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St. Augustine Ocean & Racquet Club
St. Augustine Beach, FL



Report #: 26693-7
Beginning: October 1, 2023
Expires: September 30, 2024

RESERVE STUDY
Update "No-Site-Visit"

May 9, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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St. Augustine Ocean & Racquet Club
St. Augustine Beach, FL
Level of Service: Update "No-Site-Visit"

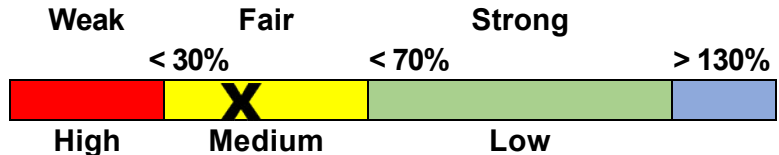
Report #: 26693-7
of Units: 279
October 1, 2023 through September 30, 2024

Findings & Recommendations

as of October 1, 2023

Table with 2 columns: Metric and Amount. Rows include Projected Starting Reserve Balance (\$895,759), Projected "Fully Funded" (Ideal) Reserve Balance (\$2,008,970), Average Reserve Deficit (Surplus) Per Owner (\$3,990), Percent Funded (44.6%), Recommended Funding Contributions (\$319,300), Minimum Contributions Required per Florida Admin. Code (\$234,000), Recommended 2023 Special Assessments for Reserves (\$0), and Most Recent Reserve Contribution Rate (\$310,000).

Reserve Fund Strength: 44.6%



Risk of Special Assessment:

Economic Assumptions:

Table with 2 columns: Assumption and Rate. Rows include Net Annual "After Tax" Interest Earnings Accruing to Reserves (2.00 %) and Annual Inflation Rate (3.00 %).

This document is an "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2022-2023 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared or overseen by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 44.6 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium. The objective of your multi-year Funding Plan is to Fully Fund your Reserves, where clients enjoy a low risk of such Reserve cash flow problems.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions in the upcoming fiscal year. This Reserve Study analysis expires at the end of the initial fiscal year covered within, and should NOT be used for budgeting for Reserves in future fiscal years. Please contact our office to discuss options for updating your Reserve Study on an annual basis.

Reserve Funding Goals and Methodology:

POOLED FUNDING (AKA "Cash Flow Method"):

This Reserve Study includes two different options for funding based on the "pooled" method (also known as the cash flow method.)

Our "recommended" funding plan is designed to help the Association to attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

We have also provided an "alternate" funding plan. For Florida associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." In Florida, satisfying this objective is generally understood to be "fully funding" the Reserves, and any proposed budget that purports to provide less than the required amount must be voted on and approved by a majority vote of the ownership. (Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.)

It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in National Reserve Study Standards (NRSS) as "baseline funding." NRSS characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

In accordance with Florida statutes, the Association may adjust reserve contributions annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance.

STRAIGHT-LINE FUNDING (AKA "Component Method"):

For Clients currently using the "straight-line" method of Reserve funding (also known as the component method), an additional table has been added to the Reserve Study to provide recommendations calculated using this method.

By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the "unfunded balance," measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a 'roof reserve'), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site & Grounds			
2120 Paver Sidewalks - Replace	40	34	\$47,550
2123 Asphalt - Seal/Repair	4	1	\$32,000
2125 Asphalt - Resurface	20	6	\$287,300
2139 Sand Fence - Replace	20	13	\$4,700
2141 Site Fencing: Vinyl - Replace	30	11	\$11,000
2143 Site Fencing: Chain Link - Replace	30	0	\$40,550
2161 Bulkhead (2015-2017) - Replace	20	12	\$147,000
2161 Bulkhead (2019) - Replace	20	15	\$180,000
2169 Sign/Monument - Refurbish/Replace	20	6	\$11,450
2175 Site Pole Lights - Replace	20	9	\$55,050
2187 Beach Walkover - Repair/Resurface	15	12	\$44,700
2188 Beach Walkover - Replace/Rebuild	30	27	\$144,650
2199 Guardhouse - Rebuild/Renovation	10	4	\$5,750
Building Exteriors			
2301 Mailboxes - Replace	15	4	\$35,000
2313 Outdoor Carpeting - Replace	10	9	\$71,900
2316 Walkways - Resurface	20	6	\$174,250
2325 Wood Deck (Clubhouse) - Resurface	20	11	\$16,350
2325 Wood Deck (Office/BBQ) - Resurface	20	0	\$4,350
2329 Deck Railings - Partial Replace	5	0	\$13,700
2341 Building Exterior - Restoration	7	6	\$79,650
2343 Building Exteriors - Seal/Paint	7	6	\$293,800
2367 Clubhouse Windows & Doors - Replace	30	22	\$54,550
2367 Office Windows & Doors - Replace	30	23	\$47,550
2371 Exterior Doors - (Partial) Replace	5	0	\$18,750
2375 Roof (Bldg 1-7) - Resurface/Replace	20	10	\$812,000
2375 Roof (Bldg 8) - Resurface/Replace	20	15	\$121,600
2381 Roofing (Asphalt Shingle) - Replace	20	10	\$47,600
2385 Mansard Roofs - Replace	50	10	\$465,000
2389 Downspouts - Replace	50	10	\$36,150
Mechanical/Electrical/Plumbing			
2513 Elevator (Bldg 3) - Modernize	25	19	\$71,900
2513 Elevator (Bldg 5) - Modernize	25	21	\$71,900
2513 Elevator (Bldg 8) - Modernize	25	23	\$71,900
2517 Elevator Cab (Bldg 3) - Remodel	25	19	\$12,550
2517 Elevator Cab (Bldg 5) - Remodel	25	21	\$12,550
2517 Elevator Cab (Bldg 8) - Remodel	25	0	\$12,550

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2522 HVAC (Clubhouse) - Replace	10	5	\$12,000
2522 HVAC (Office 2011) - Replace	10	0	\$5,000
2522 HVAC (Office 2019) - Replace	10	6	\$6,000
2543 Security Camera System - Modernize	12	11	\$29,600
2557 Fire Alarm Systems - Modernize	5	0	\$14,650
2591 Irrigation System - Repair	4	0	\$6,000
2595 N & S Pond Fountains - Replace	15	4	\$12,200
2599 Golf Carts - Replace	10	7	\$19,550
Interiors & Amenities			
2741 Clubhouse Interior - Remodel	20	13	\$78,400
2749 Pool Building Bathrooms - Remodel	20	14	\$38,700
2752 Office - Remodel	15	11	\$31,550
2763 Pool Deck Furniture - Replace	8	0	\$19,050
2769 Pool Deck (Large) - Resurface	40	30	\$32,400
2769 Pool Deck (Small) - Resurface	40	30	\$19,600
2771 Pool Fence (Large) - Replace	30	11	\$20,700
2771 Pool Fence (Small) - Replace	30	24	\$17,550
2773 Pool (Large) - Resurface	12	0	\$64,050
2773 Pool (Small) - Resurface	12	2	\$18,000
2775 Spa - Resurface (Bldg 4)	15	12	\$10,650
2775 Spas - Resurface (Bldg 1, 2)	10	0	\$8,000
2775 Spas - Resurface (Bldg 6, 7)	15	0	\$21,350
2781 Pool Heater (2013-14) - Replace	8	0	\$6,700
2781 Pool Heater (2018) - Replace	8	2	\$6,700
2781 Pool Heater (2022) - Replace	8	6	\$6,700
2781 Spa Heater (Bldg 1, 2) - Replace	8	0	\$13,200
2781 Spa Heater (Bldg 6) - Replace	8	0	\$6,550
2781 Spa Heaters (Bldg 4, 7) - Replace	8	7	\$13,200
2787 Pool/Spa Pumps/Filters - Maintain	3	0	\$5,000
2809 Tennis Courts (All) - Resurface	10	5	\$39,700
2813 Tennis Court Fencing - Replace	30	16	\$52,700
2817 Tennis Court Lighting - Replace	20	0	\$25,200

66 Total Funded Components

Note 1: **Yellow highlighted** line items are expected to require attention in this initial year, **light blue highlighted** items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

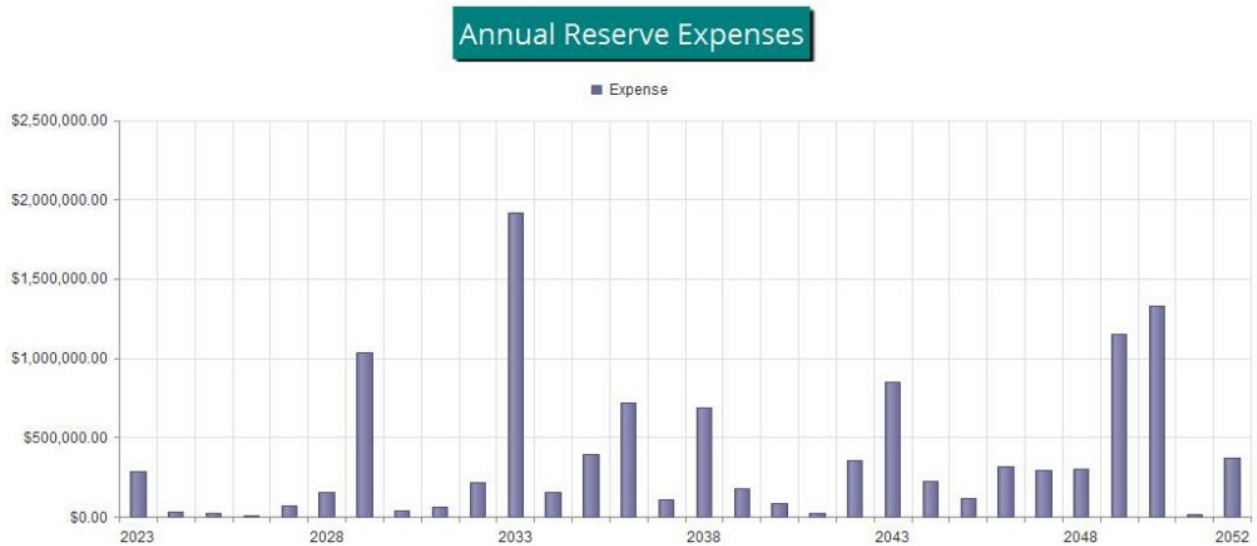


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$895,759 as-of the start of your Fiscal Year on 10/1/2023. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,008,970. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 44.6 % Funded. In our experience, approximately 13% of Clients funded in this range require special assessments as part of their recommended Reserve funding plans.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$319,300 in the upcoming fiscal year. At minimum, the Association must budget \$234,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

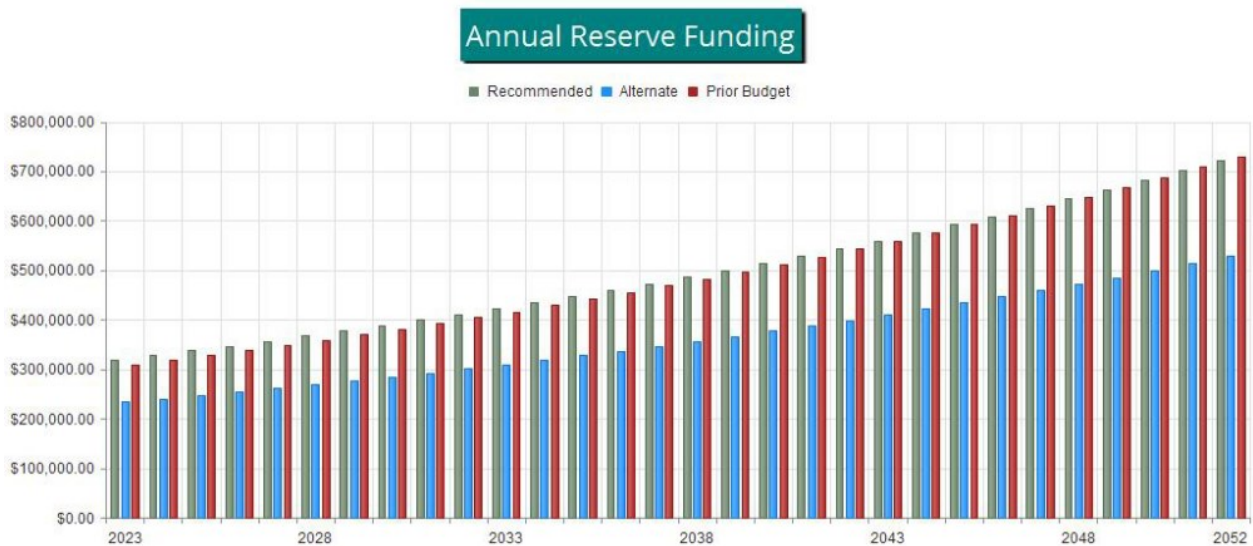


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current contribution rate, all compared to your always-changing Fully Funded Balance target. Note that the "current" contribution rate as shown here is based on the most recent Reserve contribution rate as reported to us. This rate is included here for comparison purposes only, to illustrate what might happen if the Client were to continue budgeting for Reserves at the same rate as it has most recently done.

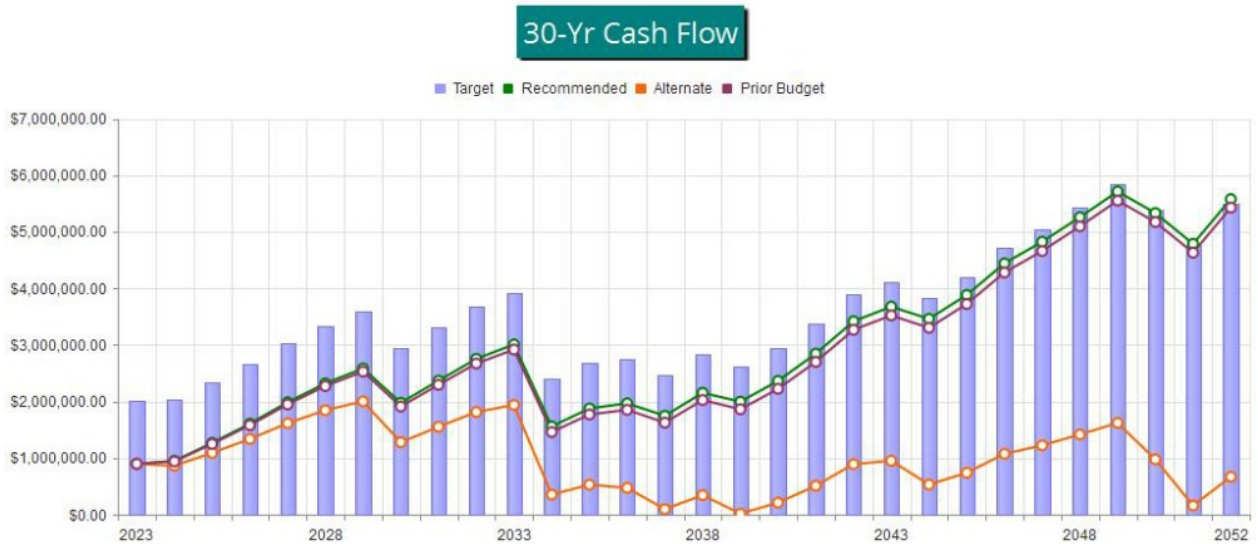


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

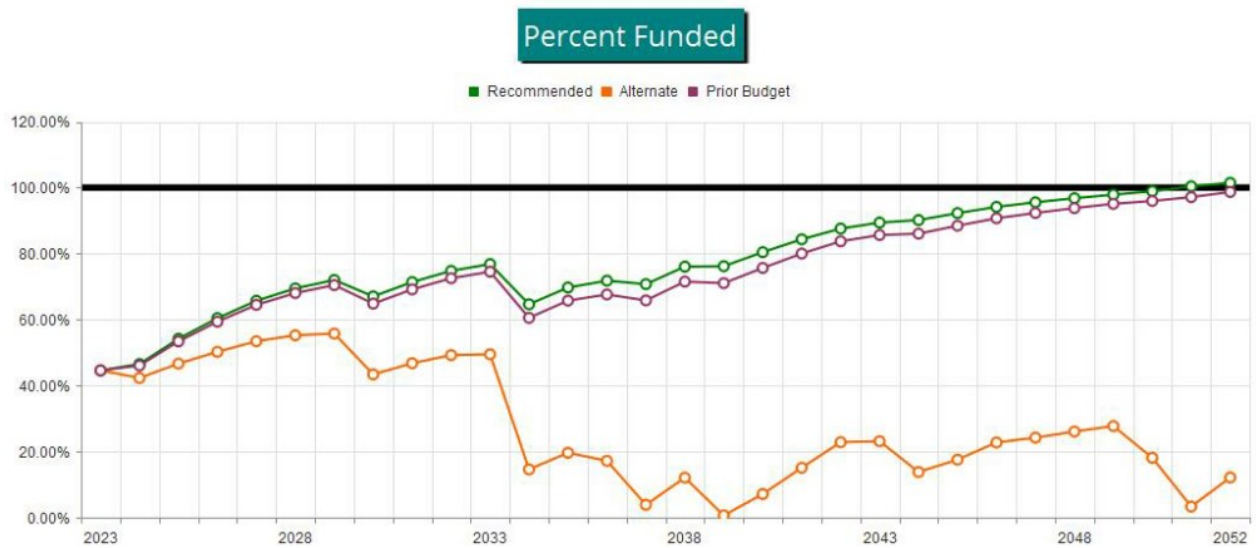


Figure 4



Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site & Grounds								
2120	Paver Sidewalks - Replace	\$47,550	X	6	/	40	=	\$7,133
2123	Asphalt - Seal/Repair	\$32,000	X	3	/	4	=	\$24,000
2125	Asphalt - Resurface	\$287,300	X	14	/	20	=	\$201,110
2139	Sand Fence - Replace	\$4,700	X	7	/	20	=	\$1,645
2141	Site Fencing: Vinyl - Replace	\$11,000	X	19	/	30	=	\$6,967
2143	Site Fencing: Chain Link - Replace	\$40,550	X	30	/	30	=	\$40,550
2161	Bulkhead (2015-2017) - Replace	\$147,000	X	8	/	20	=	\$58,800
2161	Bulkhead (2019) - Replace	\$180,000	X	5	/	20	=	\$45,000
2169	Sign/Monument - Refurbish/Replace	\$11,450	X	14	/	20	=	\$8,015
2175	Site Pole Lights - Replace	\$55,050	X	11	/	20	=	\$30,278
2187	Beach Walkover - Repair/Resurface	\$44,700	X	3	/	15	=	\$8,940
2188	Beach Walkover - Replace/Rebuild	\$144,650	X	3	/	30	=	\$14,465
2199	Guardhouse - Rebuild/Renovation	\$5,750	X	6	/	10	=	\$3,450
Building Exteriors								
2301	Mailboxes - Replace	\$35,000	X	11	/	15	=	\$25,667
2313	Outdoor Carpeting - Replace	\$71,900	X	1	/	10	=	\$7,190
2316	Walkways - Resurface	\$174,250	X	14	/	20	=	\$121,975
2325	Wood Deck (Clubhouse) - Resurface	\$16,350	X	9	/	20	=	\$7,358
2325	Wood Deck (Office/BBQ) - Resurface	\$4,350	X	20	/	20	=	\$4,350
2329	Deck Railings - Partial Replace	\$13,700	X	5	/	5	=	\$13,700
2341	Building Exterior - Restoration	\$79,650	X	1	/	7	=	\$11,379
2343	Building Exteriors - Seal/Paint	\$293,800	X	1	/	7	=	\$41,971
2367	Clubhouse Windows & Doors - Replace	\$54,550	X	8	/	30	=	\$14,547
2367	Office Windows & Doors - Replace	\$47,550	X	7	/	30	=	\$11,095
2371	Exterior Doors - (Partial) Replace	\$18,750	X	5	/	5	=	\$18,750
2375	Roof (Bldg 1-7) - Resurface/Replace	\$812,000	X	10	/	20	=	\$406,000
2375	Roof (Bldg 8) - Resurface/Replace	\$121,600	X	5	/	20	=	\$30,400
2381	Roofing (Asphalt Shingle) - Replace	\$47,600	X	10	/	20	=	\$23,800
2385	Mansard Roofs - Replace	\$465,000	X	40	/	50	=	\$372,000
2389	Downspouts - Replace	\$36,150	X	40	/	50	=	\$28,920
Mechanical/Electrical/Plumbing								
2513	Elevator (Bldg 3) - Modernize	\$71,900	X	6	/	25	=	\$17,256
2513	Elevator (Bldg 5) - Modernize	\$71,900	X	4	/	25	=	\$11,504
2513	Elevator (Bldg 8) - Modernize	\$71,900	X	2	/	25	=	\$5,752
2517	Elevator Cab (Bldg 3) - Remodel	\$12,550	X	6	/	25	=	\$3,012
2517	Elevator Cab (Bldg 5) - Remodel	\$12,550	X	4	/	25	=	\$2,008
2517	Elevator Cab (Bldg 8) - Remodel	\$12,550	X	25	/	25	=	\$12,550
2522	HVAC (Clubhouse) - Replace	\$12,000	X	5	/	10	=	\$6,000
2522	HVAC (Office 2011) - Replace	\$5,000	X	10	/	10	=	\$5,000
2522	HVAC (Office 2019) - Replace	\$6,000	X	4	/	10	=	\$2,400
2543	Security Camera System - Modernize	\$29,600	X	1	/	12	=	\$2,467
2557	Fire Alarm Systems - Modernize	\$14,650	X	5	/	5	=	\$14,650
2591	Irrigation System - Repair	\$6,000	X	4	/	4	=	\$6,000
2595	N & S Pond Fountains - Replace	\$12,200	X	11	/	15	=	\$8,947

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2599	Golf Carts - Replace	\$19,550	X	3	/	10	=	\$5,865
Interiors & Amenities								
2741	Clubhouse Interior - Remodel	\$78,400	X	7	/	20	=	\$27,440
2749	Pool Building Bathrooms - Remodel	\$38,700	X	6	/	20	=	\$11,610
2752	Office - Remodel	\$31,550	X	4	/	15	=	\$8,413
2763	Pool Deck Furniture - Replace	\$19,050	X	8	/	8	=	\$19,050
2769	Pool Deck (Large) - Resurface	\$32,400	X	10	/	40	=	\$8,100
2769	Pool Deck (Small) - Resurface	\$19,600	X	10	/	40	=	\$4,900
2771	Pool Fence (Large) - Replace	\$20,700	X	19	/	30	=	\$13,110
2771	Pool Fence (Small) - Replace	\$17,550	X	6	/	30	=	\$3,510
2773	Pool (Large) - Resurface	\$64,050	X	12	/	12	=	\$64,050
2773	Pool (Small) - Resurface	\$18,000	X	10	/	12	=	\$15,000
2775	Spa - Resurface (Bldg 4)	\$10,650	X	3	/	15	=	\$2,130
2775	Spas - Resurface (Bldg 1, 2)	\$8,000	X	10	/	10	=	\$8,000
2775	Spas - Resurface (Bldg 6, 7)	\$21,350	X	15	/	15	=	\$21,350
2781	Pool Heater (2013-14) - Replace	\$6,700	X	8	/	8	=	\$6,700
2781	Pool Heater (2018) - Replace	\$6,700	X	6	/	8	=	\$5,025
2781	Pool Heater (2022) - Replace	\$6,700	X	2	/	8	=	\$1,675
2781	Spa Heater (Bldg 1, 2) - Replace	\$13,200	X	8	/	8	=	\$13,200
2781	Spa Heater (Bldg 6) - Replace	\$6,550	X	8	/	8	=	\$6,550
2781	Spa Heaters (Bldg 4, 7) - Replace	\$13,200	X	1	/	8	=	\$1,650
2787	Pool/Spa Pumps/Filters - Maintain	\$5,000	X	3	/	3	=	\$5,000
2809	Tennis Courts (All) - Resurface	\$39,700	X	5	/	10	=	\$19,850
2813	Tennis Court Fencing - Replace	\$52,700	X	14	/	30	=	\$24,593
2817	Tennis Court Lighting - Replace	\$25,200	X	20	/	20	=	\$25,200
								\$2,008,970

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site & Grounds					
2120	Paver Sidewalks - Replace	40	\$47,550	\$1,189	0.47 %
2123	Asphalt - Seal/Repair	4	\$32,000	\$8,000	3.13 %
2125	Asphalt - Resurface	20	\$287,300	\$14,365	5.63 %
2139	Sand Fence - Replace	20	\$4,700	\$235	0.09 %
2141	Site Fencing: Vinyl - Replace	30	\$11,000	\$367	0.14 %
2143	Site Fencing: Chain Link - Replace	30	\$40,550	\$1,352	0.53 %
2161	Bulkhead (2015-2017) - Replace	20	\$147,000	\$7,350	2.88 %
2161	Bulkhead (2019) - Replace	20	\$180,000	\$9,000	3.53 %
2169	Sign/Monument - Refurbish/Replace	20	\$11,450	\$573	0.22 %
2175	Site Pole Lights - Replace	20	\$55,050	\$2,753	1.08 %
2187	Beach Walkover - Repair/Resurface	15	\$44,700	\$2,980	1.17 %
2188	Beach Walkover - Replace/Rebuild	30	\$144,650	\$4,822	1.89 %
2199	Guardhouse - Rebuild/Renovation	10	\$5,750	\$575	0.23 %
Building Exteriors					
2301	Mailboxes - Replace	15	\$35,000	\$2,333	0.91 %
2313	Outdoor Carpeting - Replace	10	\$71,900	\$7,190	2.82 %
2316	Walkways - Resurface	20	\$174,250	\$8,713	3.41 %
2325	Wood Deck (Clubhouse) - Resurface	20	\$16,350	\$818	0.32 %
2325	Wood Deck (Office/BBQ) - Resurface	20	\$4,350	\$218	0.09 %
2329	Deck Railings - Partial Replace	5	\$13,700	\$2,740	1.07 %
2341	Building Exterior - Restoration	7	\$79,650	\$11,379	4.46 %
2343	Building Exteriors - Seal/Paint	7	\$293,800	\$41,971	16.44 %
2367	Clubhouse Windows & Doors - Replace	30	\$54,550	\$1,818	0.71 %
2367	Office Windows & Doors - Replace	30	\$47,550	\$1,585	0.62 %
2371	Exterior Doors - (Partial) Replace	5	\$18,750	\$3,750	1.47 %
2375	Roof (Bldg 1-7) - Resurface/Replace	20	\$812,000	\$40,600	15.91 %
2375	Roof (Bldg 8) - Resurface/Replace	20	\$121,600	\$6,080	2.38 %
2381	Roofing (Asphalt Shingle) - Replace	20	\$47,600	\$2,380	0.93 %
2385	Mansard Roofs - Replace	50	\$465,000	\$9,300	3.64 %
2389	Downspouts - Replace	50	\$36,150	\$723	0.28 %
Mechanical/Electrical/Plumbing					
2513	Elevator (Bldg 3) - Modernize	25	\$71,900	\$2,876	1.13 %
2513	Elevator (Bldg 5) - Modernize	25	\$71,900	\$2,876	1.13 %
2513	Elevator (Bldg 8) - Modernize	25	\$71,900	\$2,876	1.13 %
2517	Elevator Cab (Bldg 3) - Remodel	25	\$12,550	\$502	0.20 %
2517	Elevator Cab (Bldg 5) - Remodel	25	\$12,550	\$502	0.20 %
2517	Elevator Cab (Bldg 8) - Remodel	25	\$12,550	\$502	0.20 %
2522	HVAC (Clubhouse) - Replace	10	\$12,000	\$1,200	0.47 %
2522	HVAC (Office 2011) - Replace	10	\$5,000	\$500	0.20 %
2522	HVAC (Office 2019) - Replace	10	\$6,000	\$600	0.24 %
2543	Security Camera System - Modernize	12	\$29,600	\$2,467	0.97 %
2557	Fire Alarm Systems - Modernize	5	\$14,650	\$2,930	1.15 %
2591	Irrigation System - Repair	4	\$6,000	\$1,500	0.59 %
2595	N & S Pond Fountains - Replace	15	\$12,200	\$813	0.32 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2599	Golf Carts - Replace	10	\$19,550	\$1,955	0.77 %
Interiors & Amenities					
2741	Clubhouse Interior - Remodel	20	\$78,400	\$3,920	1.54 %
2749	Pool Building Bathrooms - Remodel	20	\$38,700	\$1,935	0.76 %
2752	Office - Remodel	15	\$31,550	\$2,103	0.82 %
2763	Pool Deck Furniture - Replace	8	\$19,050	\$2,381	0.93 %
2769	Pool Deck (Large) - Resurface	40	\$32,400	\$810	0.32 %
2769	Pool Deck (Small) - Resurface	40	\$19,600	\$490	0.19 %
2771	Pool Fence (Large) - Replace	30	\$20,700	\$690	0.27 %
2771	Pool Fence (Small) - Replace	30	\$17,550	\$585	0.23 %
2773	Pool (Large) - Resurface	12	\$64,050	\$5,338	2.09 %
2773	Pool (Small) - Resurface	12	\$18,000	\$1,500	0.59 %
2775	Spa - Resurface (Bldg 4)	15	\$10,650	\$710	0.28 %
2775	Spas - Resurface (Bldg 1, 2)	10	\$8,000	\$800	0.31 %
2775	Spas - Resurface (Bldg 6, 7)	15	\$21,350	\$1,423	0.56 %
2781	Pool Heater (2013-14) - Replace	8	\$6,700	\$838	0.33 %
2781	Pool Heater (2018) - Replace	8	\$6,700	\$838	0.33 %
2781	Pool Heater (2022) - Replace	8	\$6,700	\$838	0.33 %
2781	Spa Heater (Bldg 1, 2) - Replace	8	\$13,200	\$1,650	0.65 %
2781	Spa Heater (Bldg 6) - Replace	8	\$6,550	\$819	0.32 %
2781	Spa Heaters (Bldg 4, 7) - Replace	8	\$13,200	\$1,650	0.65 %
2787	Pool/Spa Pumps/Filters - Maintain	3	\$5,000	\$1,667	0.65 %
2809	Tennis Courts (All) - Resurface	10	\$39,700	\$3,970	1.56 %
2813	Tennis Court Fencing - Replace	30	\$52,700	\$1,757	0.69 %
2817	Tennis Court Lighting - Replace	20	\$25,200	\$1,260	0.49 %
66	Total Funded Components			\$255,225	100.00 %

30-Year Reserve Plan Summary

Report # 26693-7
No-Site-Visit

Fiscal Year Start: 2023

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$895,759	\$2,008,970	44.6 %	Medium	3.00 %	\$319,300	\$0	\$18,430	\$284,650
2024	\$948,839	\$2,038,931	46.5 %	Medium	2.85 %	\$328,400	\$0	\$22,133	\$32,960
2025	\$1,266,412	\$2,336,918	54.2 %	Medium	2.85 %	\$337,759	\$0	\$28,706	\$26,204
2026	\$1,606,674	\$2,658,926	60.4 %	Medium	2.85 %	\$347,386	\$0	\$35,880	\$5,464
2027	\$1,984,476	\$3,020,324	65.7 %	Medium	2.85 %	\$357,286	\$0	\$42,992	\$66,349
2028	\$2,318,405	\$3,338,471	69.4 %	Medium	2.85 %	\$367,469	\$0	\$48,974	\$151,633
2029	\$2,583,214	\$3,587,195	72.0 %	Low	2.85 %	\$377,942	\$0	\$45,541	\$1,031,840
2030	\$1,974,857	\$2,945,909	67.0 %	Medium	2.85 %	\$388,713	\$0	\$43,378	\$40,278
2031	\$2,366,669	\$3,316,111	71.4 %	Low	2.85 %	\$399,791	\$0	\$51,146	\$65,239
2032	\$2,752,368	\$3,681,409	74.8 %	Low	2.85 %	\$411,185	\$0	\$57,546	\$213,918
2033	\$3,007,181	\$3,914,518	76.8 %	Low	2.85 %	\$422,904	\$0	\$45,604	\$1,918,508
2034	\$1,557,182	\$2,409,181	64.6 %	Medium	2.85 %	\$434,957	\$0	\$34,295	\$151,158
2035	\$1,875,275	\$2,689,653	69.7 %	Medium	2.85 %	\$447,353	\$0	\$38,374	\$395,506
2036	\$1,965,496	\$2,737,778	71.8 %	Low	2.85 %	\$460,103	\$0	\$37,075	\$717,452
2037	\$1,745,222	\$2,466,986	70.7 %	Low	2.85 %	\$473,216	\$0	\$38,946	\$104,596
2038	\$2,152,788	\$2,830,894	76.0 %	Low	2.85 %	\$486,702	\$0	\$41,447	\$685,428
2039	\$1,995,510	\$2,619,391	76.2 %	Low	2.85 %	\$500,573	\$0	\$43,545	\$176,839
2040	\$2,362,790	\$2,937,677	80.4 %	Low	2.85 %	\$514,840	\$0	\$52,027	\$85,204
2041	\$2,844,453	\$3,372,551	84.3 %	Low	2.85 %	\$529,513	\$0	\$62,556	\$19,918
2042	\$3,416,603	\$3,900,749	87.6 %	Low	2.85 %	\$544,604	\$0	\$70,856	\$356,926
2043	\$3,675,136	\$4,111,103	89.4 %	Low	2.85 %	\$560,125	\$0	\$71,283	\$847,247
2044	\$3,459,297	\$3,836,565	90.2 %	Low	2.85 %	\$576,088	\$0	\$73,358	\$225,933
2045	\$3,882,810	\$4,207,989	92.3 %	Low	2.85 %	\$592,507	\$0	\$83,167	\$117,361
2046	\$4,441,123	\$4,717,054	94.2 %	Low	2.85 %	\$609,393	\$0	\$92,560	\$320,214
2047	\$4,822,862	\$5,047,565	95.5 %	Low	2.85 %	\$626,761	\$0	\$100,721	\$292,417
2048	\$5,257,926	\$5,432,186	96.8 %	Low	2.85 %	\$644,624	\$0	\$109,604	\$300,143
2049	\$5,712,011	\$5,836,420	97.9 %	Low	2.85 %	\$662,996	\$0	\$110,335	\$1,154,315
2050	\$5,331,026	\$5,389,496	98.9 %	Low	2.85 %	\$681,891	\$0	\$101,079	\$1,328,331
2051	\$4,785,665	\$4,766,937	100.4 %	Low	2.85 %	\$701,325	\$0	\$103,535	\$13,728
2052	\$5,576,798	\$5,497,260	101.4 %	Low	2.85 %	\$721,313	\$0	\$116,063	\$374,576

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 26693-7
No-Site-Visit

Fiscal Year Start: 2023

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2023	\$895,759	\$2,008,970	44.6 %	Medium	-24.52 %	\$234,000	\$0	\$17,569	\$284,650
2024	\$862,678	\$2,038,931	42.3 %	Medium	2.85 %	\$240,669	\$0	\$19,509	\$32,960
2025	\$1,089,896	\$2,336,918	46.6 %	Medium	2.85 %	\$247,528	\$0	\$24,232	\$26,204
2026	\$1,335,452	\$2,658,926	50.2 %	Medium	2.85 %	\$254,583	\$0	\$29,469	\$5,464
2027	\$1,614,041	\$3,020,324	53.4 %	Medium	2.85 %	\$261,838	\$0	\$34,551	\$66,349
2028	\$1,844,081	\$3,338,471	55.2 %	Medium	2.85 %	\$269,301	\$0	\$38,409	\$151,633
2029	\$2,000,158	\$3,587,195	55.8 %	Medium	2.85 %	\$276,976	\$0	\$32,754	\$1,031,840
2030	\$1,278,047	\$2,945,909	43.4 %	Medium	2.85 %	\$284,869	\$0	\$28,265	\$40,278
2031	\$1,550,903	\$3,316,111	46.8 %	Medium	2.85 %	\$292,988	\$0	\$33,602	\$65,239
2032	\$1,812,255	\$3,681,409	49.2 %	Medium	2.85 %	\$301,338	\$0	\$37,461	\$213,918
2033	\$1,937,138	\$3,914,518	49.5 %	Medium	2.85 %	\$309,927	\$0	\$22,866	\$1,918,508
2034	\$351,422	\$2,409,181	14.6 %	High	2.85 %	\$318,759	\$0	\$8,785	\$151,158
2035	\$527,808	\$2,689,653	19.6 %	High	2.85 %	\$327,844	\$0	\$9,971	\$395,506
2036	\$470,117	\$2,737,778	17.2 %	High	2.85 %	\$337,188	\$0	\$5,651	\$717,452
2037	\$95,504	\$2,466,986	3.9 %	High	2.85 %	\$346,798	\$0	\$4,372	\$104,596
2038	\$342,078	\$2,830,894	12.1 %	High	2.85 %	\$356,681	\$0	\$3,587	\$685,428
2039	\$16,918	\$2,619,391	0.6 %	High	2.85 %	\$366,847	\$0	\$2,259	\$176,839
2040	\$209,185	\$2,937,677	7.1 %	High	2.85 %	\$377,302	\$0	\$7,170	\$85,204
2041	\$508,453	\$3,372,551	15.1 %	High	2.85 %	\$388,055	\$0	\$13,978	\$19,918
2042	\$890,567	\$3,900,749	22.8 %	High	2.85 %	\$399,114	\$0	\$18,401	\$356,926
2043	\$951,157	\$4,111,103	23.1 %	High	2.85 %	\$410,489	\$0	\$14,791	\$847,247
2044	\$529,190	\$3,836,565	13.8 %	High	2.85 %	\$422,188	\$0	\$12,662	\$225,933
2045	\$738,107	\$4,207,989	17.5 %	High	2.85 %	\$434,221	\$0	\$18,096	\$117,361
2046	\$1,073,063	\$4,717,054	22.7 %	High	2.85 %	\$446,596	\$0	\$22,935	\$320,214
2047	\$1,222,379	\$5,047,565	24.2 %	High	2.85 %	\$459,324	\$0	\$26,357	\$292,417
2048	\$1,415,642	\$5,432,186	26.1 %	High	2.85 %	\$472,415	\$0	\$30,312	\$300,143
2049	\$1,618,226	\$5,836,420	27.7 %	High	2.85 %	\$485,878	\$0	\$25,917	\$1,154,315
2050	\$975,706	\$5,389,496	18.1 %	High	2.85 %	\$499,726	\$0	\$11,332	\$1,328,331
2051	\$158,433	\$4,766,937	3.3 %	High	2.85 %	\$513,968	\$0	\$8,246	\$13,728
2052	\$666,920	\$5,497,260	12.1 %	High	2.85 %	\$528,616	\$0	\$15,016	\$374,576

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$895,759	\$948,839	\$1,266,412	\$1,606,674	\$1,984,476
Annual Reserve Funding	\$319,300	\$328,400	\$337,759	\$347,386	\$357,286
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,430	\$22,133	\$28,706	\$35,880	\$42,992
Total Income	\$1,233,489	\$1,299,372	\$1,632,878	\$1,989,940	\$2,384,754
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$32,960	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$40,550	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$6,472
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$39,393
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$4,350	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$13,700	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$18,750	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$12,550	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$5,000	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$14,650	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$6,000	\$0	\$0	\$0	\$6,753
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$13,731
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$19,050	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
2773 Pool (Large) - Resurface	\$64,050	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$19,096	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$8,000	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$21,350	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$6,700	\$0	\$0	\$0	\$0
2781 Pool Heater (2018) - Replace	\$0	\$0	\$7,108	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$13,200	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$6,550	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$5,000	\$0	\$0	\$5,464	\$0
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$25,200	\$0	\$0	\$0	\$0
Total Expenses	\$284,650	\$32,960	\$26,204	\$5,464	\$66,349
Ending Reserve Balance	\$948,839	\$1,266,412	\$1,606,674	\$1,984,476	\$2,318,405

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$2,318,405	\$2,583,214	\$1,974,857	\$2,366,669	\$2,752,368
Annual Reserve Funding	\$367,469	\$377,942	\$388,713	\$399,791	\$411,185
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$48,974	\$45,541	\$43,378	\$51,146	\$57,546
Total Income	\$2,734,847	\$3,006,697	\$2,406,948	\$2,817,606	\$3,221,099
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$37,097	\$0	\$0	\$0	\$41,753
2125 Asphalt - Resurface	\$0	\$343,051	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$13,672	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$71,828
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$93,813
2316 Walkways - Resurface	\$0	\$208,064	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$15,882	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$95,106	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$350,813	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$21,736	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$13,911	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$7,164	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$16,983	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$0	\$7,601	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$24,044	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$24,132	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$8,487	\$0

Fiscal Year	2028	2029	2030	2031	2032
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$8,000	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$16,721	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$8,297	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$16,234	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$5,970	\$0	\$0	\$6,524
2809 Tennis Courts (All) - Resurface	\$46,023	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$151,633	\$1,031,840	\$40,278	\$65,239	\$213,918
Ending Reserve Balance	\$2,583,214	\$1,974,857	\$2,366,669	\$2,752,368	\$3,007,181

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$3,007,181	\$1,557,182	\$1,875,275	\$1,965,496	\$1,745,222
Annual Reserve Funding	\$422,904	\$434,957	\$447,353	\$460,103	\$473,216
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,604	\$34,295	\$38,374	\$37,075	\$38,946
Total Income	\$3,475,689	\$2,026,433	\$2,361,002	\$2,462,674	\$2,257,384
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$46,993	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$6,902	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$15,227	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$209,587	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$63,732	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$8,697
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$22,632	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$18,412	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$116,969	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$431,455	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$25,198	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$1,091,260	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$63,970	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$624,921	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$48,583	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$6,720	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$40,973	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$19,688	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$8,555	\$0	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$115,133	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$58,537
2752 Office - Remodel	\$0	\$43,673	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$28,654	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$91,320	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$27,227
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$15,184	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$10,751	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2033	2034	2035	2036	2037
2781 Pool Heater (2018) - Replace	\$9,004	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$10,134
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$0	\$7,129	\$0	\$0
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,918,508	\$151,158	\$395,506	\$717,452	\$104,596
Ending Reserve Balance	\$1,557,182	\$1,875,275	\$1,965,496	\$1,745,222	\$2,152,788

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$2,152,788	\$1,995,510	\$2,362,790	\$2,844,453	\$3,416,603
Annual Reserve Funding	\$486,702	\$500,573	\$514,840	\$529,513	\$544,604
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,447	\$43,545	\$52,027	\$62,556	\$70,856
Total Income	\$2,680,938	\$2,539,628	\$2,929,657	\$3,436,521	\$4,032,063
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$52,891	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$280,434	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$61,373
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$126,077
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$21,344	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$29,212	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$189,449	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$126,077
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$22,007
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$18,696	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$9,628	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$22,824	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$9,628	\$0	\$0	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$21,393
2599 Golf Carts - Replace	\$0	\$0	\$32,313	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$30,570	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$33,263	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$10,752	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$11,406	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$21,182	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$10,511	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$20,565	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$7,790	\$0	\$0	\$8,512	\$0
2809 Tennis Courts (All) - Resurface	\$61,851	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$84,568	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$685,428	\$176,839	\$85,204	\$19,918	\$356,926
Ending Reserve Balance	\$1,995,510	\$2,362,790	\$2,844,453	\$3,416,603	\$3,675,136

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$3,675,136	\$3,459,297	\$3,882,810	\$4,441,123	\$4,822,862
Annual Reserve Funding	\$560,125	\$576,088	\$592,507	\$609,393	\$626,761
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$71,283	\$73,358	\$83,167	\$92,560	\$100,721
Total Income	\$4,306,544	\$4,108,743	\$4,558,484	\$5,143,076	\$5,550,343
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$59,529	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$11,689
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$7,857	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$24,744	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$143,857	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$530,635	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$104,523	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$93,844	\$0
2371 Exterior Doors - (Partial) Replace	\$33,865	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$133,755	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$141,901	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$23,347	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$9,031	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$58,418	\$0
2557 Fire Alarm Systems - Modernize	\$26,460	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$10,837	\$0	\$0	\$0	\$12,197
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$38,725
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$35,676
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$130,200
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$14,449	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$13,620

Fiscal Year	2043	2044	2045	2046	2047
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$12,838	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$26,833
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$13,315
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$26,051	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$9,301	\$0	\$0	\$10,164
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$45,514	\$0	\$0	\$0	\$0
Total Expenses	\$847,247	\$225,933	\$117,361	\$320,214	\$292,417
Ending Reserve Balance	\$3,459,297	\$3,882,810	\$4,441,123	\$4,822,862	\$5,257,926

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$5,257,926	\$5,712,011	\$5,331,026	\$4,785,665	\$5,576,798
Annual Reserve Funding	\$644,624	\$662,996	\$681,891	\$701,325	\$721,313
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$109,604	\$110,335	\$101,079	\$103,535	\$116,063
Total Income	\$6,012,154	\$6,485,341	\$6,113,996	\$5,590,525	\$6,414,174
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$67,001	\$0	\$0	\$0	\$75,410
2125 Asphalt - Resurface	\$0	\$619,589	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$24,693	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$129,729
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$99,292	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$321,309	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$169,437
2316 Walkways - Resurface	\$0	\$375,786	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$28,685	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$176,926	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$652,615	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$39,258	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$26,277	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$25,125	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$12,940	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$30,674	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$0	\$13,728	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$43,426	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$68,040	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$38,819	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$23,657	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2048	2049	2050	2051	2052
2781 Pool Heater (2018) - Replace	\$0	\$14,449	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$0	\$11,106	\$0	\$0
2809 Tennis Courts (All) - Resurface	\$83,123	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$300,143	\$1,154,315	\$1,328,331	\$13,728	\$374,576
Ending Reserve Balance	\$5,712,011	\$5,331,026	\$4,785,665	\$5,576,798	\$6,039,597

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$895,759	\$862,678	\$1,089,896	\$1,335,452	\$1,614,041
Annual Reserve Funding	\$234,000	\$240,669	\$247,528	\$254,583	\$261,838
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,569	\$19,509	\$24,232	\$29,469	\$34,551
Total Income	\$1,147,328	\$1,122,856	\$1,361,657	\$1,619,504	\$1,910,430
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$32,960	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$40,550	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$6,472
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$39,393
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$4,350	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$13,700	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$18,750	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$12,550	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$5,000	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$14,650	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$6,000	\$0	\$0	\$0	\$6,753
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$13,731
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$19,050	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$64,050	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
2773 Pool (Small) - Resurface	\$0	\$0	\$19,096	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$8,000	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$21,350	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$6,700	\$0	\$0	\$0	\$0
2781 Pool Heater (2018) - Replace	\$0	\$0	\$7,108	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$13,200	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$6,550	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$5,000	\$0	\$0	\$5,464	\$0
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$25,200	\$0	\$0	\$0	\$0
Total Expenses	\$284,650	\$32,960	\$26,204	\$5,464	\$66,349
Ending Reserve Balance	\$862,678	\$1,089,896	\$1,335,452	\$1,614,041	\$1,844,081

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$1,844,081	\$2,000,158	\$1,278,047	\$1,550,903	\$1,812,255
Annual Reserve Funding	\$269,301	\$276,976	\$284,869	\$292,988	\$301,338
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,409	\$32,754	\$28,265	\$33,602	\$37,461
Total Income	\$2,151,791	\$2,309,887	\$1,591,182	\$1,877,494	\$2,151,055
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$37,097	\$0	\$0	\$0	\$41,753
2125 Asphalt - Resurface	\$0	\$343,051	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$13,672	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$71,828
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$93,813
2316 Walkways - Resurface	\$0	\$208,064	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$15,882	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$95,106	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$350,813	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$21,736	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$13,911	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$7,164	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$16,983	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$0	\$7,601	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$24,044	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$24,132	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$8,487	\$0

Fiscal Year	2028	2029	2030	2031	2032
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$8,000	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$16,721	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$8,297	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$16,234	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$5,970	\$0	\$0	\$6,524
2809 Tennis Courts (All) - Resurface	\$46,023	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$151,633	\$1,031,840	\$40,278	\$65,239	\$213,918
Ending Reserve Balance	\$2,000,158	\$1,278,047	\$1,550,903	\$1,812,255	\$1,937,138

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$1,937,138	\$351,422	\$527,808	\$470,117	\$95,504
Annual Reserve Funding	\$309,927	\$318,759	\$327,844	\$337,188	\$346,798
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$22,866	\$8,785	\$9,971	\$5,651	\$4,372
Total Income	\$2,269,930	\$678,966	\$865,623	\$812,956	\$446,673
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$46,993	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$6,902	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$15,227	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$209,587	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$63,732	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$8,697
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$22,632	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$18,412	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$116,969	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$431,455	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$25,198	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$1,091,260	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$63,970	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$624,921	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$48,583	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$6,720	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$40,973	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$19,688	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$8,555	\$0	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$115,133	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$58,537
2752 Office - Remodel	\$0	\$43,673	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$28,654	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$91,320	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$27,227
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$15,184	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$10,751	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2033	2034	2035	2036	2037
2781 Pool Heater (2018) - Replace	\$9,004	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$10,134
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$0	\$7,129	\$0	\$0
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,918,508	\$151,158	\$395,506	\$717,452	\$104,596
Ending Reserve Balance	\$351,422	\$527,808	\$470,117	\$95,504	\$342,078

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$342,078	\$16,918	\$209,185	\$508,453	\$890,567
Annual Reserve Funding	\$356,681	\$366,847	\$377,302	\$388,055	\$399,114
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,587	\$2,259	\$7,170	\$13,978	\$18,401
Total Income	\$702,346	\$386,024	\$593,657	\$910,486	\$1,308,083
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$52,891	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$280,434	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$61,373
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$126,077
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$21,344	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$29,212	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$189,449	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$126,077
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$22,007
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$18,696	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$9,628	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$22,824	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$9,628	\$0	\$0	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$21,393
2599 Golf Carts - Replace	\$0	\$0	\$32,313	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$30,570	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$33,263	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$10,752	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$11,406	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$21,182	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$10,511	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$20,565	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$7,790	\$0	\$0	\$8,512	\$0
2809 Tennis Courts (All) - Resurface	\$61,851	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$84,568	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$685,428	\$176,839	\$85,204	\$19,918	\$356,926
Ending Reserve Balance	\$16,918	\$209,185	\$508,453	\$890,567	\$951,157

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$951,157	\$529,190	\$738,107	\$1,073,063	\$1,222,379
Annual Reserve Funding	\$410,489	\$422,188	\$434,221	\$446,596	\$459,324
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,791	\$12,662	\$18,096	\$22,935	\$26,357
Total Income	\$1,376,437	\$964,040	\$1,190,424	\$1,542,593	\$1,708,060
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$59,529	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$11,689
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2316 Walkways - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$7,857	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$24,744	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$143,857	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$530,635	\$0	\$0	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$104,523	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$93,844	\$0
2371 Exterior Doors - (Partial) Replace	\$33,865	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$133,755	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$141,901	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$23,347	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$9,031	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$58,418	\$0
2557 Fire Alarm Systems - Modernize	\$26,460	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$10,837	\$0	\$0	\$0	\$12,197
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$38,725
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$35,676
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$130,200
2773 Pool (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$14,449	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$13,620

Fiscal Year	2043	2044	2045	2046	2047
2781 Pool Heater (2018) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$12,838	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$26,833
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$13,315
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$26,051	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$9,301	\$0	\$0	\$10,164
2809 Tennis Courts (All) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$45,514	\$0	\$0	\$0	\$0
Total Expenses	\$847,247	\$225,933	\$117,361	\$320,214	\$292,417
Ending Reserve Balance	\$529,190	\$738,107	\$1,073,063	\$1,222,379	\$1,415,642

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$1,415,642	\$1,618,226	\$975,706	\$158,433	\$666,920
Annual Reserve Funding	\$472,415	\$485,878	\$499,726	\$513,968	\$528,616
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$30,312	\$25,917	\$11,332	\$8,246	\$15,016
Total Income	\$1,918,369	\$2,130,022	\$1,486,763	\$680,647	\$1,210,552
# Component					
Site & Grounds					
2120 Paver Sidewalks - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$67,001	\$0	\$0	\$0	\$75,410
2125 Asphalt - Resurface	\$0	\$619,589	\$0	\$0	\$0
2139 Sand Fence - Replace	\$0	\$0	\$0	\$0	\$0
2141 Site Fencing: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing: Chain Link - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2015-2017) - Replace	\$0	\$0	\$0	\$0	\$0
2161 Bulkhead (2019) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$24,693	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$129,729
2187 Beach Walkover - Repair/Resurface	\$0	\$0	\$99,292	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$321,309	\$0	\$0
2199 Guardhouse - Rebuild/Renovation	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2313 Outdoor Carpeting - Replace	\$0	\$0	\$0	\$0	\$169,437
2316 Walkways - Resurface	\$0	\$375,786	\$0	\$0	\$0
2325 Wood Deck (Clubhouse) - Resurface	\$0	\$0	\$0	\$0	\$0
2325 Wood Deck (Office/BBQ) - Resurface	\$0	\$0	\$0	\$0	\$0
2329 Deck Railings - Partial Replace	\$28,685	\$0	\$0	\$0	\$0
2341 Building Exterior - Restoration	\$0	\$0	\$176,926	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$652,615	\$0	\$0
2367 Clubhouse Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2367 Office Windows & Doors - Replace	\$0	\$0	\$0	\$0	\$0
2371 Exterior Doors - (Partial) Replace	\$39,258	\$0	\$0	\$0	\$0
2375 Roof (Bldg 1-7) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2375 Roof (Bldg 8) - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2381 Roofing (Asphalt Shingle) - Replace	\$0	\$0	\$0	\$0	\$0
2385 Mansard Roofs - Replace	\$0	\$0	\$0	\$0	\$0
2389 Downspouts - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2513 Elevator (Bldg 3) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 5) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevator (Bldg 8) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 3) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 5) - Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab (Bldg 8) - Remodel	\$26,277	\$0	\$0	\$0	\$0
2522 HVAC (Clubhouse) - Replace	\$25,125	\$0	\$0	\$0	\$0
2522 HVAC (Office 2011) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Office 2019) - Replace	\$0	\$12,940	\$0	\$0	\$0
2543 Security Camera System - Modernize	\$0	\$0	\$0	\$0	\$0
2557 Fire Alarm Systems - Modernize	\$30,674	\$0	\$0	\$0	\$0
2591 Irrigation System - Repair	\$0	\$0	\$0	\$13,728	\$0
2595 N & S Pond Fountains - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Replace	\$0	\$0	\$43,426	\$0	\$0
Interiors & Amenities					
2741 Clubhouse Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Pool Building Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$68,040	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Small) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Large) - Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Small) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Pool (Large) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Pool (Small) - Resurface	\$0	\$38,819	\$0	\$0	\$0
2775 Spa - Resurface (Bldg 4)	\$0	\$0	\$23,657	\$0	\$0
2775 Spas - Resurface (Bldg 1, 2)	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface (Bldg 6, 7)	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater (2013-14) - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2048	2049	2050	2051	2052
2781 Pool Heater (2018) - Replace	\$0	\$14,449	\$0	\$0	\$0
2781 Pool Heater (2022) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 1, 2) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater (Bldg 6) - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heaters (Bldg 4, 7) - Replace	\$0	\$0	\$0	\$0	\$0
2787 Pool/Spa Pumps/Filters - Maintain	\$0	\$0	\$11,106	\$0	\$0
2809 Tennis Courts (All) - Resurface	\$83,123	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$300,143	\$1,154,315	\$1,328,331	\$13,728	\$374,576
Ending Reserve Balance	\$1,618,226	\$975,706	\$158,433	\$666,920	\$835,976



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records.

For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms.

The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements.

The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities.

The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards.

Inspecting for construction defects, performing destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Informational

Comp #: 2000 Components - Client Not Responsible

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a client/association must be responsible for any funded component included within its Reserve Study component list. There are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. municipality, vendor, master association, or adjacent association). Those components include but are not limited to:

- Stormwater Drainage Infrastructure
- Concrete Sidewalks
- Concrete Curbs and Gutters
- Asphalt Roadways
- Directional/Street Signage
- Retention Ponds
- Street Lights
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Balcony/Lanai Floor Coverings (Excluding Concrete Slab/Structure)
- Balcony/Lanai Lights & Fixtures
- Balcony/Lanai Screen Enclosures
- Unit Windows & Doors
- Unit Garage Doors
- Unit Storage Doors
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study report at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Components - Too Indeterminate

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must have both a "Limited Useful Life" and a "Predictable Remaining Useful Life". There are multiple components throughout the property that do not pass this test on the basis that their life and/or cost estimates are outright too indeterminate for Reserve designation, or the evaluation related to such components are not included within the scope of a Reserve Study engagement (i.e. visual inspection only). Those components include but are not limited to:

- Stormwater Drainage Infrastructure
- Paving Infrastructure (Base, Subbase)
- Irrigation Infrastructure (i.e. Underground Lines)
- Building Foundations
- Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

Since the above components are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. This is not to state that substantial expense will not occur, as many of these items could require projects in unpredictable intervals at a significant cost to the client. However, it is our opinion that these components fail the National Reserve Study Standards Four-Part Test at this time. In any case where the client desires to incorporate any of the above components within the Reserve funding plan, we recommend that the client consult with a qualified professional (i.e. engineer, contractor, and/or vendor) to establish the following parameters for a component project:

1. Total Life Expectancy (Recurring Interval)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

Once these three items have been established by a client (through the qualified vendor) and provided to Association Reserves in writing, the related component will pass the aforementioned Four-Part Test. Thus, funding can then be incorporated within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Components - Below Threshold

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must be "Above a Minimum Threshold Cost". After discussion with the client and/or consideration of the association's size, a minimum threshold of \$THRESHOLD was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that either 1) their total projected costs are not anticipated to meet the minimum threshold or 2) comprehensive replacement of the component type is not anticipated and the individual/partial project costs are not anticipated to meet that threshold. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Concrete Curb & Gutter Repairs/Replacements
- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Building Exterior Light Replacements
- BBQ Area Remodeling
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)
- Shuffleboard Court Maintaining/Refurbishing
- Racquetball Ct (Outdoor) Refurbishing
- Tennis Court Windscreen Replacements

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Components - General Maintenance

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)
- Spa Bathroom Remodeling

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Site & Grounds

Comp #: 2120 Paver Sidewalks - Replace**Quantity: Approx 6,790 GSF**

Location: Common area walkways

Funded?: Yes.

History: Portion of pavers installed in 2019 at a cost of \$22,350 and another portion installed in 2017 at a cost of \$8,000 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 40 years

Remaining Life: 34 years

Best Case: \$ 42,800

Worst Case: \$52,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2123 Asphalt - Seal/Repair**Quantity: Approx 16,900 GSY**

Location: Streets/roadways throughout association

Funded?: Yes.

History: Sealed in 2020 for \$27,921.30. Sealed in 2015 at a cost of \$23,979.45

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 4 years

Remaining Life: 1 years

Best Case: \$ 28,900

Worst Case: \$35,100

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2125 Asphalt - Resurface**Quantity: Approx 16,900 GSY**

Location: Streets/roadways throughout association

Funded?: Yes.

History: Asphalt was resurfaced (milled and overlaid) in late 2010 for \$189,358 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 257,300

Worst Case: \$317,300

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2139 Sand Fence - Replace**Quantity: Approx 520 LF**

Location: Beach

Funded?: Yes.

History: Replaced in 2017 for \$3,700 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 4,200

Worst Case: \$5,200

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2141 Site Fencing: Vinyl - Replace**Quantity: Approx 245 LF**

Location: Trash enclosures

Funded?: Yes.

History: Per manager, installed in the mid-2000s and not high quality. Have experienced some storm damage in the past.

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 9,900

Worst Case: \$12,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2143 Site Fencing: Chain Link - Replace**Quantity: Approx 1,550 Total LF**

Location: North and South property lines

Funded?: Yes.

History: Partial replacement's of chain link fencing in November 2019 for approximately \$1,200 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 36,500

Worst Case: \$44,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2160 Bulkhead (General Notes)**Quantity: (2) Ponds**

Location: South/North pond perimeters

Funded?: No.

History:

Comments: Total shoreline length of the South pond measures approximately 680 LF, whereas the North pond measures approximately 1,483 LF in overall shoreline length. Of this total, approximately 215 LF at the South pond and 315 LF at the North pond were installed in approximately 2005-2006, and these sections are the responsibility of the County, not the Association according to information provided. No Reserve funding is included for these areas based on information provided.

Of the remaining areas, the Association has been installing bulkheads over the last several years in phases. The North pond had bulkheads added in 2017 at approximately 270 LF of shoreline, running parallel to the parking lot between the office building and the clubhouse, terminating at the clubhouse deck. In 2018-2019, 900 LF of shoreline at the North were installed. The following "bulkhead" components correspond to the various replacement dates.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2161 Bulkhead (2015-2017) - Replace**Quantity: Approx 735 LF**

Location: South/North pond perimeters

Funded?: Yes.

History: South pond bulkhead installed in 2017 at a cost of \$52,060 (per information provided)

Comments: Approximately 465 LF at South pond and 270 LF at North pond added within 2015-2017.

Please refer to component #2160 "Bulkhead (General Notes) for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 132,000

Worst Case: \$162,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2161 Bulkhead (2019) - Replace**Quantity: Approx 900 LF**

Location: North Pond

Funded?: Yes.

History: Installed in 2019 at a cost of \$57,790 (per information provided)

Comments: This component represents the projected installation of bulkheads at the North pond, totaling approximately 900 LF, and expected to be done in two phases in 2018 and 2019, assuming approximately 450 LF per year.

Please refer to component #2160 "Bulkhead (General Notes) for more general information. Useful life, remaining useful life and cost ranges for this specific component are provided below.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 160,000

Worst Case: \$200,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2169 Sign/Monument - Refurbish/Replace**Quantity: (1) Sign**

Location: Main entry to community

Funded?: Yes.

History: Refurbished in 2019 at a cost of \$3,726 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 10,300

Worst Case: \$12,600

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace**Quantity: Approx (24) Lights**

Location: Common areas throughout development

Funded?: Yes.

History: (20) lights replaced in 2013 at a cost of \$30,700, (1) Pole light replaced in 2018 at a cost of \$2,627.04 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 49,300

Worst Case: \$60,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2187 Beach Walkover - Repair/Resurface**Quantity: Approx 2,630 GSF**

Location: Walkways to beach

Funded?: Yes.

History:

Comments: Approximately 860 LF of wood railings, which should be replaced at time of deck resurfacing. Walkover rebuilt in 2020; see next component for details.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 40,200

Worst Case: \$49,200

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2188 Beach Walkover - Replace/Rebuild**Quantity: Approx 2,630 GSF**

Location: Walkways to beach

Funded?: Yes.

History: Reportedly rebuilt in 2020 for \$109,040.42.

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 27 years

Best Case: \$ 130,200

Worst Case: \$159,100

Lower estimate to replace/rebuild

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2199 Guardhouse - Rebuild/Renovation**Quantity: (1) Structure**

Location: Main entrance to association

Funded?: Yes.

History: Guardhouse was rebuilt from the ground up in 2019 at a cost of \$21,973

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 5,000

Worst Case: \$6,500

Lower allowance for repairs/maintenance/renovation projects

Higher allowance

Cost Source: AR Cost Database

Building Exteriors

Comp #: 2301 Mailboxes - Replace**Quantity: Approx (294) Boxes**

Location: Mail areas at buildings 2, 6 and 8

Funded?: Yes.

History: Replaced in 2013 at a cost of \$8,825 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 31,500

Worst Case: \$38,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2313 Outdoor Carpeting - Replace**Quantity: Lump Sum Allowance.**

Location: Corridors (building #3 and #5)

Funded?: Yes.

History: Replaced in 2008 at a cost of \$43,000 and in 2023 for \$71,938 (per information provided)

Comments: Per information provided, the carpet at building 8 was removed in 2022 for \$7,364 and new carpeting is scheduled to be installed at buildings #3 and #5 at the north/south corridors for \$71,938 in 2023. Client stated that new carpeting was not installed at building 8, the flooring was painted. Cost estimates and remaining useful life shown below have been adjusted for full replacement of carpeting at buildings #3 and #5. Quantities to be taken during next on site visit. To be monitored and updated during future reserve study updates.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 64,700

Worst Case: \$79,100

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2315 Walkways - Repair/Re-coat**Quantity: Approx 20,500 GSF**

Location: Exterior walkway decks

Funded?: No.

History:

Comments: Costs to re-coat are included within component #2343 based on specifications in proposal provided.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2316 Walkways - Resurface**Quantity: Approx 20,500 GSF**

Location: Exterior walkway decks

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 156,800

Worst Case: \$191,700

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Comp #: 2325 Wood Deck (Clubhouse) - Resurface**Quantity: Approx 910 GSF**

Location: Clubhouse exterior

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 11 years

Best Case: \$ 14,700

Worst Case: \$18,000

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Comp #: 2325 Wood Deck (Office/BBQ) - Resurface**Quantity: Approx 240 GSF**

Location: Office building exteriors, BBQ area, etc.

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 3,900

Worst Case: \$4,800

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Comp #: 2329 Deck Railings - Partial Replace**Quantity: Approx 4,260 LF**

Location: Unit balconies and common walkways

Funded?: Yes.

History:

Comments: An allowance has been provided for replacement of 10% (426 LF) of balcony/deck railings every 5 years. To be monitored and updated during future reserve study updates.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 11,300

Worst Case: \$16,100

Lower allowance to make partial replacements

Higher allowance

Cost Source: AR Cost Database

Comp #: 2341 Building Exterior - Restoration**Quantity: (279) Units**

Location: Building exterior

Funded?: Yes.

History:

Comments: *NOTE (2023): Per information provided, no concrete restoration work took place in building painting project in 2023. Remaining useful life has been extended here so as to coincide with future painting cycles. To be monitored and updated during future reserve study updates.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 71,000

Worst Case: \$88,300

Lower allowance for partial restoration

Higher allowance

Cost Source: AR Cost Database

Comp #: 2343 Building Exteriors - Seal/Paint**Quantity: All Buildings, Sign, Etc.**

Location: Building exteriors, walkway decks

Funded?: Yes.

History: Project completed in April 2016 by at a total cost of \$373,578.14 (per information provided)

Comments: Per information provided, all buildings were painted in 2023 for \$293,810. Project includes recoating walkway decks, Cost estimates and remaining useful life has been adjusted accordingly. To be monitored and updated during future reserve study updates.

Useful Life: 7 years

Remaining Life: 6 years

Best Case: \$ 264,400

Worst Case: \$323,200

Lower allowance for painting

Higher allowance

Cost Source: Client Cost History

Comp #: 2356 Vinyl Soffits - Replace**Quantity: Approx 13,700 GSF**

Location: Roof edges (Buildings 1-7)

Funded?: No.

History: Buildings 1,2,3,4,5,6,and 8 had repairs done in 2017 at a cost of \$12,000 (per information provided).

Comments: Per information provided, the vinyl soffits at building 8 was replaced in 2023 for \$12,684 due to hurricane damages. Client stated no other replacements are warranted for the future at this time. Under normal circumstances, there should be no need to replace all sections together at one time. Useful life should be long and repairs minimal and infrequent. Therefore, no funding is warranted at this time. To be monitored and updated during future reserve study updates.

In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2367 Clubhouse Windows & Doors - Replace**Quantity: (1) Building**

Location: Clubhouse building

Funded?: Yes.

History: Clubhouse doors and windows replaced in December of 2015 at a cost of \$20,300 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 22 years

Best Case: \$ 49,100

Worst Case: \$60,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2367 Office Windows & Doors - Replace**Quantity: (1) Building**

Location: Office building

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 23 years

Best Case: \$ 42,800

Worst Case: \$52,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2371 Exterior Doors - (Partial) Replace**Quantity: Numerous Doors**

Location: Building exteriors

Funded?: Yes.

History:

Comments: An allowance for partial replacements (approximately 7 to 8) exterior doors has been provided below. To be monitored and updated during future reserve study updates.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 17,500

Worst Case: \$20,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2375 Roof (Bldg 1-7) - Resurface/Replace**Quantity: Approx 101,500 GSF**

Location: Building rooftops (Buildings #1-#7)

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 730,800

Worst Case: \$893,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2375 Roof (Bldg 8) - Resurface/Replace**Quantity: Approx 15,200 GSF**

Location: Building rooftop (Building #8)

Funded?: Yes.

History: Repaired/replaced in 2023 for \$52,300 (due to Hurricane damage, per information provided)

Comments: Per information provided, the roof was replaced/repared at building 8 in 2023 for \$52,300 due to hurricane damages.

Remaining useful life has been partially extended due to repairs. Cost estimates and remaining useful life shown below are for full roof replacement. To be monitored and updated during future reserve study updates.

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 109,400

Worst Case: \$133,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2381 Roofing (Asphalt Shingle) - Replace**Quantity: Approx 9,200 GSF**

Location: Office and clubhouse buildings, pool building, BBQ structure, guardhouse, etc.

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 10 years

Best Case: \$ 42,500

Worst Case: \$52,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2385 Mansard Roofs - Replace

Quantity: Approx 25,000 GSF

Location: Building rooftops

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 50 years

Remaining Life: 10 years

Best Case: \$ 419,000

Worst Case: \$511,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2389 Downspouts - Replace

Quantity: Approx 3,000 LF

Location: Roof perimeters

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 50 years

Remaining Life: 10 years

Best Case: \$ 32,100

Worst Case: \$40,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2513 Elevator (Bldg 3) - Modernize**Quantity: (1) Elevator**

Location: Building 3

Funded?: Yes.

History: Modernized in January of 2018 at a total cost of \$38,733.38 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 64,700

Worst Case: \$79,100

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2513 Elevator (Bldg 5) - Modernize**Quantity: (1) Elevator**

Location: Building 5

Funded?: Yes.

History: Modernized in 2020 for \$65,550.00 (per information provided).

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 64,700

Worst Case: \$79,100

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2513 Elevator (Bldg 8) - Modernize**Quantity: (1) Elevator**

Location: Building 8

Funded?: Yes.

History: Modernized in 2022 for \$67,535.56 (per information provided).

Comments: Per information provided, the elevator at building 8 was modernized in 2022 for \$67,535.56. Cost estimates and remaining useful life has been adjusted accordingly. To be monitored and updated during future reserve study updates.

Useful Life: 25 years

Remaining Life: 23 years

Best Case: \$ 64,700

Worst Case: \$79,100

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2517 Elevator Cab (Bldg 3) - Remodel**Quantity: (1) of (3) Cabs**

Location: Elevator interior (Building 3)

Funded?: Yes.

History: Remodeled in 2017-2018 (per information provided).

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 11,300

Worst Case: \$13,800

Lower estimate to remodel (1 of 3) cabs

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cab (Bldg 5) - Remodel**Quantity: (1) of (3) Cabs**

Location: Elevator interiors (Building 5)

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 25 years

Remaining Life: 21 years

Best Case: \$ 11,300

Worst Case: \$13,800

Lower estimate to remodel (2 of 3) cabs

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cab (Bldg 8) - Remodel**Quantity: (1) of (3) Cabs**

Location: Elevator interiors (Building 8)

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 11,300

Worst Case: \$13,800

Lower estimate to remodel (3 of 3) cabs

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Clubhouse) - Replace**Quantity: (2) Systems**

Location: Condenser adjacent to building, air handler inside

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 10,800

Worst Case: \$13,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Office 2011) - Replace**Quantity: (1) System**

Location: Condenser adjacent to building, air handler inside

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 4,500

Worst Case: \$5,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Office 2019) - Replace**Quantity: (1) System**

Location: Condenser adjacent to building, air handler inside

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 5,400

Worst Case: \$6,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Camera System - Modernize**Quantity: Lump Sum Allowance**

Location: Central recording station, cameras in common areas

Funded?: Yes.

History: (See below)

Comments: Project History -

2013: Surveillance system installed for \$20,000 (per information)

2019: Surveillance system modernized for \$14,039.76 (per information)

2021-2022: Additional cameras installed for \$2,184.45 (per information)

2023: New camera system installed in 2023 for \$29,607 (per information)

Per information provided, a new camera system was installed in 2023 for \$29,607. No details could be provided during 2023 engagement. Details to be taken during next on-site visit. Cost estimates and remaining useful life have been adjusted accordingly. To be monitored and updated during future reserve study updates.

Useful Life: 12 years

Remaining Life: 11 years

Best Case: \$ 26,600

Worst Case: \$32,600

Lower allowance to upgrade/replace

Higher allowance

Cost Source: Client Cost History

Comp #: 2557 Fire Alarm Systems - Modernize**Quantity: (8) Buildings**

Location: Residential buildings

Funded?: Yes.

History: Fire alarm panel replaced in December 2017 at a cost of \$4,214 (per information)

Comments: An allowance has been provided below for (25%) replacement/modernization costs every 5 years. To be monitored and updated during future reserve study updates.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 13,200

Worst Case: \$16,100

Lower allowance to replace equipment

Higher allowance

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2591 Irrigation System - Repair**Quantity: (1) Large System**

Location: Landscaped common areas

Funded?: Yes.

History:

Comments: An allowance has been provided for repair/replacement of (1) 3-HP irrigation pump every 4 years. To be monitored and updated during future reserve study updates.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 4 years

Remaining Life: 0 years

Best Case: \$ 5,400

Worst Case: \$6,600

Lower allowance for repairs

Higher allowance

Cost Source: AR Cost Database

Comp #: 2595 N & S Pond Fountains - Replace**Quantity: (2) Fountains**

Location: Ponds

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 11,000

Worst Case: \$13,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2599 Golf Carts - Replace**Quantity: (3) Golf Carts**

Location: Parked at/near clubhouse

Funded?: Yes.

History: Replaced in 2021 for \$15,738.44 (per information)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 17,600

Worst Case: \$21,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Interiors & Amenities

Comp #: 2741 Clubhouse Interior - Remodel

Quantity: (1) Clubhouse

Location: Clubhouse interiors

Funded?: Yes.

History: Remodeled in 2017 at an approximate cost of \$58,944.37 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 70,500

Worst Case: \$86,300

Lower allowance for misc. remodeling/update projects

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2749 Pool Building Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Building adjacent to main pool

Funded?: Yes.

History: Pool building bathrooms were remodeled in 2018 at a cost of \$30,000 (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 34,800

Worst Case: \$42,600

Lower allowance to remodel

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2752 Office - Remodel

Quantity: Lump Sum Allowance

Location: Office areas

Funded?: Yes.

History: (See below)

Comments: Project History -

2011: Office remodeled (per information provided)

2020: Office furniture replaced for \$9,389.79 (per information provided)

2020: Office remodeled for \$18,145.37 (per information provided)

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 28,400

Worst Case: \$34,700

Lower allowance to remodel (partial)

Higher allowance

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (84) Total Pieces

Location: Pool decks

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 17,100

Worst Case: \$21,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Large) - Resurface

Quantity: Approx 4,050 GSF

Location: Pool deck at larger pool

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 40 years

Remaining Life: 30 years

Best Case: \$ 29,200

Worst Case: \$35,600

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Small) - Resurface **Quantity: Approx 2,450 GSF**
Location: Pool deck at smaller pool
Funded?: Yes.
History: Full pool area remodel completed in 2014 at a cost of \$31,750 (per information provided)
Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 40 years Remaining Life: 30 years
Best Case: \$ 17,600 Worst Case: \$21,600
Lower estimate to resurface Higher estimate
Cost Source: AR Cost Database

Comp #: 2771 Pool Fence (Large) - Replace **Quantity: Approx 435 LF**
Location: Perimeter of pool areas
Funded?: Yes.
History:
Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 30 years Remaining Life: 11 years
Best Case: \$ 18,600 Worst Case: \$22,800
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost
History, plus Inflation

Comp #: 2771 Pool Fence (Small) - Replace **Quantity: Approx 360 LF**
Location: Perimeter of pool areas
Funded?: Yes.
History: Replaced in 2018 at a cost of \$13,598 (per information)
Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 30 years Remaining Life: 24 years
Best Case: \$ 15,900 Worst Case: \$19,200
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost
History, plus Inflation

Comp #: 2773 Pool (Large) - Resurface **Quantity: (1) Pool**
Location: Interior finishes of pools
Funded?: Yes.
History: Resurfaced in 2005 at a cost of \$31,750 (per information)
Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 12 years Remaining Life: 0 years
Best Case: \$ 57,600 Worst Case: \$70,500
Lower estimate to refiberglass Higher estimate
Cost Source: AR Cost Database

Comp #: 2773 Pool (Small) - Resurface **Quantity: (1) Pool**
Location: Interior finishes of pool
Funded?: Yes.
History: Pool resurfaced in 2014 for \$10,000 (per information provided)
Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 12 years Remaining Life: 2 years
Best Case: \$ 16,200 Worst Case: \$19,800
Lower estimate to refiberglass Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2775 Spa - Resurface (Bldg 4) **Quantity: (1) Spa**
Location: Courtyard areas (building 4)
Funded?: Yes.
History: The spa at building 4 was resurfaced in 2021 for \$9,400 (per information provided)
Comments: This spa has a fiberglass finish which should last longer than Diamond-Brite.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).
Useful Life: 15 years Remaining Life: 12 years
Best Case: \$ 9,600 Worst Case: \$11,700
Lower estimate to resurface/replace Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2775 Spas - Resurface (Bldg 1, 2)**Quantity: (2) Spas**

Location: Courtyard areas (buildings 1 and 2)

Funded?: Yes.

History: The spa at buildings 1 and 2 were resurfaced in 2011 (per information provided)

Comments: Two spas (buildings 1 and 2) were resurfaced with a Diamond-Brite finish around 2011 according to staff. Others are fiberglass.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,200

Worst Case: \$8,800

Lower estimate to resurface/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2775 Spas - Resurface (Bldg 6, 7)**Quantity: (2) Spas**

Location: Courtyard areas (buildings 6 and 7)

Funded?: Yes.

History:

Comments: These spas have a fiberglass finish which should last longer than Diamond-Brite.

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 19,200

Worst Case: \$23,500

Lower estimate to resurface/replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Pool Heater (2013-14) - Replace**Quantity: (1) Heater**

Location: Exposed locations adjacent to small pool deck

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 6,000

Worst Case: \$7,400

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Pool Heater (2018) - Replace**Quantity: (1) Heater**

Location: Exposed locations adjacent to small pool deck

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 6,000

Worst Case: \$7,400

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Pool Heater (2022) - Replace**Quantity: (1) Heater**

Location: Exposed locations adjacent to small pool deck

Funded?: Yes.

History: Replaced in 2022 for \$6,289 (per information provided).

Comments: Per information provided, (1) pool heater was replaced at the smaller pool for \$6,289 in 2022. Cost estimates and remaining useful life have been adjusted accordingly. Details to be taken during next on site visit. To be monitored and updated during future reserve study updates.

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 6,000

Worst Case: \$7,400

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Spa Heater (Bldg 1, 2) - Replace**Quantity: (2) Heaters**

Location: Exposed locations adjacent to spas

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 11,900

Worst Case: \$14,500

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2781 Spa Heater (Bldg 6) - Replace**Quantity: (1) Heater**

Location: Exposed locations adjacent to spas

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 5,900

Worst Case: \$7,200

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2781 Spa Heaters (Bldg 4, 7) - Replace**Quantity: (2) Heaters**

Location: Exposed locations adjacent to spa

Funded?: Yes.

History: Replaced in 2023 for \$13,178 (per information provided)

Comments: Per information provided, the spa heaters at buildings 4 and 7 was replaced in 2023 for \$13,178. Cost estimates and remaining useful life have been adjusted accordingly. Details to be taken during next on site visit. To be monitored and updated during future reserve study updates.

Useful Life: 8 years

Remaining Life: 7 years

Best Case: \$ 11,900

Worst Case: \$14,500

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2787 Pool/Spa Pumps/Filters - Maintain**Quantity: (2) Pools, (5) Spas**

Location: Enclosures adjacent to pool and spa areas

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 4,500

Worst Case: \$5,500

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2809 Tennis Courts (All) - Resurface**Quantity: (4) Courts**

Location: Tennis courts

Funded?: Yes.

History: (See below)

Comments: Project History -

2010: Courts resurfaced (per information provided)

2019: All (4) courts were resurfaced at a cost of \$31,670 (per information provided)

No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 35,700

Worst Case: \$43,700

Lower estimate to repair/coat/stripe

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2813 Tennis Court Fencing - Replace**Quantity: Approx 920 LF**

Location: Tennis courts

Funded?: Yes.

History: Fencing replaced with 2010 resurfacing project (per information provided)

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 30 years

Remaining Life: 16 years

Best Case: \$ 47,500

Worst Case: \$57,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2817 Tennis Court Lighting - Replace**Quantity: (8) Lights**

Location: Tennis courts

Funded?: Yes.

History:

Comments: No projects completed or anticipated since prior engagement (completed in 2022 for 2022-2023 fiscal year).

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 22,700

Worst Case: \$27,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database