

FAIRWAY CHASE, INC.

| 2025 Reserve Funding | Est. 12/31/24 | 2025 Required Full Funding | 2025 Required Monthly | 2025 Proposed Monthly |
|---------------------------------------|------------------|----------------------------------|-----------------------------|-----------------------------|
| <u>PAINTING:</u> | | | | |
| Estimated Cost 60 Units | 152870.00 | | | |
| Estimated Reserve Balance | 18601.86 | | | |
| Balance to Fund | 134268.14 | | | |
| Estimated Remaining Life | 4.00 | | | |
| Required to Fully Fund | 33567.04 | 5000.00 | 416.67 | |
| Proposed Funding | | | | 416.67 |
| <u>BUILDING REPAIRS:</u> | | | | |
| Estimated Reserve Balance | (6325.52) | | | |
| Proposed Funding | | 5000.00 | 416.67 | 416.67 |
| <u>IMPROVEMENTS/EMERGENCY:</u> | | | | |
| Estimated Reserve Balance | 585.14 | | | |
| Proposed Funding | | 5000.00 | 416.67 | 416.67 |
| <u>ROOFING:</u> | | | | |
| Estimated Cost 60 Units | 1080000.00 | | | |
| Estimated Reserve Balance | 1335.72 | | | |
| Balance to Fund | 1078664.28 | | | |
| Estimated Average Remaining Life | 10.00 | | | |
| Required to Fully Fund | 107866.43 | 50000.00 | 4166.67 | |
| Proposed Funding | | | | 4166.67 |
| <u>TERMITE RETREATMENT:</u> | | | | |
| Estimated Retreatment | 25000.00 | | | |
| Estimated Reserve Balance | 8791.31 | | | |
| Balance to Fund | 16208.69 | | | |
| Estimated Remaining Life | 4.00 | | | |
| Required to Fully Fund | 4052.17 | 4000.00 | 333.33 | |
| Proposed Funding | | | | 333.33 |
| <u>IRRIGATION:</u> | | | | |
| Estimated Equipment Replacement | 8000.00 | | | |
| Estimated Reserve Balance | (30.70) | | | |
| Balance to Fund | 8030.70 | | | |
| Estimated Remaining Life | 1.00 | | | |
| Required to Fully Fund | 8030.70 | 4000.00 | 333.33 | |
| Proposed Funding | | | | 333.33 |
| <u>PAVING & DRIVEWAYS:</u> | | | | |
| Estimated Cost | 30000.00 | | | |
| Estimated Reserve Balance | 20000.73 | | | |
| Balance to Fund | 9999.27 | | | |
| Estimated Remaining Life | 4.00 | | | |
| Required to Fully Fund | 2499.82 | 1000.00 | 83.33 | |
| Proposed Funding | | | | 83.33 |
| <u>POOL COMPLEX:</u> | | | | |
| Estimated Cost to Modify ADA | 10000.00 | | | |
| Estimated Reserve Balance | (447.92) | | | |
| Balance to Fund | 10447.92 | | | |
| Estimated Remaining Life | 2.00 | | | |
| Required to Fully Fund | 5223.96 | 1000.00 | 83.33 | |
| Proposed Funding | | | | 83.33 |
| PROPOSED RESERVE FUNDING | | 75000.00 | 6250.00 | 6250.00 |
| | | | | |
| | | FULL FUNDING | | PARTIAL FUNDING |
| Proxy Question 1 How to Fund Reserves | | ALL AT ONCE | | THROUGH OUT |
| | | | | THE YEAR |