

**The Seasons at Tiara Rado HOA
Capital Reserves Budget 2026
As of September 30, 2025**

CAPITAL RESERVE COMPONENTS	POSSIBLE COSTS in NEXT 5 YEARS	Beginning Balance 2025 before Expenses	9.30.25 Balance After Expenses	Projected Transfer from 2025 Budget Surplus/Interest Earned	2026 \$15,000 Assessment Additions	Projected 2026 Balance with Assessments, Interest & Surplus
IRRIGATION CAPITAL EXPENSE						
<i>Pump Repair/Replacement: 4 pumps - S/S, L/S, F7, L/S Canal</i>	\$12,900.00	\$9,287.84	\$7,858.74		\$3,000.00	\$10,858.74
<i>Irrigation Infrastructure Common Areas including but not limited to Main & Lateral Lines, control valves, VFD, fountain, controller clocks & drive controls, canal pipes, valves, pond float, concrete vaults, wire conduit</i>	\$20,000.00	\$15,097.86	\$8,392.04	\$345.99	\$7,000.00	\$15,738.03
Total Irrigation Capital Expense	\$32,900.00				\$10,000.00	\$26,596.77
Non-Irrigation Capital Expense						
<i>Pond Landscaping Maintenance & Improvements (cobble, lining, rockscape)</i>	\$2,000.00	\$0.00			\$1,000.00	\$1,000.00
<i>Pond Dredging/2029 (every 5/6 years)</i>	\$8,000.00	\$1,000.00	\$1,000.00		\$1,000.00	\$2,000.00
<i>Common Areas Landscaping Infrastructure Maintenance including but not limited to the following items: Berm 4, Berm 6, Gravel Paths, Corner Gardens, Paved Walkways & Private Streets, So Broadway & High Tiara Entrance Gardens and Signs & Walls</i>	\$6,000.00	\$1,602.22	\$1,602.22		\$0.00	\$1,602.22
<i>Common Area Fencing Replacement, Repair & Paint (So Broadway Entrance, Filing 5 Tract A, Pump Sheds Fencing)**</i>	\$50,000.00	\$11,200.00	\$4,100.00		\$0.00	\$4,100.00
<i>Erosion Control including Filing 6 stormwater drains, diversion ponds, Filing 4 drains</i>	\$20,000.00	New 2026			\$3,000.00	\$3,000.00
Total Non-Irrigation Capital Expense	\$86,000.00				\$5,000.00	\$11,702.22
TOTAL ALL CAPITAL RESERVE	\$118,900.00	\$38,187.92	\$22,953.00	\$345.99	\$15,000.00	\$38,298.99
Above categories may not include all items covered but are listed to give examples. See Reserve Component List for additional items. Due to changes in technology and materials, the Board has authority to add assets to our Component List.				Interest to 9.30.25	Assessment Funds to be added by May, 2026	
EXPENDITURES 2025						
2025 Beginning Balance with Assessment Funds	\$38,187.92					
Minus Expenditures of						
L/S Pump Service & Repair Seals, etc 4/06	\$1,117.70	Pump Repair				
L/S New VFD & Install Bookclif & McAtlin	\$6,705.82	Infrastructure				
F7 Common Pump repair	\$311.40	Pump Repair				
Seasons Drive Fence Repair	\$7,100.00	Fence				
Total Expenditures Current to Sept 30,	\$15,234.92					
	\$22,953.00	PLUS INTEREST ADDED OF 345.99	\$23,298.99	Total Balance as of 9.30.25		
**This budget does not reflect the Fall 2025 replacement of the South Broadway entrance fence as that was handled via special assessment.						