

**Sunvale Place Villas**  
**Condominium Corporation No. 1513108**  
**Reserve Fund Report**

**January 1, 2025 – December 31, 2025**

This is a summary of Reserve Fund revenue and expenses for 2025. One of the projected expenses was to refresh the mulch on the entire complex and this was completed. The projected work on concrete and roadway repair is still pending and will be assessed in spring 2026.

**Balance on January 1, 2025** **\$ 172,443**

**Revenue**

Owner Contributions \$ 35,640

Interest Income on Investments \$ 6,308

**Total Revenue** **\$ 41,948**

**Expenditures**

Renew mulch on complex \$ 7,848  
(includes installation of edging  
on South Side)

**Total Expenses** **\$ 7,848**

**RF Balance on December 31, 2025** **\$ 206,543**

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## Reserve Fund Projection - 2026

The Reserve Fund Study identifies 2026 expenses relating to maintenance and repair of siding and stucco. There is also the maintenance of roadway and curbing which was postponed from 2025. The Reserve Fund Study uses an inflation rate of 2% which is well below current inflation rates. Therefore, expenses may well be higher than projected.

**Balance forward on January 1, 2026** **\$ 206,543**

### Projected Revenue

Owner Contributions \$ 36,432

Interest Income on Investments \$ 5,000

**Total Projected Revenue** **\$ 41,432**

### Planned Expenditures (per Reserve Fund Plan)

Siding/Stucco/Sealant \$ 5,000

Roadways & curbing \$ 2,000

Inflation Adjustment \$ 400

**Total Projected Expenses** **\$ 7,400**

**RF Projected Balance on December 31, 2026** **\$ 240,575**

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### Additional Allowances as of 2026 in Reserve Fund Study:

The Reserve Fund Study provides allowances for anticipated repair and replacement based on normal life cycles. After the AGM, the newly elected Board will meet to discuss whether it is time to implement maintenance in any of these areas. The allowances can be carried over until 2027 if not required in 2026. In the meantime, these funds are "set aside" and earning interest until they are needed.

Water and Wastewater Infrastructure \$ 10,000

Irrigation Infrastructure Repair \$ 6,000

Decking System \$ 5,000

**Total Unused Allowances** **\$ 21,000**

**RF Projected Balance Less Allowances** **\$ 219,575**

**Reserve Fund Study Projected Balance for 2026** **\$ 208,818**