

RESERVE PLAN

For Fiscal Year 2023

PREPARED FOR:

Spring Lakes Park

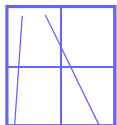
General Partnership

Scotts Valley, California

DATE PREPARED:

November 30, 2022

PREPARED BY:



Robert R. COX

ASSOCIATION CONSULTING

**1159 Alta Mesa Road
Monterey, CA 93940**

RESERVE PLAN

This report has been prepared for **Spring Lakes Park General Partnership** located at 221 Mt Herman Road in **Scotts Valley, California**. It provides a program for the long-term repair and replacement obligations of the Association's major reserve components. This plan establishes **January 1, 2023** through **December 31, 2053** as the period of time for which this report has projected reserve expenditures and reserve fund balances. This report includes projected reserve expenditure estimates and a recommended reserve funding plan to meet those obligations.

This report has been prepared in compliance with California Civil Code sections §5300, §5550 and §5560.

The essential elements of this legislation are:

1. Identification of the major components, which the association is obligated to repair, replace, restore, or maintain that, as of the date of the study, have a remaining useful life of less than 30 years
2. Identification of the probable remaining useful life of the components identified in paragraph (1) as of the date of the study
3. An estimate of the cost of repair, replacement, restoration, or maintenance of the components identified in paragraph (1)
4. An estimate of the total annual contribution necessary to defray the cost to repair, replace, restore, or maintain the components identified in paragraph (1) during and at the end of their useful life, after subtracting total reserve funds as of the date of the study
5. A reserve funding plan that indicates how the association plans to fund the contribution identified in paragraph (4) to meet the association's obligation for the repair and replacement of all major components with an expected remaining life of 30 years or less, not including those components that the board has determined will not be replaced or repaired.

In addition for a reserve component to be included in this study, the following criteria must be met:

- The maintenance of the component is the responsibility of the association;
- The maintenance of the component is not included in the annual operating budget;
- The estimated useful life of the component is greater than one year
- The reserve component is a defined capital improvement

A cash flow methodology was used to determine the annual reserve contribution. The underlying premise of this reserve funding approach is to establish a contribution level that will allow the association to maintain a positive balance in the reserve fund while meeting all anticipated maintenance obligations. The cash flow method allows the association to achieve this goal without the unnecessary over-funding of reserves. Interest earned on the reserve funds were estimated using the interest rate for the investment tools currently used by the Association.

In preparing this study, a comprehensive list of major reserve components was assembled. There has been no legal interpretation of the CC&Rs to determine the actual identification of reserve components as they are related to the association's maintenance obligations; therefore, the list of components in this document is subject to interpretation of the CC&Rs. It is the association's responsibility to review and determine the accuracy and completeness of the reserve component list and shall not be the consultant's responsibility.

Information was compiled on the type, number, age and cost of each of these components. In gathering this data, certain assumptions were made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material. All life expectancies were based on reasonable industry experience for equipment and material.

Robert R. Cox is not responsible for any abnormally short life expectancies due to improper design, installation, or subsequent improper maintenance. This study is intended to reflect the estimated replacement cost of reserve components and is not intended to project the actual cost of the work when performed. It is virtually impossible to predict with any degree of certainty the myriad of factors that will impact costs at a future date. Because of this qualification, it is necessary for the Board of Directors to review their reserve plan annually and insure that all reserve components are to be maintained for the remainder of their life expectancy. Any meaningful or significant changes that will affect the reserve funding plan should be reflected in the annual reserve update.

THE SCOPE OF THIS STUDY IS LIMITED TO A VISUAL EXTERIOR SURVEY OF THE SUBJECT PROPERTY. NO INTERIOR INSPECTIONS OF INDIVIDUAL RESIDENCES WERE MADE. NO ROOF INSPECTIONS OR BALCONY DECK INSPECTIONS WERE CONDUCTED OTHER THAN A GROUND LEVEL OBSERVATION. EXTERIOR OBSERVATIONS DID NOT INCLUDE ANY TYPE OF TESTING OR INVESTIGATION. ALL COMMON AREAS ABOVE A SINGLE STORY FOR WHICH THERE IS NO REASONABLE ACCESS MAY ONLY BE VIEWED FROM GROUND LEVEL AND THOSE WHICH THERE IS NO ACCESS MAY BE OMITTED. RCOX & CO, INC. SHALL NOT ASSUME ANY LIABILITY FOR THE VALIDITY OF ANY INFORMATION PROVIDED BY THE CLIENT OR HIS/HER REPRESENTATIVE AND/OR AGENTS, NOR SHALL RCOX & CO, INC. ASSUME ANY LIABILITY FOR THE INTERPRETATION OF THE MAINTENANCE OBLIGATIONS STATED IN THE CC&RS. THE ASSOCIATION IS RESPONSIBLE FOR REVIEWING THE RESERVE COMPONENT LISTING AND VERIFYING ITS COMPLETENESS. RCOX & CO, INC. SHALL NOT ASSUME ANY LIABILITY FOR UNKNOWN CONDITIONS, UNOBSERVABLE CONDITIONS OR CONDITIONS WHICH CANNOT BE ASCERTAINED FROM A NORMAL VISUAL INSPECTION.

General Conditions of the property are:

1. Property improvements are aged but in a fair condition
2. Private roadway has been replaced
3. Major water lines have been replaced

Reserve Component Summary

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
CLUBHOUSE/OFFICE EXTERIORS:										
1 - Doors Replace, Entry			6,773	30	19	2	doors	3,386.25	2013	
2 - Doors Replace, Utility			5,250	30	8	5	doors	1,050.00	1972	
3 - Termite Treatment			1,575	6	1	1	fund	1,575.00	2014	
4 - Wood Siding/Trim Paint			6,939	12	10	3,140	square feet	2.21	2022	
5 - Wood Siding/Trim Repair	15%		8,162	12	8	3,140	square feet	17.33	2013	
CLUBHOUSE/OFFICE INTERIORS:										
6 - Doors Replace, Interior			5,513	30	6	14	doors	393.75	1972	
7 - Clubhouse Rooms Renovate			15,207	20	4	5,782	square feet	2.63	2021	
8 - Clubhouse Rooms Paint			10,003	8	8	5,782	square feet	1.73	2022	
9 - Kitchen Renovate			15,750	30	3	1	fund	15,750.00	2007	
10 - Office Remodel			3,675	25	15	1	fund	3,675.00	2014	
11 - Restrooms Renovate			15,750	30	3	1	fund	15,750.00	1972	three restrooms
CLUBHOUSE/OFFICE FLOOR COVERINGS:										
12 - Bar Carpet			1,208	18	13	23	square yds	52.50	2019	
13 - Billiard Carpet			2,608	18	13	62	square yds	42.00	2019	
14 - LibraryHall/Lobby Laminate			6,011	18	13	545	square feet	11.03	2019	
15 - Kitchen Vinyl			1,787	18	2	162	square feet	11.03	2019	
16 - Main/Dining Room Epoxy			5,443	25	20	1,728	square feet	3.15	2019	
17 - Office Carpet			725	15	10	15	square yds	47.25	2019	
18 - Restrooms Vinyl			2,206	18	13	200	square feet	11.03	2019	men, women, unisex
CLUBHOUSE/OFFICE FURNISHINGS/APPLIANCES:										
19 - Computer System			1,890	5	4	1	set	1,890.00	2019	
20 - Kitchen Appliances			10,500	18	12	1	set	10,500.00	2016	
21 - Kitchen Appliances			8,400	18	1	1	set	8,400.00	2004	
22 - Furniture, library			3,675	16	5	1	set	3,675.00	2011	
23 - Furniture, lobby			1,050	16	13	1	set	1,050.00	2019	table 7 chairs
24 - Furniture, meeting room			4,725	15	5	1	set	4,725.00	2011	
25 - Furniture, office			1,575	15	5	1	set	1,575.00	2014	
26 - Furniture, patio			4,725	15	3	1	set	4,725.00	2012	
27 - Music/Audio/Video Equip			10,500	10	3	1	set	10,500.00	2015	
28 - Window Coverings			5,250	15	3	1	set	5,250.00	2012	
CLUBHOUSE/OFFICE LIGHT FIXTURES:										
29 - Building Lights Exterior			2,625	10	10	1	package	2,625.00	2022	
30 - Building Lights Interior			10,815	10	3	2	package	5,407.50	1995	
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-HVAC:										
31 - Condensing Unit			7,350	15	3	1	unit	7,350.00	2007	on roof
32 - Condensing Unit			7,350	15	3	1	unit	7,350.00	2007	exterior ground level
33 - Exhaust Fan			5,250	15	1	1	unit	5,250.00	2007	on roof
34 - Forced Air Furnace			7,350	20	3	1	furnace	7,350.00	2005	
35 - Forced Air Furnace			7,350	20	3	1	furnace	7,350.00	2005	
36 - Return Air Unit			7,350	18	3	1	unit	7,350.00	2007	
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-WATER:										
37 - Water Fountain			1,943	25	15	1	fountain	1,942.50	2014	

Reserve Component Summary

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
38 - Water Heater			1,575	20	3	1	heater	1,575.00	2005	
CLUBHOUSE/OFFICE ROOFING SYSTEM:										
39 - BuiltUp Roof Replace			16,916	20	6	1,074	square feet	15.75	2010	asphalt sheet
40 - Chimney Caps Replace			525	30	19	1	caps	525.00	2013	fireplace flue cap - spark arrestor
41 - Composition Shingles			73,500	30	16	7,000	square feet	10.50	2010	
42 - Composite Tile Shingles			7,560	35	5	600	square feet	12.60	1972	shingles on sidewall of flat roof
43 - Gutters and Downspouts			5,935	30	16	314	linear feet	18.90	2010	
44 - Roof Inspection & Repair			2,987	5	1	8,074	square feet	0.37	2015	
45 - Skylight			2,048	30	16	3	skylight	682.50	2010	skylights over main meeting room
46 - Skylight			1,733	30	16	1	skylight	1,732.50	2010	main skylight over entrance
LAUNDRY ROOM EXTERIORS:										
47 - Doors Replace, Entry			1,260	30	25	1	doors	1,260.00	2019	
48 - Doors Replace, Entry			1,260	30	25	1	doors	1,260.00	2019	
49 - Doors Replace, Ext Restroom			1,050	30	26	1	doors	1,050.00	2020	
50 - Doors Replace, Utility			2,126	30	26	3	doors	708.75	2020	
51 - Wood Siding/Trim Paint			3,624	6	5	1,640	square feet	2.21	2021	
52 - Wood Siding/Trim Repair	18%		5,116	12	5	1,640	square feet	17.33	2015	
LAUNDRY ROOM INTERIORS:										
53 - Doors Replace, Interior			462	30	6	2	doors	231.00	1972	
54 - Restrooms Renovate			5,250	30	6	1	fund	5,250.00	1972	
55 - Rooms Paint			630	8	1	300	fund	2.10	2015	
LAUNDRY ROOM FLOOR COVERINGS:										
56 - Exercise Room Carpet			1,237	18	3	29	square yds	42.00	2007	
57 - Restrooms Epoxy			1,040	25	6	180	square feet	5.78	2005	
LAUNDRY ROOM FURNISHINGS/APPLIANCES:										
58 - Dryers			6,300	12	1	4	units	1,575.00	2007	
59 - Exercise Equipment			19,320	12	3	4	units	4,830.00	2013	
60 - Washers			6,300	12	1	4	units	1,575.00	2007	
LAUNDRY ROOM LIGHT FIXTURES:										
61 - Building Lights Exterior			1,050	25	3	1	package	1,050.00	1972	
62 - Building Lights Interior			1,050	30	3	1	package	1,050.00	1972	
LAUNDRY ROOM MECHANICAL SYSTEMS-HVAC:										
63 - Wall Heater			1,575	18	1	1	heater	1,575.00	2002	
LAUNDRY ROOM MECHANICAL SYSTEMS-WATER:										
64 - Water Heater			1,575	18	1	1	heater	1,575.00	2002	
LAUNDRY ROOM ROOFING SYSTEM:										
65 - BuiltUp Roof Replace			7,563	20	3	576	square feet	13.13	2000	
66 - Composite Tile Shingles			16,692	35	11	1,325	square feet	12.60	2000	
67 - Gutters and Downspouts			1,550	30	6	82	linear feet	18.90	2000	
68 - Roof Inspection & Repair			1,007	5	2	1,901	square feet	0.53	2019	
PARTY HOUSE EXTERIORS:										
69 - Doors Replace, Entry			2,100	35	11	2	doors	1,050.00	1972	
70 - Wood Siding/Trim Paint			4,536	6	3	2,160	square feet	2.10	2012	
71 - Wood Siding/Trim Repair	18%		4,288	12	3	2,160	square feet	11.03	2012	

Reserve Component Summary

RESERVE COMPONENTS	5.0%		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	Inflation Factor	Repair %	Current Repair/Replace Cost	Usfl Life					
PARTY HOUSE INTERIORS:									
72 - Doors Replace		1,050	25	16	1	fund	1,050.00	2015	
73 - Interior Renovation		8,112	25	16	1	fund	8,112.30	2015	
74 - Kitchen Renovation		8,112	25	16	1	fund	8,112.30	2015	
75 - Restrooms Renovate		10,500	30	21	1	fund	10,500.00	2015	
PARTY HOUSE FLOOR COVERINGS:									
76 - Party House Carpet		5,133	18	3	122	square yds	42.00	2007	
77 - Party House Laminate		11,550	18	9	1,100	square feet	10.50	2015	
PARTY HOUSE FURNISHINGS/APPLIANCES:									
78 - Kitchen Appliances		3,780	18	9	1	set	3,780.00	2015	
79 - Furnishings		10,500	16	7	1	fund	10,500.00	2015	
80 - Window Coverings		3,675	15	6	1	set	3,675.00	2015	
PARTY HOUSE LIGHT FIXTURES:									
81 - Building Lights Exterior		1,575	25	6	1	package	1,575.00	1972	
82 - Building Lights Interior		1,050	30	21	1	package	1,050.00	2015	
PARTY HOUSE MECHANICAL SYSTEMS-HVAC:									
83 - Forced Air Furnace		4,200	18	21	1	furnace	4,200.00	2022	
PARTY HOUSE MECHANICAL SYSTEMS-WATER:									
84 - Water Heater		893	18	1	1	heater	892.50	2002	
PARTY HOUSE ROOFING SYSTEM:									
85 - Composition Shingles		27,027	30	6	2,574	square feet	10.50	2000	
86 - Gutters and Downspouts		4,082	30	19	216	linear feet	18.90	2000	
87 - Roof Inspection & Repair		1,364	5	1	2,574	square feet	0.53	2015	
POOL:									
88 - Chlorinator		473	5	2	1	chlorinator	472.50	2013	
89 - Coping		5,040	30	3	120	linear feet	42.00	1972	
90 - Cover		5,775	5	4	1	cover	5,775.00	2021	
91 - Pool Filter		2,100	10	1	1	filters	2,100.00	2013	
92 - Pool Heater		5,040	12	3	1	heater	5,040.00	2015	
93 - Pool Pumps		1,260	6	5	1	pumps	1,260.00	2013	
94 - Pool Pumps		1,260	6	5	1	pumps	1,260.00	2013	
95 - Pool Resurface		78,120	20	3	800	square feet	97.65	2013	
96 - Pool ReSplatter		6,115	5	1	3,870	square feet	1.58	2012	
97 - Pool Sweep		3,675	8	5	1	unit	3,675.00	2021	
98 - Pool Umbrella		896	10	2	1	umbrella	895.65	2014	
SPA:									
99 - Chlorinator		473	5	2	1	chlorinator	472.50	2013	
100 - Coping		1,680	30	3	40	linear feet	42.00	1972	
101 - Spa Filter		2,100	10	4	1	filters	2,100.00	2018	
102 - Spa Heater		5,250	12	6	1	heaters	5,250.00	2018	
103 - Spa Pumps		1,260	6	2	1	pumps	1,260.00	2016	
104 - Spa Pumps		1,260	6	4	1	pumps	1,260.00	2018	
105 - Spa Resurface		4,489	10	3	95	square feet	47.25	2015	
106 - Solar System		53,550	20	1	17	panels	3,150.00	2002	solar panels and operational equipment

Reserve Component Summary

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
POOL BLDG EXTERIORS:										
107 - Doors Replace, Entry			1,418	35	11	2	doors	708.75	2000	
108 - Doors Replace, Equipment			1,785	30	6	2	doors	892.50	1972	
109 - Doors Replace, Utility			3,570	30	6	4	doors	892.50	1972	
110 - Lake Retaining Wall			1,575	15	5	1	fund	1,575.00	2014	upper lake
111 - Masonry Walls Repair	10%		4,515	30	8	430	linear feet	105.00	1972	
112 - Pool Gate Repair			2,625	10	6	1	fund	2,625.00	2020	several gates
113 - Pool Metal Picket Paint			1,229	5	1	180	linear feet	6.83	2013	
114 - Pool Metal Picket Repair	30%		2,552	15	6	180	linear feet	47.25	2015	
115 - Pool Painted Wood Repair	30%		1,134	15	1	80	linear feet	47.25	1999	
116 - Pool Stone/Glass Repair	30%		1,418	15	1	45	linear feet	105.00	1999	
117 - Wood Siding/Trim Paint			2,856	6	1	1,360	square feet	2.10	2011	
118 - Wood Siding/Trim Repair	18%		2,700	12	1	1,360	square feet	11.03	2011	
POOL BLDG INTERIORS:										
119 - Doors Replace, Interior			1,470	30	6	4	doors	367.50	2000	
120 - Restrooms Renovate			10,500	30	6	2	rooms	5,250.00	2000	
121 - Saunas Heater Replc			5,250	30	22	1	heaters	5,250.00	2016	
122 - Saunas Heater Replc			5,250	30	25	1	heaters	5,250.00	2019	
123 - Saunas Renovate			3,885	25	6	2	rooms	1,942.50	1972	
124 - Showers Renovate			8,400	30	20	4	showers	2,100.00	2014	
POOL BLDG FLOOR COVERINGS:										
125 - Restrooms Linoleum			4,778	30	6	130	square feet	36.75	2000	
126 - Shower Mats			2,688	12	2	1	set	2,688.00	2014	
POOL BLDG LIGHT FIXTURES:										
127 - Building Lights			2,310	25	3	1	package	2,310.00	1972	
POOL BLDG MECHANICAL SYSTEMS-HVAC:										
128 - Wall Furnace			3,150	18	3	2	furnaces	1,575.00	2009	
POOL BLDG MECHANICAL SYSTEMS-WATER:										
129 - Water Heater			1,995	25	14	2	wtr htr	997.50	2013	
POOL BLDG ROOFING SYSTEM:										
130 - BuiltUp Roof Replace			1,260	20	11	96	square feet	13.13	2015	
131 - Composition Shingles			12,786	30	21	1,218	square feet	10.50	2015	
132 - Gutters and Downspouts			2,570	30	18	136	linear feet	18.90	2012	
133 - Roof Inspection & Repair			696	5	1	1,314	square feet	0.53	2015	
SHUFFLEBOARD ROOM EXTERIORS:										
134 - Doors Replace, Entry			3,071	35	9	3	doors	1,023.75	1972	
135 - Doors Replace, Utility			945	30	9	2	doors	472.50	1972	
136 - Wood Siding/Trim Paint			4,578	8	3	2,180	square feet	2.10	2012	
137 - Wood Siding/Trim Repair	18%		6,800	16	3	2,180	square feet	17.33	2009	
SHUFFLEBOARD ROOM LIGHT FIXTURES:										
138 - Building Lights			1,313	25	6	1	package	1,312.50	1972	
SHUFFLEBOARD ROOM ROOFING SYSTEM:										
139 - Composition Shingles			24,108	30	26	2,870	square feet	8.40	2020	
140 - Gutters and Downspouts			1,922	30	2	122	linear feet	15.75	1983	

Reserve Component Summary

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
141 - Roof Inspection & Repair			1,521	5	1	2,870	square feet	0.53	2020	
142 - Skylights			8,400	30	3	8	skylights	1,050.00	1972	
FENCING/BRIDGES/WALLS:										
143 - Bridge 1 Repair/Replc			42,832	20	20	37	linear feet	1,157.63	2020	concrete bridge over drainage outflow; Cold Stream Way
144 - Bridge 2 Repair/Replc			44,100	20	16	42	linear feet	1,050.00	2020	concrete bridge over drainage outflow; Azalea Trail
145 - Bridge Lighting			5,060	30	21	1	fund	5,059.95	2015	
146 - Chain Link Repairs	10%		8,085	30	1	1,400	linear feet	57.75	1972	
147 - Chain Link Repairs w/slots	10%		3,407	30	1	590	linear feet	57.75	1972	
148 - Clubhouse Railing Paint			1,195	5	1	175	linear feet	6.83	2014	
149 - Clubhouse Railing Repair	25%		2,067	15	5	175	linear feet	47.25	2014	
150 - Wood Fencing Replace			152,397	16	7	3,540	linear feet	43.05	2013	
151 - Wood Retaining Wall			40,282	25	7	417	linear feet	96.60	2004	
GATES/ PEDESTRIAN:										
152 - Gate Repair			1,575	5	1	1	fund	1,575.00	2020	
153 - Gate Security Hdwr Repair			5,250	5	1	1	fund	5,250.00	2020	repair FOB hardware
LANDSCAPING:										
154 - Backflow Devices Replace			1,680	15	1	1	device	1,680.00	1972	
155 - Drainage Repairs			10,500	15	6	1	fund	10,500.00	2015	
156 - Irrigation Renovation			21,000	14	5	1	fund	21,000.00	2015	
157 - Irrigation Timers			3,780	15	1	3	controller	1,260.00	2006	
158 - Plant Renovation			42,000	3	1	1	fund	42,000.00	2020	
159 - Tree Trimming			21,000	3	1	1	fund	21,000.00	2020	
160 - Upper Stream Renovation			32,760	15	3	1	fund	32,760.00	2010	
LAKES/WATER:										
161 - Fountains			1,907	12	3	1	fountain	1,906.80	2013	
162 - Fountains			7,627	12	3	4	fountain	1,906.80	2004	0.18
163 - Gen Purpose Pumps Replace			872	12	1	1	pump	871.50	2013	
164 - Pumps Replace			3,150	12	3	2	pump	1,575.00	2013	
165 - Pumps Replace			578	12	3	1	pump	577.50	2016	
166 - Pumps Replace			2,888	12	3	5	pump	577.50	1972	
167 - Waterfall Pump			546	22	11	1	pump	546.00	2013	
168 - Water Valve			131	22	2	1	valve	131.25	1972	
169 - Wells Refurbish			13,440	22	3	1	well	13,440.00	2002	
LIGHTING, COMMUNITY:										
170 - Street lights			40,425	5	5	1	fund	40,425.00	2022	rewire street lighjts
171 - Street lights	30%		55,566	25	3	147	fixtures	1,260.00	2002	pole lights along the streets
172 - Street lights			31,500	25	3	15	fixtures	2,100.00	2002	pole lights along the park entrance
PAVED SURFACES-Section 1:										
173 - Asphalt Repair/Overlay			2,123,100	30	30	337,000	square feet	6.30	2022	
174 - Asphalt Repairs			315,000	15	15	75,000	square feet	4.20	2022	
175 - Asphalt Seal/Stripe			202,200	5	5	337,000	square feet	0.60	2022	
PAVED SURFACES:										
176 - Clubhse Concrete Patio Rep			75,600	20	1	1	fund	75,600.00	2002	

Reserve Component Summary

RESERVE COMPONENTS	Inflation Factor		Current		Estimated		Unit of Measurement	Unit Cost	Year Done	Notes
	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life	Quantity					
177 - Concrete DrainDitch Repairs		52,500	15	1	2	fund	26,250.00	2008	concrete v-ditch drain on south portion of park	
178 - Concrete Walk/Pad Repairs		4,200	7	1	1	fund	4,200.00	2014		
179 - Lake Path repair		58,027	20	2	13,816	square feet	4.20	1972		

Reserve Component Summary

RESERVE COMPONENTS	5.0%		Estimated		Quantity	Unit of Measurement	Unit Cost	Year Done	Notes
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life					
SIGNAGE & MISCELLANEOUS:									
180 - Bicycle Rack		344	30	20	1	rack	344.40	2014	
181 - Gazebo		2,678	30	25	1	bldg	2,677.50	2019	
182 - ID Sign Repair/Replace		12,600	18	9	1	sign	12,600.00	2015	Main entrance
183 - Maibox Post & Tube Replace		11,708	30	11	223	boxes	52.50	2005	
184 - Putting Green		16,905	30	9	1	unit	16,905.00	2003	
185 - Secuirty Cameras		2,783	16	14	2	cameras	1,391.25	2022	cameras at main entrance
186 - Entrance street light		1,391	16	14	1	light	1,391.25	2022	rewire street light at main entrance
UTILITIES:									
187 - Backflow Regulator		10,815	10	8	1	fund	10,815.00	2022	
188 - Sewer Line Repair/Replace		52,500	15	13	1	fund	52,500.00	2022	
189 - Water Line Repair/Replace		10,815	30	28	1	fund	10,815.00	2022	
190 - Wells Pumps #5		10,815	30	19	1	fund	10,815.00	2013	
191 - Wells Pumps #6		10,815	6	1	1	fund	10,815.00	2019	
192 - Wells Refurbish		10,815	30	21	1	fund	10,815.00	2015	
VEHICLES:									
193 - Golf Cart		8,400	7	2	2	carts	4,200.00	2006	
194 - Golf Cart		4,200	7	2	1	carts	4,200.00	2019	
195 - Mule, Kawasaki		2,935	8	5	1	cart	2,934.75	2005	
196 - Pick Up Truck		10,500	15	2	1	truck	10,500.00	2009	
197 - SkidSteer Tractor		42,000	20	11	1	tractor	42,000.00	2018	

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Inflation Factor	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CLUBHOUSE/OFFICE EXTERIORS:															
1 - Doors Replace, Entry			6,773	30	19										
2 - Doors Replace, Utility			5,250	30	8								7,387		
3 - Termite Treatment			1,575	6	1	1,575						2,111			
4 - Wood Siding/Trim Paint			6,939	12	10										10,765
5 - Wood Siding/Trim Repair	15%		8,162	12	8									11,485	
CLUBHOUSE/OFFICE INTERIORS:															
6 - Doors Replace, Interior			5,513	30	6						7,036				
7 - Clubhouse Rooms Renovate			15,207	20	4				17,604						
8 - Clubhouse Rooms Paint			10,003	8	8								14,075		
9 - Kitchen Renovate			15,750	30	3			17,364							
10 - Office Remodel			3,675	25	15										
11 - Restrooms Renovate			15,750	30	3			17,364							
CLUBHOUSE/OFFICE FLOOR COVERINGS:															
12 - Bar Carpet			1,208	18	13										
13 - Billiard Carpet			2,608	18	13										
14 - LibraryHall/Lobby Laminate			6,011	18	13										
15 - Kitchen Vinyl			1,787	18	2			1,876							
16 - Main/Dining Room Epoxy			5,443	25	20										
17 - Office Carpet			725	15	10										1,124
18 - Restrooms Vinyl			2,206	18	13										
CLUBHOUSE/OFFICE FURNISHINGS/APPLIANCES:															
19 - Computer System			1,890	5	4				2,188					2,792	
20 - Kitchen Appliances			10,500	18	12										
21 - Kitchen Appliances			8,400	18	1	8,400									
22 - Furniture, library			3,675	16	5					4,467					
23 - Furniture, lobby			1,050	16	13										
24 - Furniture, meeting room			4,725	15	5					5,743					
25 - Furniture, office			1,575	15	5					1,914					
26 - Furniture, patio			4,725	15	3			5,209							
27 - Music/Audio/Video Equip			10,500	10	3			11,576							
28 - Window Coverings			5,250	15	3			5,788							
CLUBHOUSE/OFFICE LIGHT FIXTURES:															
29 - Building Lights Exterior			2,625	10	10										4,072
30 - Building Lights Interior			10,815	10	3				11,924						
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-HVAC:															
31 - Condensing Unit			7,350	15	3				8,103						
32 - Condensing Unit			7,350	15	3				8,103						
33 - Exhaust Fan			5,250	15	1	5,250									
34 - Forced Air Furnace			7,350	20	3				8,103						
35 - Forced Air Furnace			7,350	20	3				8,103						
36 - Return Air Unit			7,350	18	3				8,103						
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-WATER:															
37 - Water Fountain			1,943	25	15										

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year Jan 1 Dec 31	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
38 - Water Heater		1,575	20	3				1,736							
CLUBHOUSE/OFFICE ROOFING SYSTEM:															
39 - BuiltUp Roof Replace		16,916	20	6							21,589				
40 - Chimney Caps Replace		525	30	19											
41 - Composition Shingles		73,500	30	16											
42 - Composite Tile Shingles		7,560	35	5					9,189						
43 - Gutters and Downspouts		5,935	30	16											
44 - Roof Inspection & Repair		2,987	5	1	2,987						3,813				
45 - Skylight		2,048	30	16											
46 - Skylight		1,733	30	16											
LAUNDRY ROOM EXTERIORS:															
47 - Doors Replace, Entry		1,260	30	25											
48 - Doors Replace, Entry		1,260	30	25											
49 - Doors Replace, Ext Restroom		1,050	30	26											
50 - Doors Replace, Utility		2,126	30	26											
51 - Wood Siding/Trim Paint		3,624	6	5						4,405					
52 - Wood Siding/Trim Repair	18%	5,116	12	5						6,218					
LAUNDRY ROOM INTERIORS:															
53 - Doors Replace, Interior		462	30	6							590				
54 - Restrooms Renovate		5,250	30	6							6,700				
55 - Rooms Paint		630	8	1	630									931	
LAUNDRY ROOM FLOOR COVERINGS:															
56 - Exercise Room Carpet		1,237	18	3				1,363							
57 - Restrooms Epoxy		1,040	25	6							1,328				
LAUNDRY ROOM FURNISHINGS/APPLIANCES:															
58 - Dryers		6,300	12	1	6,300										
59 - Exercise Equipment		19,320	12	3				21,300							
60 - Washers		6,300	12	1	6,300										
LAUNDRY ROOM LIGHT FIXTURES:															
61 - Building Lights Exterior		1,050	25	3					1,158						
62 - Building Lights Interior		1,050	30	3					1,158						
LAUNDRY ROOM MECHANICAL SYSTEMS-HVAC:															
63 - Wall Heater		1,575	18	1	1,575										
LAUNDRY ROOM MECHANICAL SYSTEMS-WATER:															
64 - Water Heater		1,575	18	1	1,575										
LAUNDRY ROOM ROOFING SYSTEM:															
65 - BuiltUp Roof Replace		7,563	20	3				8,338							
66 - Composite Tile Shingles		16,692	35	11											
67 - Gutters and Downspouts		1,550	30	6							1,978				
68 - Roof Inspection & Repair		1,007	5	2			1,058					1,350			
PARTY HOUSE EXTERIORS:															
69 - Doors Replace, Entry		2,100	35	11											
70 - Wood Siding/Trim Paint		4,536	6	3					5,001					6,702	
71 - Wood Siding/Trim Repair	18%	4,288	12	3					4,728						

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
	Inflation Factor	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2023 2023	2024 2024	2025 2025	2026 2026	2027 2027	2028 2028	2029 2029	2030 2030	2031 2031	2032 2032
PARTY HOUSE INTERIORS:																
72 - Doors Replace			1,050	25	16											
73 - Interior Renovation			8,112	25	16											
74 - Kitchen Renovation			8,112	25	16											
75 - Restrooms Renovate			10,500	30	21											
PARTY HOUSE FLOOR COVERINGS:																
76 - Party House Carpet			5,133	18	3			5,660								
77 - Party House Laminate			11,550	18	9									17,065		
PARTY HOUSE FURNISHINGS/APPLIANCES:																
78 - Kitchen Appliances			3,780	18	9										5,585	
79 - Furnishings			10,500	16	7							14,071				
80 - Window Coverings			3,675	15	6						4,690					
PARTY HOUSE LIGHT FIXTURES:																
81 - Building Lights Exterior			1,575	25	6						2,010					
82 - Building Lights Interior			1,050	30	21											
PARTY HOUSE MECHANICAL SYSTEMS-HVAC:																
83 - Forced Air Furnace			4,200	18	21											
PARTY HOUSE MECHANICAL SYSTEMS-WATER:																
84 - Water Heater			893	18	1		893									
PARTY HOUSE ROOFING SYSTEM:																
85 - Composition Shingles			27,027	30	6						34,494					
86 - Gutters and Downspouts			4,082	30	19											
87 - Roof Inspection & Repair			1,364	5	1		1,364				1,741					
POOL:																
88 - Chlorinator			473	5	2			496					633			
89 - Coping			5,040	30	3				5,557							
90 - Cover			5,775	5	4				6,685						8,532	
91 - Pool Filter			2,100	10	1		2,100									
92 - Pool Heater			5,040	12	3				5,557							
93 - Pool Pumps			1,260	6	5						1,532					
94 - Pool Pumps			1,260	6	5						1,532					
95 - Pool Resurface			78,120	20	3			86,127								
96 - Pool ReSplatter			6,115	5	1		6,115					7,804				
97 - Pool Sweep			3,675	8	5						4,467					
98 - Pool Umbrella			896	10	2			940								
SPA:																
99 - Chlorinator			473	5	2			496					633			
100 - Coping			1,680	30	3				1,852							
101 - Spa Filter			2,100	10	4				2,431							
102 - Spa Heater			5,250	12	6							6,700				
103 - Spa Pumps			1,260	6	2			1,323						1,773		
104 - Spa Pumps			1,260	6	4					1,459						1,955
105 - Spa Resurface			4,489	10	3				4,949							
106 - Solar System			53,550	20	1		53,550									

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year Jan 1 Dec 31	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
POOL BLDG EXTERIORS:															
107 - Doors Replace, Entry		1,418	35	11											
108 - Doors Replace, Equipment		1,785	30	6							2,278				
109 - Doors Replace, Utility		3,570	30	6							4,556				
110 - Lake Retaining Wall		1,575	15	5						1,914					
111 - Masonry Walls Repair	10%	4,515	30	8									6,353		
112 - Pool Gate Repair		2,625	10	6							3,350				
113 - Pool Metal Picket Paint		1,229	5	1	1,229						1,569				
114 - Pool Metal Picket Repair	30%	2,552	15	6							3,256				
115 - Pool Painted Wood Repair	30%	1,134	15	1	1,134										
116 - Pool Stone/Glass Repair	30%	1,418	15	1	1,418										
117 - Wood Siding/Trim Paint		2,856	6	1	2,856							3,827			
118 - Wood Siding/Trim Repair	18%	2,700	12	1	2,700										
POOL BLDG INTERIORS:															
119 - Doors Replace, Interior		1,470	30	6							1,876				
120 - Restrooms Renovate		10,500	30	6							13,401				
121 - Saunas Heater Replc		5,250	30	22											
122 - Saunas Heater Replc		5,250	30	25											
123 - Saunas Renovate		3,885	25	6							4,958				
124 - Showers Renovate		8,400	30	20											
POOL BLDG FLOOR COVERINGS:															
125 - Restrooms Linoleum		4,778	30	6							6,097				
126 - Shower Mats		2,688	12	2			2,822								
POOL BLDG LIGHT FIXTURES:															
127 - Building Lights		2,310	25	3				2,547							
POOL BLDG MECHANICAL SYSTEMS-HVAC:															
128 - Wall Furnace		3,150	18	3				3,473							
POOL BLDG MECHANICAL SYSTEMS-WATER:															
129 - Water Heater		1,995	25	14											
POOL BLDG ROOFING SYSTEM:															
130 - BuiltUp Roof Replace		1,260	20	11											
131 - Composition Shingles		12,786	30	21											
132 - Gutters and Downspouts		2,570	30	18											
133 - Roof Inspection & Repair		696	5	1	696						889				
SHUFFLEBOARD ROOM EXTERIORS:															
134 - Doors Replace, Entry		3,071	35	9										4,538	
135 - Doors Replace, Utility		945	30	9										1,396	
136 - Wood Siding/Trim Paint		4,578	8	3				5,047							
137 - Wood Siding/Trim Repair	18%	6,800	16	3				7,497							
SHUFFLEBOARD ROOM LIGHT FIXTURES:															
138 - Building Lights		1,313	25	6							1,675				
SHUFFLEBOARD ROOM ROOFING SYSTEM:															
139 - Composition Shingles		24,108	30	26											
140 - Gutters and Downspouts		1,922	30	2			2,018								

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor	5.0%	Current		Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2023 2023	2024 2024	2025 2025	2026 2026	2027 2027	2028 2028	2029 2029	2030 2030	2031 2031	2032 2032		
141 - Roof Inspection & Repair		1,521	5	1		1,521						1,941					
142 - Skylights		8,400	30	3				9,261									
FENCING/BRIDGES/WALLS:																	
143 - Bridge 1 Repair/Replc		42,832	20	20													
144 - Bridge 2 Repair/Replc		44,100	20	16													
145 - Bridge Lighting		5,060	30	21													
146 - Chain Link Repairs	10%	8,085	30	1		8,085											
147 - Chain Link Repairs w/slats	10%	3,407	30	1		3,407											
148 - Clubhouse Railing Paint		1,195	5	1		1,195						1,525					
149 - Clubhouse Railing Repair	25%	2,067	15	5						2,513							
150 - Wood Fencing Replace		152,397	16	7									204,227				
151 - Wood Retaining Wall		40,282	25	7									53,982				
GATES/ PEDESTRIAN:																	
152 - Gate Repair		1,575	5	1		1,575						2,010					
153 - Gate Security Hdwr Repair		5,250	5	1		5,250						6,700					
LANDSCAPING:																	
154 - Backflow Devices Replace		1,680	15	1		1,680											
155 - Drainage Repairs		10,500	15	6								13,401					
156 - Irrigation Renovation		21,000	14	5						25,526							
157 - Irrigation Timers		3,780	15	1		3,780											
158 - Plant Renovation		42,000	3	1		42,000			48,620			56,284					65,156
159 - Tree Trimming		21,000	3	1		21,000			24,310			28,142					32,578
160 - Upper Stream Renovation		32,760	15	3				36,118									
LAKES/WATER:																	
161 - Fountains		1,907	12	3						2,102							
162 - Fountains		7,627	12	3						8,409							
163 - Gen Purpose Pumps Replace		872	12	1		872											
164 - Pumps Replace		3,150	12	3						3,473							
165 - Pumps Replace		578	12	3						637							
166 - Pumps Replace		2,888	12	3						3,183							
167 - Waterfall Pump		546	22	11													
168 - Water Valve		131	22	2				138									
169 - Wells Refurbish		13,440	22	3						14,818							
LIGHTING, COMMUNITY:																	
170 - Street lights		40,425	5	5							49,137						62,712
171 - Street lights	30%	55,566	25	3						61,262							
172 - Street lights		31,500	25	3					34,729								
PAVED SURFACES-Section 1:																	
173 - Asphalt Repair/Overlay		2,123,100	30	30													
174 - Asphalt Repairs		315,000	15	15													
175 - Asphalt Seal/Stripe		202,200	5	5							245,775						313,679
PAVED SURFACES:																	
176 - Clubhse Concrete Patio Rep		75,600	20	1		75,600											

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor Repair %	5.0% Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1 Dec 31	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
						2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
177 - Concrete DrainDitch Repairs		52,500	15	1		52,500									
178 - Concrete Walk/Pad Repairs		4,200	7	1		4,200							5,910		
179 - Lake Path repair		58,027	20	2			60,929								

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2023 2023	2024 2024	2025 2025	2026 2026	2027 2027	2028 2028	2029 2029	2030 2030	2031 2031	2032 2032
SIGNAGE & MISCELLANEOUS:															
180 - Bicycle Rack		344	30	20											
181 - Gazebo		2,678	30	25											
182 - ID Sign Repair/Replace		12,600	18	9										18,616	
183 - Maibox Post & Tube Replace		11,708	30	11											
184 - Putting Green		16,905	30	9										24,976	
185 - Secuirty Cameras		2,783	16	14											
186 - Entrance street light		1,391	16	14											
UTILITIES:															
187 - Backflow Regulator		10,815	10	8									15,218		
188 - Sewer Line Repair/Replace		52,500	15	13											
189 - Water Line Repair/Replace		10,815	30	28											
190 - Wells Pumps #5		10,815	30	19											
191 - Wells Pumps #6		10,815	6	1		10,815						14,493			
192 - Wells Refurbish		10,815	30	21											
VEHICLES:															
193 - Golf Cart		8,400	7	2				8,820						12,411	
194 - Golf Cart		4,200	7	2				4,410						6,205	
195 - Mule, Kawasaki		2,935	8	5						3,567					
196 - Pick Up Truck		10,500	15	2				11,025							
197 - SkidSteer Tractor		42,000	20	11											
TOTAL EXPENDITURES		4,515,682				342,127	96,351	456,782	103,297	367,900	169,958	379,753	62,201	109,749	492,041

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor		5.0%		Fiscal Year Jan 1 Dec 31	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Rmng Life		2033 2033	2034 2034	2035 2035	2036 2036	2037 2037	2038 2038	2039 2039	2040 2040	2041 2041	2042 2042
CLUBHOUSE/OFFICE EXTERIORS:															
1 - Doors Replace, Entry		6,773	30	19										16,299	
2 - Doors Replace, Utility		5,250	30	8											
3 - Termite Treatment		1,575	6	1				2,828						3,790	
4 - Wood Siding/Trim Paint		6,939	12	10											
5 - Wood Siding/Trim Repair	15%	8,162	12	8											20,626
CLUBHOUSE/OFFICE INTERIORS:															
6 - Doors Replace, Interior		5,513	30	6											
7 - Clubhouse Rooms Renovate		15,207	20	4											
8 - Clubhouse Rooms Paint		10,003	8	8							20,795				
9 - Kitchen Renovate		15,750	30	3											
10 - Office Remodel		3,675	25	15					7,276						
11 - Restrooms Renovate		15,750	30	3											
CLUBHOUSE/OFFICE FLOOR COVERINGS:															
12 - Bar Carpet		1,208	18	13				2,168							
13 - Billiard Carpet		2,608	18	13				4,684							
14 - LibraryHall/Lobby Laminate		6,011	18	13				10,796							
15 - Kitchen Vinyl		1,787	18	2										4,515	
16 - Main/Dining Room Epoxy		5,443	25	20										13,755	
17 - Office Carpet		725	15	10											
18 - Restrooms Vinyl		2,206	18	13				3,962							
CLUBHOUSE/OFFICE FURNISHINGS/APPLIANCES:															
19 - Computer System		1,890	5	4					3,564					4,549	
20 - Kitchen Appliances		10,500	18	12			17,959								
21 - Kitchen Appliances		8,400	18	1										20,216	
22 - Furniture, library		3,675	16	5											
23 - Furniture, lobby		1,050	16	13				1,886							
24 - Furniture, meeting room		4,725	15	5											11,940
25 - Furniture, office		1,575	15	5										3,980	
26 - Furniture, patio		4,725	15	3								10,830			
27 - Music/Audio/Video Equip		10,500	10	3				18,856							
28 - Window Coverings		5,250	15	3									12,033		
CLUBHOUSE/OFFICE LIGHT FIXTURES:															
29 - Building Lights Exterior		2,625	10	10											6,633
30 - Building Lights Interior		10,815	10	3				19,422							
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-HVAC:															
31 - Condensing Unit		7,350	15	3										16,846	
32 - Condensing Unit		7,350	15	3										16,846	
33 - Exhaust Fan		5,250	15	1							10,914				
34 - Forced Air Furnace		7,350	20	3											
35 - Forced Air Furnace		7,350	20	3											
36 - Return Air Unit		7,350	18	3											
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-WATER:															
37 - Water Fountain		1,943	25	15					3,846						

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year Jan 1 Dec 31	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life		2033 2033	2034 2034	2035 2035	2036 2036	2037 2037	2038 2038	2039 2039	2040 2040	2041 2041	2042 2042
38 - Water Heater		1,575	20	3											
CLUBHOUSE/OFFICE ROOFING SYSTEM:															
39 - BuiltUp Roof Replace		16,916	20	6											
40 - Chimney Caps Replace		525	30	19										1,263	
41 - Composition Shingles		73,500	30	16						152,801					
42 - Composite Tile Shingles		7,560	35	5											
43 - Gutters and Downspouts		5,935	30	16						12,338					
44 - Roof Inspection & Repair		2,987	5	1	4,866					6,211					
45 - Skylight		2,048	30	16						4,257					
46 - Skylight		1,733	30	16						3,602					
LAUNDRY ROOM EXTERIORS:															
47 - Doors Replace, Entry		1,260	30	25											
48 - Doors Replace, Entry		1,260	30	25											
49 - Doors Replace, Ext Restroom		1,050	30	26											
50 - Doors Replace, Utility		2,126	30	26											
51 - Wood Siding/Trim Paint		3,624	6	5	5,904							7,912			
52 - Wood Siding/Trim Repair	18%	5,116	12	5								11,167			
LAUNDRY ROOM INTERIORS:															
53 - Doors Replace, Interior		462	30	6											
54 - Restrooms Renovate		5,250	30	6											
55 - Rooms Paint		630	8	1									1,375		
LAUNDRY ROOM FLOOR COVERINGS:															
56 - Exercise Room Carpet		1,237	18	3											
57 - Restrooms Epoxy		1,040	25	6											
LAUNDRY ROOM FURNISHINGS/APPLIANCES:															
58 - Dryers		6,300	12	1				11,314							
59 - Exercise Equipment		19,320	12	3					38,252						
60 - Washers		6,300	12	1				11,314							
LAUNDRY ROOM LIGHT FIXTURES:															
61 - Building Lights Exterior		1,050	25	3											
62 - Building Lights Interior		1,050	30	3											
LAUNDRY ROOM MECHANICAL SYSTEMS-HVAC:															
63 - Wall Heater		1,575	18	1										3,790	
LAUNDRY ROOM MECHANICAL SYSTEMS-WATER:															
64 - Water Heater		1,575	18	1										3,790	
LAUNDRY ROOM ROOFING SYSTEM:															
65 - BuiltUp Roof Replace		7,563	20	3											
66 - Composite Tile Shingles		16,692	35	11	27,190										
67 - Gutters and Downspouts		1,550	30	6											
68 - Roof Inspection & Repair		1,007	5	2			1,723					2,199			
PARTY HOUSE EXTERIORS:															
69 - Doors Replace, Entry		2,100	35	11	3,421										
70 - Wood Siding/Trim Paint		4,536	6	3						8,981					
71 - Wood Siding/Trim Repair	18%	4,288	12	3						8,491					

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Inflation Factor	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2033 2034	2034 2035	2035 2036	2036 2037	2037 2038	2038 2039	2039 2040	2040 2041	2041 2042
PARTY HOUSE INTERIORS:															
72 - Doors Replace			1,050	25	16						2,183				
73 - Interior Renovation			8,112	25	16						16,865				
74 - Kitchen Renovation			8,112	25	16						16,865				
75 - Restrooms Renovate			10,500	30	21										
PARTY HOUSE FLOOR COVERINGS:															
76 - Party House Carpet			5,133	18	3										
77 - Party House Laminate			11,550	18	9										
PARTY HOUSE FURNISHINGS/APPLIANCES:															
78 - Kitchen Appliances			3,780	18	9										
79 - Furnishings			10,500	16	7										
80 - Window Coverings			3,675	15	6										
PARTY HOUSE LIGHT FIXTURES:															
81 - Building Lights Exterior			1,575	25	6										
82 - Building Lights Interior			1,050	30	21										
PARTY HOUSE MECHANICAL SYSTEMS-HVAC:															
83 - Forced Air Furnace			4,200	18	21										
PARTY HOUSE MECHANICAL SYSTEMS-WATER:															
84 - Water Heater			893	18	1									2,148	
PARTY HOUSE ROOFING SYSTEM:															
85 - Composition Shingles			27,027	30	6										
86 - Gutters and Downspouts			4,082	30	19									9,825	
87 - Roof Inspection & Repair			1,364	5	1	2,222					2,836				
POOL:															
88 - Chlorinator			473	5	2		808					1,031			
89 - Coping			5,040	30	3										
90 - Cover			5,775	5	4				10,890					13,898	
91 - Pool Filter			2,100	10	1	3,421									
92 - Pool Heater			5,040	12	3					9,979					
93 - Pool Pumps			1,260	6	5	2,052						2,750			
94 - Pool Pumps			1,260	6	5	2,052						2,750			
95 - Pool Resurface			78,120	20	3										
96 - Pool ReSplatter			6,115	5	1	9,960					12,712				
97 - Pool Sweep			3,675	8	5			6,600							
98 - Pool Umbrella			896	10	2		1,532								
SPA:															
99 - Chlorinator			473	5	2		808					1,031			
100 - Coping			1,680	30	3										
101 - Spa Filter			2,100	10	4				3,960						
102 - Spa Heater			5,250	12	6								12,033		
103 - Spa Pumps			1,260	6	2				2,376						3,184
104 - Spa Pumps			1,260	6	4						2,619				
105 - Spa Resurface			4,489	10	3			8,061							
106 - Solar System			53,550	20	1										

Estimated Reserve Expenditures

Inflation Factor	5.0%					(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair	Current	Estimated	Fiscal Year											
RESERVE COMPONENTS	%	Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
POOL BLDG EXTERIORS:															
107 - Doors Replace, Entry		1,418	35	11		2,309									
108 - Doors Replace, Equipment		1,785	30	6											
109 - Doors Replace, Utility		3,570	30	6											
110 - Lake Retaining Wall		1,575	15	5											3,980
111 - Masonry Walls Repair	10%	4,515	30	8											
112 - Pool Gate Repair		2,625	10	6							5,457				
113 - Pool Metal Picket Paint		1,229	5	1		2,003					2,556				
114 - Pool Metal Picket Repair	30%	2,552	15	6											
115 - Pool Painted Wood Repair	30%	1,134	15	1								2,358			
116 - Pool Stone/Glass Repair	30%	1,418	15	1							2,947				
117 - Wood Siding/Trim Paint		2,856	6	1				5,129						6,873	
118 - Wood Siding/Trim Repair	18%	2,700	12	1				4,849							
POOL BLDG INTERIORS:															
119 - Doors Replace, Interior		1,470	30	6											
120 - Restrooms Renovate		10,500	30	6											
121 - Saunas Heater Replc		5,250	30	22											
122 - Saunas Heater Replc		5,250	30	25											
123 - Saunas Renovate		3,885	25	6											
124 - Showers Renovate		8,400	30	20											21,226
POOL BLDG FLOOR COVERINGS:															
125 - Restrooms Linoleum		4,778	30	6											
126 - Shower Mats		2,688	12	2					5,069						
POOL BLDG LIGHT FIXTURES:															
127 - Building Lights		2,310	25	3											
POOL BLDG MECHANICAL SYSTEMS-HVAC:															
128 - Wall Furnace		3,150	18	3											
POOL BLDG MECHANICAL SYSTEMS-WATER:															
129 - Water Heater		1,995	25	14					3,762						
POOL BLDG ROOFING SYSTEM:															
130 - BuiltUp Roof Replace		1,260	20	11		2,053									
131 - Composition Shingles		12,786	30	21											
132 - Gutters and Downspouts		2,570	30	18											
133 - Roof Inspection & Repair		696	5	1		1,134					1,447		5,891		
SHUFFLEBOARD ROOM EXTERIORS:															
134 - Doors Replace, Entry		3,071	35	9											
135 - Doors Replace, Utility		945	30	9											
136 - Wood Siding/Trim Paint		4,578	8	3		7,457								11,018	
137 - Wood Siding/Trim Repair	18%	6,800	16	3										16,366	
SHUFFLEBOARD ROOM LIGHT FIXTURES:															
138 - Building Lights		1,313	25	6											
SHUFFLEBOARD ROOM ROOFING SYSTEM:															
139 - Composition Shingles		24,108	30	26											
140 - Gutters and Downspouts		1,922	30	2											

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2033 2033	2034 2034	2035 2035	2036 2036	2037 2037	2038 2038	2039 2039	2040 2040	2041 2041	2042 2042
141 - Roof Inspection & Repair		1,521	5	1		2,478					3,162				
142 - Skylights		8,400	30	3											
FENCING/BRIDGES/WALLS:															
143 - Bridge 1 Repair/Replc		42,832	20	20											108,235
144 - Bridge 2 Repair/Replc		44,100	20	16							91,681				
145 - Bridge Lighting		5,060	30	21											
146 - Chain Link Repairs	10%	8,085	30	1											
147 - Chain Link Repairs w/slats	10%	3,407	30	1											
148 - Clubhouse Railing Paint		1,195	5	1		1,947					2,485				
149 - Clubhouse Railing Repair	25%	2,067	15	5											5,224
150 - Wood Fencing Replace		152,397	16	7											
151 - Wood Retaining Wall		40,282	25	7											
GATES/ PEDESTRIAN:															
152 - Gate Repair		1,575	5	1		2,566					3,274				
153 - Gate Security Hdwr Repair		5,250	5	1		8,552					10,914				
LANDSCAPING:															
154 - Backflow Devices Replace		1,680	15	1							3,493				
155 - Drainage Repairs		10,500	15	6											
156 - Irrigation Renovation		21,000	14	5										50,539	
157 - Irrigation Timers		3,780	15	1							7,858				
158 - Plant Renovation		42,000	3	1			75,426				87,315			101,078	
159 - Tree Trimming		21,000	3	1			37,713				43,657			50,539	
160 - Upper Stream Renovation		32,760	15	3									75,087		
LAKES/WATER:															
161 - Fountains		1,907	12	3							3,775				
162 - Fountains		7,627	12	3							15,101				
163 - Gen Purpose Pumps Replace		872	12	1			1,565								
164 - Pumps Replace		3,150	12	3							6,237				
165 - Pumps Replace		578	12	3							1,143				
166 - Pumps Replace		2,888	12	3							5,717				
167 - Waterfall Pump		546	22	11		889									
168 - Water Valve		131	22	2											
169 - Wells Refurbish		13,440	22	3											
LIGHTING, COMMUNITY:															
170 - Street lights		40,425	5	5							80,039				102,152
171 - Street lights	30%	55,566	25	3											
172 - Street lights		31,500	25	3											
PAVED SURFACES-Section 1:															
173 - Asphalt Repair/Overlay		2,123,100	30	30											
174 - Asphalt Repairs		315,000	15	15							623,678				
175 - Asphalt Seal/Stripe		202,200	5	5							400,342				510,949
PAVED SURFACES:															
176 - Clubhse Concrete Patio Rep		75,600	20	1											

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor Repair %	5.0% Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1 Dec 31	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
						2033 2033	2034 2034	2035 2035	2036 2036	2037 2037	2038 2038	2039 2039	2040 2040	2041 2041	2042 2042
177 - Concrete DrainDitch Repairs		52,500	15	1							109,144				
178 - Concrete Walk/Pad Repairs		4,200	7	1						8,316					
179 - Lake Path repair		58,027	20	2											

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2033 2033	2034 2034	2035 2035	2036 2036	2037 2037	2038 2038	2039 2039	2040 2040	2041 2041	2042 2042
SIGNAGE & MISCELLANEOUS:															
180 - Bicycle Rack		344	30	20											870
181 - Gazebo		2,678	30	25											
182 - ID Sign Repair/Replace		12,600	18	9											
183 - Maibox Post & Tube Replace		11,708	30	11	19,070										
184 - Putting Green		16,905	30	9											
185 - Secuirty Cameras		2,783	16	14				5,247							
186 - Entrance street light		1,391	16	14				2,623							
UTILITIES:															
187 - Backflow Regulator		10,815	10	8								24,788			
188 - Sewer Line Repair/Replace		52,500	15	13				94,282							
189 - Water Line Repair/Replace		10,815	30	28											
190 - Wells Pumps #5		10,815	30	19										26,028	
191 - Wells Pumps #6		10,815	6	1				19,422						26,028	
192 - Wells Refurbish		10,815	30	21											
VEHICLES:															
193 - Golf Cart		8,400	7	2						17,463					
194 - Golf Cart		4,200	7	2						8,731					
195 - Mule, Kawasaki		2,935	8	5				5,270							
196 - Pick Up Truck		10,500	15	2								22,920			
197 - SkidSteer Tractor		42,000	20	11		68,414									
TOTAL EXPENDITURES		4,515,682				179,960	22,830	345,548	37,490	1,221,174	668,940	53,137	174,355	368,036	817,270

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
CLUBHOUSE/OFFICE EXTERIORS:															
1 - Doors Replace, Entry		6,773	30	19											
2 - Doors Replace, Utility		5,250	30	8											
3 - Termite Treatment		1,575	6	1						5,080					
4 - Wood Siding/Trim Paint		6,939	12	10			19,333								
5 - Wood Siding/Trim Repair	15%	8,162	12	8											
CLUBHOUSE/OFFICE INTERIORS:															
6 - Doors Replace, Interior		5,513	30	6											
7 - Clubhouse Rooms Renovate		15,207	20	4					46,708						
8 - Clubhouse Rooms Paint		10,003	8	8					30,724						
9 - Kitchen Renovate		15,750	30	3											
10 - Office Remodel		3,675	25	15											
11 - Restrooms Renovate		15,750	30	3											
CLUBHOUSE/OFFICE FLOOR COVERINGS:															
12 - Bar Carpet		1,208	18	13											
13 - Billiard Carpet		2,608	18	13											
14 - LibraryHall/Lobby Laminate		6,011	18	13											
15 - Kitchen Vinyl		1,787	18	2											
16 - Main/Dining Room Epoxy		5,443	25	20											
17 - Office Carpet		725	15	10						2,337					
18 - Restrooms Vinyl		2,206	18	13											
CLUBHOUSE/OFFICE FURNISHINGS/APPLIANCES:															
19 - Computer System		1,890	5	4					5,805				7,409		
20 - Kitchen Appliances		10,500	18	12										43,219	
21 - Kitchen Appliances		8,400	18	1											
22 - Furniture, library		3,675	16	5			9,751								
23 - Furniture, lobby		1,050	16	13									4,116		
24 - Furniture, meeting room		4,725	15	5											
25 - Furniture, office		1,575	15	5											
26 - Furniture, patio		4,725	15	3											
27 - Music/Audio/Video Equip		10,500	10	3				30,715							
28 - Window Coverings		5,250	15	3											
CLUBHOUSE/OFFICE LIGHT FIXTURES:															
29 - Building Lights Exterior		2,625	10	10										10,805	
30 - Building Lights Interior		10,815	10	3				31,637							
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-HVAC:															
31 - Condensing Unit		7,350	15	3											
32 - Condensing Unit		7,350	15	3											
33 - Exhaust Fan		5,250	15	1											
34 - Forced Air Furnace		7,350	20	3				21,501							
35 - Forced Air Furnace		7,350	20	3				21,501							
36 - Return Air Unit		7,350	18	3			19,502								
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-WATER:															
37 - Water Fountain		1,943	25	15											

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor 5.0%		Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
38 - Water Heater		1,575	20	3				4,607							
CLUBHOUSE/OFFICE ROOFING SYSTEM:															
39 - BuiltUp Roof Replace		16,916	20	6							57,282				
40 - Chimney Caps Replace		525	30	19											
41 - Composition Shingles		73,500	30	16											
42 - Composite Tile Shingles		7,560	35	5											
43 - Gutters and Downspouts		5,935	30	16											
44 - Roof Inspection & Repair		2,987	5	1		7,926					10,116				
45 - Skylight		2,048	30	16											
46 - Skylight		1,733	30	16											
LAUNDRY ROOM EXTERIORS:															
47 - Doors Replace, Entry		1,260	30	25						4,064					
48 - Doors Replace, Entry		1,260	30	25						4,064					
49 - Doors Replace, Ext Restroom		1,050	30	26							3,556				
50 - Doors Replace, Utility		2,126	30	26							7,200				
51 - Wood Siding/Trim Paint		3,624	6	5				10,602						14,208	
52 - Wood Siding/Trim Repair	18%	5,116	12	5										20,055	
LAUNDRY ROOM INTERIORS:															
53 - Doors Replace, Interior		462	30	6											
54 - Restrooms Renovate		5,250	30	6											
55 - Rooms Paint		630	8	1						2,032					
LAUNDRY ROOM FLOOR COVERINGS:															
56 - Exercise Room Carpet		1,237	18	3		3,281									
57 - Restrooms Epoxy		1,040	25	6											
LAUNDRY ROOM FURNISHINGS/APPLIANCES:															
58 - Dryers		6,300	12	1						20,318					
59 - Exercise Equipment		19,320	12	3								68,696			
60 - Washers		6,300	12	1						20,318					
LAUNDRY ROOM LIGHT FIXTURES:															
61 - Building Lights Exterior		1,050	25	3										3,920	
62 - Building Lights Interior		1,050	30	3											
LAUNDRY ROOM MECHANICAL SYSTEMS-HVAC:															
63 - Wall Heater		1,575	18	1											
LAUNDRY ROOM MECHANICAL SYSTEMS-WATER:															
64 - Water Heater		1,575	18	1											
LAUNDRY ROOM ROOFING SYSTEM:															
65 - BuiltUp Roof Replace		7,563	20	3				22,123							
66 - Composite Tile Shingles		16,692	35	11											
67 - Gutters and Downspouts		1,550	30	6											
68 - Roof Inspection & Repair		1,007	5	2			2,807					3,582			
PARTY HOUSE EXTERIORS:															
69 - Doors Replace, Entry		2,100	35	11											
70 - Wood Siding/Trim Paint		4,536	6	3		12,035						16,129			
71 - Wood Siding/Trim Repair	18%	4,288	12	3								15,248			

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
PARTY HOUSE INTERIORS:															
72 - Doors Replace		1,050	25	16											
73 - Interior Renovation		8,112	25	16											
74 - Kitchen Renovation		8,112	25	16											
75 - Restrooms Renovate		10,500	30	21		27,860									
PARTY HOUSE FLOOR COVERINGS:															
76 - Party House Carpet		5,133	18	3		13,620									
77 - Party House Laminate		11,550	18	9							41,068				
PARTY HOUSE FURNISHINGS/APPLIANCES:															
78 - Kitchen Appliances		3,780	18	9							13,440				
79 - Furnishings		10,500	16	7				30,715							
80 - Window Coverings		3,675	15	6		9,751									
PARTY HOUSE LIGHT FIXTURES:															
81 - Building Lights Exterior		1,575	25	6											
82 - Building Lights Interior		1,050	30	21		2,786									
PARTY HOUSE MECHANICAL SYSTEMS-HVAC:															
83 - Forced Air Furnace		4,200	18	21		11,144									
PARTY HOUSE MECHANICAL SYSTEMS-WATER:															
84 - Water Heater		893	18	1											
PARTY HOUSE ROOFING SYSTEM:															
85 - Composition Shingles		27,027	30	6											
86 - Gutters and Downspouts		4,082	30	19											
87 - Roof Inspection & Repair		1,364	5	1		3,620					4,620				
POOL:															
88 - Chlorinator		473	5	2			1,316					1,680			
89 - Coping		5,040	30	3											
90 - Cover		5,775	5	4				17,738						22,639	
91 - Pool Filter		2,100	10	1		5,572									
92 - Pool Heater		5,040	12	3							17,921				
93 - Pool Pumps		1,260	6	5				3,686						4,939	
94 - Pool Pumps		1,260	6	5				3,686						4,939	
95 - Pool Resurface		78,120	20	3				228,521							
96 - Pool ReSplatter		6,115	5	1		16,224					20,706				
97 - Pool Sweep		3,675	8	5		9,751								14,406	
98 - Pool Umbrella		896	10	2			2,495								
SPA:															
99 - Chlorinator		473	5	2			1,316					1,680			
100 - Coping		1,680	30	3											
101 - Spa Filter		2,100	10	4				6,450							
102 - Spa Heater		5,250	12	6											21,610
103 - Spa Pumps		1,260	6	2							4,267				
104 - Spa Pumps		1,260	6	4			3,510						4,704		
105 - Spa Resurface		4,489	10	3				13,131							
106 - Solar System		53,550	20	1		142,084									

Estimated Reserve Expenditures

Inflation Factor	5.0%														
	Repair	Current	Estimated	Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	
RESERVE COMPONENTS	%	Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
POOL BLDG EXTERIORS:															
107 - Doors Replace, Entry		1,418	35	11											
108 - Doors Replace, Equipment		1,785	30	6											
109 - Doors Replace, Utility		3,570	30	6											
110 - Lake Retaining Wall		1,575	15	5											
111 - Masonry Walls Repair	10%	4,515	30	8											
112 - Pool Gate Repair		2,625	10	6							8,889				
113 - Pool Metal Picket Paint		1,229	5	1		3,262					4,163				
114 - Pool Metal Picket Repair	30%	2,552	15	6		6,770									
115 - Pool Painted Wood Repair	30%	1,134	15	1											
116 - Pool Stone/Glass Repair	30%	1,418	15	1											
117 - Wood Siding/Trim Paint		2,856	6	1						9,211					
118 - Wood Siding/Trim Repair	18%	2,700	12	1						8,708					
POOL BLDG INTERIORS:															
119 - Doors Replace, Interior		1,470	30	6											
120 - Restrooms Renovate		10,500	30	6											
121 - Saunas Heater Replc		5,250	30	22			14,626								
122 - Saunas Heater Replc		5,250	30	25						16,932					
123 - Saunas Renovate		3,885	25	6											
124 - Showers Renovate		8,400	30	20											
POOL BLDG FLOOR COVERINGS:															
125 - Restrooms Linoleum		4,778	30	6											
126 - Shower Mats		2,688	12	2							9,103				
POOL BLDG LIGHT FIXTURES:															
127 - Building Lights		2,310	25	3									8,624		
POOL BLDG MECHANICAL SYSTEMS-HVAC:															
128 - Wall Furnace		3,150	18	3		8,358									
POOL BLDG MECHANICAL SYSTEMS-WATER:															
129 - Water Heater		1,995	25	14											
POOL BLDG ROOFING SYSTEM:															
130 - BuiltUp Roof Replace		1,260	20	11											
131 - Composition Shingles		12,786	30	21		33,925									
132 - Gutters and Downspouts		2,570	30	18											
133 - Roof Inspection & Repair		696	5	1		1,847					2,358				
SHUFFLEBOARD ROOM EXTERIORS:															
134 - Doors Replace, Entry		3,071	35	9											
135 - Doors Replace, Utility		945	30	9											
136 - Wood Siding/Trim Paint		4,578	8	3								16,278			
137 - Wood Siding/Trim Repair	18%	6,800	16	3											
SHUFFLEBOARD ROOM LIGHT FIXTURES:															
138 - Building Lights		1,313	25	6											
SHUFFLEBOARD ROOM ROOFING SYSTEM:															
139 - Composition Shingles		24,108	30	26							81,638				
140 - Gutters and Downspouts		1,922	30	2											

Estimated Reserve Expenditures

Inflation Factor	5.0%				Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Repair %	Current Repair/Replace Cost	Estimated Usfl Life	Rmng Life		Jan 1 2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
RESERVE COMPONENTS					Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
141 - Roof Inspection & Repair		1,521	5	1		4,036					5,151				
142 - Skylights		8,400	30	3											
FENCING/BRIDGES/WALLS:															
143 - Bridge 1 Repair/Replc		42,832	20	20											
144 - Bridge 2 Repair/Replc		44,100	20	16											
145 - Bridge Lighting		5,060	30	21		13,426									
146 - Chain Link Repairs	10%	8,085	30	1											
147 - Chain Link Repairs w/slats	10%	3,407	30	1											
148 - Clubhouse Railing Paint		1,195	5	1		3,171					4,048				
149 - Clubhouse Railing Repair	25%	2,067	15	5											
150 - Wood Fencing Replace		152,397	16	7			445,801								
151 - Wood Retaining Wall		40,282	25	7											
GATES/ PEDESTRIAN:															
152 - Gate Repair		1,575	5	1		4,179					5,334				
153 - Gate Security Hdwr Repair		5,250	5	1		13,930					17,778				
LANDSCAPING:															
154 - Backflow Devices Replace		1,680	15	1											
155 - Drainage Repairs		10,500	15	6		27,860									
156 - Irrigation Renovation		21,000	14	5											
157 - Irrigation Timers		3,780	15	1											
158 - Plant Renovation		42,000	3	1			117,010		135,454			156,805			
159 - Tree Trimming		21,000	3	1			58,505		67,727			78,403			
160 - Upper Stream Renovation		32,760	15	3											
LAKES/WATER:															
161 - Fountains		1,907	12	3								6,780			
162 - Fountains		7,627	12	3								27,120			
163 - Gen Purpose Pumps Replace		872	12	1						2,811					
164 - Pumps Replace		3,150	12	3								11,200			
165 - Pumps Replace		578	12	3								2,053			
166 - Pumps Replace		2,888	12	3								10,267			
167 - Waterfall Pump		546	22	11											
168 - Water Valve		131	22	2					403						
169 - Wells Refurbish		13,440	22	3						43,345					
LIGHTING, COMMUNITY:															
170 - Street lights		40,425	5	5						130,375					166,395
171 - Street lights	30%	55,566	25	3									207,453		
172 - Street lights		31,500	25	3									117,604		
PAVED SURFACES-Section 1:															
173 - Asphalt Repair/Overlay		2,123,100	30	30											8,738,967
174 - Asphalt Repairs		315,000	15	15											1,296,583
175 - Asphalt Seal/Stripe		202,200	5	5						652,115					832,283
PAVED SURFACES:															
176 - Clubhse Concrete Patio Rep		75,600	20	1		200,589									

Estimated Reserve Expenditures

RESERVE COMPONENTS	Inflation Factor Repair %	5.0% Current Repair/Replace Cost	Estimated Usfl Life	Estimated Rmng Life	Fiscal Year Jan 1 Dec 31	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
						2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
177 - Concrete DrainDitch Repairs		52,500	15	1											
178 - Concrete Walk/Pad Repairs		4,200	7	1			11,701							16,465	
179 - Lake Path repair		58,027	20	2			161,662								

Estimated Reserve Expenditures

RESERVE COMPONENTS	5.0%		Estimated		Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life	Jan 1 Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
SIGNAGE & MISCELLANEOUS:															
180 - Bicycle Rack		344	30	20											
181 - Gazebo		2,678	30	25						8,635					
182 - ID Sign Repair/Replace		12,600	18	9								44,801			
183 - Maibox Post & Tube Replace		11,708	30	11											
184 - Putting Green		16,905	30	9											
185 - Secuirty Cameras		2,783	16	14											11,453
186 - Entrance street light		1,391	16	14											5,727
UTILITIES:															
187 - Backflow Regulator		10,815	10	8									40,377		
188 - Sewer Line Repair/Replace		52,500	15	13									196,006		
189 - Water Line Repair/Replace		10,815	30	28									40,377		
190 - Wells Pumps #5		10,815	30	19											
191 - Wells Pumps #6		10,815	6	1						34,879					
192 - Wells Refurbish		10,815	30	21		28,695									
VEHICLES:															
193 - Golf Cart		8,400	7	2				24,572							34,576
194 - Golf Cart		4,200	7	2				12,286							17,288
195 - Mule, Kawasaki		2,935	8	5		7,787								11,505	
196 - Pick Up Truck		10,500	15	2											
197 - SkidSteer Tractor		42,000	20	11											
TOTAL EXPENDITURES		4,515,682				652,741	394,282	905,085	107,828	1,168,404	246,208	297,944	854,275	120,681	#####

Estimated Accrued Liability

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
CLUBHOUSE/OFFICE EXTERIORS:										
1 - Doors Replace, Entry			6,773	30	19	226	172	2,483	0.09%	0.06
2 - Doors Replace, Utility			5,250	30	8	175	133	3,850	0.07%	0.05
3 - Termite Treatment			1,575	6	1	263	200	1,313	0.10%	0.07
4 - Wood Siding/Trim Paint			6,939	12	10	578	440	1,157	0.22%	0.16
5 - Wood Siding/Trim Repair	15%		8,162	12	8	680	517	2,721	0.26%	0.19
CLUBHOUSE/OFFICE INTERIORS:										
6 - Doors Replace, Interior			5,513	30	6	184	140	4,410	0.07%	0.05
7 - Clubhouse Rooms Renovate			15,207	20	4	760	578	12,165	0.29%	0.22
8 - Clubhouse Rooms Paint			10,003	8	8	1,250	951	0	0.47%	0.36
9 - Kitchen Renovate			15,750	30	3	525	399	14,175	0.20%	0.15
10 - Office Remodel			3,675	25	15	147	112	1,470	0.06%	0.04
11 - Restrooms Renovate			15,750	30	3	525	399	14,175	0.20%	0.15
CLUBHOUSE/OFFICE FLOOR COVERINGS:										
12 - Bar Carpet			1,208	18	13	67	51	335	0.03%	0.02
13 - Billiard Carpet			2,608	18	13	145	110	725	0.05%	0.04
14 - LibraryHall/Lobby Laminate			6,011	18	13	334	254	1,670	0.13%	0.09
15 - Kitchen Vinyl			1,787	18	2	99	75	1,588	0.04%	0.03
16 - Main/Dining Room Epoxy			5,443	25	20	218	166	1,089	0.08%	0.06
17 - Office Carpet			725	15	10	48	37	242	0.02%	0.01
18 - Restrooms Vinyl			2,206	18	13	123	93	613	0.05%	0.03
CLUBHOUSE/OFFICE FURNISHINGS/APPLIANCES:										
19 - Computer System			1,890	5	4	378	287	378	0.14%	0.11
20 - Kitchen Appliances			10,500	18	12	583	443	3,500	0.22%	0.17
21 - Kitchen Appliances			8,400	18	1	467	355	7,933	0.18%	0.13
22 - Furniture, library			3,675	16	5	230	175	2,527	0.09%	0.07
23 - Furniture, lobby			1,050	16	13	66	50	197	0.02%	0.02
24 - Furniture, meeting room			4,725	15	5	315	239	3,150	0.12%	0.09
25 - Furniture, office			1,575	15	5	105	80	1,050	0.04%	0.03
26 - Furniture, patio			4,725	15	3	315	239	3,780	0.12%	0.09
27 - Music/Audio/Video Equip			10,500	10	3	1,050	798	7,350	0.40%	0.30
28 - Window Coverings			5,250	15	3	350	266	4,200	0.13%	0.10
CLUBHOUSE/OFFICE LIGHT FIXTURES:										
29 - Building Lights Exterior			2,625	10	10	263	200	0	0.10%	0.07
30 - Building Lights Interior			10,815	10	3	1,082	822	7,571	0.41%	0.31
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-HVAC:										
31 - Condensing Unit			7,350	15	3	490	372	5,880	0.19%	0.14
32 - Condensing Unit			7,350	15	3	490	372	5,880	0.19%	0.14
33 - Exhaust Fan			5,250	15	1	350	266	4,900	0.13%	0.10
34 - Forced Air Furnace			7,350	20	3	368	279	6,248	0.14%	0.10
35 - Forced Air Furnace			7,350	20	3	368	279	6,248	0.14%	0.10
36 - Return Air Unit			7,350	18	3	408	310	6,125	0.15%	0.12
CLUBHOUSE/OFFICE MECHANICAL SYSTEMS-WATER:										
37 - Water Fountain			1,943	25	15	78	59	777	0.03%	0.02

Estimated Accrued Liability

RESERVE COMPONENTS	Inflation Factor	5.0%		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life						
38 - Water Heater		1,575	20	3	79	60	1,339	0.03%	0.02	
CLUBHOUSE/OFFICE ROOFING SYSTEM:										
39 - BuiltUp Roof Replace		16,916	20	6	846	643	11,841	0.32%	0.24	
40 - Chimney Caps Replace		525	30	19	18	13	193	0.01%	0.00	
41 - Composition Shingles		73,500	30	16	2,450	1,862	34,300	0.93%	0.70	
42 - Composite Tile Shingles		7,560	35	5	216	164	6,480	0.08%	0.06	
43 - Gutters and Downspouts		5,935	30	16	198	150	2,769	0.07%	0.06	
44 - Roof Inspection & Repair		2,987	5	1	597	454	2,390	0.23%	0.17	
45 - Skylight		2,048	30	16	68	52	956	0.03%	0.02	
46 - Skylight		1,733	30	16	58	44	809	0.02%	0.02	
LAUNDRY ROOM EXTERIORS:										
47 - Doors Replace, Entry		1,260	30	25	42	32	210	0.02%	0.01	
48 - Doors Replace, Entry		1,260	30	25	42	32	210	0.02%	0.01	
49 - Doors Replace, Ext Restroom		1,050	30	26	35	27	140	0.01%	0.01	
50 - Doors Replace, Utility		2,126	30	26	71	54	284	0.03%	0.02	
51 - Wood Siding/Trim Paint		3,624	6	5	604	459	604	0.23%	0.17	
52 - Wood Siding/Trim Repair	18%	5,116	12	5	426	324	2,984	0.16%	0.12	
LAUNDRY ROOM INTERIORS:										
53 - Doors Replace, Interior		462	30	6	15	12	370	0.01%	0.00	
54 - Restrooms Renovate		5,250	30	6	175	133	4,200	0.07%	0.05	
55 - Rooms Paint		630	8	1	79	60	551	0.03%	0.02	
LAUNDRY ROOM FLOOR COVERINGS:										
56 - Exercise Room Carpet		1,237	18	3	69	52	1,031	0.03%	0.02	
57 - Restrooms Epoxy		1,040	25	6	42	32	791	0.02%	0.01	
LAUNDRY ROOM FURNISHINGS/APPLIANCES:										
58 - Dryers		6,300	12	1	525	399	5,775	0.20%	0.15	
59 - Exercise Equipment		19,320	12	3	1,610	1,224	14,490	0.61%	0.46	
60 - Washers		6,300	12	1	525	399	5,775	0.20%	0.15	
LAUNDRY ROOM LIGHT FIXTURES:										
61 - Building Lights Exterior		1,050	25	3	42	32	924	0.02%	0.01	
62 - Building Lights Interior		1,050	30	3	35	27	945	0.01%	0.01	
LAUNDRY ROOM MECHANICAL SYSTEMS-HVAC:										
63 - Wall Heater		1,575	18	1	88	67	1,488	0.03%	0.02	
LAUNDRY ROOM MECHANICAL SYSTEMS-WATER:										
64 - Water Heater		1,575	18	1	88	67	1,488	0.03%	0.02	
LAUNDRY ROOM ROOFING SYSTEM:										
65 - BuiltUp Roof Replace		7,563	20	3	378	287	6,428	0.14%	0.11	
66 - Composite Tile Shingles		16,692	35	11	477	363	11,446	0.18%	0.14	
67 - Gutters and Downspouts		1,550	30	6	52	39	1,240	0.02%	0.01	
68 - Roof Inspection & Repair		1,007	5	2	201	153	604	0.08%	0.06	
PARTY HOUSE EXTERIORS:										
69 - Doors Replace, Entry		2,100	35	11	60	46	1,440	0.02%	0.02	
70 - Wood Siding/Trim Paint		4,536	6	3	756	575	2,268	0.29%	0.21	
71 - Wood Siding/Trim Repair	18%	4,288	12	3	357	272	3,216	0.14%	0.10	

Estimated Accrued Liability

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
PARTY HOUSE INTERIORS:										
72 - Doors Replace			1,050	25	16	42	32	378	0.02%	0.01
73 - Interior Renovation			8,112	25	16	324	247	2,920	0.12%	0.09
74 - Kitchen Renovation			8,112	25	16	324	247	2,920	0.12%	0.09
75 - Restrooms Renovate			10,500	30	21	350	266	3,150	0.13%	0.10
PARTY HOUSE FLOOR COVERINGS:										
76 - Party House Carpet			5,133	18	3	285	217	4,278	0.11%	0.08
77 - Party House Laminate			11,550	18	9	642	488	5,775	0.24%	0.18
PARTY HOUSE FURNISHINGS/APPLIANCES:										
78 - Kitchen Appliances			3,780	18	9	210	160	1,890	0.08%	0.06
79 - Furnishings			10,500	16	7	656	499	5,906	0.25%	0.19
80 - Window Coverings			3,675	15	6	245	186	2,205	0.09%	0.07
PARTY HOUSE LIGHT FIXTURES:										
81 - Building Lights Exterior			1,575	25	6	63	48	1,197	0.02%	0.02
82 - Building Lights Interior			1,050	30	21	35	27	315	0.01%	0.01
PARTY HOUSE MECHANICAL SYSTEMS-HVAC:										
83 - Forced Air Furnace			4,200	18	21	233	177	0	0.09%	0.07
PARTY HOUSE MECHANICAL SYSTEMS-WATER:										
84 - Water Heater			893	18	1	50	38	843	0.02%	0.01
PARTY HOUSE ROOFING SYSTEM:										
85 - Composition Shingles			27,027	30	6	901	685	21,622	0.34%	0.26
86 - Gutters and Downspouts			4,082	30	19	136	103	1,497	0.05%	0.04
87 - Roof Inspection & Repair			1,364	5	1	273	207	1,091	0.10%	0.08
POOL:										
88 - Chlorinator			473	5	2	95	72	284	0.04%	0.03
89 - Coping			5,040	30	3	168	128	4,536	0.06%	0.05
90 - Cover			5,775	5	4	1,155	878	1,155	0.44%	0.33
91 - Pool Filter			2,100	10	1	210	160	1,890	0.08%	0.06
92 - Pool Heater			5,040	12	3	420	319	3,780	0.16%	0.12
93 - Pool Pumps			1,260	6	5	210	160	210	0.08%	0.06
94 - Pool Pumps			1,260	6	5	210	160	210	0.08%	0.06
95 - Pool Resurface			78,120	20	3	3,906	2,969	66,402	1.48%	1.11
96 - Pool ReSplatter			6,115	5	1	1,223	930	4,892	0.46%	0.35
97 - Pool Sweep			3,675	8	5	459	349	1,378	0.17%	0.13
98 - Pool Umbrella			896	10	2	90	68	717	0.03%	0.03
SPA:										
99 - Chlorinator			473	5	2	95	72	284	0.04%	0.03
100 - Coping			1,680	30	3	56	43	1,512	0.02%	0.02
101 - Spa Filter			2,100	10	4	210	160	1,260	0.08%	0.06
102 - Spa Heater			5,250	12	6	438	333	2,625	0.17%	0.12
103 - Spa Pumps			1,260	6	2	210	160	840	0.08%	0.06
104 - Spa Pumps			1,260	6	4	210	160	420	0.08%	0.06
105 - Spa Resurface			4,489	10	3	449	341	3,142	0.17%	0.13
106 - Solar System			53,550	20	1	2,678	2,035	50,873	1.01%	0.76

Estimated Accrued Liability

RESERVE COMPONENTS	Inflation Factor	Current		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	5.0%	Repair %	Repair/Replace Cost	Usfl Life	Rmng Life					
POOL BLDG EXTERIORS:										
107 - Doors Replace, Entry			1,418	35	11	41	31	972	0.02%	0.01
108 - Doors Replace, Equipment			1,785	30	6	60	45	1,428	0.02%	0.02
109 - Doors Replace, Utility			3,570	30	6	119	90	2,856	0.04%	0.03
110 - Lake Retaining Wall			1,575	15	5	105	80	1,050	0.04%	0.03
111 - Masonry Walls Repair	10%		4,515	30	8	151	114	3,311	0.06%	0.04
112 - Pool Gate Repair			2,625	10	6	263	200	1,050	0.10%	0.07
113 - Pool Metal Picket Paint			1,229	5	1	246	187	984	0.09%	0.07
114 - Pool Metal Picket Repair	30%		2,552	15	6	170	129	1,531	0.06%	0.05
115 - Pool Painted Wood Repair	30%		1,134	15	1	76	57	1,058	0.03%	0.02
116 - Pool Stone/Glass Repair	30%		1,418	15	1	95	72	1,323	0.04%	0.03
117 - Wood Siding/Trim Paint			2,856	6	1	476	362	2,380	0.18%	0.14
118 - Wood Siding/Trim Repair	18%		2,700	12	1	225	171	2,475	0.09%	0.06
POOL BLDG INTERIORS:										
119 - Doors Replace, Interior			1,470	30	6	49	37	1,176	0.02%	0.01
120 - Restrooms Renovate			10,500	30	6	350	266	8,400	0.13%	0.10
121 - Saunas Heater Replc			5,250	30	22	175	133	1,400	0.07%	0.05
122 - Saunas Heater Replc			5,250	30	25	175	133	875	0.07%	0.05
123 - Saunas Renovate			3,885	25	6	155	118	2,953	0.06%	0.04
124 - Showers Renovate			8,400	30	20	280	213	2,800	0.11%	0.08
POOL BLDG FLOOR COVERINGS:										
125 - Restrooms Linoleum			4,778	30	6	159	121	3,822	0.06%	0.05
126 - Shower Mats			2,688	12	2	224	170	2,240	0.08%	0.06
POOL BLDG LIGHT FIXTURES:										
127 - Building Lights			2,310	25	3	92	70	2,033	0.03%	0.03
POOL BLDG MECHANICAL SYSTEMS-HVAC:										
128 - Wall Furnace			3,150	18	3	175	133	2,625	0.07%	0.05
POOL BLDG MECHANICAL SYSTEMS-WATER:										
129 - Water Heater			1,995	25	14	80	61	878	0.03%	0.02
POOL BLDG ROOFING SYSTEM:										
130 - BuiltUp Roof Replace			1,260	20	11	63	48	567	0.02%	0.02
131 - Composition Shingles			12,786	30	21	426	324	3,836	0.16%	0.12
132 - Gutters and Downspouts			2,570	30	18	86	65	1,028	0.03%	0.02
133 - Roof Inspection & Repair			696	5	1	139	106	557	0.05%	0.04
SHUFFLEBOARD ROOM EXTERIORS:										
134 - Doors Replace, Entry			3,071	35	9	88	67	2,282	0.03%	0.02
135 - Doors Replace, Utility			945	30	9	32	24	662	0.01%	0.01
136 - Wood Siding/Trim Paint			4,578	8	3	572	435	2,861	0.22%	0.16
137 - Wood Siding/Trim Repair	18%		6,800	16	3	425	323	5,525	0.16%	0.12
SHUFFLEBOARD ROOM LIGHT FIXTURES:										
138 - Building Lights			1,313	25	6	53	40	998	0.02%	0.01
SHUFFLEBOARD ROOM ROOFING SYSTEM:										
139 - Composition Shingles			24,108	30	26	804	611	3,214	0.30%	0.23
140 - Gutters and Downspouts			1,922	30	2	64	49	1,793	0.02%	0.02

Estimated Accrued Liability

RESERVE COMPONENTS	Inflation Factor	5.0%	Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life					
141 - Roof Inspection & Repair		1,521	5	1	304	231	1,217	0.11%	0.09
142 - Skylights		8,400	30	3	280	213	7,560	0.11%	0.08
FENCING/BRIDGES/WALLS:									
143 - Bridge 1 Repair/Replc		42,832	20	20	2,142	1,628	0	0.81%	0.61
144 - Bridge 2 Repair/Replc		44,100	20	16	2,205	1,676	8,820	0.83%	0.63
145 - Bridge Lighting		5,060	30	21	169	128	1,518	0.06%	0.05
146 - Chain Link Repairs	10%	8,085	30	1	270	205	7,816	0.10%	0.08
147 - Chain Link Repairs w/slots	10%	3,407	30	1	114	86	3,294	0.04%	0.03
148 - Clubhouse Railing Paint		1,195	5	1	239	182	956	0.09%	0.07
149 - Clubhouse Railing Repair	25%	2,067	15	5	138	105	1,378	0.05%	0.04
150 - Wood Fencing Replace		152,397	16	7	9,525	7,241	85,723	3.60%	2.71
151 - Wood Retaining Wall		40,282	25	7	1,611	1,225	29,003	0.61%	0.46
GATES/ PEDESTRIAN:									
152 - Gate Repair		1,575	5	1	315	239	1,260	0.12%	0.09
153 - Gate Security Hdwr Repair		5,250	5	1	1,050	798	4,200	0.40%	0.30
LANDSCAPING:									
154 - Backflow Devices Replace		1,680	15	1	112	85	1,568	0.04%	0.03
155 - Drainage Repairs		10,500	15	6	700	532	6,300	0.26%	0.20
156 - Irrigation Renovation		21,000	14	5	1,500	1,140	13,500	0.57%	0.43
157 - Irrigation Timers		3,780	15	1	252	192	3,528	0.10%	0.07
158 - Plant Renovation		42,000	3	1	14,000	10,643	28,000	5.29%	3.98
159 - Tree Trimming		21,000	3	1	7,000	5,321	14,000	2.65%	1.99
160 - Upper Stream Renovation		32,760	15	3	2,184	1,660	26,208	0.83%	0.62
LAKES/WATER:									
161 - Fountains		1,907	12	3	159	121	1,430	0.06%	0.05
162 - Fountains		7,627	12	3	636	483	5,720	0.24%	0.18
163 - Gen Purpose Pumps Replace		872	12	1	73	55	799	0.03%	0.02
164 - Pumps Replace		3,150	12	3	263	200	2,363	0.10%	0.07
165 - Pumps Replace		578	12	3	48	37	433	0.02%	0.01
166 - Pumps Replace		2,888	12	3	241	183	2,166	0.09%	0.07
167 - Waterfall Pump		546	22	11	25	19	273	0.01%	0.01
168 - Water Valve		131	22	2	6	5	119	0.00%	0.00
169 - Wells Refurbish		13,440	22	3	611	464	11,607	0.23%	0.17
LIGHTING, COMMUNITY:									
170 - Street lights		40,425	5	5	8,085	6,146	0	3.06%	2.30
171 - Street lights	30%	55,566	25	3	2,223	1,690	48,898	0.84%	0.63
172 - Street lights		31,500	25	3	1,260	958	27,720	0.48%	0.36
PAVED SURFACES-Section 1:									
173 - Asphalt Repair/Overlay		2,123,100	30	30	70,770	53,798	0	26.75%	20.10
174 - Asphalt Repairs		315,000	15	15	21,000	15,964	0	7.94%	5.97
175 - Asphalt Seal/Stripe		202,200	5	5	40,440	30,742	0	15.29%	11.49
PAVED SURFACES:									
176 - Clubhse Concrete Patio Rep		75,600	20	1	3,780	2,873	71,820	1.43%	1.07

Estimated Accrued Liability

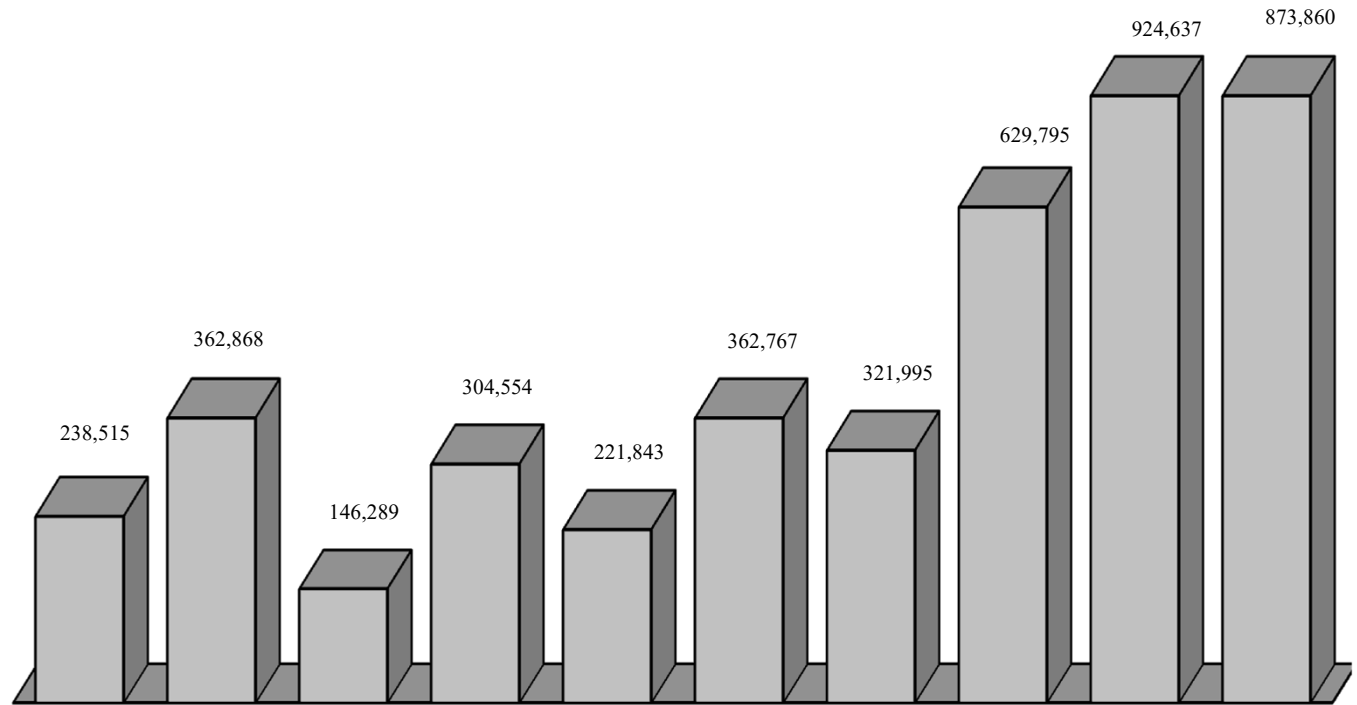
RESERVE COMPONENTS	Inflation Factor		Current		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	Repair %	5.0%	Repair/Replace Cost	Usfl Life	Rmng Life						
177 - Concrete DrainDitch Repairs			52,500	15	1	3,500	2,661	49,000	1.32%	0.99	
178 - Concrete Walk/Pad Repairs			4,200	7	1	600	456	3,600	0.23%	0.17	
179 - Lake Path repair			58,027	20	2	2,901	2,206	52,224	1.10%	0.82	

Estimated Accrued Liability

RESERVE COMPONENTS	5.0%		Estimated		SL Annual Liability	CF Annual Liability	Accrued Liability	Proration Percentage	PUPM Funding
	Repair %	Current Repair/Replace Cost	Usfl Life	Rmng Life					
SIGNAGE & MISCELLANEOUS:									
180 - Bicycle Rack		344	30	20	11	9	115	0.00%	0.00
181 - Gazebo		2,678	30	25	89	68	446	0.03%	0.03
182 - ID Sign Repair/Replace		12,600	18	9	700	532	6,300	0.26%	0.20
183 - Maibox Post & Tube Replace		11,708	30	11	390	297	7,415	0.15%	0.11
184 - Putting Green		16,905	30	9	564	428	11,834	0.21%	0.16
185 - Secuirty Cameras		2,783	16	14	174	132	348	0.07%	0.05
186 - Entrance street light		1,391	16	14	87	66	174	0.03%	0.02
UTILITIES:									
187 - Backflow Regulator		10,815	10	8	1,082	822	2,163	0.41%	0.31
188 - Sewer Line Repair/Replace		52,500	15	13	3,500	2,661	7,000	1.32%	0.99
189 - Water Line Repair/Replace		10,815	30	28	361	274	721	0.14%	0.10
190 - Wells Pumps #5		10,815	30	19	361	274	3,966	0.14%	0.10
191 - Wells Pumps #6		10,815	6	1	1,803	1,370	9,013	0.68%	0.51
192 - Wells Refurbish		10,815	30	21	361	274	3,245	0.14%	0.10
VEHICLES:									
193 - Golf Cart		8,400	7	2	1,200	912	6,000	0.45%	0.34
194 - Golf Cart		4,200	7	2	600	456	3,000	0.23%	0.17
195 - Mule, Kawasaki		2,935	8	5	367	279	1,101	0.14%	0.10
196 - Pick Up Truck		10,500	15	2	700	532	9,100	0.26%	0.20
197 - SkidSteer Tractor		42,000	20	11	2,100	1,596	18,900	0.79%	0.60
		4,515,682			264,547.57	201,105.00	1,162,046	100.0%	75.15

Recommended Funding Plan 1-10 yr

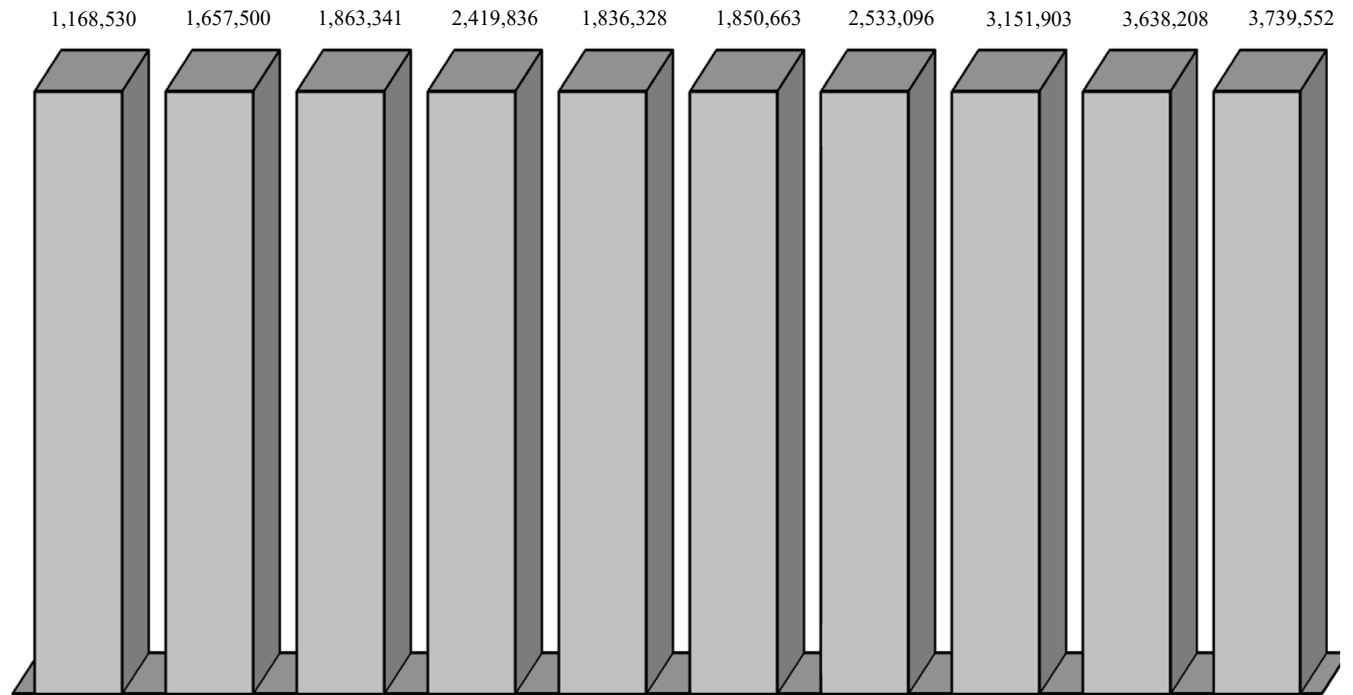
Projected Cash Balance



Fiscal Year	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
Jan 1	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Dec 31	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
BEGINNING BALANCE	378,000	238,515	362,868	146,289	304,554	221,843	362,767	321,995	629,795	924,637	
EXPENDITURES	342,127	96,351	456,782	103,297	367,900	169,958	379,753	62,201	109,749	492,041	
RESERVE CONTRIBUTION	201,105	219,204	238,933	260,437	283,876	309,425	337,273	367,628	400,714	436,779	
Per Unit Per Month (223 units)	75.15	81.91	89.29	97.32	106.08	115.63	126.04	137.38	149.74	163.22	
Percentage Increase to Reserves	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	
INTEREST	0.5%	1,537	1,500	1,270	1,124	1,313	1,458	1,708	2,374	3,876	4,485
ENDING BALANCE	238,515	362,868	146,289	304,554	221,843	362,767	321,995	629,795	924,637	873,860	

Recommended Funding Plan 11-20 yr

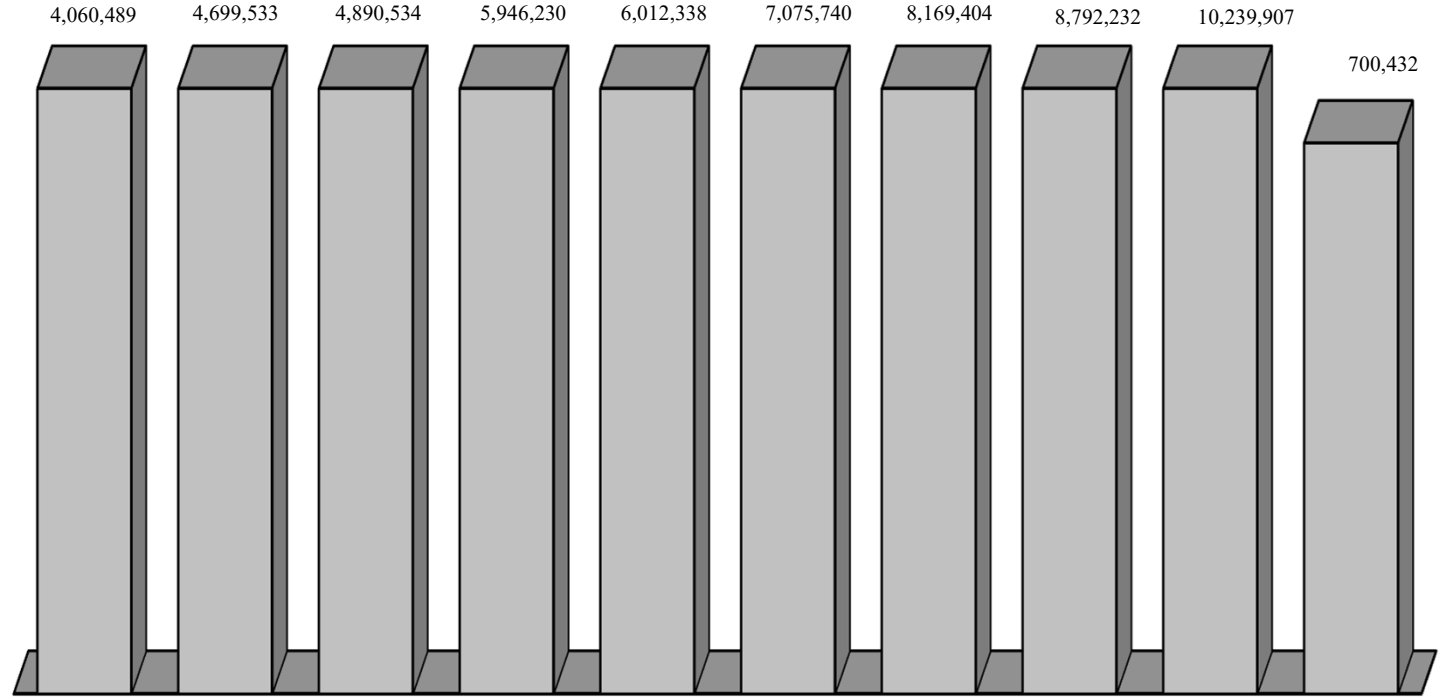
Projected Cash Balance



Fiscal Year	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	
Jan 1	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
Dec 31	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
BEGINNING BALANCE	873,860	1,168,530	1,657,500	1,863,341	2,419,836	1,836,328	1,850,663	2,533,096	3,151,903	3,638,208	
EXPENDITURES	179,960	22,830	345,548	37,490	1,221,174	668,940	53,137	174,355	368,036	817,270	
RESERVE CONTRIBUTION	469,537	504,752	542,609	583,304	627,052	674,081	724,637	778,985	837,409	900,214	
Per Unit Per Month (223 units)	175.46	188.62	202.77	217.98	234.32	251.90	270.79	291.10	312.93	336.40	
Percentage Increase to Reserves	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	
Percentage Increase to Total Assessment	13.0	12.4	11.8	11.4	11.0	10.6	10.3	10.1	9.8	9.6	
INTEREST	0.5%	5,093	7,047	8,780	10,681	10,614	9,194	10,932	14,177	16,933	18,398
ENDING BALANCE	1,168,530	1,657,500	1,863,341	2,419,836	1,836,328	1,850,663	2,533,096	3,151,903	3,638,208	3,739,552	

Recommended Funding Plan 21-30 yr

Projected Cash Balance



	Fiscal Year	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
	Jan 1	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
	Dec 31	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
BEGINNING BALANCE		3,739,552	4,060,489	4,699,533	4,890,534	5,946,230	6,012,338	7,075,740	8,169,404	8,792,232	10,239,907
EXPENDITURES		652,741	394,282	905,085	107,828	1,168,404	246,208	297,944	854,275	120,681	11,178,905
RESERVE CONTRIBUTION		954,227	1,011,481	1,072,170	1,136,500	1,204,690	1,276,971	1,353,590	1,434,805	1,520,893	1,612,147
Per Unit Per Month (223 units)		356.59	377.98	400.66	424.70	450.18	477.19	505.83	536.18	568.35	602.45
Percentage Increase to Reserves		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
INTEREST	0.5%	19,451	21,845	23,915	27,024	29,822	32,639	38,018	42,298	47,462	27,283
ENDING BALANCE		4,060,489	4,699,533	4,890,534	5,946,230	6,012,338	7,075,740	8,169,404	8,792,232	10,239,907	700,432

SUMMARY & RECOMMENDATIONS

The funding for this study has a threshold margin of 10%. This means that the projected ending reserve fund balance for each fiscal year is at least 10% of the projected expenditures for the same year. This margin provides for any unforeseen or out of the ordinary repair or replacement expense. Additionally, it can be used in subsequent years as a source of funds for reallocation of the life cycles should the aging of any components become abnormally accelerated. ***The reserve expenditures have been inflated by 5%.***

In fiscal year 2023 the annual reserve contribution will require an increase to the previous reserve contribution of \$332,100 to provide a positive cash flow in the reserve fund for the next fiscal year period. This plan also recognizes the annual reserve contribution will require additional increases as indicated on pages 38, 39 and 40 of this report in order to meet projected expenditures throughout a thirty year period. These findings are based upon the following:

2022 reserve contribution.....	\$184,500
January 1, 2023 projected reserve fund balance	\$378,000
2023 reserve contribution.....	\$201,105

DISCLOSURES

This recommended reserve plan provides adequate funds to meet projected expenditures, which does not rely on special assessments or increases in regular assessments that require a vote of the membership.

The percent funded was calculated in the following manner:

Accumulated Cash Reserves (Numerator)

Projected reserve fund balance as of January 1, 2023\$378,000

Accrued Liability (Denominator)

Estimate of the amount of cash necessary to repair, replace, restore

or maintain the association's major components as of January 1, 2023

..... \$1,162,046

PERCENT FUNDED

33%

Robert R. Cox

Date