

ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK CONDOMINIUMS
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION
Year Built: **1998**

Prepared by:



Reviewed: 11/17/2025

Association Of Unit Owners Of Sunshine Creek Condominiums - RESERVE STUDY: Component Summary By Year

Reviewed: 11/17/2025

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Beginning Balance.....													209,621.94	
Activities Building R&M	2025	2022	3	0	3	1	250.00	250.00	0.00	250.00				
Asphalt - Repairs & Maintenance	2025	2010	15	0	15	1	25,000.00	25,000.00	53,501.00	-28,501.00				
Barkdust Replacement (3 of 3)	2025	2022	3	0	3	1	6,684.00	6,613.76	6,684.00	-70.24				
Chimney Inspections & Cleaning	2025	2022	3	0	3	1	3,000.00	1,440.00	3,000.00	-1,560.00				
Decks, Landings, & Handrails - R&M	2025	2021	4	0	4	1	30,000.00	529.09	64,437.00	-63,907.91				
Fitness Room Television	2025	2015	10	0	10	1	500.00	500.00	500.00	0.00				
Gutter Maintenance	2025	2023	2	0	2	1	2,122.00	1,620.00	2,122.00	-502.00				
Hot tub pump - Replacement	2025	2015	10	0	10	1	1,250.00	1,250.00	1,250.00	0.00				
Hot tub whitecoat	2025	2015	10	0	10	1	731.00	731.00	731.00	0.00				
Hot tub waterline tile	2025	2010	15	0	15	1	254.00	254.00	254.00	0.00				
Irrigation Updates & Repairs	2025	2022	3	0	3	1	7,500.00	7,500.00	7,500.00	0.00				
Lighting - exterior	2025	2015	10	0	10	1	2,540.00	2,540.00	2,540.00	0.00				
Landscaping - Renovation	2025	2020	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Light Poles (8' tall)	2025	2010	15	0	15	1	6,000.00	6,000.00	6,000.00	0.00				
Office - Computer Replacement	2025	2020	5	0	5	1	750.00	750.00	750.00	0.00				
Painting - Siding & Trim (3 of 3)	2025	2018	7	0	7	1	13,000.00	18,660.69	28,848.00	-10,187.31				
Plumbing, sanitary, repairs	2025	2010	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00				
Pool filter	2025	2015	10	0	10	1	850.00	850.00	850.00	0.00				
Pool Deck Caulk to Brick Replacement	2025	2015	10	0	10	1	2,400.00	2,400.00	2,400.00	0.00				
Pool Waterline Tile	2025	2010	15	0	15	1	6,240.00	6,240.00	6,240.00	0.00				
Pressure Washing (2 of 3)	2025	2022	3	0	3	1	17,153.00	6,500.00	17,153.00	-10,653.00				
Roof - Maintenance	2025	2020	5	0	5	1	6,000.00	1,395.00	6,000.00	-4,605.00				
Security System - Camera Updates & Maintenance	2025	2023	2	0	2	1	2,500.00	560.00	2,500.00	-1,940.00				
Siding - Repairs/Replace	2025	2020	5	0	5	1	5,000.00	963.11	963.11	0.00				
Trash/Recycle Enclosure Repairs/Replacement	2025	2019	6	0	6	1	5,000.00	5,000.00	5,000.00	0.00				
Tree Trimming - Moderate	2025	2022	3	0	3	1	3,000.00	4,769.90	3,000.00	1,769.90	115,316.55	169,274.11	169,274.11	(2025)
Asphalt Pavement Crackseal	2026	2019	7	0	7	1	681.00	681.00	681.00	0.00				
Asphalt Pavement Sealcoat	2026	2019	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00				
Asphalt - Striping	2026	2016	10	0	10	1	500.00	500.00	0.00	500.00				
Barkdust Replacement (1 of 3)	2026	2023	3	0	3	1	6,884.00	6,884.00	6,884.00	0.00				
Chimney Inspections & Cleaning	2026	2023	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00				
Concrete flatwork (3%)	2026	2011	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Decks & Landings - R&M	2026	2022	4	0	4	1	34,437.00	34,437.00	34,437.00	0.00				
Dryer Vent - Cleaning	2026	2024	2	0	2	1	2,267.00	2,267.00	2,267.00	0.00				
Dumpster Gate Replacement	2026	2006	20	0	20	1	3,289.69	3,289.69	3,289.69	0.00				

Grading & Drainage	2026	2014	12	0	12	1	8,000.00	8,000.00	8,000.00	0.00	104,822.69	150,665.45	150,665.45 (2026)
Pressure Washing (3 of 3)	2026	2023	3	0	3	1	8,964.00	8,964.00	8,964.00	0.00			
Roof Replacement (Garages/Clubhouse Ph 1)	2026	1996	30	0	30	1	23,845.00	23,845.00	23,845.00	0.00			
Security Entrance & Locks - System Update	2026	2021	5	0	5	1	2,813.00	2,813.00	2,813.00	0.00			
Tree Trimming - Elevated	2026	2021	5	0	5	1	2,319.00	2,319.00	2,319.00	0.00			
Asphalt - Repairs & Maintenance	2027	2012	15	0	15	1	28,501.00	28,501.00	28,501.00	0.00	102,795.00	147,016.58	147,016.58 (2027)
Barkdust Replacement (2 of 3)	2027	2024	3	0	3	1	7,091.00	7,091.00	7,091.00	0.00			
Chimney Inspections & Cleaning	2027	2024	3	0	3	1	3,231.00	3,231.00	3,231.00	0.00			
Clubhouse TV area updating	2027	2017	10	0	10	1	850.00	850.00	850.00	0.00			
Concrete stairs & treads (10%)	2027	2012	15	0	15	1	907.00	907.00	907.00	0.00			
Doors, exterior, single, utility	2027	2012	15	0	15	1	1,300.00	1,300.00	1,300.00	0.00			
Electrical System Inspection	2027	1987	40	0	40	1	10,000.00	10,000.00	10,000.00	0.00			
Fireplace - clubhouse	2027	2012	15	0	15	1	350.00	350.00	350.00	0.00			
Furniture - Office	2027	2017	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00			
Gutter Maintenance	2027	2025	2	0	2	1	2,251.00	2,251.00	2,251.00	0.00			
Gutter & Downspouts (clubhouse)	2027	2012	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00			
Monument Sign	2027	2017	10	0	10	1	500.00	500.00	500.00	0.00			
Patios & decks - ground level	2027	2012	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00			
Pressure Washing (1of 3)	2027	2024	3	0	3	1	9,233.00	9,233.00	9,233.00	0.00			
Roof Replacement (Garages/Clubhouse Ph 2)	2027	1997	30	0	30	1	20,000.00	20,000.00	20,000.00	0.00			
Television - clubhouse	2027	2017	10	0	10	1	850.00	850.00	850.00	0.00			
Television - fitness room	2027	2017	10	0	10	1	400.00	400.00	400.00	0.00			
Window Replacement - Clubhouse	2027	1997	30	0	30	1	6,156.00	6,156.00	6,156.00	0.00			
Barkdust Replacement (2 of 3)	2028	2025	3	0	3	1	7,303.00	7,303.00	7,303.00	0.00	66,218.00	194,816.64	194,816.64 (2028)
Dryer Vent - Cleaning	2028	2025	3	0	3	1	2,405.00	2,405.00	2,405.00	0.00			
Paint Siding/Trim (2 of 3)	2028	2021	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00			
Pressure Washing (2 of 3)	2028	2025	3	0	3	1	9,510.00	9,510.00	9,510.00	0.00			
Siding & Cement Tile	2028	2013	15	0	15	1	45,000.00	45,000.00	45,000.00	0.00			
Asphalt - Mill & Overcoat	2029	2014	15	0	15	1	53,501.00	53,501.00	53,501.00	0.00			
Barkdust Replacement (3 of 3)	2029	2026	3	0	3	1	7,523.00	7,523.00	7,523.00	0.00			
Concrete Curb & Gutter	2029	2014	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00			
Decks, Landings, Stairways, & Substructure	2029	2019	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00			
Furniture - Clubhouse	2029	2019	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00			
Gutter & Downspouts	2029	2014	15	0	15	1	2,388.00	2,388.00	2,388.00	0.00			
Hot Tub Cover Replacement	2029	2024	5	0	5	1	620.00	620.00	620.00	0.00			
Pool Cover Replacement	2029	2019	10	0	10	1	2,268.75	2,268.75	2,268.75	0.00			

Pool Filter Replacement	2029	2019	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00	109,530.50	216,406.90	216,406.90 (2029)
Pool Light Replacement	2029	2019	10	0	10	1	1,418.75	1,418.75	1,418.75	0.00			
Pool Pump Replacement	2029	2019	10	0	10	1	3,000.00	3,000.00	3,000.00	0.00			
Pressure Washing (3 of 3)	2029	2026	3	0	3	1	9,795.00	9,795.00	9,795.00	0.00			
Tree Trimming - Elevated	2029	2023	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00			
Asphalt Pavement Crackseal	2030	2023	7	0	7	1	698.03	698.03	698.03	0.00	172,098.90	195,096.88	195,096.88 (2030)
Asphalt Pavement Sealcoat	2030	2023	7	0	7	1	6,647.12	6,647.12	6,647.12	0.00			
Asphalt Pavement & Curb Striping/Painting	2030	2023	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00			
Barkdust Replacement (1 of 3)	2030	2027	3	0	3	1	7,784.00	7,784.00	7,784.00	0.00			
Chimney Inspections & Cleaning	2030	2027	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00			
Dryer Vent - Cleaning	2030	2028	2	0	2	1	2,552.00	2,552.00	2,552.00	0.00			
Fitness room - bike	2030	2020	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00			
Fitness room - elliptical	2030	2020	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00			
Fitness room - treadmill	2030	2020	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00			
Gazebo & pool furniture	2030	2020	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00			
Kitchen appliances - refrigerator & microwave	2030	2015	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00			
Landscaping - Renovation	2030	2025	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00			
Office - Computer Replacement	2030	2025	5	0	5	1	843.75	843.75	843.75	0.00			
Painting - Siding & Trim (1 of 3)	2030	2023	7	0	7	1	15,750.00	15,750.00	15,750.00	0.00			
Playground, structure, edge	2030	2020	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00			
Pressure Washing (1 of 3)	2030	2027	3	0	3	1	10,089.00	10,089.00	10,089.00	0.00			
Roofing - composition replacement (Phase 1)	2030	2000	30	0	30	1	100,000.00	100,000.00	100,000.00	0.00			
Security system, cameras	2030	2015	15	0	15	1	750.00	750.00	750.00	0.00			
Window coverings - clubhouse	2030	2023	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00			
Barkdust Replacement (2 of 3)	2031	2028	3	0	3	1	7,981.00	7,981.00	7,981.00	0.00	171,112.00	189,852.64	189,852.64 (2031)
Gutter & Downspouts - garages	2031	2016	15	0	15	1	10,000.00	10,000.00	10,000.00	0.00			
Gutter & Downspouts	2031	2029	2	0	2	1	2,534.00	2,534.00	2,534.00	0.00			
Painting - Siding & Trim (2 of 3)	2031	2024	7	0	7	1	16,225.00	16,225.00	16,225.00	0.00			
Pressure Washing (2 of 3)	2031	2028	3	0	3	1	10,392.00	10,392.00	10,392.00	0.00			
Roofing - composition replacement (Phase 2)	2031	2001	30	0	30	1	103,000.00	103,000.00	103,000.00	0.00			
Security Entrance & Locks - System Update	2031	2026	5	0	5	1	13,900.00	13,900.00	13,900.00	0.00			
Spa Heater - Replacement	2031	2025	6	0	6	1	7,080.00	7,080.00	7,080.00	0.00			
Barkdust Replacement (2 of 3)	2032	2017	15	0	15	1	8,220.00	8,220.00	8,220.00	0.00			
Concrete flatwork (3%)	2032	2017	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00			
Dryer Vent - Cleaning	2032	2030	2	0	2	1	2,707.00	2,707.00	2,707.00	0.00			
Painting - Siding & Trim (3 of 3)	2032	2025	7	0	7	1	16,725.00	16,725.00	16,725.00	0.00			

Pressure Washing (3 of 3)	2032	2029	3	0	3	1	10,704.00	10,704.00	10,704.00	0.00	243,198.00	129,109.18	129,109.18 (2032)
Roofing - composition replacement (Phase 3)	2032	2002	30	0	30	1	106,090.00	106,000.00	106,000.00	0.00			
Siding & cementile	2032	2017	15	0	15	1	50,505.00	50,505.00	50,505.00	0.00			
Siding & cementile - garages	2032	2017	15	0	15	1	44,310.00	44,310.00	44,310.00	0.00			
Tree Trimming - Moderate	2032	2026	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00			
Barkdust Replacement (3 of 3)	2033	2018	15	0	15	1	8,467.00	8,467.00	8,467.00	0.00	246,214.00	83,595.18	83,595.18 (2033)
Chimney Inspections & Cleaning	2033	2030	3	0	3	1	3,000.00	3,000.00	3,000.00	0.00			
Deck Structure - balcony composite	2033	2018	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00			
Deck Structure - composite	2033	2018	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00			
Deck Structure - rear	2033	2018	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00			
Furniture - clubhouse	2033	2023	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00			
Gutter & Downspouts	2033	2031	2	0	2	1	2,688.00	2,688.00	2,688.00	0.00			
Pool Heater Replacement	2033	2023	10	0	10	1	8,364.00	8,364.00	8,364.00	0.00			
Pressure Washing (1 of 3)	2033	2030	3	0	3	1	11,025.00	11,025.00	11,025.00	0.00			
Roofing - composition replacement (Phase 4)	2033	2003	30	0	30	1	109,273.00	106,000.00	106,000.00	0.00			
Barkdust Replacement (1 of 3)	2034	2031	3	0	3	1	8,721.00	8,721.00	8,721.00	0.00	153,564.00	150,801.17	150,801.17 (2034)
Building - Envelope Inspection	2034	2019	15	0	15	1	21,724.00	21,724.00	21,724.00	0.00			
Dryer Vent - Cleaning	2034	2031	3	0	3	1	2,872.00	2,872.00	2,872.00	0.00			
Envelope Inspection	2034	2019	15	0	15	1	15,000.00	15,000.00	15,000.00	0.00			
Hot Tub Cover Replacement	2034	2029	5	0	5	1	698.00	698.00	698.00	0.00			
Hot Tub Waterline Tile	2034	2019	15	0	15	1	254.00	254.00	254.00	0.00			
Hot Tub Whitecoat	2034	2024	10	0	10	1	731.00	731.00	731.00	0.00			
Pool whitecoat	2034	2024	10	0	10	1	4,680.00	4,680.00	4,680.00	0.00			
Pool waterline tile	2034	2019	15	0	15	1	1,218.00	1,218.00	1,218.00	0.00			
Pressure Washing (2 of 3)	2034	2031	3	0	3	1	11,356.00	11,356.00	11,356.00	0.00			
Siding & cementile (1 of 3)	2034	2019	15	0	15	1	73,710.00	73,710.00	73,710.00	0.00			
Siding & cementile - clubhouse	2034	2019	15	0	15	1	12,600.00	12,600.00	12,600.00	0.00			
Barkdust Replacement (2 of 3)	2035	2032	3	0	3	1	8,982.00	8,982.00	8,982.00	0.00	949.22		
Chain link fencing - dumpster cubicles	2035	2020	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00			
Concrete Curb & Gutter	2035	2025	10	0	10	1	3,216.00	3,216.00	3,216.00	0.00			
Concrete - Wheel stops	2035	2025	10	0	10	1	6,840.00	6,840.00	6,840.00	0.00			
Flooring - clubhouse	2035	2020	15	0	15	1	7,125.00	7,125.00	7,125.00	0.00			
Garage door opener - HOA garage	2035	2020	15	0	15	1	850.00	850.00	850.00	0.00			
Gutter & Downspouts	2035	2033	2	0	2	1	2,852.00	2,852.00	2,852.00	0.00			
Landscaping - Renovation	2035	2030	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00			
Office - Computer Replacement	2035	2030	5	0	5	1	949.22	949.22	949.22	0.00			

Plumbing, sanitary, repairs	2035	2020	15	0	15	1	9,000.00	9,000.00	9,000.00	0.00	161,468.22	232,179.94	232,179.94 (2035)
Pressure Washing (3 of 3)	2035	2032	3	0	3	1	11,696.00	11,696.00	11,696.00	0.00			
Roofing - carports	2035	2005	30	0	30	1	92,988.00	92,988.00	92,988.00	0.00			
Tree Trimming - Elevated	2035	2030	5	0	5	1	11,134.00	11,134.00	11,134.00	0.00			
Barkdust Replacement (3 of 3)	2036	2033	3	0	3	1	9,252.00	9,252.00	9,252.00	0.00	40,727.00	424,586.06	424,586.06 (2036)
Chimney Inspections & Cleaning	2036	2033	3	0	3	1	4,345.00	4,345.00	4,345.00	0.00			
Chain link fencing - dumpster cubicles	2036	2021	15	0	15	1	1,836.00	1,836.00	1,836.00	0.00			
Dryer Vent - Cleaning	2036	2034	2	0	2	1	3,047.00	3,047.00	3,047.00	0.00			
Furniture - clubhouse	2036	2026	10	0	10	1	3,200.00	3,200.00	3,200.00	0.00			
Pressure Washing (1 of 3)	2036	2033	3	0	3	1	12,047.00	12,047.00	12,047.00	0.00			
Security Entrance & Locks - System Update	2036	2031	5	0	5	1	7,000.00	7,000.00	7,000.00	0.00			
Asphalt Pavement Crackseal	2037	2030	7	0	7	1	698.03	698.03	698.03	0.00	71,555.15	576,838.70	576,838.70 (2037)
Asphalt Pavement Sealcoat	2037	2030	7	0	7	1	6,647.12	6,647.12	6,647.12	0.00			
Asphalt Pavement & Curb Striping/Painting	2037	2030	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00			
Barkdust Replacement (1 of 3)	2037	2034	3	0	3	1	9,529.00	9,529.00	9,529.00	0.00			
Concrete stairs & treads (10%)	2037	2022	15	0	15	1	907.00	907.00	907.00	0.00			
Gutter & Downspouts	2037	2035	2	0	2	1	3,025.00	3,025.00	3,025.00	0.00			
Painting - Siding & Trim (1 of 3)	2037	2030	7	0	7	1	20,250.00	20,250.00	20,250.00	0.00			
Patio decks - ground level	2037	2022	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00			
Pressure Washing (2 of 3)	2037	2034	3	0	3	1	12,409.00	12,409.00	12,409.00	0.00			
Spa Heater - Replacement	2037	2031	6	0	6	1	8,355.00	8,355.00	8,355.00	0.00			
Television - clubhouse	2037	2027	10	0	10	1	850.00	850.00	850.00	0.00			
Television - fitness room	2037	2027	10	0	10	1	400.00	400.00	400.00	0.00			
Asphalt - crack seal	2038	2031	7	0	7	1	681.00	681.00	681.00	0.00	58,772.00	732,922.17	732,922.17 (2038)
Asphalt - seal coat	2038	2031	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00			
Barkdust Replacement (2 of 3)	2038	2035	3	0	3	1	9,815.00	9,815.00	9,815.00	0.00			
Concrete flatwork (3%)	2038	2028	10	0	10	1	1,338.00	1,338.00	1,338.00	0.00			
Dryer Vent - Cleaning	2038	2036	2	0	2	1	3,233.00	3,233.00	3,233.00	0.00			
Painting - Siding & Trim (2 of 3)	2038	2031	7	0	7	1	21,000.00	21,000.00	21,000.00	0.00			
Pressure Washing (2 of 3)	2038	2035	3	0	3	1	12,781.00	12,781.00	12,781.00	0.00			
Security, video camera system	2038	2028	10	0	10	1	750.00	750.00	750.00	0.00			
Tree Trimming - Moderate	2038	2032	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00			
Barkdust Replacement (3 of 3)	2039	2036	3	0	3	1	10,110.00	10,110.00	10,110.00	0.00			
Chimney Inspections & Cleaning	2039	2036	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00			
Concrete stairs & treads (10%)	2039	2024	15	0	15	1	907.00	907.00	907.00	0.00			

Decks, Landings, Stairways, & Substructure	2039	2029	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00				
Fireplace - clubhouse	2039	2029	10	0	10	1	350.00	350.00	350.00	0.00				
Furniture - office	2039	2029	10	0	10	1	1,675.00	1,675.00	1,675.00	0.00				
Gutter & Downspouts	2039	2037	2	0	2	1	3,209.00	3,209.00	3,209.00	0.00				
Hot Tub Cover Replacement	2039	2034	5	0	5	1	775.00	775.00	775.00	0.00				
Painting - Siding & Trim (3 of 3)	2039	2032	7	0	7	1	21,650.00	21,650.00	21,650.00	0.00				
Patio Decks - Ground Level	2039	2024	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00				
Pool Cover Replacement	2039	2029	10	0	10	1	2,835.94	2,835.94	2,835.94	0.00				
Pool Heater Replacement	2039	2029	10	0	10	1	3,200.48	3,200.48	3,200.48	0.00				
Pool Light Replacement	2039	2029	10	0	10	1	1,773.44	1,773.44	1,773.44	0.00				
Pool Filter Replacement	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Pool Pump Replacement	2039	2029	10	0	10	1	3,300.00	3,300.00	3,300.00	0.00				
Pressure Washing (3 of 3)	2039	2036	3	0	3	1	13,164.00	13,164.00	13,164.00	0.00				
Television - clubhouse	2039	2029	10	0	10	1	850.00	850.00	850.00	0.00				
Television - fitness room	2039	2029	10	0	10	1	400.00	400.00	400.00	0.00	76,618.86	862,564.57	862,564.57	(2039)
Barkdust Replacement (3 of 3)	2040	2037	3	0	3	1	10,413.00	10,413.00	10,413.00	0.00				
Dryer Vent - Cleaning	2040	2037	3	0	3	54	63.52	3,430.00	3,430.00	0.00				
Landscaping - Renovation	2040	2035	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00				
Lights - exterior	2040	2025	15	0	15	1	875.00	875.00	875.00	0.00				
Lighting - replacement	2040	2025	15	0	15	1	8,000.00	8,000.00	8,000.00	0.00				
Monument Sign	2040	2030	10	0	10	1	500.00	500.00	500.00	0.00				
Office - Computer Replacement	2040	2035	5	0	5	1	1,067.87	1,067.87	1,067.87	0.00				
Pressure Washing (1 of 3)	2040	2037	3	0	3	1	13,559.00	13,559.00	13,559.00	0.00				
Security Entrance & Locks - System Update	2040	2035	5	0	5	1	7,000.00	7,000.00	7,000.00	0.00				
Security System - Doors & Locks	2040	2030	10	0	10	1	17,375.00	17,375.00	17,375.00	0.00	66,219.87	994,355.51	994,355.51	(2040)
Asphalt - Mill & Overcoat	2041	2026	15	0	15	1	66,876.00	66,876.00	66,876.00	0.00				
Barkdust Replacement (3 of 3)	2041	2038	3	0	3	1	10,725.00	10,725.00	10,725.00	0.00				
Concrete Curb & Gutter	2041	2026	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Gutter & Downspouts	2041	2039	2	0	2	1	3,405.00	3,405.00	3,405.00	0.00				
Pressure Washing (2 of 3)	2041	2038	3	0	3	1	13,966.00	13,966.00	13,966.00	0.00				
Tree Trimming - Elevated	2041	2035	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00		104,188.00	1,080,257.89	1,080,257.89
Asphalt Pavement Crackseal	2042	2035	7	0	7	1	875.00	875.00	875.00	0.00				
Asphalt Pavement Sealcoat	2042	2035	7	0	7	1	8,309.00	8,309.00	8,309.00	0.00				
Barkdust Replacement (1 of 3)	2042	2039	3	0	3	1	11,047.00	11,047.00	11,047.00	0.00				
Chimney Inspections & Cleaning	2042	2039	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Dryer Vent - Cleaning	2042	2040	2	0	2	54	67.39	3,639.00	3,639.00	0.00				

Pressure Washing (3 of 3)	2042	2039	3	0	3	1	14,385.00	14,385.00	14,385.00	0.00	42,934.00	1,219,810.65	1,219,810.65	(2042)
Barkdust Replacement (1 of 3)	2043	2040	3	0	3	1	11,379.00	11,379.00	11,379.00	0.00				
Concrete Curb & Gutter	2043	2028	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00				
Furniture - clubhouse	2043	2033	10	0	10	1	3,800.00	3,800.00	3,800.00	0.00				
Gutter & Downspouts	2043	2041	2	0	2	1	3,612.00	3,612.00	3,612.00	0.00				
Pool Heater Replacement	2043	2033	10	0	10	1	10,873.00	10,873.00	10,873.00	0.00				
Pressure Washing (2 of 3)	2043	2040	3	0	3	1	14,816.00	14,816.00	14,816.00	0.00				
Spa Heater - Replacement	2043	2037	6	0	6	1	9,859.00	9,859.00	9,859.00	0.00				
Tree Trimming - Moderate	2043	2037	6	0	6	1	2,689.00	2,689.00	2,689.00	0.00	60,244.00	1,334,753.94	1,334,753.94	(2043)
Asphalt Pavement Crackseal	2044	2037	7	0	7	1	1,500.00	1,500.00	1,500.00	0.00				
Asphalt Pavement Sealcoat	2044	2037	7	0	7	1	9,000.00	9,000.00	9,000.00	0.00				
Asphalt Pavement & Curb Striping/Painting	2044	2037	7	0	7	1	2,500.00	2,500.00	2,500.00	0.00				
Barkdust Replacement (2 of 3)	2044	2041	3	0	3	1	11,720.00	11,720.00	11,720.00	0.00				
Concrete flatwork (3%)	2044	2029	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00				
Dryer Vent - Cleaning	2044	2042	2	0	2	54	71.48	3,860.00	3,860.00	0.00				
Hot tub - structure	2044	2029	15	0	15	1	5,250.00	5,250.00	5,250.00	0.00				
Hot tub - coping, paver	2044	2029	15	0	15	1	563.00	563.00	563.00	0.00				
Hot tub - waterline tile	2044	2029	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - waterline tile	0	-15	15	0	15	1	254.00	254.00	254.00	0.00				
Hot tub - whitecoat	0	-15	15	0	15	1	731.00	731.00	731.00	0.00				
Painting - Siding & Trim (1 of 3)	0	-7	7	0	7	1	26,200.00	26,200.00	26,200.00	0.00				
Pool - structure	0	-15	15	0	15	1	51,000.00	51,000.00	51,000.00	0.00				
Pool - coping, paver	0	-15	15	0	15	1	2,700.00	2,700.00	2,700.00	0.00				
Pool - deck	0	-15	15	0	15	1	17,850.00	17,850.00	17,850.00	0.00				
Pool - waterline tile	0	-15	15	0	15	1	254.00	254.00	254.00	0.00				
Pool - whitecoat	0	-15	15	0	15	1	4,680.00	4,680.00	4,680.00	0.00				
Pressure Washing (3 of 3)	0	-3	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00	143,553.00	1,359,380.74	1,359,380.74	(2044)
Barkdust Replacement (2 of 3)	2045	2042	3	0	3	1	12,071.00	12,071.00	12,071.00	0.00				
Bathroom - renovations (clubhouse)	2045	2030	15	0	15	1	7,000.00	7,000.00	7,000.00	0.00				
Chimney Inspections & Cleaning	2045	2042	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00				
Deck Structure - balcony composite	2045	2030	15	0	15	1	22,100.00	22,100.00	22,100.00	0.00				
Deck Structure - composite	2045	2030	15	0	15	1	21,670.00	21,670.00	21,670.00	0.00				
Deck Structure - front	2045	2030	15	0	15	1	59,100.00	59,100.00	59,100.00	0.00				
Doors, exterior double	2045	2035	10	0	10	1	1,350.00	1,350.00	1,350.00	0.00				
Doors, exterior single	2045	2035	10	0	10	1	1,900.00	1,900.00	1,900.00	0.00				

Doors, interior double	2045	2035	10	0	10	1	825.00	825.00	825.00	0.00	1,255,015.99 (2045)
Doors, interior single	2045	2035	10	0	10	1	1,725.00	1,725.00	1,725.00	0.00	
Fitness room - bike	2045	2035	10	0	10	1	1,000.00	1,000.00	1,000.00	0.00	
Fitness room - elliptical	2045	2035	10	0	10	1	1,300.00	1,300.00	1,300.00	0.00	
Fitness room - flooring (rubber)	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00	
Fitness room - mirror	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00	
Fitness room - strength machine	2045	2035	10	0	10	1	2,000.00	2,000.00	2,000.00	0.00	
Fitness room - treadmill	2045	2035	10	0	10	1	1,600.00	1,600.00	1,600.00	0.00	
Fitness room - weight system	2045	2035	10	0	10	1	500.00	500.00	500.00	0.00	
Gazebo & pool furniture	2045	2035	10	0	10	1	1,800.00	1,800.00	1,800.00	0.00	
Gutter & Downspouts	2045	2043	2	0	2	1	3,832.00	3,832.00	3,832.00	0.00	
Kitchen appliances - refrigerator & micorwave	2045	2030	15	0	15	1	1,050.00	1,050.00	1,050.00	0.00	
Kitchen - renovation	2045	2030	15	0	15	1	5,400.00	5,400.00	5,400.00	0.00	
Landscaping - Renovation	2045	2040	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00	
Metal Railings & entry ramps	2045	2030	15	0	15	1	7,350.00	7,350.00	7,350.00	0.00	
Office - Computer Replacement	2045	2040	5	0	5	1	1,201.35	1,201.35	1,201.35	0.00	
Painting - Siding & Trim (2 of 3)	2045	2038	7	0	7	1	27,000.00	27,000.00	27,000.00	0.00	
Playground, structure, edge	2045	2035	10	0	10	1	4,000.00	4,000.00	4,000.00	0.00	
Plumbing, sanitary, repairs	2045	2035	10	0	10	1	9,000.00	9,000.00	9,000.00	0.00	
Pressure Washing (1 of 3)	2045	2042	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00	
Roofing - composition replacement	2045	2015	30	0	30	1	42,000.00	42,000.00	42,000.00	0.00	
Security Entrance & Locks - System Update	2045	2035	10	0	10	1	3,165.00	3,165.00	3,165.00	0.00	
Siding - replacement	2045	2030	15	0	15	1	750.00	750.00	750.00	0.00	
Tree Trimming - Elevated	2045	2039	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00	
Window coverings - clubhouse	2045	2038	7	0	7	1	2,750.00	2,750.00	2,750.00	0.00	265,817.35 1,255,015.99 1,255,015.99 (2045)
Barkdust Replacement (3 of 3)	2046	2043	3	0	3	1	12,434.00	12,434.00	12,434.00	0.00	1,361,022.49 (2046)
Dryer Vent - Cleaning	2046	2044	2	0	2	54	75.83	4,095.00	4,095.00	0.00	
Painting - Siding & Trim (3 of 3)	2046	2039	7	0	7	1	27,810.00	27,810.00	27,810.00	0.00	
Pressure Washing (2 of 3)	2046	2043	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00	
Security system, cameras	2046	2039	7	0	7	1	750.00	750.00	750.00	0.00	
Barkdust Replacement (1 of 3)	2047	2044	3	0	3	1	12,807.00	12,807.00	12,807.00	0.00	1,485,571.22 (2047)
Concrete Curb & Gutter	2047	2032	15	0	15	1	3,216.00	3,216.00	3,216.00	0.00	
Concrete Stairs & Treads	2047	2032	15	0	15	1	907.00	907.00	907.00	0.00	
Gutter & Downspouts	2047	2045	2	0	2	1	4,066.00	4,066.00	4,066.00	0.00	
Patios & decks - ground level	2047	2032	15	0	15	1	2,000.00	2,000.00	2,000.00	0.00	
Television - clubhouse	2047	2037	10	0	10	1	850.00	850.00	850.00	0.00	
Television - fitness room	2047	2037	10	0	10	1	400.00	400.00	400.00	0.00	24,246.00 1,485,571.22 1,485,571.22 (2047)

Barkdust Replacement (2 of 3)	2048	2045	3	0	3	1	13,191.00	13,191.00	13,191.00	0.00	29,435.00	1,598,979.15	1,598,979.15 (2048)
Dryer Vent - Cleaning	2048	2046	2	0	2	54	80.46	4,345.00	4,345.00	0.00			
Paint Siding/Trim (1 of 3)	2048	2041	7	0	7	1	2,000.00	2,000.00	2,000.00	0.00			
Pressure Washing (3 of 3)	2048	2045	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00			
Tree Trimming - Elevated	2048	2042	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00			
Asphalt - Seal Coat	2049	2042	7	0	7	1	7,620.00	7,620.00	7,620.00	0.00	108,792.00	1,627,316.37	1,627,316.37 (2049)
Asphalt - Crackseal	2049	2042	7	0	7	1	800.00	800.00	800.00	0.00			
Barkdust Replacement (3 of 3)	2049	2046	3	0	3	1	13,587.00	13,587.00	13,587.00	0.00			
Building - Envelope Inspection	2049	2034	15	0	15	1	31,464.00	31,464.00	31,464.00	0.00			
Chimney Inspections & Cleaning	2049	2046	3	0	3	1	4,679.00	4,679.00	4,679.00	0.00			
Decks, Landings, Stairways, & Substructure	2049	2039	10	0	10	1	15,000.00	15,000.00	15,000.00	0.00			
Gutter & Downspouts	2049	2047	2	0	2	1	4,313.00	4,313.00	4,313.00	0.00			
Pool Cover Replacement	2049	2039	10	0	10	1	2,836.00	2,836.00	2,836.00	0.00			
Pool Filter Replacement	2049	2039	10	0	10	1	1,063.00	1,063.00	1,063.00	0.00			
Pool Light Replacement	2049	2039	10	0	10	1	1,773.00	1,773.00	1,773.00	0.00			
Pool Pump Replacement	2049	2039	10	0	10	1	4,125.00	4,125.00	4,125.00	0.00			
Pressure Washing (3 of 3)	2049	2046	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00			
Spa Heater - Replacement	2049	2043	6	0	6	1	11,633.00	11,633.00	11,633.00	0.00			
Tree Trimming - Elevated	2049	2043	6	0	6	1	6,000.00	6,000.00	6,000.00	0.00			
Asphalt - Seal Coat	2050	2043	7	0	7	1	6,485.00	6,485.00	6,485.00	0.00	64,011.52	1,694,948.89	1,694,948.89 (2050)
Asphalt - Crackseal	2050	2043	7	0	7	1	681.00	681.00	681.00	0.00			
Barkdust Replacement (3 of 3)	2050	2047	3	0	3	1	13,994.00	13,994.00	13,994.00	0.00			
Concrete flatwork (3%)	2050	2035	15	0	15	1	1,338.00	1,338.00	1,338.00	0.00			
Dryer Vent - Cleaning	2050	2048	2	0	2	54	85.35	4,609.00	4,609.00	0.00			
Landscaping - Renovation	2050	2045	5	0	5	1	4,000.00	4,000.00	4,000.00	0.00			
Lights - interior	2050	2035	15	0	15	1	2,375.00	2,375.00	2,375.00	0.00			
Office - Computer Replacement	2050	2045	5	0	5	1	1,351.52	1,351.52	1,351.52	0.00			
Pressure Washing (1 of 3)	2050	2047	3	0	3	1	3,899.00	3,899.00	3,899.00	0.00			
Security Entrance & Locks - System Update	2050	2040	10	0	10	1	3,560.00	3,560.00	3,560.00	0.00			
Security System - Doors & Locks	2050	2040	10	0	10	1	21,719.00	21,719.00	21,719.00	0.00			
Asphalt Pavement Crackseal	2051	2044	7	0	7	1	3,500.00	3,500.00	3,500.00	0.00			
Asphalt Pavement Sealcoat	2051	2044	7	0	7	1	16,625.00	16,625.00	16,625.00	0.00			
Asphalt Pavement & Curb Striping/Painting	2051	2044	7	0	7	1	5,250.00	5,250.00	5,250.00	0.00			
Barkdust Replacement (2 of 3)	2051	2048	3	0	3	1	14,414.00	14,414.00	14,414.00	0.00			
Facility Equipment Replace (Basketball Hoop)	2051	2044	7	0	7	1	875.00	875.00	875.00	0.00			

Gutter & Downspouts	2051	2048	3	0	3	1	4,576.00	4,576.00	4,576.00	0.00	102,139.00	1,719,188.18	1,719,188.18 (2051)
Painting - Siding & Trim (1 of 3)	2051	2044	7	0	7	1	31,700.00	31,700.00	31,700.00	0.00			
Pressure Washing (1 of 3)	2051	2048	3	0	3	1	8,750.00	8,750.00	8,750.00	0.00			
Security, entrance doors and locking system	2051	2046	5	0	5	1	5,250.00	5,250.00	5,250.00	0.00			
Security, video camera system	2051	2044	7	0	7	1	1,312.00	1,312.00	1,312.00	0.00			
Spa Heater Replacement	2051	2041	10	0	10	1	2,887.00	2,887.00	2,887.00	0.00			
Tree Trimming - Moderate	2051	2048	3	0	3	1	7,000.00	7,000.00	7,000.00	0.00			
Barkdust Replacement (3 of 3)	2052	2049	3	0	3	1	14,846.00	14,846.00	14,846.00	0.00	120,286.00	1,598,902.18	1,598,902.18 (2052)
Dryer Vent - Cleaning	2052	2050	2	0	2	54	90.56	4,890.00	4,890.00	0.00			
Irrigation Updates & Repairs	2052	2045	7	0	7	1	13,125.00	13,125.00	13,125.00	0.00			
Painting - Siding & Trim (2 of 3)	2052	2045	7	0	7	1	32,650.00	32,650.00	32,650.00	0.00			
Pool Pump - Replacement	2052	2042	10	0	10	1	5,775.00	5,775.00	5,775.00	0.00			
Pool Whitecoat	2052	2042	10	0	10	1	7,000.00	7,000.00	7,000.00	0.00			
Pressure Washing (2 of 3)	2052	2049	3	3	0	1	7,000.00	7,000.00	7,000.00	0.00			
Siding & Trim. Wood - Replacement 2022	2052	2047	5	0	5	1	35,000.00	35,000.00	35,000.00	0.00			
Asphalt Pavement Crackseal	2053	2046	7	0	7	1	1,192.00	1,192.00	1,192.00	0.00	162,792.00	1,436,110.18	1,436,110.18 (2053)
Asphalt Pavement Sealcoat	2053	2046	7	0	7	1	11,349.00	11,349.00	11,349.00	0.00			
Asphalt Pavement & Curb Striping/Painting	2053	2046	7	0	7	1	5,250.00	5,250.00	5,250.00	0.00			
Barkdust Replacement (1 of 3)	2053	2050	3	0	3	1	15,292.00	15,292.00	15,292.00	0.00			
Chimney Inspections & Cleaning	2053	2050	3	0	3	1	5,250.00	5,250.00	5,250.00	0.00			
Concrete Curb & Gutter	2053	2038	15	0	15	1	13,125.00	13,125.00	13,125.00	0.00			
Gutter & Downspouts	2053	2051	2	0	2	1	4,855.00	4,855.00	4,855.00	0.00			
Lighting - exterior	2053	2043	10	0	10	1	4,445.00	4,445.00	4,445.00	0.00			
Painting - Siding & Trim (3 of 3)	2053	2046	7	0	7	1	33,650.00	33,650.00	33,650.00	0.00			
Pool Heater Replacement	2053	2043	10	0	10	1	14,134.00	14,134.00	14,134.00	0.00			
Pressure Washing (3 of 3)	2053	2050	3	0	3	1	7,000.00	7,000.00	7,000.00	0.00			
Roof - Maintenance	2053	2048	5	0	5	1	10,500.00	10,500.00	10,500.00	0.00			
Siding & Trim. Wood - Replacement 2020	2053	2048	5	0	5	1	17,500.00	17,500.00	17,500.00	0.00			
Trash/Recycle Enclosure Repairs/Replacement	2053	2047	6	0	6	1	8,750.00	8,750.00	8,750.00	0.00			
Tree Trimming - Elevated	2053	2049	4	0	4	1	10,500.00	10,500.00	10,500.00	0.00			
Barkdust Replacement (2 of 3)	2054	2051	3	0	3	1	15,751.00	15,751.00	15,751.00	0.00			
Dryer Vent Cleaning	2054	2051	3	0	3	54	76.00	4,104.00	4,104.00	0.00			
Hot tub filter - Replacement	2054	2049	5	0	5	1	1,138.00	1,138.00	1,138.00	0.00			
Hot tub pump - Replacement	2054	2044	10	0	10	1	2,188.00	2,188.00	2,188.00	0.00			
Hot tub whitecoat	2054	2044	10	0	10	1	1,280.00	1,280.00	1,280.00	0.00			
Hot tub waterline tile	2054	2039	15	0	15	1	445.00	445.00	445.00	0.00			

Pool filter	2054	2044	10	0	10	1	1,488.00	1,488.00	1,488.00	0.00				
Pool Deck Caulk to Brick Replacement	2054	2044	10	0	10	1	4,200.00	4,200.00	4,200.00	0.00				
Pool Waterline Tile	2054	2039	15	0	15	1	10,920.00	10,920.00	10,920.00	0.00				
Pressure Washing (1 of 3)	2054	2051	3	0	3	1	4,711.00	4,711.00	4,711.00	0.00				
Roof Replacement (Garages/Clubhouse Ph 1)	2054	2024	30	0	30	1	37,888.00	37,888.00	37,888.00	0.00				
Tree Trimming - Moderate	2054	2051	3	0	3	1	3,500.00	3,500.00	3,500.00	0.00	87,613.00	1,348,497.18	1,348,497.18	(2054)
Barkdust Replacement (3 of 3)	2055	2052	3	0	3	1	16,223.00	16,223.00	16,223.00	0.00				
Clubhouse TV area updating	2055	2045	10	0	10	1	1,488.00	1,488.00	1,488.00	0.00				
Fitness Room Television	2055	2045	10	0	10	1	875.00	875.00	875.00	0.00				
Gutter & Downspouts	2055	2048	7	0	7	1	5,150.00	5,150.00	5,150.00	0.00				
Landscaping - Renovation	2055	2050	5	0	5	1	7,000.00	7,000.00	7,000.00	0.00				
Light Poles (8' tall)	2055	2040	15	0	15	1	10,500.00	10,500.00	10,500.00	0.00				
Monument Sign	2055	2045	10	0	10	1	875.00	875.00	875.00	0.00				
Office - Computer Replacement	2055	2050	5	0	5	1	1,313.00	1,313.00	1,313.00	0.00				
Plumbing, sanitary, repairs	2055	2040	15	0	15	1	15,750.00	15,750.00	15,750.00	0.00				
Pressure Washing (2 of 3)	2055	2052	3	0	3	1	4,830.00	4,830.00	4,830.00	0.00				
Roof Replacement (Garages/Clubhouse Ph 2)	2055	2025	30	0	30	1	38,842.00	38,842.00	38,842.00	0.00				
Spa Heater - Replacement	2055	2049	6	0	6	1	13,727.00	13,727.00	13,727.00	0.00				
Unit Decks - Maintenance - 2025	2055	2051	4	0	4	1	112,765.00	112,765.00	112,765.00	0.00	229,338.00	1,119,159.18	1,119,159.18	(2055)
Asphalt - Mill & Overcoat	2056	2041	15	0	15	1	93,626.75	93,626.75	93,626.75	0.00				
Barkdust Replacement (1 of 3)	2056	2053	3	0	3	1	16,710.00	16,710.00	16,710.00	0.00				
Chimney Inspections & Cleaning	2056	2053	3	0	3	1	5,250.00	5,250.00	5,250.00	0.00				
Concrete flatwork (3%)	2056	2041	15	0	15	1	7,500.00	7,500.00	7,500.00	0.00				
Dryer Vent - Cleaning	2056	2054	2	0	2	54	101.93	5,504.00	5,504.00	0.00				
Dumpster Gate Replacement	2056	2036	20	0	20	1	5,775.00	5,775.00	5,775.00	0.00				
Electrical System Inspection	2056	2016	40	0	40	1	17,500.00	17,500.00	17,500.00	0.00				
Grading & Drainage	2056	2044	12	0	12	1	14,000.00	14,000.00	14,000.00	0.00				
Pressure Washing (3 of 3)	2056	2053	3	0	3	1	5,075.00	5,075.00	5,075.00	0.00				
Security Entrance & Locks - System Update	2056	2051	5	0	5	1	4,995.00	4,995.00	4,995.00	0.00				
Tree Trimming - Elevated	2056	2051	5	0	5	1	4,075.00	4,075.00	4,075.00	0.00	180,010.75	939,148.43	939,148.43	(2056)
Total Asset Summary.....							3,744,728	3,864,135	-119,407	3,734,618				

* Future expenses are calculated at a 3.0% growth, compounded yearly.

** Minimum projected Reserve balance threshold..... Year: **2033** Amount: **83,595.18**

Key:

Completed Components

Components Not Included in Previous Reserve Study

Large Component Costs >\$10K

Actual & Projected Reserve Acct. Balances/Year

Components Moved from Other Years



Sunshine Creek Condominium Association - RESERVE STUDY: Contribution Summary By Year

Reviewed: 11/17/2025

Year	Reserves	Multiplier	Num. Year	% Chg/yr
2019	55,000	1.000	0	0.00%
2020	56,650	1.030	1	3.00%
2021	58,350	1.030	2	3.00%
2022	60,100	1.030	3	3.00%
2023	63,105	1.050	4	5.00%
2024	68,153	1.080	5	8.00%
2025	74,969	1.100	6	10.00%
2026	86,214	1.150	7	15.00%
2027	99,146	1.150	8	15.00%
2028	114,018	1.150	9	15.00%
2029	131,121	1.150	10	15.00%
2030	150,789	1.150	11	15.00%
2031	165,868	1.100	12	10.00%
2032	182,455	1.100	13	10.00%
2033	200,700	1.100	14	10.00%
2034	220,770	1.100	15	10.00%
2035	242,847	1.100	16	10.00%
2036	233,133	0.960	17	-4.00%
2037	223,808	0.960	18	-4.00%
2038	214,855	0.960	19	-4.00%
2039	206,261	0.960	20	-4.00%
2040	198,011	0.960	21	-4.00%
2041	190,090	0.960	22	-4.00%
2042	182,487	0.960	23	-4.00%
2043	175,187	0.960	24	-4.00%
2044	168,180	0.960	25	-4.00%
2045	161,453	0.960	26	-4.00%



2046	154,995	0.960	27	-4.00%
2047	148,795	0.960	28	-4.00%
2048	142,843	0.960	29	-4.00%
2049	137,129	0.960	30	-4.00%
2050	131,644	0.960	31	-4.00%
2051	126,378	0.960	32	-4.00%
2052	121,323	0.960	33	-4.00%
2053	116,470	0.960	34	-4.00%
2054	111,811	0.960	35	-4.00%
2055	107,339	0.960	36	-4.00%

Association Of Unit Owners Of Sunshine Creek Condominiums - RESERVE STUDY: HISTORICAL Component Summary By Year

Reviewed: 11/17/2025

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Concrete Curb & Gutter	2017	2002	15	0	15	1	3,216.00	3,216.00	0.00	3,216.00	3,216.00	85,130.19	74,778.62	(2017)
None	2018	2018	0	0	0	1	0.00	0.00	0.00	0.00	0.00	126,684.62	126,684.62	(2018)
Decks, Landings, Stairways, & Substructure	2019	2009	10	0	10	1	5,415.00	5,415.00	0.00	5,415.00				
Envelope Inspection	2019	2009	10	0	10	1	11,670.00	11,670.00	0.00	11,670.00				
Hot Tub - Cover (replacement)	2019	2014	5	1	4	1	491.70	491.70	0.00	491.70				
Pool - Cover (replacement)	2019	2009	10	0	10	1	1,815.00	1,815.00	0.00	1,815.00				
Pool Heater Replacement	2019	2009	10	0	10	1	2,300.00	2,048.30	2,300.00	-251.70				
Pool Light Replacement	2019	2009	10	0	10	1	1,135.00	1,135.00	1,135.00	0.00	22,575.00	104,109.62	108,985.85	(2019)
Barkdust Replacement (1 of 3)	2020	2017	3	0	3	1	2,500.00	877.53	2,500.00	-1,622.47				
Envelope Inspection	2020	2019	1	0	1	1	3,330.00	4,730.00	3,330.00	1,400.00				
Gutter Maintenance	2020	2017	3	1	2	1	3,500.00	655.00	3,500.00	-2,845.00				
Landscaping - Renovation	2020	2015	5	0	5	1	2,130.00	670.00	630.00	40.00				
Mailboxes - Replacement	2020	2005	15	0	15	1	4,590.00	6,200.00	4,590.00	1,610.00				
Office - Computer Replacement	2020	2015	5	0	5	1	609.98	609.98	0.00	609.98				
Pool & Spa Equipment	2020	2010	10	0	10	1	3,555.70	3,555.70	0.00	3,555.70				
Pressure Wash Buildings	2020	2010	10	0	10	1	5,000.00	2,759.63	0.00	2,759.63	20,057.84	145,578.01	165,011.08	(2020)
Barkdust Replacement (2 of 3)	2021	2018	3	0	3	1	2,563.00	3,614.12	2,563.00	1,051.12				
Dryer Vent Cleaning	2021	2019	2	0	2	54	20.00	810.00	1,080.00	-270.00				
Facility Equipment Replace (Basketball Hoop)	2021	N/A	7	0	7	1	500.00	419.74	0.00	419.74				
Gutter Cleaning & Maintenance	2021	2018	3	0	3	1	2,500.00	3,348.65	2,500.00	848.65				
Pressure Washing (1 of 3)	2021	2018	3	0	3	1	5,000.00	5,916.63	5,916.63	0.00				
Security, entrance doors and locking system	2021	2016	5	0	5	1	3,000.00	2,936.00	750.00	2,186.00				
Security, video camera system	2021	2014	7	0	7	1	750.00	8,443.75	750.00	7,693.75				
Spa Heater Replacement	2021	2011	10	0	10	1	1,650.00	2,525.50	1,650.00	875.50				
Tree Trimming - Moderate	2021	2018	3	0	3	1	4,000.00	363.00	4,000.00	-3,637.00	28,377.39	194,983.19	200,134.02	(2021)
Barkdust Replacement (3 of 3)	2022	2019	3	0	3	1	3,500.00	3,381.84	3,500.00	-118.16				
Decks, Landings, Patios - Repair/Replace	2022	2012	10	0	10	1	5,000.00	624.20	5,000.00	-4,375.80				
Dryer Vent Cleanning	2022	2019	3	1	2	1	2,000.00	810.00	2,000.00	-1,190.00				
Gutter Maintenance	2022	2019	3	1	2	1	2,000.00	1,970.00	2,000.00	-30.00				
Pool & Spa Equipment - Replacement	2022	2012	10	0	10	1	3,300.00	1,951.00	3,300.00	-1,349.00				
Pool Whitecoat	2022	2012	10	0	10	1	4,000.00	18,453.50	4,000.00	14,453.50				
Pressure Washing (2 of 3)	2022	2019	3	3	0	1	4,000.00	3,950.38	4,000.00	-49.62				
Siding & Trim. Wood - Replacement 2022	2022	2017	5	0	5	1	20,000.00	19,163.87	19,163.87	0.00	50,304.79	209,929.22	225,934.19	(2022)
Barkdust Replacement (1 of 3)	2023	2020	3	0	3	1	6,300.00	6,287.60	3,700.00	2,587.60				
Gutter Maintenance	2023	2021	2	0	2	1	2,000.00	427.25	2,000.00	-1,572.75				
Painting - Siding & Trim (1 of 3)	2023	2016	7	0	7	1	12,000.00	2,951.80	12,000.00	-9,048.20				

Pool & Spa Maintenance	2023	2020	3	0	3	1	2,000.00	1,540.00	2,000.00	-460.00			
Pressure Washing (3 of 3)	2023	2020	3	0	3	1	8,500.00	8,203.50	8,500.00	-296.50			
Security System - Updates & Maintenance	2023	2018	5	0	5	1	1,650.00	1,643.75	1,643.75	0.00			
Siding & Trim. Wood - Replacement 2023	2023	2018	5	0	5	1	60,000.00	41,974.19	41,974.19	0.00			
Tree Trimming - Elevated	2023	2019	4	0	4	1	6,000.00	518.38	518.38	0.00	63,546.47	225,492.70	218,462.85 (2023)
Activities Building R&M	2024	2021	3	0	3	1	250.00	200.00	0.00	200.00			
Asphalt Pavement & Curb Striping/Painting	2024	2017	7	0	7	1	3,000.00	436.70	3,000.00	-2,563.30			
Barkdust Replacement (2 of 3)	2024	2021	3	0	3	1	6,489.00	5,339.40	3,900.00	1,439.40			
Concrete Repairs & Maintenance	2024	2009	15	0	15	1	7,500.00	3,750.00	7,500.00	-3,750.00			
Decks & Landings - R&M	2024	2021	3	0	3	1	1,500.00	978.88	1,500.00	-521.12			
Dryer Vent - Cleaning	2024	2022	2	0	2	1	2,137.00	810.00	2,137.00	-1,327.00			
Fitness Room Equipment - Repair/Replace	2024	2014	10	0	10	1	1,700.00	1,656.99	1,700.00	-43.01			
Gutter R&M - Repair/Replace	2024	2014	10	0	10	1	2,000.00	1,620.00	0.00	1,620.00			
Painting - Siding & Trim (2 of 3)	2024	2017	7	0	7	1	12,500.00	5,700.20	12,500.00	-6,799.80			
Pool Pump Replacement	2024	2014	10	0	10	1	6,500.00	4,890.94	6,500.00	-1,609.06			
Pool Heater Replacement	2024	2014	10	0	10	1	6,500.00	6,561.00	6,500.00	61.00			
Siding & Trim. Wood - Replacement 2024	2024	2019	5	0	5	1	75,000.00	71,203.00	50,000.00	21,203.00	103,147.11	183,469.12	209,621.94 (2024)