\$ 15,072	\$ 19,484	\$ 15,072
6754	Pest Control	6,900	6,547	6,900
6756	Janitorial Contract	2,916	2,930	3,072
6778	Pool Contract	7,812	8,000	8,304
<b>Total Infrastructure:</b>		<b>\$ 32,700</b>	<b>\$ 36,961</b>	<b>\$ 33,348</b>
<b>TOTAL EXPENSES/Less Reserves</b>		<b>\$ 763,080</b>	<b>\$ 760,533</b>	<b>\$ 841,188</b>
<b>Reserves</b>				
7015	Reserve - Deferred Maintenance	53,664	53,664	-
7020	Reserve - Fence	24	24	19,164
7025	Reserve - Landscaping	6,624	6,624	217,620
7030	Reserve - Painting	9,888	9,888	10,092
7035	Reserve - Paving	96	96	36,060
7040	Reserve - Pool	1,572	1,572	360
7052	Reserve - Pond	96	96	49,908
7060	Reserve - Roofs	120,000	120,000	182,040
7066	Reserve - Sewerlines	-	-	33,336
7081	Reserve - Waterlines/Meters	-	-	200,004
<b>RESERVES</b>		<b>\$ 191,964</b>	<b>\$ 191,964</b>	<b>\$ 748,584</b>
<b>TOTAL EXPENSES INCLUDING RESERVES</b>		<b>\$ 955,044</b>	<b>\$ 952,497</b>	<b>\$ 1,589,772</b>
<b>NET INCOME</b>		<b>\$ -</b>	<b>\$ 2,547</b>	<b>\$ -</b>

Assessments Detail:						
Type:	%'s	Units Total:	Cable &	Reserve	139	Frequency
		Operating	Internet		Total	
Sections:	#					
A	19	\$380.03	\$65.88	\$389.01	\$834.92	Monthly
B	5	\$380.10	\$65.88	\$389.08	\$835.06	Monthly
C	19	\$415.02	\$65.88	\$424.82	\$905.72	Monthly
D	34	\$432.08	\$65.88	\$442.29	\$940.25	Monthly
E	62	\$471.69	\$65.88	\$482.84	\$1,020.41	Monthly
	139					



\$ 731,304

Signature - Approved By:

Date

**CHATEAUX WOODS CONDOMINIUM ASSOC., INC.**

## MAINTENANCE FEE SCHEDULE

<u>UNIT NO.</u>	<u>mo. amt. cable internet</u>	<u>PERCENTAGE OF OWNERSHIP</u>	<u>MONTHLY FEE W/PARTIAL RESERVES</u>	<u>MONTHLY FEE WITH FULLY FUNDED RESERVES</u>
1	65.88	0.7740%	659.01	1020.41
2	65.88	0.7090%	609.20	940.25
3	65.88	0.6810%	587.74	905.72
4	65.88	0.7090%	609.20	940.25
5	65.88	0.7740%	659.01	1020.41
6	65.88	0.7090%	609.20	940.25
7	65.88	0.6237%	543.83	835.06
8	65.88	0.7740%	659.01	1020.41
9	65.88	0.7740%	659.01	1020.41
10	65.88	0.7740%	659.01	1020.41
11	65.88	0.7740%	659.01	1020.41
12	65.88	0.7090%	609.20	940.25
13	65.88	0.7740%	659.01	1020.41
14	65.88	0.6236%	543.75	834.93
15	65.88	0.6236%	543.75	834.93
16	65.88	0.7740%	659.01	1020.41
17	65.88	0.7090%	609.20	940.25
18	65.88	0.7740%	659.01	1020.41
19	65.88	0.6236%	543.75	834.93
20	65.88	0.7740%	659.01	1020.41
21	65.88	0.7090%	609.20	940.25
22	65.88	0.7740%	659.01	1020.41
23	65.88	0.7090%	609.20	940.25
24	65.88	0.6810%	587.74	905.72
25	65.88	0.7090%	609.20	940.25
26	65.88	0.7740%	659.01	1020.41
27	65.88	0.7090%	609.20	940.25
28	65.88	0.7740%	659.01	1020.41
29	65.88	0.7090%	609.20	940.25
30	65.88	0.7740%	659.01	1020.41
31	65.88	0.6236%	543.75	834.93
32	65.88	0.7740%	659.01	1020.41
33	65.88	0.7740%	659.01	1020.41
34	65.88	0.7740%	659.01	1020.41
35	65.88	0.7740%	659.01	1020.41
36	65.88	0.6236%	543.75	834.93
37	65.88	0.7740%	659.01	1020.41
38	65.88	0.7090%	609.20	940.25
39	65.88	0.7740%	659.01	1020.41
40	65.88	0.7090%	609.20	940.25
41	65.88	0.7740%	659.01	1020.41
42	65.88	0.6810%	587.74	905.72
43	65.88	0.7740%	659.01	1020.41
44	65.88	0.7740%	659.01	1020.41
45	65.88	0.6810%	587.74	905.72
46	65.88	0.6810%	587.74	905.72
47	65.88	0.7740%	659.01	1020.41
48	65.88	0.6236%	543.75	834.93
49	65.88	0.6236%	543.75	834.93

**CHATEAUX WOODS CONDOMINIUM ASSOC., INC.**

## MAINTENANCE FEE SCHEDULE CONTINUED

<b>UNIT NO.</b>	<b>mo. amt. cable internet</b>	<b>PERCENTAGE OF OWNERSHIP</b>	<b>MONTHLY FEE W/PARTIAL RESERVES</b>	<b>MONTHLY FEE W/FULLY-FUNDED RESERVES</b>
50	65.88	0.7090%	609.20	940.25
51	65.88	0.7740%	659.01	1020.41
52	65.88	0.6236%	543.75	834.93
53	65.88	0.7740%	659.01	1020.41
54	65.88	0.7090%	609.20	940.25
55	65.88	0.7740%	659.01	1020.41
56	65.88	0.6810%	587.74	905.72
57	65.88	0.7740%	659.01	1020.41
58	65.88	0.6236%	543.75	834.93
59	65.88	0.7740%	659.01	1020.41
60	65.88	0.7740%	659.01	1020.41
61	65.88	0.7090%	609.20	940.25
62	65.88	0.6810%	587.74	905.72
63	65.88	0.7090%	609.20	940.25
64	65.88	0.7090%	609.20	940.25
65	65.88	0.7740%	659.01	1020.41
66	65.88	0.6810%	587.74	905.72
67	65.88	0.7740%	659.01	1020.41
68	65.88	0.7090%	609.20	940.25
69	65.88	0.7740%	659.01	1020.41
70	65.88	0.7740%	659.01	1020.41
71	65.88	0.6236%	543.75	834.93
72	65.88	0.6236%	543.75	834.93
73	65.88	0.7740%	659.01	1020.41
74	65.88	0.7740%	659.01	1020.41
75	65.88	0.7740%	659.01	1020.41
76	65.88	0.7740%	659.01	1020.41
77	65.88	0.6236%	543.75	834.93
78	65.88	0.6236%	543.75	834.93
79	65.88	0.7740%	659.01	1020.41
80	65.88	0.6236%	543.75	834.93
81	65.88	0.6236%	543.75	834.93
82	65.88	0.7740%	659.01	1020.41
83	65.88	0.6236%	543.75	834.93
84	65.88	0.6236%	543.75	834.93
85	65.88	0.6236%	543.75	834.93
86	65.88	0.6237%	543.83	835.06
87	65.88	0.7740%	659.01	1020.41
88	65.88	0.7740%	659.01	1020.41
89	65.88	0.7740%	659.01	1020.41
90	65.88	0.7740%	659.01	1020.41
91	65.88	0.7090%	609.20	940.25
92	65.88	0.6810%	587.74	905.72
93	65.88	0.6810%	587.74	905.72
94	65.88	0.7090%	609.20	940.25
95	65.88	0.6810%	587.74	905.72
96	65.88	0.7740%	659.01	1020.41
97	65.88	0.7090%	609.20	940.25
98	65.88	0.7740%	659.01	1020.41
99	65.88	0.7090%	609.20	940.25



**CHATEAUX WOODS CONDOMINIUM ASSOC., INC.**

## MAINTENANCE FEE SCHEDULE CONTINUED

UNIT NO.	mo. amt. cable internet	PERCENTAGE OF OWNERSHIP	MONTHLY FEE W/PARTIAL RESERVES	MONTHLY FEE W/FULLY-FUNDED RESERVES
100	65.88	0.7090%	609.20	940.25
101	65.88	0.7740%	659.01	1020.41
102	65.88	0.6810%	587.74	905.72
103	65.88	0.6810%	587.74	905.72
104	65.88	0.6810%	587.74	905.72
105	65.88	0.6810%	587.74	905.72
106	65.88	0.6237%	543.83	835.06
107	65.88	0.7740%	659.01	1020.41
108	65.88	0.7740%	659.01	1020.41
109	65.88	0.6237%	543.83	835.06
110	65.88	0.7090%	609.20	940.25
111	65.88	0.7740%	659.01	1020.41
112	65.88	0.7740%	659.01	1020.41
113	65.88	0.7090%	609.20	940.25
114	65.88	0.6810%	587.74	905.72
115	65.88	0.7740%	659.01	1020.41
116	65.88	0.7740%	659.01	1020.41
117	65.88	0.6236%	543.75	834.93
118	65.88	0.7090%	609.20	940.25
119	65.88	0.7740%	659.01	1020.41
120	65.88	0.7090%	609.20	940.25
121	65.88	0.7740%	659.01	1020.41
122	65.88	0.7740%	659.01	1020.41
123	65.88	0.7090%	609.20	940.25
124	65.88	0.7740%	659.01	1020.41
125	65.88	0.7090%	609.20	940.25
126	65.88	0.7740%	659.01	1020.41
127	65.88	0.7090%	609.20	940.25
128	65.88	0.7090%	609.20	940.25
129	65.88	0.6810%	587.74	905.72
130	65.88	0.6237%	543.83	835.06
131	65.88	0.7740%	659.01	1020.41
132	65.88	0.7090%	609.20	940.25
133	65.88	0.7740%	659.01	1020.41
134	65.88	0.7090%	609.20	940.25
135	65.88	0.7740%	659.01	1020.41
136	65.88	0.7090%	609.20	940.25
137	65.88	0.7740%	659.01	1020.41
138	65.88	0.6810%	587.74	905.72
139	65.88	0.6810%	587.74	905.72

## Fully-Funded Reserve Analysis &amp; disclosure per 718.112(2)(f), F.S.

ASSOCIATION: **CHATEAUX WOODS CONDOMINIUM ASSOC., INC.** **2025**

RESERVE ACCOUNT & ORIGINAL EST. LIFE EXPECTANCY	ESTIMATED REPLACEMENT COST	ESTIMATED AMOUNT FUNDED TO 01-Jan-25	ESTIMATED LIFE REMAINING (YEARS)	ESTIMATED UNFUNDED REPLACEMENT COST	ESTIMATED ANNUAL FUNDING REQUIREMENT
ROOF ORIGINAL 20	1,900,000	1,535,913	2	364,087	182,040
PAINTING ORIGINAL LIFE - 7	150,000	139,903	1	10,097	10,092
PAVING ORIGINAL LIFE - 15	134,204	98,148	1	36,056	36,060
POOL ORIGINAL LIFE - 15	30,000	29,638	1	362	360
FENCE ORIGINAL LIFE - 20	28,000	8,836	1	19,164	19,164
SPRINKLER LIFE - 20	150,000	0	1	150,000	150,000
SEWER ORIGINAL LIFE - 40	200,000	0	6	200,000	33,336
WATER LINES ORIGINAL LIFE - 30	200,000	0	1	200,000	200,004
LANDSCAPE TREES ORIGINAL LIFE - 20	81,996	14,372	1	67,624	67,620
LAKE ORIGINAL LIFE - 30	60,000	10,088	1	49,912	49,908

Other reserves as of 1-1-25

**TOTAL 748,584**

Deferred Maint.	\$	141,104
Ins Deducible	\$	7,164
Insurance	\$	163,487
Audit	\$	132
Siding	\$	95