

RESERVE ANALYSIS
WINDRUSH BAY CONDOMINIUM ASSOCIATION
JANUARY 1, 2025 - DECEMBER 31, 2025

Management Fee Exp 12/1/27

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Main Road (2012 due 2032)	\$60,000						
Main Road Circle to Gulf (2012 due 2032)	\$60,000						
Villas Paving (2012 due 2032)	\$75,000						
Condo Paving (2012 due 2032)	\$78,000						
Total Paving (Resurfacing)	\$273,000	\$131,747	20	7	\$141,253	\$20,179	\$20,179
Seal-Coating (all)							
Lift Station	\$11,000	\$269	8	7	\$10,731	\$1,533	\$1,533
Tractor	\$12,000	\$7,444	12	6	\$4,556	\$759	\$759
Seawall / Point	\$50,000	\$4,085	50	45	\$45,915	\$1,020	\$1,020
Community Owned Fac	\$18,000	\$15,861	6	1	\$2,139	\$2,139	\$17,399
Audit	\$5,000	\$3,350	5	2	\$1,650	\$825	\$825
Pool / Remarcite / Heat	\$25,000	\$20,817	12	4	\$4,183	\$1,046	\$1,046
Sprinkler/Grounds	\$12,000	\$10,368	10	7	\$1,632	\$233	\$233
PAINTING (Breakdown)							
Clubhouse Interior (2032)	\$3,000	\$0	8	7	\$3,000	\$429	\$429
Clubhouse / Exterior / Laundry (2023 due 2031)	\$5,500	\$0	8	7	\$5,500	\$786	\$786
A - G (2023 due 2031)	\$45,000	\$0	8	7	\$45,000	\$6,429	\$6,429
H - O (2023 due 2031)	\$45,000	\$0	8	7	\$45,000	\$6,429	\$6,429
	\$95,500						
Villas 1-13 (2018 due 2026)	\$16,000	\$16,000	8	1	\$0	\$0	\$0
Villas 14-27 (2018 due 2026)	\$16,000	\$16,000	8	1	\$0	\$0	\$0
Villas 28-39 (2018 due 2026)	\$16,000	\$14,441	8	1	\$1,559	\$1,559	\$1,559
	\$48,000	\$0					

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	\$146,500	\$46,441			\$100,059	\$15,632	\$15,632
ROOFING (See Roofing Breakdown)							
	\$674,000	\$38,193			\$635,807	\$30,696	\$30,696
TOTALS	\$1,226,500	\$340,339			\$947,925	\$74,062	\$89,322

UNIT OWNER FEE ANALYSIS						
UNIT	# OF UNITS	%		Fully Funded 2024 Fees	Fully Funded 2025 Fees	Increase amount
Efficiency	4	0.41250%		\$347.95	\$347.95	\$0.00
1 BR / 1 Bath	8	0.51150%		\$431.46	\$431.46	\$0.00
2 BR / 1 Bath	26	0.62260%		\$525.18	\$525.18	\$0.00
2 BR / 2 Bath	52	0.67100%		\$566.00	\$566.00	\$0.00
3 BR / 2 Bath	10	0.79420%		\$669.93	\$669.93	\$0.00
Villas	39	0.90350%		\$762.12	\$762.12	\$0.00



PLEASE NOTE: For those on Auto-Pay, your new monthly maintenance fee will begin January 1, 2025 automatically without further notice.