

Ashton Lakes Condominium Association , Inc.												
Pooled Reserves												
2024												
Ashton Lakes Condominium Association, Inc.												
Reserve Funding Plan												
10 years starting in 2023												
January 1 - December 31, 2024												
ASSET COMPONENT	ESTIMATED	ESTIMATED	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	YEAR FOR	REPLACEMENT	Year	Year	Year	Year	Year	Year	Year	Year	Year	Year
	EXPENSE	COST	1	2	3	4	5	6	7	8	9	10
POOL/ALD	5	77,330					77,330					
POOL / AW	14	17,646										17,646
TENNIS COURTS	5	52,020					52,020					
ROOFS (3)	10	46,226										46,226
PAINT (3)	4	8,679				8,679						
ROADWAYS	22	344,654	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	254,654
Retaining Wall												
<i>Reserve Study Items:</i>												
OFFICE	2 & 6	27,828		7,828				20,000				
CLUBHOUSE	1 & 6	40,000	20,000					20,000				
CARPORTS	3 & 7	40,000			20,000				20,000			
WALL STRUCTURES	1 & 4	15,000	5,000			10,000						
	TOTAL	669,383	35,000	17,828	30,000	28,679	139,350	50,000	30,000	10,000	10,000	318,526
	Annual Reserve Contribution		40,140	45,492	53,520	61,548	61,548	61,548	61,548	61,548	61,548	61,548
TOTALS	Year-End Balance	221,004	226,144	253,808	277,328	310,197	232,395	243,943	275,491	327,039	378,587	121,609
	2022											
		Owner Monthly Fee	\$15	\$17	\$20	\$23	\$23	\$23	\$23	\$23	\$23	\$23
		for Reserves										
Florida Statutes 718-112 (2) (f)2 requires reserves for capital expenditures and deferred maintenance unless a majority of the members of the Association at a duly called meeting agree to waive such reserves.												
Per 2020 Reserve Study added additional items to the Reserve List (see Notes)												
Pool ALD cost from last renovation plus annual increase												
Pool AW cost 2021 Renovation \$17,300 includes heater												
Pool Equipment cost of new motors & controller \$12,012.00 (2017) plus annual increase												
Tennis Court based on 2016 quote for soft courts \$29,100 plus annual increase												
Tennis Fence based on 460 feet of fence with all new posts 46 and two doors \$20,000												
Roofs Clubhouse based on 2016 reroof \$37,000 plus annual increase												
Painting Clubhouse 2018 \$3,700 plus annual increase												