Capital Reserve Plan 2025

Year	To Reserves	s Interest	From Reserves	Roof Loan 5 years	Balance Reserve	Component Addressed
					Projected Year End	
2024	54,666	565		35,136	50,677	transfer Sally account balance $11,408.77 and $3,257.55 SW net of legal fees
2025	40,000	938	**53,750**	2,956	34,909	last roof payment Jan; replace dumpster fence $3K; repaint all with Robert's painting; $4K rotten wood
2026	40,000	646			75,554	
2027	40,000	1,398			116,952	
2028	40,000	2,164	**12,298**		146,818	Possible 4 new patio doors (*1)
2029	40,000	2,716	**72,358**		117,176	repave parking lot
2030	40,000	2,168	**19,000**		140,344	paint trim
2031	40,000	2,596	**4,420**		178,521	New mailbox
2032	40,000	3,303			221,823	
2033	40,000	4,104			265,927	
2034	40,000	4,920			310,847	
2035	40,000	5,751	**99,311**		257,286	asphalt seal; paint bldg & trim
2036	40,000	4,760			302,046	
2037	40,000	5,588			347,634	
2038	40,000	6,431			394,065	
2039	40,000	7,290			441,355	
2040	40,000	8,165	**72,042**		417,478	Roof gaskets – check re 2022 Sally repair; paint trim
2041	40,000	7,723	**39,801**		425,400	new fences; asphalt seal
2042	40,000	7,870			473,270	
2043	40,000	8,755	**144,041**		377,985	Bal 21 patio doors; 28 front doors
2044	40,000	6,993			424,977	
2045	40,000	7,862	**133,466**		339,373	asphalt seal; paint all
2046	40,000	6,278			385,652	
2047	40,000	7,135			432,786	
2048	40,000	8,007			480,793	
2049	40,000	8,895	**130,687**		399,000	new asphalt trash slab
2050	40,000	7,382	**34,316**		412,066	paint trim
2051	40,000	7,623	**25,966**		433,724	replace mailbox; asphalt seal
2052	40,000	8,024			481,748	
2053	40,000	8,912			530,660	
2054	40,000	9,817			580,477	
2055	40,000	10,739	**159,127**		472,089	paint all
2056	40,000	8,734			520,823	
2057	40,000	9,635	**21,473**		548,985	asphalt seal
2058	40,000	10,156			599,141	
2059	40,000	11,084			650,225	
2060	40,000	12,029	**611,086**		91,168	new roof; paint trim