

**JADE BEACH VILLAS EAST INC  
RESERVE BUDGET  
2025**

	Life	Remaining Life	Expired	Replacement Cost	Reserve Balance	Balance Needed	Assessment	
PARKING LOT	31	5	26	60,000	12,000	48,000	9,600	C
ROOF	25	4	21	100,000	28,800	71,200	17,800	LC
PAINTING	7	7	-	88,000	375	87,625	12,516	LC
WINDOWS/DOORS	50	50	-	8,000	11,230	4,000	-	LC
CONCRETE	7	7	-	100,000	-	100,000	-	LC
STUCCO	5	5	-	10,000	-	10,000	2,000	LC
WATERPROOFING	5	5	-	35,000	-	35,000	5,200	C
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ELECTRICAL	50	9	41	90,000	13,500	76,500	8,500	LC
POOL	40	34	6	50,000	2,145	47,855	1,408	C
COOLING TOWER	10	9	1	<u>15,000</u>	<u>2,250</u>	<u>12,750</u>	<u>1,417</u>	LC
Per year				<u>556,000</u>	<u>70,300</u>		<u>58,440</u>	
Total Common							<u>16,208</u>	<u>30.01</u>
Total Limited Common							<u>42,233</u>	

7,230 excess starting 2026  
partial in 2025

Reserve Assessment	Allocation	# of Units	Limited Common Per %	Limited Common Per month	Common Per Month	Total Per Month	Total Per Year	Total	Per Month Rounded	Total
Units - 101,102,201,202,301 302,401,402,501,502	3.50%	10	\$ 1,478.14	\$ 123.18	\$ 30.01	\$ 153.19	\$ 1,838.31	\$ 18,383	153	18,360
Units - 103,203,303,403,503	1.00%	5	\$ 422.33	35.19	30.01	\$ 65.21	782.49	3,912	65	3,900
All remaining units	2.00%	30	\$ 844.65	70.39	30.01	<u>\$ 100.40</u>	1,204.82	<u>36,145</u>	<u>101</u>	<u>36,360</u>
			2,745.11			318.80		<u>\$ 58,440</u>	<u>\$ 319</u>	<u>\$ 58,620</u>