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Heritage Ranch OA  
*Paso Robles, CA*

Capital Repair and Replacement

**RESERVE STUDY**  
Update "No-Site-Visit"



Report #: 37328-4  
Beginning: July 1, 2024  
Expires: June 30, 2025

June 13, 2024

# 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.

**R**egardless 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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Heritage Ranch OA  
Paso Robles, CA  
Level of Service: Update "No-Site-Visit"

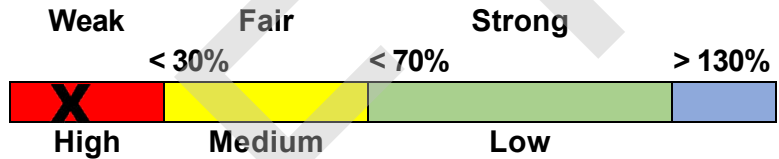
Report #: 37328-4  
# of Units: 2,091  
July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$1,370,323
Fully Funded Reserve Balance	\$12,884,911
Percent Funded	10.6 %
Recommended 2024/2025 Monthly Reserve Contribution	\$81,500
Recommended 2024/2025 Special Assessment for Reserves	\$7,527,600
Budgeted Monthly Reserve Contribution Rate	\$80,668

Reserve Fund Strength: 10.6%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	3.25 %
Annual Inflation Rate	6.00 %

This is a No-Site Visit update based on a prior Reserve Study prepared by Association Reserves for your 2023/2024 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist (RS).

Your Reserve Fund is currently at 10.6 %. Being below 30% Funded, this represents a weak Reserve position. Associations in this range have a High risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your Reserve contributions and to implement a one-time special assessment of \$7,527,600. The contributions seen here should be increased by 10% in each of the next 15 fiscal years, followed by nominal annual increases thereafter.

Your multi-year Funding Plan is designed to provide for timely execution of Reserve projects and gradually bring your association closer to the "Fully Funded" (100%) level.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Common Areas</b>				
303	Gate HVAC Units - Replace	20	1	\$12,650
304	Radar Speed Detection - Replace	10	9	\$17,500
305	IT Ancillary Equipment - Upgrade	3	2	\$25,000
305	IT Security System - Upgrade	3	2	\$35,000
305	IT Server System - Upgrade	10	9	\$42,500
321	Pole Lights - Replace	25	16	\$39,500
413	Flag Poles - Replace	30	8	\$7,350
700	Vehicle Gates - Replace	25	4	\$66,500
704	Intercoms - Replace	12	8	\$15,750
705	Barrier Arms - Replace (new)	10	8	\$3,000
705	Barrier Arms - Replace (old)	10	0	\$5,000
705	Entry/Exit Gate Operators - Replace	10	0	\$23,500
705	Gate Operators - Partial Replace	3	0	\$8,450
709	Key Pads - Replace	10	2	\$3,700
710	RFID Readers - Replace	10	2	\$5,250
810	Pig Traps - Replace	10	8	\$7,900
912	HOA Office - Refurbish	5	2	\$15,750
920	Main Gt Hs - Refurbish (interiors)	10	1	\$15,750
920	North Gt Hs - Refurbish (interiors)	10	1	\$5,250
950	Pavilion - Replace	30	0	\$30,000
1003	Irrigation Systems - Repair	10	6	\$31,500
1120	Main Gt Hs - Refurbish (exteriors)	10	4	\$13,150
1120	North Gt Hs - Refurbish (exteriors)	10	4	\$6,350
1308	Gatehouse Metal Roofs - Replace	30	11	\$13,950
1401	Road Signs - Refurbish	6	2	\$17,500
1402	Entry Monuments - Repair	15	1	\$78,500
1600	Slopes - Refurbish	25	0	\$577,500
1601	Culverts/Spillways - Repair	25	0	\$472,500
1805	Cars - Replace	15	11	\$96,500
1805	Pickup Trucks - Partial Replace	2	1	\$37,000
1807	Equipment - Partial Replace	1	0	\$3,950
1808	Trees - Trim	1	0	\$31,500
1810	Tractors - Replace	15	4	\$262,500
1910	Portable Stage - Replace	20	19	\$12,500
<b>Heritage Pool</b>				
404	Pool Furniture - Replace	7	0	\$15,750
503	Metal Fence - Replace	25	2	\$18,550

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
802	Solar Heater Panels - Replace	20	0	\$125,000
803	Water Heater - Replace	15	0	\$3,000
909	Bathrooms - Refurbish	20	6	\$31,500
915	Shower - Replace	15	1	\$3,050
920	ADA Lift - Replace	15	1	\$4,300
1115	Building Exteriors - Refurbish	10	0	\$4,900
1201	Pool Decks - Repair	6	1	\$135,000
1202	Heritage Pool - Resurface	12	7	\$60,000
1204	Pool Ancillary - Allowance	30	0	\$85,000
1207	Pool Filter - Replace	12	0	\$80,000
1210	Pool Pumps - Replace	2	0	\$3,950
1302	Metal Roofs - Replace	25	4	\$13,150
<b>Equestrian Pool</b>				
404	Pool Furniture - Replace	7	0	\$15,750
503	Metal Fence - Replace	25	2	\$10,500
802	Solar Heater Panels - Replace	20	4	\$23,500
803	Water Heater - Replace	15	2	\$5,250
909	Equestrian Bathrooms - Refurbish	20	0	\$15,750
1115	Building Exteriors - Repaint	10	0	\$4,900
1201	Pool Decks - Repair	6	0	\$7,650
1202	Equestrian Pool - Resurface	12	7	\$11,500
1207	Pool Filter - Replace	12	4	\$5,500
1210	Pool Pump - Replace	2	0	\$1,350
1303	Shingle Roofs - Replace	25	0	\$10,700
<b>Marina/Campground</b>				
404	Small Ext. Furnishings - Replace	15	4	\$15,750
503	Metal Rail - Replace	25	4	\$6,350
507	Vehicle Barriers - Replace	25	4	\$8,450
706	Barrier Arms/Operators - Replace	15	1	\$14,700
719	RV Hookup Sites - Rep./Upgrade	15	0	\$6,350
803	Water Heater - Replace	5	2	\$2,100
815	Washers/Dryers - Replace	8	0	\$4,950
909	Bathrooms/Laundry - Refurbish	20	0	\$42,000
910	Fish Station - Refurbish	10	0	\$6,350
911	Marina Kiosks - Replace	10	4	\$10,500
912	Office Trailer - Refurbish	25	0	\$250,000
1636	Barge - Repair	1	0	\$3,700
1636	Docks - Refurbish	5	0	\$52,000
1636	Docks - Replace (20 slips)	40	14	\$315,500
1636	Docks - Replace (40 slips)	40	14	\$525,500
1636	Docks - Replace (courtesy)	40	14	\$92,000
1636	Docks - Replace (party)	40	14	\$7,900

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Recreation Areas</b>				
102	Brick Walk/The Gardens - Partial Replace	10	1	\$12,000
303	Maint HVAC Units - Replace	15	3	\$13,150
303	Rec HVAC Units - Replace	15	3	\$51,500
322	Bollard Lights - Replace	15	1	\$2,600
323	Tennis Court Lights - Replace	30	2	\$44,000
404	Exterior Furnishings - Replace	15	4	\$7,350
405	Play Equipment - Replace	20	16	\$320,500
502	Chain Link Fence - Replace	25	21	\$51,500
504	Iron Fence - Replace	25	6	\$7,800
505	Metal Fence/Rails - Partial Replace	10	1	\$37,000
509	Wood/Metal Pergolas - Replace	10	0	\$6,250
908	Kitchen - Refurbish	20	0	\$43,000
909	Gateway Park Bathroom - Refurbish	20	0	\$5,250
909	Rec Bathrooms - Refurbish	20	0	\$31,500
910	Recreation Building - Refurbish	20	0	\$89,500
920	Stables - Refurbish	15	0	\$79,000
925	Livestock Center - Refurbish	5	0	\$31,500
926	Maintenance Loft - Repair	20	0	\$29,000
927	Maintenance Interiors - Refurbish	20	0	\$8,400
1120	Maintenance Bldgs - Repair	10	4	\$8,950
1120	Vinyl Siding - Replace	30	2	\$71,000
1303	Rec Shingle Roofs - Replace	25	2	\$41,000
1308	Maintenance Metal Roofs - Replace	30	0	\$91,500
1308	Rec Metal Roof - Replace	30	2	\$46,500
1308	Stables Metal Roofs - Replace	30	0	\$99,500
1604	Pickeball/Bball Cts - Repair	45	10	\$184,000
1604	Pickeball/Bball Cts - Resurface	15	10	\$42,000
1604	Tennis Courts - Repair	45	40	\$184,000
1604	Tennis Courts - Resurface	15	10	\$26,500
1700	Community Parks - Refurbish	10	4	\$10,500
<b>Roads</b>				
201	Asphalt - Overlay (Ph 1)	20	0	\$507,000
201	Asphalt - Overlay (Ph 2)	20	0	\$507,000
201	Asphalt - Overlay (Ph 3)	20	1	\$507,000
201	Asphalt - Overlay (Ph 4)	20	2	\$507,000
201	Asphalt - Overlay (Ph 5)	20	3	\$507,000
201	Asphalt - Overlay (Ph 6)	20	4	\$507,000
201	Asphalt - Overlay (Ph 7)	20	5	\$507,000
201	Asphalt - Overlay (Ph 8)	20	6	\$507,000
201	Asphalt - Overlay (Ph 9)	20	6	\$507,000
201	Asphalt - Overlay (Ph10)	20	6	\$507,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
202	Asphalt - Seal/Repair (Ph 1)	10	0	\$147,000
202	Asphalt - Seal/Repair (Ph 2)	10	0	\$147,000
202	Asphalt - Seal/Repair (Ph 3)	10	1	\$147,000
202	Asphalt - Seal/Repair (Ph 4)	10	2	\$147,000
202	Asphalt - Seal/Repair (Ph 5)	10	3	\$147,000
202	Asphalt - Seal/Repair (Ph 6)	10	4	\$147,000
202	Asphalt - Seal/Repair (Ph 7)	10	5	\$147,000
202	Asphalt - Seal/Repair (Ph 8)	10	6	\$147,000
202	Asphalt - Seal/Repair (Ph 9)	10	6	\$147,000
202	Asphalt - Seal/Repair (Ph10)	10	6	\$147,000
<b>Primary Roads</b>				
201	Equestrian - Overlay	20	0	\$359,500
201	Gateway - Overlay	20	0	\$625,000
201	Heritage - Overlay	20	15	\$667,000
201	Heritage Loop - Overlay	20	1	\$748,000
202	Equestrian - Seal/Repair	7	0	\$105,000
202	Gateway - Seal/Repair	7	0	\$181,500
202	Heritage - Seal/Repair	7	2	\$194,500
202	Heritage Loop - Seal/Repair	7	1	\$216,500
<b>Parking Lots</b>				
201	Gateway Lot - Overlay	20	0	\$71,000
201	Heritage Lot - Overlay	20	1	\$9,450
201	Marina Lot - Overlay	20	2	\$451,500
201	Rec Barn Lot - Overlay	20	0	\$155,000
202	Gateway Lot - Seal/Repair	10	0	\$20,750
202	Heritage Lot - Seal/Repair	10	1	\$2,750
202	Marina Lot - Seal/Repair	10	2	\$131,500
202	Rec Barn Lot - Seal/Repair	10	0	\$45,000

**142 Total Funded Components**

Note 1: Yellow highlighted line items are expected to require attention in this initial year.



## 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

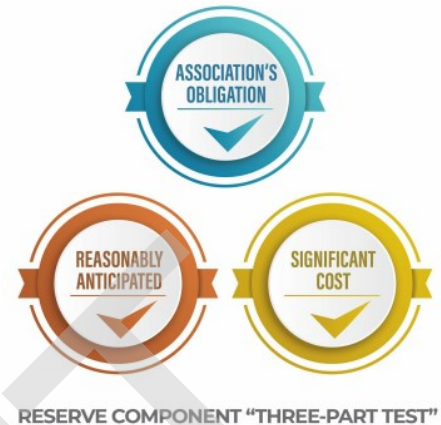


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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 three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual 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 natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



## *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 at your association 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 Expense Summary table.

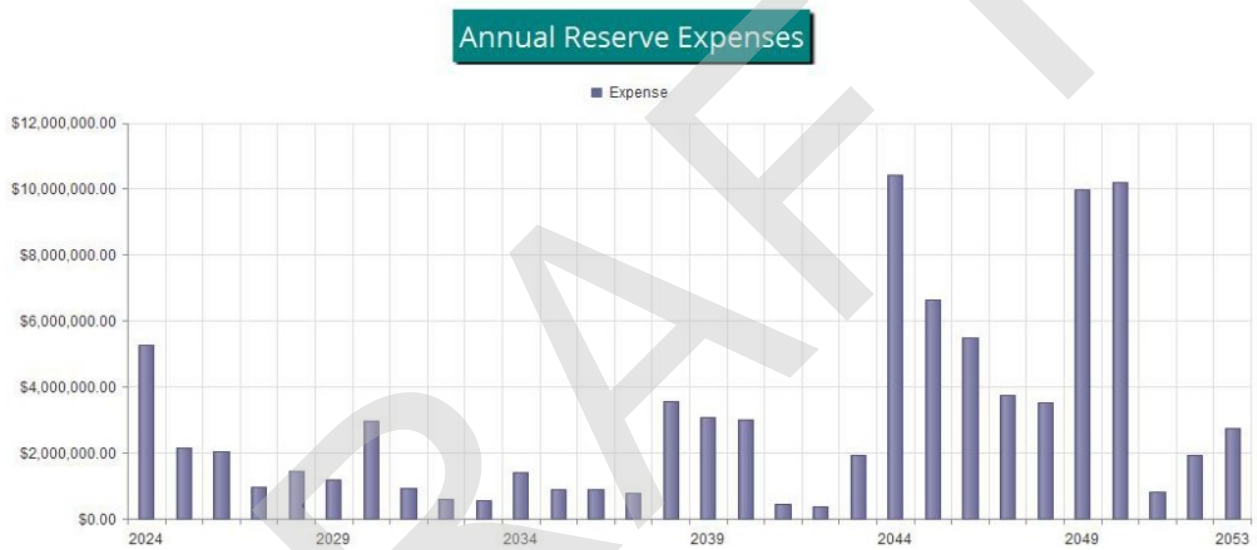


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,370,323 as-of the start of your Fiscal Year on 7/1/2024. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$12,884,911. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 10.6 % Funded.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$81,500 per month this Fiscal 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.

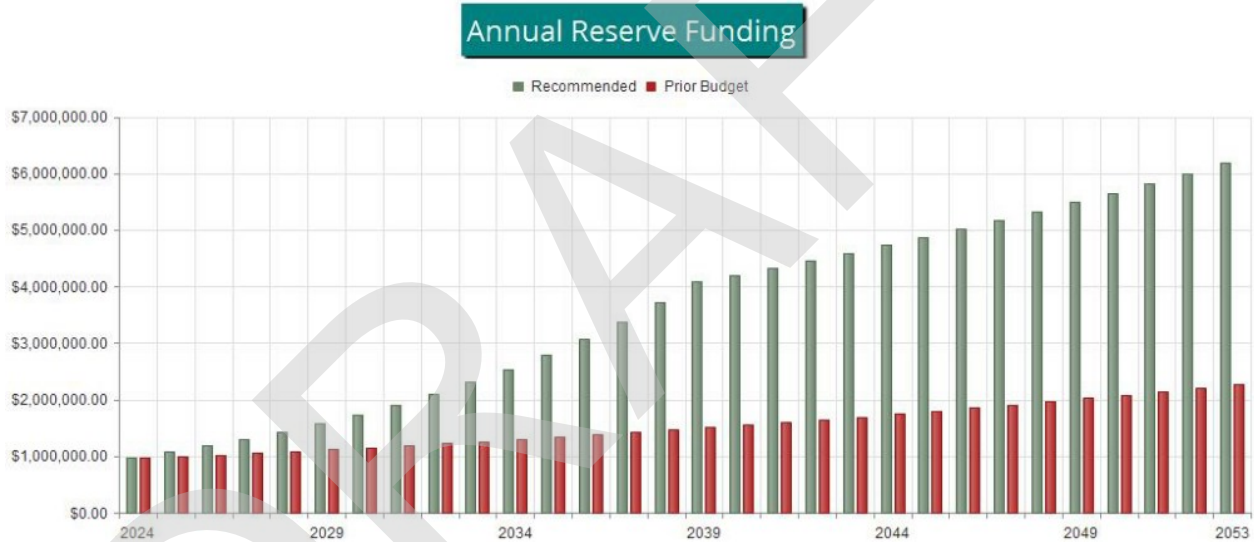


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

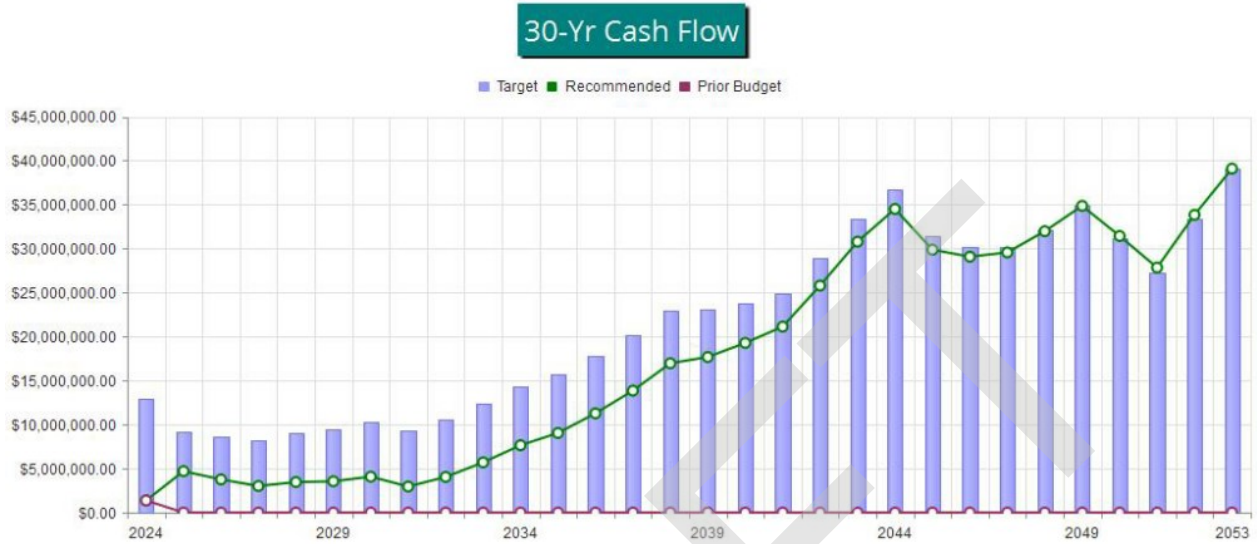


Figure 3

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.

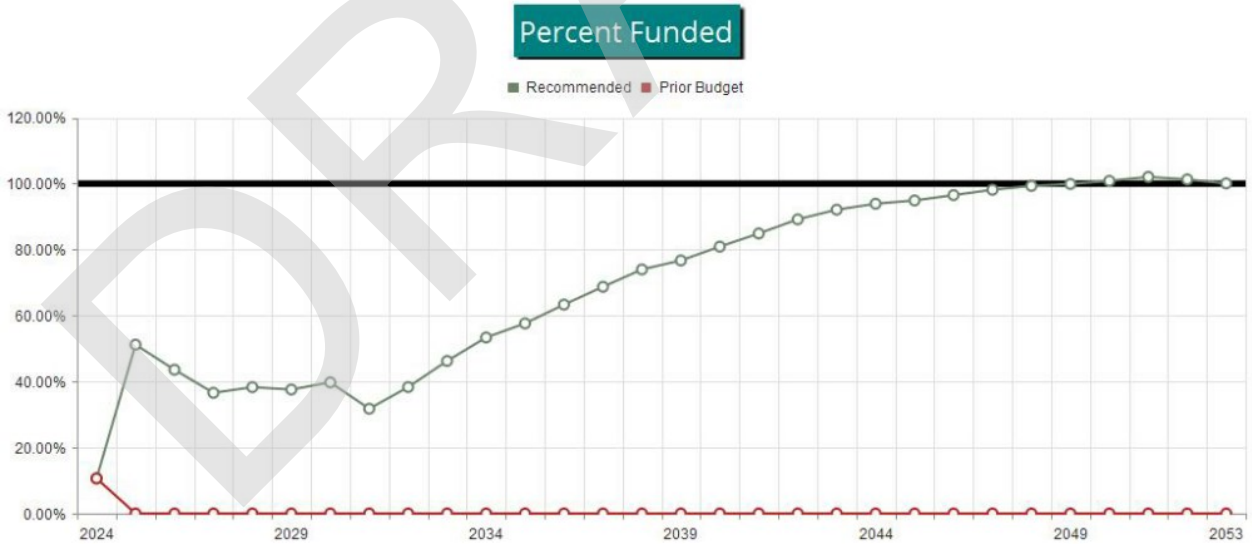


Figure 4

Executive Summary is a summary of your Reserve Components

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

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.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
<b>Common Areas</b>					
303	Gate HVAC Units - Replace	(2) Units	20	1	\$12,650
304	Radar Speed Detection - Replace	(1) Device	10	9	\$17,500
305	IT Ancillary Equipment - Upgrade	Assorted Pieces	3	2	\$25,000
305	IT Security System - Upgrade	(1) System	3	2	\$35,000
305	IT Server System - Upgrade	(1) System	10	9	\$42,500
321	Pole Lights - Replace	(13) Fixtures	25	16	\$39,500
413	Flag Poles - Replace	(3) Poles	30	8	\$7,350
700	Vehicle Gates - Replace	(7) Gates	25	4	\$66,500
704	Intercoms - Replace	(2) DKS Units	12	8	\$15,750
705	Barrier Arms - Replace (new)	(3) Arms	10	8	\$3,000
705	Barrier Arms - Replace (old)	(5) Arms	10	0	\$5,000
705	Entry/Exit Gate Operators - Replace	(8) Liftmaster	10	0	\$23,500
705	Gate Operators - Partial Replace	(2) of (15) Operators	3	0	\$8,450
709	Key Pads - Replace	(7) Units	10	2	\$3,700
710	RFID Readers - Replace	(5) Units	10	2	\$5,250
810	Pig Traps - Replace	(1) Pig Brig / (4) Traps	10	8	\$7,900
912	HOA Office - Refurbish	(1) Office Area	5	2	\$15,750
920	Main Gt Hs - Refurbish (interiors)	(1) Gatehouse	10	1	\$15,750
920	North Gt Hs - Refurbish (interiors)	(1) Gatehouse	10	1	\$5,250
950	Pavilion - Replace	(1) Pavilion	30	0	\$30,000
1003	Irrigation Systems - Repair	Assorted Units	10	6	\$31,500
1120	Main Gt Hs - Refurbish (exteriors)	(1) Gatehouse	10	4	\$13,150
1120	North Gt Hs - Refurbish (exteriors)	(1) Gatehouse	10	4	\$6,350
1308	Gatehouse Metal Roofs - Replace	Approx. 870 GSF	30	11	\$13,950
1401	Road Signs - Refurbish	(104) Signs	6	2	\$17,500
1402	Entry Monuments - Repair	(2) Structures	15	1	\$78,500
1600	Slopes - Refurbish	Extensive GSF	25	0	\$577,500
1601	Culverts/Spillways - Repair	Extensive GSF	25	0	\$472,500
1805	Cars - Replace	(3) Ford Fusion Hybrid SE	15	11	\$96,500
1805	Pickup Trucks - Partial Replace	(1) of (10) Trucks	2	1	\$37,000
1807	Equipment - Partial Replace	Assorted Fixtures	1	0	\$3,950
1808	Trees - Trim	Extensive GSF	1	0	\$31,500
1810	Tractors - Replace	(5) Assorted Tractors	15	4	\$262,500
1910	Portable Stage - Replace	(1) Unit	20	19	\$12,500
<b>Heritage Pool</b>					
404	Pool Furniture - Replace	Assorted Pieces	7	0	\$15,750
503	Metal Fence - Replace	Approx. 375 LF	25	2	\$18,550
802	Solar Heater Panels - Replace	Assorted Panels	20	0	\$125,000
803	Water Heater - Replace	(1) A.O. Smith	15	0	\$3,000
909	Bathrooms - Refurbish	(4) Bathrooms	20	6	\$31,500
915	Shower - Replace	(1) System	15	1	\$3,050
920	ADA Lift - Replace	(1) Unit	15	1	\$4,300
1115	Building Exteriors - Refurbish	Minimal GSF	10	0	\$4,900
1201	Pool Decks - Repair	Approx. 7,400 GSF	6	1	\$135,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1202	Heritage Pool - Resurface	(1) Pool 3,200 GSF	12	7	\$60,000
1204	Pool Ancillary - Allowance	Assorted Fixtures	30	0	\$85,000
1207	Pool Filter - Replace	(1) Whisper Sand Filter	12	0	\$80,000
1210	Pool Pumps - Replace	(3) Pumps	2	0	\$3,950
1302	Metal Roofs - Replace	Minimal GSF	25	4	\$13,150
<b>Equestrian Pool</b>					
404	Pool Furniture - Replace	Assorted Pieces	7	0	\$15,750
503	Metal Fence - Replace	Minimal LF	25	2	\$10,500
802	Solar Heater Panels - Replace	Assorted Panels	20	4	\$23,500
803	Water Heater - Replace	(1) A.O. Smith	15	2	\$5,250
909	Equestrian Bathrooms - Refurbish	(2) 11x16 Bathrooms	20	0	\$15,750
1115	Building Exteriors - Repaint	Approx. 2,040 GSF	10	0	\$4,900
1201	Pool Decks - Repair	Approx. 2,700 GSF	6	0	\$7,650
1202	Equestrian Pool - Resurface	(1) Pool 14x40	12	7	\$11,500
1207	Pool Filter - Replace	(1) Pentair Sand Filter	12	4	\$5,500
1210	Pool Pump - Replace	(1) Pump	2	0	\$1,350
1303	Shingle Roofs - Replace	Approx. 1,270 GSF	25	0	\$10,700
<b>Marina/Campground</b>					
404	Small Ext. Furnishings - Replace	Benches, Trash, etc...	15	4	\$15,750
503	Metal Rail - Replace	Approx. 141 LF	25	4	\$6,350
507	Vehicle Barriers - Replace	(1) 15' ; 120 LF Chain	25	4	\$8,450
706	Barrier Arms/Operators - Replace	(2) Systems	15	1	\$14,700
719	RV Hookup Sites - Rep./Upgrade	(14) Sites	15	0	\$6,350
803	Water Heater - Replace	(1) Unit	5	2	\$2,100
815	Washers/Dryers - Replace	(4) Units	8	0	\$4,950
909	Bathrooms/Laundry - Refurbish	(4) Bathrooms/(1) Laundry	20	0	\$42,000
910	Fish Station - Refurbish	(1) 20x12	10	0	\$6,350
911	Marina Kiosks - Replace	(2) Structures	10	4	\$10,500
912	Office Trailer - Refurbish	Minimal GSF	25	0	\$250,000
1636	Barge - Repair	Extensive GSF	1	0	\$3,700
1636	Docks - Refurbish	Assorted Docks	5	0	\$52,000
1636	Docks - Replace (20 slips)	(1) Dock	40	14	\$315,500
1636	Docks - Replace (40 slips)	(2) Docks	40	14	\$525,500
1636	Docks - Replace (courtesy)	(1) Dock	40	14	\$92,000
1636	Docks - Replace (party)	(2) Docks	40	14	\$7,900
<b>Recreation Areas</b>					
102	Brick Walk/The Gardens - Partial Replace	Approx. 2,900 GSF	10	1	\$12,000
303	Maint HVAC Units - Replace	Assorted Units	15	3	\$13,150
303	Rec HVAC Units - Replace	(7) Assorted Units	15	3	\$51,500
322	Bollard Lights - Replace	(2) Fixtures	15	1	\$2,600
323	Tennis Court Lights - Replace	(12) Fixtures	30	2	\$44,000
404	Exterior Furnishings - Replace	Benches, Trash, etc...	15	4	\$7,350
405	Play Equipment - Replace	(13) Assorted Pieces	20	16	\$320,500
502	Chain Link Fence - Replace	Approx. 1,350 LF	25	21	\$51,500
504	Iron Fence - Replace	Approx. 160 LF	25	6	\$7,800
505	Metal Fence/Rails - Partial Replace	20% of Approx. 3,290 LF	10	1	\$37,000
509	Wood/Metal Pergolas - Replace	(4) Structures	10	0	\$6,250
908	Kitchen - Refurbish	(1) Kitchen	20	0	\$43,000
909	Gateway Park Bathroom - Refurbish	(1) Bathroom	20	0	\$5,250

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
909	Rec Bathrooms - Refurbish	(2) Bathrooms	20	0	\$31,500
910	Recreation Building - Refurbish	(1) Building	20	0	\$89,500
920	Stables - Refurbish	Assorted Stables	15	0	\$79,000
925	Livestock Center - Refurbish	Extensive GSF	5	0	\$31,500
926	Maintenance Loft - Repair	(1) Area	20	0	\$29,000
927	Maintenance Interiors - Refurbish	Minimal GSF	20	0	\$8,400
1120	Maintenance Bldgs - Repair	Minimal GSF	10	4	\$8,950
1120	Vinyl Siding - Replace	Approx. 4,600 GSF	30	2	\$71,000
1303	Rec Shingle Roofs - Replace	Approx. 4,890 GSF	25	2	\$41,000
1308	Maintenance Metal Roofs - Replace	Approx. 5,800 GSF	30	0	\$91,500
1308	Rec Metal Roof - Replace	Approx. 2,900 GSF	30	2	\$46,500
1308	Stables Metal Roofs - Replace	Approx. 6,300 GSF	30	0	\$99,500
1604	Pickeball/Bball Cts - Repair	(4) Courts	45	10	\$184,000
1604	Pickeball/Bball Cts - Resurface	(4) Courts	15	10	\$42,000
1604	Tennis Courts - Repair	(2) Courts	45	40	\$184,000
1604	Tennis Courts - Resurface	(2) Courts	15	10	\$26,500
1700	Community Parks - Refurbish	Extensive GSF	10	4	\$10,500
<b>Roads</b>					
201	Asphalt - Overlay (Ph 1)	1/10 Approx 1,930,400 GSF	20	0	\$507,000
201	Asphalt - Overlay (Ph 2)	1/10 Approx 1,930,400 GSF	20	0	\$507,000
201	Asphalt - Overlay (Ph 3)	1/10 Approx 1,930,400 GSF	20	1	\$507,000
201	Asphalt - Overlay (Ph 4)	1/10 Approx 1,930,400 GSF	20	2	\$507,000
201	Asphalt - Overlay (Ph 5)	1/10 Approx 1,930,400 GSF	20	3	\$507,000
201	Asphalt - Overlay (Ph 6)	1/10 Approx 1,930,400 GSF	20	4	\$507,000
201	Asphalt - Overlay (Ph 7)	1/10 Approx 1,930,400 GSF	20	5	\$507,000
201	Asphalt - Overlay (Ph 8)	1/10 Approx 1,930,400 GSF	20	6	\$507,000
201	Asphalt - Overlay (Ph 9)	1/10 Approx 1,930,400 GSF	20	6	\$507,000
201	Asphalt - Overlay (Ph10)	1/10 Approx 1,930,400 GSF	20	6	\$507,000
202	Asphalt - Seal/Repair (Ph 1)	1/10 Approx 1,930,400 GSF	10	0	\$147,000
202	Asphalt - Seal/Repair (Ph 2)	1/10 Approx 1,930,400 GSF	10	0	\$147,000
202	Asphalt - Seal/Repair (Ph 3)	1/10 Approx 1,930,400 GSF	10	1	\$147,000
202	Asphalt - Seal/Repair (Ph 4)	1/10 Approx 1,930,400 GSF	10	2	\$147,000
202	Asphalt - Seal/Repair (Ph 5)	1/10 Approx 1,930,400 GSF	10	3	\$147,000
202	Asphalt - Seal/Repair (Ph 6)	1/10 Approx 1,930,400 GSF	10	4	\$147,000
202	Asphalt - Seal/Repair (Ph 7)	1/10 Approx 1,930,400 GSF	10	5	\$147,000
202	Asphalt - Seal/Repair (Ph 8)	1/10 Approx 1,930,400 GSF	10	6	\$147,000
202	Asphalt - Seal/Repair (Ph 9)	1/10 Approx 1,930,400 GSF	10	6	\$147,000
202	Asphalt - Seal/Repair (Ph10)	1/10 Approx 1,930,400 GSF	10	6	\$147,000
<b>Primary Roads</b>					
201	Equestrian - Overlay	Approx 137,000 GSF	20	0	\$359,500
201	Gateway - Overlay	Approx 238,000 GSF	20	0	\$625,000
201	Heritage - Overlay	Approx 256,000 GSF	20	15	\$667,000
201	Heritage Loop - Overlay	Approx 285,000 GSF	20	1	\$748,000
202	Equestrian - Seal/Repair	Approx 137,000 GSF	7	0	\$105,000
202	Gateway - Seal/Repair	Approx 238,000 GSF	7	0	\$181,500
202	Heritage - Seal/Repair	Approx 256,000 GSF	7	2	\$194,500
202	Heritage Loop - Seal/Repair	Approx 285,000 GSF	7	1	\$216,500
<b>Parking Lots</b>					
201	Gateway Lot - Overlay	Approx 27,000 GSF	20	0	\$71,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
201	Heritage Lot - Overlay	Approx 3,600 GSF	20	1	\$9,450
201	Marina Lot - Overlay	Approx 172,000 GSF	20	2	\$451,500
201	Rec Barn Lot - Overlay	Approx 59,000 GSF	20	0	\$155,000
202	Gateway Lot - Seal/Repair	Approx 27,000 GSF	10	0	\$20,750
202	Heritage Lot - Seal/Repair	Approx 3,600 GSF	10	1	\$2,750
202	Marina Lot - Seal/Repair	Approx 172,000 GSF	10	2	\$131,500
202	Rec Barn Lot - Seal/Repair	Approx 59,000 GSF	10	0	\$45,000
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142	Total Funded Components				

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#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Common Areas</b>								
303	Gate HVAC Units - Replace	\$12,650	X	19	/	20	=	\$12,018
304	Radar Speed Detection - Replace	\$17,500	X	1	/	10	=	\$1,750
305	IT Ancillary Equipment - Upgrade	\$25,000	X	1	/	3	=	\$8,333
305	IT Security System - Upgrade	\$35,000	X	1	/	3	=	\$11,667
305	IT Server System - Upgrade	\$42,500	X	1	/	10	=	\$4,250
321	Pole Lights - Replace	\$39,500	X	9	/	25	=	\$14,220
413	Flag Poles - Replace	\$7,350	X	22	/	30	=	\$5,390
700	Vehicle Gates - Replace	\$66,500	X	21	/	25	=	\$55,860
704	Intercoms - Replace	\$15,750	X	4	/	12	=	\$5,250
705	Barrier Arms - Replace (new)	\$3,000	X	2	/	10	=	\$600
705	Barrier Arms - Replace (old)	\$5,000	X	10	/	10	=	\$5,000
705	Entry/Exit Gate Operators - Replace	\$23,500	X	10	/	10	=	\$23,500
705	Gate Operators - Partial Replace	\$8,450	X	3	/	3	=	\$8,450
709	Key Pads - Replace	\$3,700	X	8	/	10	=	\$2,960
710	RFID Readers - Replace	\$5,250	X	8	/	10	=	\$4,200
810	Pig Traps - Replace	\$7,900	X	2	/	10	=	\$1,580
912	HOA Office - Refurbish	\$15,750	X	3	/	5	=	\$9,450
920	Main Gt Hs - Refurbish (interiors)	\$15,750	X	9	/	10	=	\$14,175
920	North Gt Hs - Refurbish (interiors)	\$5,250	X	9	/	10	=	\$4,725
950	Pavilion - Replace	\$30,000	X	30	/	30	=	\$30,000
1003	Irrigation Systems - Repair	\$31,500	X	4	/	10	=	\$12,600
1120	Main Gt Hs - Refurbish (exteriors)	\$13,150	X	6	/	10	=	\$7,890
1120	North Gt Hs - Refurbish (exteriors)	\$6,350	X	6	/	10	=	\$3,810
1308	Gatehouse Metal Roofs - Replace	\$13,950	X	19	/	30	=	\$8,835
1401	Road Signs - Refurbish	\$17,500	X	4	/	6	=	\$11,667
1402	Entry Monuments - Repair	\$78,500	X	14	/	15	=	\$73,267
1600	Slopes - Refurbish	\$577,500	X	25	/	25	=	\$577,500
1601	Culverts/Spillways - Repair	\$472,500	X	25	/	25	=	\$472,500
1805	Cars - Replace	\$96,500	X	4	/	15	=	\$25,733
1805	Pickup Trucks - Partial Replace	\$37,000	X	1	/	2	=	\$18,500
1807	Equipment - Partial Replace	\$3,950	X	1	/	1	=	\$3,950
1808	Trees - Trim	\$31,500	X	1	/	1	=	\$31,500
1810	Tractors - Replace	\$262,500	X	11	/	15	=	\$192,500
1910	Portable Stage - Replace	\$12,500	X	1	/	20	=	\$625
<b>Heritage Pool</b>								
404	Pool Furniture - Replace	\$15,750	X	7	/	7	=	\$15,750
503	Metal Fence - Replace	\$18,550	X	23	/	25	=	\$17,066
802	Solar Heater Panels - Replace	\$125,000	X	20	/	20	=	\$125,000
803	Water Heater - Replace	\$3,000	X	15	/	15	=	\$3,000
909	Bathrooms - Refurbish	\$31,500	X	14	/	20	=	\$22,050
915	Shower - Replace	\$3,050	X	14	/	15	=	\$2,847
920	ADA Lift - Replace	\$4,300	X	14	/	15	=	\$4,013
1115	Building Exteriors - Refurbish	\$4,900	X	10	/	10	=	\$4,900
1201	Pool Decks - Repair	\$135,000	X	5	/	6	=	\$112,500

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1202	Heritage Pool - Resurface	\$60,000	X	5	/	12	=	\$25,000
1204	Pool Ancillary - Allowance	\$85,000	X	30	/	30	=	\$85,000
1207	Pool Filter - Replace	\$80,000	X	12	/	12	=	\$80,000
1210	Pool Pumps - Replace	\$3,950	X	2	/	2	=	\$3,950
1302	Metal Roofs - Replace	\$13,150	X	21	/	25	=	\$11,046
<b>Equestrian Pool</b>								
404	Pool Furniture - Replace	\$15,750	X	7	/	7	=	\$15,750
503	Metal Fence - Replace	\$10,500	X	23	/	25	=	\$9,660
802	Solar Heater Panels - Replace	\$23,500	X	16	/	20	=	\$18,800
803	Water Heater - Replace	\$5,250	X	13	/	15	=	\$4,550
909	Equestrian Bathrooms - Refurbish	\$15,750	X	20	/	20	=	\$15,750
1115	Building Exteriors - Repaint	\$4,900	X	10	/	10	=	\$4,900
1201	Pool Decks - Repair	\$7,650	X	6	/	6	=	\$7,650
1202	Equestrian Pool - Resurface	\$11,500	X	5	/	12	=	\$4,792
1207	Pool Filter - Replace	\$5,500	X	8	/	12	=	\$3,667
1210	Pool Pump - Replace	\$1,350	X	2	/	2	=	\$1,350
1303	Shingle Roofs - Replace	\$10,700	X	25	/	25	=	\$10,700
<b>Marina/Campground</b>								
404	Small Ext. Furnishings - Replace	\$15,750	X	11	/	15	=	\$11,550
503	Metal Rail - Replace	\$6,350	X	21	/	25	=	\$5,334
507	Vehicle Barriers - Replace	\$8,450	X	21	/	25	=	\$7,098
706	Barrier Arms/Operators - Replace	\$14,700	X	14	/	15	=	\$13,720
719	RV Hookup Sites - Rep./Upgrade	\$6,350	X	15	/	15	=	\$6,350
803	Water Heater - Replace	\$2,100	X	3	/	5	=	\$1,260
815	Washers/Dryers - Replace	\$4,950	X	8	/	8	=	\$4,950
909	Bathrooms/Laundry - Refurbish	\$42,000	X	20	/	20	=	\$42,000
910	Fish Station - Refurbish	\$6,350	X	10	/	10	=	\$6,350
911	Marina Kiosks - Replace	\$10,500	X	6	/	10	=	\$6,300
912	Office Trailer - Refurbish	\$250,000	X	25	/	25	=	\$250,000
1636	Barge - Repair	\$3,700	X	1	/	1	=	\$3,700
1636	Docks - Refurbish	\$52,000	X	5	/	5	=	\$52,000
1636	Docks - Replace (20 slips)	\$315,500	X	26	/	40	=	\$205,075
1636	Docks - Replace (40 slips)	\$525,500	X	26	/	40	=	\$341,575
1636	Docks - Replace (courtesy)	\$92,000	X	26	/	40	=	\$59,800
1636	Docks - Replace (party)	\$7,900	X	26	/	40	=	\$5,135
<b>Recreation Areas</b>								
102	Brick Walk/The Gardens - Partial Replace	\$12,000	X	9	/	10	=	\$10,800
303	Maint HVAC Units - Replace	\$13,150	X	12	/	15	=	\$10,520
303	Rec HVAC Units - Replace	\$51,500	X	12	/	15	=	\$41,200
322	Bollard Lights - Replace	\$2,600	X	14	/	15	=	\$2,427
323	Tennis Court Lights - Replace	\$44,000	X	28	/	30	=	\$41,067
404	Exterior Furnishings - Replace	\$7,350	X	11	/	15	=	\$5,390
405	Play Equipment - Replace	\$320,500	X	4	/	20	=	\$64,100
502	Chain Link Fence - Replace	\$51,500	X	4	/	25	=	\$8,240
504	Iron Fence - Replace	\$7,800	X	19	/	25	=	\$5,928
505	Metal Fence/Rails - Partial Replace	\$37,000	X	9	/	10	=	\$33,300
509	Wood/Metal Pergolas - Replace	\$6,250	X	10	/	10	=	\$6,250
908	Kitchen - Refurbish	\$43,000	X	20	/	20	=	\$43,000
909	Gateway Park Bathroom - Refurbish	\$5,250	X	20	/	20	=	\$5,250

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
909	Rec Bathrooms - Refurbish	\$31,500	X	20	/	20	=	\$31,500
910	Recreation Building - Refurbish	\$89,500	X	20	/	20	=	\$89,500
920	Stables - Refurbish	\$79,000	X	15	/	15	=	\$79,000
925	Livestock Center - Refurbish	\$31,500	X	5	/	5	=	\$31,500
926	Maintenance Loft - Repair	\$29,000	X	20	/	20	=	\$29,000
927	Maintenance Interiors - Refurbish	\$8,400	X	20	/	20	=	\$8,400
1120	Maintenance Bldgs - Repair	\$8,950	X	6	/	10	=	\$5,370
1120	Vinyl Siding - Replace	\$71,000	X	28	/	30	=	\$66,267
1303	Rec Shingle Roofs - Replace	\$41,000	X	23	/	25	=	\$37,720
1308	Maintenance Metal Roofs - Replace	\$91,500	X	30	/	30	=	\$91,500
1308	Rec Metal Roof - Replace	\$46,500	X	28	/	30	=	\$43,400
1308	Stables Metal Roofs - Replace	\$99,500	X	30	/	30	=	\$99,500
1604	Pickeball/Bball Cts - Repair	\$184,000	X	35	/	45	=	\$143,111
1604	Pickeball/Bball Cts - Resurface	\$42,000	X	5	/	15	=	\$14,000
1604	Tennis Courts - Repair	\$184,000	X	5	/	45	=	\$20,444
1604	Tennis Courts - Resurface	\$26,500	X	5	/	15	=	\$8,833
1700	Community Parks - Refurbish	\$10,500	X	6	/	10	=	\$6,300
<b>Roads</b>								
201	Asphalt - Overlay (Ph 1)	\$507,000	X	20	/	20	=	\$507,000
201	Asphalt - Overlay (Ph 2)	\$507,000	X	20	/	20	=	\$507,000
201	Asphalt - Overlay (Ph 3)	\$507,000	X	19	/	20	=	\$481,650
201	Asphalt - Overlay (Ph 4)	\$507,000	X	18	/	20	=	\$456,300
201	Asphalt - Overlay (Ph 5)	\$507,000	X	17	/	20	=	\$430,950
201	Asphalt - Overlay (Ph 6)	\$507,000	X	16	/	20	=	\$405,600
201	Asphalt - Overlay (Ph 7)	\$507,000	X	15	/	20	=	\$380,250
201	Asphalt - Overlay (Ph 8)	\$507,000	X	14	/	20	=	\$354,900
201	Asphalt - Overlay (Ph 9)	\$507,000	X	14	/	20	=	\$354,900
201	Asphalt - Overlay (Ph10)	\$507,000	X	14	/	20	=	\$354,900
202	Asphalt - Seal/Repair (Ph 1)	\$147,000	X	10	/	10	=	\$147,000
202	Asphalt - Seal/Repair (Ph 2)	\$147,000	X	10	/	10	=	\$147,000
202	Asphalt - Seal/Repair (Ph 3)	\$147,000	X	9	/	10	=	\$132,300
202	Asphalt - Seal/Repair (Ph 4)	\$147,000	X	8	/	10	=	\$117,600
202	Asphalt - Seal/Repair (Ph 5)	\$147,000	X	7	/	10	=	\$102,900
202	Asphalt - Seal/Repair (Ph 6)	\$147,000	X	6	/	10	=	\$88,200
202	Asphalt - Seal/Repair (Ph 7)	\$147,000	X	5	/	10	=	\$73,500
202	Asphalt - Seal/Repair (Ph 8)	\$147,000	X	4	/	10	=	\$58,800
202	Asphalt - Seal/Repair (Ph 9)	\$147,000	X	4	/	10	=	\$58,800
202	Asphalt - Seal/Repair (Ph10)	\$147,000	X	4	/	10	=	\$58,800
<b>Primary Roads</b>								
201	Equestrian - Overlay	\$359,500	X	20	/	20	=	\$359,500
201	Gateway - Overlay	\$625,000	X	20	/	20	=	\$625,000
201	Heritage - Overlay	\$667,000	X	5	/	20	=	\$166,750
201	Heritage Loop - Overlay	\$748,000	X	19	/	20	=	\$710,600
202	Equestrian - Seal/Repair	\$105,000	X	7	/	7	=	\$105,000
202	Gateway - Seal/Repair	\$181,500	X	7	/	7	=	\$181,500
202	Heritage - Seal/Repair	\$194,500	X	5	/	7	=	\$138,929
202	Heritage Loop - Seal/Repair	\$216,500	X	6	/	7	=	\$185,571
<b>Parking Lots</b>								
201	Gateway Lot - Overlay	\$71,000	X	20	/	20	=	\$71,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
201	Heritage Lot - Overlay	\$9,450	X	19	/	20	=	\$8,978
201	Marina Lot - Overlay	\$451,500	X	18	/	20	=	\$406,350
201	Rec Barn Lot - Overlay	\$155,000	X	20	/	20	=	\$155,000
202	Gateway Lot - Seal/Repair	\$20,750	X	10	/	10	=	\$20,750
202	Heritage Lot - Seal/Repair	\$2,750	X	9	/	10	=	\$2,475
202	Marina Lot - Seal/Repair	\$131,500	X	8	/	10	=	\$105,200
202	Rec Barn Lot - Seal/Repair	\$45,000	X	10	/	10	=	\$45,000
								\$12,884,911

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# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Common Areas</b>				
303 Gate HVAC Units - Replace	20	\$12,650	\$633	0.06 %
304 Radar Speed Detection - Replace	10	\$17,500	\$1,750	0.17 %
305 IT Ancillary Equipment - Upgrade	3	\$25,000	\$8,333	0.79 %
305 IT Security System - Upgrade	3	\$35,000	\$11,667	1.11 %
305 IT Server System - Upgrade	10	\$42,500	\$4,250	0.40 %
321 Pole Lights - Replace	25	\$39,500	\$1,580	0.15 %
413 Flag Poles - Replace	30	\$7,350	\$245	0.02 %
700 Vehicle Gates - Replace	25	\$66,500	\$2,660	0.25 %
704 Intercoms - Replace	12	\$15,750	\$1,313	0.12 %
705 Barrier Arms - Replace (new)	10	\$3,000	\$300	0.03 %
705 Barrier Arms - Replace (old)	10	\$5,000	\$500	0.05 %
705 Entry/Exit Gate Operators - Replace	10	\$23,500	\$2,350	0.22 %
705 Gate Operators - Partial Replace	3	\$8,450	\$2,817	0.27 %
709 Key Pads - Replace	10	\$3,700	\$370	0.04 %
710 RFID Readers - Replace	10	\$5,250	\$525	0.05 %
810 Pig Traps - Replace	10	\$7,900	\$790	0.08 %
912 HOA Office - Refurbish	5	\$15,750	\$3,150	0.30 %
920 Main Gt Hs - Refurbish (interiors)	10	\$15,750	\$1,575	0.15 %
920 North Gt Hs - Refurbish (interiors)	10	\$5,250	\$525	0.05 %
950 Pavilion - Replace	30	\$30,000	\$1,000	0.10 %
1003 Irrigation Systems - Repair	10	\$31,500	\$3,150	0.30 %
1120 Main Gt Hs - Refurbish (exteriors)	10	\$13,150	\$1,315	0.13 %
1120 North Gt Hs - Refurbish (exteriors)	10	\$6,350	\$635	0.06 %
1308 Gatehouse Metal Roofs - Replace	30	\$13,950	\$465	0.04 %
1401 Road Signs - Refurbish	6	\$17,500	\$2,917	0.28 %
1402 Entry Monuments - Repair	15	\$78,500	\$5,233	0.50 %
1600 Slopes - Refurbish	25	\$577,500	\$23,100	2.20 %
1601 Culverts/Spillways - Repair	25	\$472,500	\$18,900	1.80 %
1805 Cars - Replace	15	\$96,500	\$6,433	0.61 %
1805 Pickup Trucks - Partial Replace	2	\$37,000	\$18,500	1.76 %
1807 Equipment - Partial Replace	1	\$3,950	\$3,950	0.38 %
1808 Trees - Trim	1	\$31,500	\$31,500	3.00 %
1810 Tractors - Replace	15	\$262,500	\$17,500	1.67 %
1910 Portable Stage - Replace	20	\$12,500	\$625	0.06 %
<b>Heritage Pool</b>				
404 Pool Furniture - Replace	7	\$15,750	\$2,250	0.21 %
503 Metal Fence - Replace	25	\$18,550	\$742	0.07 %
802 Solar Heater Panels - Replace	20	\$125,000	\$6,250	0.60 %
803 Water Heater - Replace	15	\$3,000	\$200	0.02 %
909 Bathrooms - Refurbish	20	\$31,500	\$1,575	0.15 %
915 Shower - Replace	15	\$3,050	\$203	0.02 %
920 ADA Lift - Replace	15	\$4,300	\$287	0.03 %
1115 Building Exteriors - Refurbish	10	\$4,900	\$490	0.05 %
1201 Pool Decks - Repair	6	\$135,000	\$22,500	2.14 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1202	Heritage Pool - Resurface	12	\$60,000	\$5,000	0.48 %
1204	Pool Ancillary - Allowance	30	\$85,000	\$2,833	0.27 %
1207	Pool Filter - Replace	12	\$80,000	\$6,667	0.63 %
1210	Pool Pumps - Replace	2	\$3,950	\$1,975	0.19 %
1302	Metal Roofs - Replace	25	\$13,150	\$526	0.05 %
<b>Equestrian Pool</b>					
404	Pool Furniture - Replace	7	\$15,750	\$2,250	0.21 %
503	Metal Fence - Replace	25	\$10,500	\$420	0.04 %
802	Solar Heater Panels - Replace	20	\$23,500	\$1,175	0.11 %
803	Water Heater - Replace	15	\$5,250	\$350	0.03 %
909	Equestrian Bathrooms - Refurbish	20	\$15,750	\$788	0.07 %
1115	Building Exteriors - Repaint	10	\$4,900	\$490	0.05 %
1201	Pool Decks - Repair	6	\$7,650	\$1,275	0.12 %
1202	Equestrian Pool - Resurface	12	\$11,500	\$958	0.09 %
1207	Pool Filter - Replace	12	\$5,500	\$458	0.04 %
1210	Pool Pump - Replace	2	\$1,350	\$675	0.06 %
1303	Shingle Roofs - Replace	25	\$10,700	\$428	0.04 %
<b>Marina/Campground</b>					
404	Small Ext. Furnishings - Replace	15	\$15,750	\$1,050	0.10 %
503	Metal Rail - Replace	25	\$6,350	\$254	0.02 %
507	Vehicle Barriers - Replace	25	\$8,450	\$338	0.03 %
706	Barrier Arms/Operators - Replace	15	\$14,700	\$980	0.09 %
719	RV Hookup Sites - Rep./Upgrade	15	\$6,350	\$423	0.04 %
803	Water Heater - Replace	5	\$2,100	\$420	0.04 %
815	Washers/Dryers - Replace	8	\$4,950	\$619	0.06 %
909	Bathrooms/Laundry - Refurbish	20	\$42,000	\$2,100	0.20 %
910	Fish Station - Refurbish	10	\$6,350	\$635	0.06 %
911	Marina Kiosks - Replace	10	\$10,500	\$1,050	0.10 %
912	Office Trailer - Refurbish	25	\$250,000	\$10,000	0.95 %
1636	Barge - Repair	1	\$3,700	\$3,700	0.35 %
1636	Docks - Refurbish	5	\$52,000	\$10,400	0.99 %
1636	Docks - Replace (20 slips)	40	\$315,500	\$7,888	0.75 %
1636	Docks - Replace (40 slips)	40	\$525,500	\$13,138	1.25 %
1636	Docks - Replace (courtesy)	40	\$92,000	\$2,300	0.22 %
1636	Docks - Replace (party)	40	\$7,900	\$198	0.02 %
<b>Recreation Areas</b>					
102	Brick Walk/The Gardens - Partial Replace	10	\$12,000	\$1,200	0.11 %
303	Maint HVAC Units - Replace	15	\$13,150	\$877	0.08 %
303	Rec HVAC Units - Replace	15	\$51,500	\$3,433	0.33 %
322	Bollard Lights - Replace	15	\$2,600	\$173	0.02 %
323	Tennis Court Lights - Replace	30	\$44,000	\$1,467	0.14 %
404	Exterior Furnishings - Replace	15	\$7,350	\$490	0.05 %
405	Play Equipment - Replace	20	\$320,500	\$16,025	1.53 %
502	Chain Link Fence - Replace	25	\$51,500	\$2,060	0.20 %
504	Iron Fence - Replace	25	\$7,800	\$312	0.03 %
505	Metal Fence/Rails - Partial Replace	10	\$37,000	\$3,700	0.35 %
509	Wood/Metal Pergolas - Replace	10	\$6,250	\$625	0.06 %
908	Kitchen - Refurbish	20	\$43,000	\$2,150	0.20 %
909	Gateway Park Bathroom - Refurbish	20	\$5,250	\$263	0.02 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
909	Rec Bathrooms - Refurbish	20	\$31,500	\$1,575	0.15 %
910	Recreation Building - Refurbish	20	\$89,500	\$4,475	0.43 %
920	Stables - Refurbish	15	\$79,000	\$5,267	0.50 %
925	Livestock Center - Refurbish	5	\$31,500	\$6,300	0.60 %
926	Maintenance Loft - Repair	20	\$29,000	\$1,450	0.14 %
927	Maintenance Interiors - Refurbish	20	\$8,400	\$420	0.04 %
1120	Maintenance Bldgs - Repair	10	\$8,950	\$895	0.09 %
1120	Vinyl Siding - Replace	30	\$71,000	\$2,367	0.23 %
1303	Rec Shingle Roofs - Replace	25	\$41,000	\$1,640	0.16 %
1308	Maintenance Metal Roofs - Replace	30	\$91,500	\$3,050	0.29 %
1308	Rec Metal Roof - Replace	30	\$46,500	\$1,550	0.15 %
1308	Stables Metal Roofs - Replace	30	\$99,500	\$3,317	0.32 %
1604	Pickeball/Bball Cts - Repair	45	\$184,000	\$4,089	0.39 %
1604	Pickeball/Bball Cts - Resurface	15	\$42,000	\$2,800	0.27 %
1604	Tennis Courts - Repair	45	\$184,000	\$4,089	0.39 %
1604	Tennis Courts - Resurface	15	\$26,500	\$1,767	0.17 %
1700	Community Parks - Refurbish	10	\$10,500	\$1,050	0.10 %
<b>Roads</b>					
201	Asphalt - Overlay (Ph 1)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 2)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 3)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 4)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 5)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 6)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 7)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 8)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph 9)	20	\$507,000	\$25,350	2.41 %
201	Asphalt - Overlay (Ph10)	20	\$507,000	\$25,350	2.41 %
202	Asphalt - Seal/Repair (Ph 1)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 2)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 3)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 4)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 5)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 6)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 7)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 8)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph 9)	10	\$147,000	\$14,700	1.40 %
202	Asphalt - Seal/Repair (Ph10)	10	\$147,000	\$14,700	1.40 %
<b>Primary Roads</b>					
201	Equestrian - Overlay	20	\$359,500	\$17,975	1.71 %
201	Gateway - Overlay	20	\$625,000	\$31,250	2.98 %
201	Heritage - Overlay	20	\$667,000	\$33,350	3.18 %
201	Heritage Loop - Overlay	20	\$748,000	\$37,400	3.56 %
202	Equestrian - Seal/Repair	7	\$105,000	\$15,000	1.43 %
202	Gateway - Seal/Repair	7	\$181,500	\$25,929	2.47 %
202	Heritage - Seal/Repair	7	\$194,500	\$27,786	2.65 %
202	Heritage Loop - Seal/Repair	7	\$216,500	\$30,929	2.95 %
<b>Parking Lots</b>					
201	Gateway Lot - Overlay	20	\$71,000	\$3,550	0.34 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
201	Heritage Lot - Overlay	20	\$9,450	\$473	0.04 %
201	Marina Lot - Overlay	20	\$451,500	\$22,575	2.15 %
201	Rec Barn Lot - Overlay	20	\$155,000	\$7,750	0.74 %
202	Gateway Lot - Seal/Repair	10	\$20,750	\$2,075	0.20 %
202	Heritage Lot - Seal/Repair	10	\$2,750	\$275	0.03 %
202	Marina Lot - Seal/Repair	10	\$131,500	\$13,150	1.25 %
202	Rec Barn Lot - Seal/Repair	10	\$45,000	\$4,500	0.43 %
142	Total Funded Components			\$1,050,151	100.00 %

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#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Common Areas</b>							
303	Gate HVAC Units - Replace	20	1	\$12,650	\$12,018	\$0	\$49.09
304	Radar Speed Detection - Replace	10	9	\$17,500	\$1,750	\$0	\$135.81
305	IT Ancillary Equipment - Upgrade	3	2	\$25,000	\$8,333	\$0	\$646.73
305	IT Security System - Upgrade	3	2	\$35,000	\$11,667	\$0	\$905.43
305	IT Server System - Upgrade	10	9	\$42,500	\$4,250	\$0	\$329.83
321	Pole Lights - Replace	25	16	\$39,500	\$14,220	\$0	\$122.62
413	Flag Poles - Replace	30	8	\$7,350	\$5,390	\$0	\$19.01
700	Vehicle Gates - Replace	25	4	\$66,500	\$55,860	\$0	\$206.44
704	Intercoms - Replace	12	8	\$15,750	\$5,250	\$0	\$101.86
705	Barrier Arms - Replace (new)	10	8	\$3,000	\$600	\$0	\$23.28
705	Barrier Arms - Replace (old)	10	0	\$5,000	\$5,000	\$5,000	\$38.80
705	Entry/Exit Gate Operators - Replace	10	0	\$23,500	\$23,500	\$23,500	\$182.38
705	Gate Operators - Partial Replace	3	0	\$8,450	\$8,450	\$8,450	\$218.60
709	Key Pads - Replace	10	2	\$3,700	\$2,960	\$0	\$28.71
710	RFID Readers - Replace	10	2	\$5,250	\$4,200	\$0	\$40.74
810	Pig Traps - Replace	10	8	\$7,900	\$1,580	\$0	\$61.31
912	HOA Office - Refurbish	5	2	\$15,750	\$9,450	\$0	\$244.46
920	Main Gt Hs - Refurbish (interiors)	10	1	\$15,750	\$14,175	\$0	\$122.23
920	North Gt Hs - Refurbish (interiors)	10	1	\$5,250	\$4,725	\$0	\$40.74
950	Pavilion - Replace	30	0	\$30,000	\$30,000	\$0	\$77.61
1003	Irrigation Systems - Repair	10	6	\$31,500	\$12,600	\$0	\$244.46
1120	Main Gt Hs - Refurbish (exteriors)	10	4	\$13,150	\$7,890	\$0	\$102.05
1120	North Gt Hs - Refurbish (exteriors)	10	4	\$6,350	\$3,810	\$0	\$49.28
1308	Gatehouse Metal Roofs - Replace	30	11	\$13,950	\$8,835	\$0	\$36.09
1401	Road Signs - Refurbish	6	2	\$17,500	\$11,667	\$0	\$226.36
1402	Entry Monuments - Repair	15	1	\$78,500	\$73,267	\$0	\$406.15
1600	Slopes - Refurbish	25	0	\$577,500	\$577,500	\$0	\$1,792.74
1601	Culverts/Spillways - Repair	25	0	\$472,500	\$472,500	\$0	\$1,466.79
1805	Cars - Replace	15	11	\$96,500	\$25,733	\$0	\$499.28
1805	Pickup Trucks - Partial Replace	2	1	\$37,000	\$18,500	\$0	\$1,435.75
1807	Equipment - Partial Replace	1	0	\$3,950	\$3,950	\$3,950	\$306.55
1808	Trees - Trim	1	0	\$31,500	\$31,500	\$31,500	\$2,444.65
1810	Tractors - Replace	15	4	\$262,500	\$192,500	\$0	\$1,358.14
1910	Portable Stage - Replace	20	19	\$12,500	\$625	\$0	\$48.50
<b>Heritage Pool</b>							
404	Pool Furniture - Replace	7	0	\$15,750	\$15,750	\$15,750	\$174.62
503	Metal Fence - Replace	25	2	\$18,550	\$17,066	\$0	\$57.59
802	Solar Heater Panels - Replace	20	0	\$125,000	\$125,000	\$0	\$485.05
803	Water Heater - Replace	15	0	\$3,000	\$3,000	\$3,000	\$15.52
909	Bathrooms - Refurbish	20	6	\$31,500	\$22,050	\$0	\$122.23
915	Shower - Replace	15	1	\$3,050	\$2,847	\$0	\$15.78
920	ADA Lift - Replace	15	1	\$4,300	\$4,013	\$0	\$22.25
1115	Building Exteriors - Refurbish	10	0	\$4,900	\$4,900	\$4,900	\$38.03

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1201	Pool Decks - Repair	6	1	\$135,000	\$112,500	\$0	\$1,746.18
1202	Heritage Pool - Resurface	12	7	\$60,000	\$25,000	\$0	\$388.04
1204	Pool Ancillary - Allowance	30	0	\$85,000	\$85,000	\$0	\$219.89
1207	Pool Filter - Replace	12	0	\$80,000	\$80,000	\$80,000	\$517.39
1210	Pool Pumps - Replace	2	0	\$3,950	\$3,950	\$3,950	\$153.28
1302	Metal Roofs - Replace	25	4	\$13,150	\$11,046	\$0	\$40.82
<b>Equestrian Pool</b>							
404	Pool Furniture - Replace	7	0	\$15,750	\$15,750	\$15,750	\$174.62
503	Metal Fence - Replace	25	2	\$10,500	\$9,660	\$0	\$32.60
802	Solar Heater Panels - Replace	20	4	\$23,500	\$18,800	\$0	\$91.19
803	Water Heater - Replace	15	2	\$5,250	\$4,550	\$0	\$27.16
909	Equestrian Bathrooms - Refurbish	20	0	\$15,750	\$15,750	\$15,750	\$61.12
1115	Building Exteriors - Repaint	10	0	\$4,900	\$4,900	\$4,900	\$38.03
1201	Pool Decks - Repair	6	0	\$7,650	\$7,650	\$7,650	\$98.95
1202	Equestrian Pool - Resurface	12	7	\$11,500	\$4,792	\$0	\$74.37
1207	Pool Filter - Replace	12	4	\$5,500	\$3,667	\$0	\$35.57
1210	Pool Pump - Replace	2	0	\$1,350	\$1,350	\$1,350	\$52.39
1303	Shingle Roofs - Replace	25	0	\$10,700	\$10,700	\$0	\$33.22
<b>Marina/Campground</b>							
404	Small Ext. Furnishings - Replace	15	4	\$15,750	\$11,550	\$0	\$81.49
503	Metal Rail - Replace	25	4	\$6,350	\$5,334	\$0	\$19.71
507	Vehicle Barriers - Replace	25	4	\$8,450	\$7,098	\$0	\$26.23
706	Barrier Arms/Operators - Replace	15	1	\$14,700	\$13,720	\$0	\$76.06
719	RV Hookup Sites - Rep./Upgrade	15	0	\$6,350	\$6,350	\$6,350	\$32.85
803	Water Heater - Replace	5	2	\$2,100	\$1,260	\$0	\$32.60
815	Washers/Dryers - Replace	8	0	\$4,950	\$4,950	\$4,950	\$48.02
909	Bathrooms/Laundry - Refurbish	20	0	\$42,000	\$42,000	\$42,000	\$162.98
910	Fish Station - Refurbish	10	0	\$6,350	\$6,350	\$6,350	\$49.28
911	Marina Kiosks - Replace	10	4	\$10,500	\$6,300	\$0	\$81.49
912	Office Trailer - Refurbish	25	0	\$250,000	\$250,000	\$0	\$776.08
1636	Barge - Repair	1	0	\$3,700	\$3,700	\$3,700	\$287.15
1636	Docks - Refurbish	5	0	\$52,000	\$52,000	\$52,000	\$807.12
1636	Docks - Replace (20 slips)	40	14	\$315,500	\$205,075	\$0	\$612.13
1636	Docks - Replace (40 slips)	40	14	\$525,500	\$341,575	\$0	\$1,019.57
1636	Docks - Replace (courtesy)	40	14	\$92,000	\$59,800	\$0	\$178.50
1636	Docks - Replace (party)	40	14	\$7,900	\$5,135	\$0	\$15.33
<b>Recreation Areas</b>							
102	Brick Walk/The Gardens - Partial Replace	10	1	\$12,000	\$10,800	\$0	\$93.13
303	Maint HVAC Units - Replace	15	3	\$13,150	\$10,520	\$0	\$68.04
303	Rec HVAC Units - Replace	15	3	\$51,500	\$41,200	\$0	\$266.45
322	Bollard Lights - Replace	15	1	\$2,600	\$2,427	\$0	\$13.45
323	Tennis Court Lights - Replace	30	2	\$44,000	\$41,067	\$0	\$113.82
404	Exterior Furnishings - Replace	15	4	\$7,350	\$5,390	\$0	\$38.03
405	Play Equipment - Replace	20	16	\$320,500	\$64,100	\$0	\$1,243.67
502	Chain Link Fence - Replace	25	21	\$51,500	\$8,240	\$0	\$159.87
504	Iron Fence - Replace	25	6	\$7,800	\$5,928	\$0	\$24.21
505	Metal Fence/Rails - Partial Replace	10	1	\$37,000	\$33,300	\$0	\$287.15
509	Wood/Metal Pergolas - Replace	10	0	\$6,250	\$6,250	\$6,250	\$48.50

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
908	Kitchen - Refurbish	20	0	\$43,000	\$43,000	\$43,000	\$166.86
909	Gateway Park Bathroom - Refurbish	20	0	\$5,250	\$5,250	\$5,250	\$20.37
909	Rec Bathrooms - Refurbish	20	0	\$31,500	\$31,500	\$31,500	\$122.23
910	Recreation Building - Refurbish	20	0	\$89,500	\$89,500	\$78,423	\$347.30
920	Stables - Refurbish	15	0	\$79,000	\$79,000	\$79,000	\$408.73
925	Livestock Center - Refurbish	5	0	\$31,500	\$31,500	\$31,500	\$488.93
926	Maintenance Loft - Repair	20	0	\$29,000	\$29,000	\$29,000	\$112.53
927	Maintenance Interiors - Refurbish	20	0	\$8,400	\$8,400	\$8,400	\$32.60
1120	Maintenance Bldgs - Repair	10	4	\$8,950	\$5,370	\$0	\$69.46
1120	Vinyl Siding - Replace	30	2	\$71,000	\$66,267	\$0	\$183.67
1303	Rec Shingle Roofs - Replace	25	2	\$41,000	\$37,720	\$0	\$127.28
1308	Maintenance Metal Roofs - Replace	30	0	\$91,500	\$91,500	\$0	\$236.70
1308	Rec Metal Roof - Replace	30	2	\$46,500	\$43,400	\$0	\$120.29
1308	Stables Metal Roofs - Replace	30	0	\$99,500	\$99,500	\$0	\$257.40
1604	Pickeball/Bball Cts - Repair	45	10	\$184,000	\$143,111	\$0	\$317.33
1604	Pickeball/Bball Cts - Resurface	15	10	\$42,000	\$14,000	\$0	\$217.30
1604	Tennis Courts - Repair	45	40	\$184,000	\$20,444	\$0	\$317.33
1604	Tennis Courts - Resurface	15	10	\$26,500	\$8,833	\$0	\$137.11
1700	Community Parks - Refurbish	10	4	\$10,500	\$6,300	\$0	\$81.49
<b>Roads</b>							
201	Asphalt - Overlay (Ph 1)	20	0	\$507,000	\$507,000	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 2)	20	0	\$507,000	\$507,000	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 3)	20	1	\$507,000	\$481,650	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 4)	20	2	\$507,000	\$456,300	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 5)	20	3	\$507,000	\$430,950	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 6)	20	4	\$507,000	\$405,600	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 7)	20	5	\$507,000	\$380,250	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 8)	20	6	\$507,000	\$354,900	\$0	\$1,967.36
201	Asphalt - Overlay (Ph 9)	20	6	\$507,000	\$354,900	\$0	\$1,967.36
201	Asphalt - Overlay (Ph10)	20	6	\$507,000	\$354,900	\$0	\$1,967.36
202	Asphalt - Seal/Repair (Ph 1)	10	0	\$147,000	\$147,000	\$147,000	\$1,140.84
202	Asphalt - Seal/Repair (Ph 2)	10	0	\$147,000	\$147,000	\$147,000	\$1,140.84
202	Asphalt - Seal/Repair (Ph 3)	10	1	\$147,000	\$132,300	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 4)	10	2	\$147,000	\$117,600	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 5)	10	3	\$147,000	\$102,900	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 6)	10	4	\$147,000	\$88,200	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 7)	10	5	\$147,000	\$73,500	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 8)	10	6	\$147,000	\$58,800	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph 9)	10	6	\$147,000	\$58,800	\$0	\$1,140.84
202	Asphalt - Seal/Repair (Ph10)	10	6	\$147,000	\$58,800	\$0	\$1,140.84
<b>Primary Roads</b>							
201	Equestrian - Overlay	20	0	\$359,500	\$359,500	\$0	\$1,395.00
201	Gateway - Overlay	20	0	\$625,000	\$625,000	\$0	\$2,425.25
201	Heritage - Overlay	20	15	\$667,000	\$166,750	\$0	\$2,588.22
201	Heritage Loop - Overlay	20	1	\$748,000	\$710,600	\$0	\$2,902.53
202	Equestrian - Seal/Repair	7	0	\$105,000	\$105,000	\$105,000	\$1,164.12
202	Gateway - Seal/Repair	7	0	\$181,500	\$181,500	\$181,500	\$2,012.26
202	Heritage - Seal/Repair	7	2	\$194,500	\$138,929	\$0	\$2,156.39
202	Heritage Loop - Seal/Repair	7	1	\$216,500	\$185,571	\$0	\$2,400.30

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
<b>Parking Lots</b>							
201	Gateway Lot - Overlay	20	0	\$71,000	\$71,000	\$71,000	\$275.51
201	Heritage Lot - Overlay	20	1	\$9,450	\$8,978	\$0	\$36.67
201	Marina Lot - Overlay	20	2	\$451,500	\$406,350	\$0	\$1,752.00
201	Rec Barn Lot - Overlay	20	0	\$155,000	\$155,000	\$0	\$601.46
202	Gateway Lot - Seal/Repair	10	0	\$20,750	\$20,750	\$20,750	\$161.04
202	Heritage Lot - Seal/Repair	10	1	\$2,750	\$2,475	\$0	\$21.34
202	Marina Lot - Seal/Repair	10	2	\$131,500	\$105,200	\$0	\$1,020.54
202	Rec Barn Lot - Seal/Repair	10	0	\$45,000	\$45,000	\$45,000	\$349.24
142	Total Funded Components				\$12,884,911	\$1,370,323	\$81,500

DRAFT



# 30-Year Reserve Plan Summary

Report # 37328-4  
No-Site-Visit

Fiscal Year Start: 2024

Interest:

3.25 %

Inflation:

6.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

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			
2024	\$1,370,323	\$12,884,911	10.6 %	High	1.03 %	\$978,000	\$7,527,600	\$98,465	\$5,276,600
2025	\$4,697,788	\$9,177,970	51.2 %	Medium	10.00 %	\$1,075,800	\$0	\$137,266	\$2,149,309
2026	\$3,761,545	\$8,630,330	43.6 %	Medium	10.00 %	\$1,183,380	\$0	\$109,931	\$2,041,637
2027	\$3,013,219	\$8,234,761	36.6 %	Medium	10.00 %	\$1,301,718	\$0	\$105,093	\$956,684
2028	\$3,463,346	\$9,040,553	38.3 %	Medium	10.00 %	\$1,431,890	\$0	\$113,777	\$1,460,623
2029	\$3,548,390	\$9,440,066	37.6 %	Medium	10.00 %	\$1,575,079	\$0	\$123,752	\$1,169,141
2030	\$4,078,080	\$10,256,840	39.8 %	Medium	10.00 %	\$1,732,587	\$0	\$114,129	\$2,969,457
2031	\$2,955,338	\$9,303,664	31.8 %	Medium	10.00 %	\$1,905,845	\$0	\$113,588	\$929,995
2032	\$4,044,776	\$10,549,871	38.3 %	Medium	10.00 %	\$2,096,430	\$0	\$158,089	\$601,518
2033	\$5,697,776	\$12,319,462	46.3 %	Medium	10.00 %	\$2,306,073	\$0	\$216,549	\$572,902
2034	\$7,647,495	\$14,332,013	53.4 %	Medium	10.00 %	\$2,536,680	\$0	\$270,752	\$1,416,740
2035	\$9,038,188	\$15,683,690	57.6 %	Medium	10.00 %	\$2,790,348	\$0	\$329,579	\$885,272
2036	\$11,272,844	\$17,799,434	63.3 %	Medium	10.00 %	\$3,069,383	\$0	\$407,704	\$897,138
2037	\$13,852,793	\$20,156,331	68.7 %	Medium	10.00 %	\$3,376,321	\$0	\$500,073	\$763,908
2038	\$16,965,279	\$22,930,259	74.0 %	Low	10.00 %	\$3,713,953	\$0	\$562,098	\$3,566,124
2039	\$17,675,206	\$23,042,731	76.7 %	Low	10.00 %	\$4,085,349	\$0	\$599,591	\$3,084,251
2040	\$19,275,895	\$23,823,743	80.9 %	Low	3.00 %	\$4,207,909	\$0	\$655,634	\$3,010,444
2041	\$21,128,995	\$24,889,915	84.9 %	Low	3.00 %	\$4,334,146	\$0	\$761,429	\$428,824
2042	\$25,795,747	\$28,926,244	89.2 %	Low	3.00 %	\$4,464,171	\$0	\$918,189	\$388,476
2043	\$30,789,631	\$33,427,371	92.1 %	Low	3.00 %	\$4,598,096	\$0	\$1,059,570	\$1,938,653
2044	\$34,508,644	\$36,746,017	93.9 %	Low	3.00 %	\$4,736,039	\$0	\$1,044,808	\$10,409,560
2045	\$29,879,931	\$31,486,700	94.9 %	Low	3.00 %	\$4,878,120	\$0	\$956,759	\$6,632,379
2046	\$29,082,432	\$30,129,839	96.5 %	Low	3.00 %	\$5,024,464	\$0	\$951,633	\$5,494,494
2047	\$29,564,035	\$30,124,781	98.1 %	Low	3.00 %	\$5,175,198	\$0	\$998,598	\$3,761,117
2048	\$31,976,714	\$32,197,477	99.3 %	Low	3.00 %	\$5,330,453	\$0	\$1,084,520	\$3,532,493
2049	\$34,859,194	\$34,891,996	99.9 %	Low	3.00 %	\$5,490,367	\$0	\$1,075,721	\$9,990,831
2050	\$31,434,451	\$31,172,773	100.8 %	Low	3.00 %	\$5,655,078	\$0	\$961,907	\$10,206,313
2051	\$27,845,123	\$27,288,640	102.0 %	Low	3.00 %	\$5,824,730	\$0	\$1,000,923	\$831,855
2052	\$33,838,921	\$33,412,235	101.3 %	Low	3.00 %	\$5,999,472	\$0	\$1,183,310	\$1,936,563
2053	\$39,085,141	\$39,054,339	100.1 %	Low	3.00 %	\$6,179,456	\$0	\$1,345,966	\$2,747,665

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,370,323	\$4,697,788	\$3,761,545	\$3,013,219	\$3,463,346
Annual Reserve Funding	\$978,000	\$1,075,800	\$1,183,380	\$1,301,718	\$1,431,890
Recommended Special Assessments	\$7,527,600	\$0	\$0	\$0	\$0
Interest Earnings	\$98,465	\$137,266	\$109,931	\$105,093	\$113,777
Total Income	\$9,974,388	\$5,910,854	\$5,054,857	\$4,420,030	\$5,009,013
<b># Component</b>					
<b>Common Areas</b>					
303 Gate HVAC Units - Replace	\$0	\$13,409	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$0
305 IT Ancillary Equipment - Upgrade	\$0	\$0	\$28,090	\$0	\$0
305 IT Security System - Upgrade	\$0	\$0	\$39,326	\$0	\$0
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$0
321 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$83,955
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (old)	\$5,000	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$23,500	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$8,450	\$0	\$0	\$10,064	\$0
709 Key Pads - Replace	\$0	\$0	\$4,157	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$5,899	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$0	\$0
912 HOA Office - Refurbish	\$0	\$0	\$17,697	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$16,695	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$5,565	\$0	\$0	\$0
950 Pavilion - Replace	\$30,000	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$0	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$16,602
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$8,017
1308 Gatehouse Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$0	\$0	\$19,663	\$0	\$0
1402 Entry Monuments - Repair	\$0	\$83,210	\$0	\$0	\$0
1600 Slopes - Refurbish	\$577,500	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$472,500	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$0	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$0	\$39,220	\$0	\$44,068	\$0
1807 Equipment - Partial Replace	\$3,950	\$4,187	\$4,438	\$4,705	\$4,987
1808 Trees - Trim	\$31,500	\$33,390	\$35,393	\$37,517	\$39,768
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$331,400
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$0
<b>Heritage Pool</b>					
404 Pool Furniture - Replace	\$15,750	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$20,843	\$0	\$0
802 Solar Heater Panels - Replace	\$125,000	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$3,000	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Shower - Replace	\$0	\$3,233	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$4,558	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$4,900	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$143,100	\$0	\$0	\$0
1202 Heritage Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Ancillary - Allowance	\$85,000	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$80,000	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$3,950	\$0	\$4,438	\$0	\$4,987
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$16,602
<b>Equestrian Pool</b>					
404 Pool Furniture - Replace	\$15,750	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$11,798	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$29,668
803 Water Heater - Replace	\$0	\$0	\$5,899	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$15,750	\$0	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
1115 Building Exteriors - Repaint	\$4,900	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$7,650	\$0	\$0	\$0	\$0
1202 Equestrian Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$6,944
1210 Pool Pump - Replace	\$1,350	\$0	\$1,517	\$0	\$1,704
1303 Shingle Roofs - Replace	\$10,700	\$0	\$0	\$0	\$0
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$19,884
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$8,017
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$10,668
706 Barrier Arms/Operators - Replace	\$0	\$15,582	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$6,350	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$2,360	\$0	\$0
815 Washers/Dryers - Replace	\$4,950	\$0	\$0	\$0	\$0
909 Bathrooms/Laundry - Refurbish	\$42,000	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$6,350	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$13,256
912 Office Trailer - Refurbish	\$250,000	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$3,700	\$3,922	\$4,157	\$4,407	\$4,671
1636 Docks - Refurbish	\$52,000	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$0
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$12,720	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$15,662	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$61,337	\$0
322 Bollard Lights - Replace	\$0	\$2,756	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$49,438	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$9,279
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$39,220	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$6,250	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$43,000	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$5,250	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$31,500	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$89,500	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$79,000	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$31,500	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$29,000	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$8,400	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$11,299
1120 Vinyl Siding - Replace	\$0	\$0	\$79,776	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$46,068	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$91,500	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$52,247	\$0	\$0
1308 Stables Metal Roofs - Replace	\$99,500	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$13,256
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$507,000	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$507,000	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$537,420	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$569,665	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$603,845	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$640,076
201 Asphalt - Overlay (Ph 7)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$147,000	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$147,000	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$155,820	\$0	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$165,169	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$175,079	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$185,584
202 Asphalt - Seal/Repair (Ph 7)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$0	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$359,500	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$625,000	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$792,880	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$105,000	\$0	\$0	\$0	\$0
202 Gateway - Seal/Repair	\$181,500	\$0	\$0	\$0	\$0
202 Heritage - Seal/Repair	\$0	\$0	\$218,540	\$0	\$0
202 Heritage Loop - Seal/Repair	\$0	\$229,490	\$0	\$0	\$0
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$71,000	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$10,017	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$507,305	\$0	\$0
201 Rec Barn Lot - Overlay	\$155,000	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$20,750	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$2,915	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$147,753	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$45,000	\$0	\$0	\$0	\$0
Total Expenses	\$5,276,600	\$2,149,309	\$2,041,637	\$956,684	\$1,460,623
Ending Reserve Balance	\$4,697,788	\$3,761,545	\$3,013,219	\$3,463,346	\$3,548,390

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$3,548,390	\$4,078,080	\$2,955,338	\$4,044,776	\$5,697,776
Annual Reserve Funding	\$1,575,079	\$1,732,587	\$1,905,845	\$2,096,430	\$2,306,073
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$123,752	\$114,129	\$113,588	\$158,089	\$216,549
Total Income	\$5,247,221	\$5,924,795	\$4,974,772	\$6,299,295	\$8,220,398

# Component

**Common Areas**

303 Gate HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$29,566
305 IT Ancillary Equipment - Upgrade	\$33,456	\$0	\$0	\$39,846	\$0
305 IT Security System - Upgrade	\$46,838	\$0	\$0	\$55,785	\$0
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$71,803
321 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$11,715	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$25,103	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$4,782	\$0
705 Barrier Arms - Replace (old)	\$0	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$0	\$11,986	\$0	\$0	\$14,276
709 Key Pads - Replace	\$0	\$0	\$0	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$0	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$12,591	\$0
912 HOA Office - Refurbish	\$0	\$0	\$23,682	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
950 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$44,683	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1308 Gatehouse Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$0	\$0	\$0	\$27,892	\$0
1402 Entry Monuments - Repair	\$0	\$0	\$0	\$0	\$0
1600 Slopes - Refurbish	\$0	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$0	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$0	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$49,514	\$0	\$55,634	\$0	\$62,511
1807 Equipment - Partial Replace	\$5,286	\$5,603	\$5,939	\$6,296	\$6,673
1808 Trees - Trim	\$42,154	\$44,683	\$47,364	\$50,206	\$53,219
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$0
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$0

**Heritage Pool**

404 Pool Furniture - Replace	\$0	\$0	\$23,682	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$44,683	\$0	\$0	\$0
915 Shower - Replace	\$0	\$0	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$202,990	\$0	\$0
1202 Heritage Pool - Resurface	\$0	\$0	\$90,218	\$0	\$0
1204 Pool Ancillary - Allowance	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$5,603	\$0	\$6,296	\$0
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0

**Equestrian Pool**

404 Pool Furniture - Replace	\$0	\$0	\$23,682	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$10,852	\$0	\$0	\$0
1202 Equestrian Pool - Resurface	\$0	\$0	\$17,292	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$1,915	\$0	\$2,152	\$0
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arms/Operators - Replace	\$0	\$0	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$3,158	\$0	\$0
815 Washers/Dryers - Replace	\$0	\$0	\$0	\$7,890	\$0
909 Bathrooms/Laundry - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
912 Office Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$4,951	\$5,249	\$5,563	\$5,897	\$6,251
1636 Docks - Refurbish	\$69,588	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$0
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$11,064	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$0	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$0	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$42,154	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$0	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Stables Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 7)	\$678,480	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$719,189	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$719,189	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$719,189	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 7)	\$196,719	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$208,522	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$208,522	\$0	\$0	\$0

Fiscal Year	2029	2030	2031	2032	2033
202 Asphalt - Seal/Repair (Ph10)	\$0	\$208,522	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$0	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$0	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$0	\$0	\$157,881	\$0	\$0
202 Gateway - Seal/Repair	\$0	\$0	\$272,909	\$0	\$0
202 Heritage - Seal/Repair	\$0	\$0	\$0	\$0	\$328,604
202 Heritage Loop - Seal/Repair	\$0	\$0	\$0	\$345,068	\$0
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Rec Barn Lot - Overlay	\$0	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,169,141	\$2,969,457	\$929,995	\$601,518	\$572,902
Ending Reserve Balance	\$4,078,080	\$2,955,338	\$4,044,776	\$5,697,776	\$7,647,495

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$7,647,495	\$9,038,188	\$11,272,844	\$13,852,793	\$16,965,279
Annual Reserve Funding	\$2,536,680	\$2,790,348	\$3,069,383	\$3,376,321	\$3,713,953
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$270,752	\$329,579	\$407,704	\$500,073	\$562,098
Total Income	\$10,454,928	\$12,158,115	\$14,749,931	\$17,729,187	\$21,241,330

# Component

**Common Areas**

303 Gate HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$0
305 IT Ancillary Equipment - Upgrade	\$0	\$47,457	\$0	\$0	\$56,523
305 IT Security System - Upgrade	\$0	\$66,440	\$0	\$0	\$79,132
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$0
321 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (old)	\$8,954	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$42,085	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$0	\$0	\$17,003	\$0	\$0
709 Key Pads - Replace	\$0	\$0	\$7,445	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$10,564	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$0	\$0
912 HOA Office - Refurbish	\$0	\$0	\$31,692	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$29,898	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$9,966	\$0	\$0	\$0
950 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$0	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$29,731
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$14,357
1308 Gatehouse Metal Roofs - Replace	\$0	\$26,481	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$0	\$0	\$0	\$0	\$39,566
1402 Entry Monuments - Repair	\$0	\$0	\$0	\$0	\$0
1600 Slopes - Refurbish	\$0	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$0	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$183,186	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$0	\$70,237	\$0	\$78,918	\$0
1807 Equipment - Partial Replace	\$7,074	\$7,498	\$7,948	\$8,425	\$8,931
1808 Trees - Trim	\$56,412	\$59,796	\$63,384	\$67,187	\$71,218
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$0
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$0

**Heritage Pool**

404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$35,609
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Shower - Replace	\$0	\$0	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$8,775	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$287,945	\$0
1202 Heritage Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Ancillary - Allowance	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$160,976	\$0	\$0
1210 Pool Pumps - Replace	\$7,074	\$0	\$7,948	\$0	\$8,931
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0

**Equestrian Pool**

404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$35,609
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$8,775	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$15,393	\$0	\$0
1202 Equestrian Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$2,418	\$0	\$2,716	\$0	\$3,052
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0



Fiscal Year	2034	2035	2036	2037	2038
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arms/Operators - Replace	\$0	\$0	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$4,226	\$0	\$0
815 Washers/Dryers - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms/Laundry - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$11,372	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$23,739
912 Office Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$6,626	\$7,024	\$7,445	\$7,892	\$8,365
1636 Docks - Refurbish	\$93,124	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$713,315
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$1,188,105
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$208,003
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$17,861
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$22,780	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$70,237	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$11,193	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$0	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$56,412	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$0	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$20,235
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Stables Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$329,516	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$75,216	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$47,457	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$23,739
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 7)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$263,255	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$263,255	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$279,050	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$295,793	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$313,540	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$332,353
202 Asphalt - Seal/Repair (Ph 7)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2034	2035	2036	2037	2038
202 Asphalt - Seal/Repair (Ph10)	\$0	\$0	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$0	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$0	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$0	\$0	\$0	\$0	\$237,395
202 Gateway - Seal/Repair	\$0	\$0	\$0	\$0	\$410,354
202 Heritage - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage Loop - Seal/Repair	\$0	\$0	\$0	\$0	\$0
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Rec Barn Lot - Overlay	\$0	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$37,160	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$5,220	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$264,604	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$80,588	\$0	\$0	\$0	\$0
Total Expenses	\$1,416,740	\$885,272	\$897,138	\$763,908	\$3,566,124
Ending Reserve Balance	\$9,038,188	\$11,272,844	\$13,852,793	\$16,965,279	\$17,675,206

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$17,675,206	\$19,275,895	\$21,128,995	\$25,795,747	\$30,789,631
Annual Reserve Funding	\$4,085,349	\$4,207,909	\$4,334,146	\$4,464,171	\$4,598,096
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$599,591	\$655,634	\$761,429	\$918,189	\$1,059,570
Total Income	\$22,360,146	\$24,139,439	\$26,224,571	\$31,178,107	\$36,447,297
<b># Component</b>					
<b>Common Areas</b>					
303 Gate HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$52,948
305 IT Ancillary Equipment - Upgrade	\$0	\$0	\$67,319	\$0	\$0
305 IT Security System - Upgrade	\$0	\$0	\$94,247	\$0	\$0
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$128,588
321 Pole Lights - Replace	\$0	\$100,344	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$8,563	\$0
705 Barrier Arms - Replace (old)	\$0	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$20,251	\$0	\$0	\$24,119	\$0
709 Key Pads - Replace	\$0	\$0	\$0	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$0	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$22,549	\$0
912 HOA Office - Refurbish	\$0	\$0	\$42,411	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
950 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$80,021	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1308 Gatehouse Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1402 Entry Monuments - Repair	\$0	\$199,418	\$0	\$0	\$0
1600 Slopes - Refurbish	\$0	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$0	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$0	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$88,673	\$0	\$99,633	\$0	\$111,947
1807 Equipment - Partial Replace	\$9,466	\$10,034	\$10,636	\$11,275	\$11,951
1808 Trees - Trim	\$75,492	\$80,021	\$84,822	\$89,912	\$95,306
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$794,220
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$37,820
<b>Heritage Pool</b>					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$7,190	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Shower - Replace	\$0	\$7,748	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$10,924	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$0	\$408,456
1202 Heritage Pool - Resurface	\$0	\$0	\$0	\$0	\$181,536
1204 Pool Ancillary - Allowance	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$10,034	\$0	\$11,275	\$0
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
<b>Equestrian Pool</b>					
404 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$14,137	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$21,836	\$0
1202 Equestrian Pool - Resurface	\$0	\$0	\$0	\$0	\$34,794
1207 Pool Filter - Replace	\$0	\$13,972	\$0	\$0	\$0
1210 Pool Pump - Replace	\$0	\$3,429	\$0	\$3,853	\$0
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$47,653
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arms/Operators - Replace	\$0	\$37,343	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$15,218	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$5,655	\$0	\$0
815 Washers/Dryers - Replace	\$0	\$12,575	\$0	\$0	\$0
909 Bathrooms/Laundry - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
912 Office Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$8,867	\$9,399	\$9,963	\$10,561	\$11,195
1636 Docks - Refurbish	\$124,621	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$0
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$37,535	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$146,998	\$0
322 Bollard Lights - Replace	\$0	\$6,605	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$22,238
405 Play Equipment - Replace	\$0	\$814,183	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$0	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$189,328	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$75,492	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$0	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Stables Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 7)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 7)	\$352,294	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$373,432	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$373,432	\$0	\$0	\$0

Fiscal Year	2039	2040	2041	2042	2043
202 Asphalt - Seal/Repair (Ph10)	\$0	\$373,432	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$0	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$1,598,504	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$0	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Gateway - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage - Seal/Repair	\$0	\$494,098	\$0	\$0	\$0
202 Heritage Loop - Seal/Repair	\$518,855	\$0	\$0	\$0	\$0
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Rec Barn Lot - Overlay	\$0	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,084,251	\$3,010,444	\$428,824	\$388,476	\$1,938,653
Ending Reserve Balance	\$19,275,895	\$21,128,995	\$25,795,747	\$30,789,631	\$34,508,644

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$34,508,644	\$29,879,931	\$29,082,432	\$29,564,035	\$31,976,714
Annual Reserve Funding	\$4,736,039	\$4,878,120	\$5,024,464	\$5,175,198	\$5,330,453
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,044,808	\$956,759	\$951,633	\$998,598	\$1,084,520
Total Income	\$40,289,491	\$35,714,810	\$35,058,529	\$35,737,830	\$38,391,687

# Component

Common Areas					
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303 Gate HVAC Units - Replace	\$0	\$43,004	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$0
305 IT Ancillary Equipment - Upgrade	\$80,178	\$0	\$0	\$95,494	\$0
305 IT Security System - Upgrade	\$112,250	\$0	\$0	\$133,691	\$0
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$0
321 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
704 Intercoms - Replace	\$50,512	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (old)	\$16,036	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$75,368	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$0	\$28,726	\$0	\$0	\$34,213
709 Key Pads - Replace	\$0	\$0	\$13,333	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$18,919	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$0	\$0
912 HOA Office - Refurbish	\$0	\$0	\$56,756	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$53,543	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$17,848	\$0	\$0	\$0
950 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$0	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$53,243
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$25,711
1308 Gatehouse Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$56,125	\$0	\$0	\$0	\$0
1402 Entry Monuments - Repair	\$0	\$0	\$0	\$0	\$0
1600 Slopes - Refurbish	\$0	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$0	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$0	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$0	\$125,784	\$0	\$141,331	\$0
1807 Equipment - Partial Replace	\$12,668	\$13,428	\$14,234	\$15,088	\$15,993
1808 Trees - Trim	\$101,025	\$107,086	\$113,511	\$120,322	\$127,541
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$0
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$0

Heritage Pool					
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404 Pool Furniture - Replace	\$0	\$53,543	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$400,892	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Shower - Replace	\$0	\$0	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$15,715	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$0	\$0
1202 Heritage Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Ancillary - Allowance	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$323,915
1210 Pool Pumps - Replace	\$12,668	\$0	\$14,234	\$0	\$15,993
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Equestrian Pool					
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404 Pool Furniture - Replace	\$0	\$53,543	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$95,150
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$50,512	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$15,715	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$0	\$30,974
1202 Equestrian Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pump - Replace	\$4,330	\$0	\$4,865	\$0	\$5,466
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2044	2045	2046	2047	2048
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$0
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arms/Operators - Replace	\$0	\$0	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$7,567	\$0	\$0
815 Washers/Dryers - Replace	\$0	\$0	\$0	\$0	\$20,042
909 Bathrooms/Laundry - Refurbish	\$134,700	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$20,365	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$42,514
912 Office Trailer - Refurbish	\$0	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$11,866	\$12,578	\$13,333	\$14,133	\$14,981
1636 Docks - Refurbish	\$166,771	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$0
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$40,795	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$175,078	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$125,784	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$20,045	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$137,907	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$16,837	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$101,025	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$287,039	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$0	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$101,025	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$93,007	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$26,940	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$36,238
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Stables Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$42,514
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$1,626,018	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$1,626,018	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$1,723,579	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$1,826,993	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$1,936,613	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$2,052,810
201 Asphalt - Overlay (Ph 7)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$471,449	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$471,449	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$499,736	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$529,720	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$561,503	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$595,193
202 Asphalt - Seal/Repair (Ph 7)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$0	\$0	\$0	\$0

<b>Fiscal Year</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
202 Asphalt - Seal/Repair (Ph10)	\$0	\$0	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$1,152,965	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$2,004,460	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$2,542,874	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$0	\$356,954	\$0	\$0	\$0
202 Gateway - Seal/Repair	\$0	\$617,021	\$0	\$0	\$0
202 Heritage - Seal/Repair	\$0	\$0	\$0	\$742,941	\$0
202 Heritage Loop - Seal/Repair	\$0	\$0	\$780,166	\$0	\$0
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$227,707	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$32,126	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$1,626,997	\$0	\$0
201 Rec Barn Lot - Overlay	\$497,106	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$66,548	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$9,349	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$473,865	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$144,321	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$10,409,560</b>	<b>\$6,632,379</b>	<b>\$5,494,494</b>	<b>\$3,761,117</b>	<b>\$3,532,493</b>
<b>Ending Reserve Balance</b>	<b>\$29,879,931</b>	<b>\$29,082,432</b>	<b>\$29,564,035</b>	<b>\$31,976,714</b>	<b>\$34,859,194</b>

DRAFT



Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$34,859,194	\$31,434,451	\$27,845,123	\$33,838,921	\$39,085,141
Annual Reserve Funding	\$5,490,367	\$5,655,078	\$5,824,730	\$5,999,472	\$6,179,456
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,075,721	\$961,907	\$1,000,923	\$1,183,310	\$1,345,966
Total Income	\$41,425,282	\$38,051,436	\$34,670,776	\$41,021,704	\$46,610,563

# Component

**Common Areas**

303 Gate HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
304 Radar Speed Detection - Replace	\$0	\$0	\$0	\$0	\$94,822
305 IT Ancillary Equipment - Upgrade	\$0	\$113,735	\$0	\$0	\$135,460
305 IT Security System - Upgrade	\$0	\$159,228	\$0	\$0	\$189,644
305 IT Server System - Upgrade	\$0	\$0	\$0	\$0	\$230,281
321 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
413 Flag Poles - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$360,323
704 Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
705 Barrier Arms - Replace (new)	\$0	\$0	\$0	\$15,335	\$0
705 Barrier Arms - Replace (old)	\$0	\$0	\$0	\$0	\$0
705 Entry/Exit Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators - Partial Replace	\$0	\$0	\$40,749	\$0	\$0
709 Key Pads - Replace	\$0	\$0	\$0	\$0	\$0
710 RFID Readers - Replace	\$0	\$0	\$0	\$0	\$0
810 Pig Traps - Replace	\$0	\$0	\$0	\$40,382	\$0
912 HOA Office - Refurbish	\$0	\$0	\$75,952	\$0	\$0
920 Main Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
920 North Gt Hs - Refurbish (interiors)	\$0	\$0	\$0	\$0	\$0
950 Pavilion - Replace	\$0	\$0	\$0	\$0	\$0
1003 Irrigation Systems - Repair	\$0	\$143,306	\$0	\$0	\$0
1120 Main Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1120 North Gt Hs - Refurbish (exteriors)	\$0	\$0	\$0	\$0	\$0
1308 Gatehouse Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1401 Road Signs - Refurbish	\$0	\$79,614	\$0	\$0	\$0
1402 Entry Monuments - Repair	\$0	\$0	\$0	\$0	\$0
1600 Slopes - Refurbish	\$2,478,555	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$2,027,909	\$0	\$0	\$0	\$0
1805 Cars - Replace	\$0	\$439,015	\$0	\$0	\$0
1805 Pickup Trucks - Partial Replace	\$158,799	\$0	\$178,427	\$0	\$200,480
1807 Equipment - Partial Replace	\$16,953	\$17,970	\$19,048	\$20,191	\$21,403
1808 Trees - Trim	\$135,194	\$143,306	\$151,904	\$161,018	\$170,679
1810 Tractors - Replace	\$0	\$0	\$0	\$0	\$0
1910 Portable Stage - Replace	\$0	\$0	\$0	\$0	\$0

**Heritage Pool**

404 Pool Furniture - Replace	\$0	\$0	\$0	\$80,509	\$0
503 Metal Fence - Replace	\$0	\$0	\$89,455	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms - Refurbish	\$0	\$143,306	\$0	\$0	\$0
915 Shower - Replace	\$0	\$0	\$0	\$0	\$0
920 ADA Lift - Replace	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Refurbish	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$579,403	\$0	\$0	\$0	\$0
1202 Heritage Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Ancillary - Allowance	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool Pumps - Replace	\$0	\$17,970	\$0	\$20,191	\$0
1302 Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$71,252

**Equestrian Pool**

404 Pool Furniture - Replace	\$0	\$0	\$0	\$80,509	\$0
503 Metal Fence - Replace	\$0	\$0	\$50,635	\$0	\$0
802 Solar Heater Panels - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Equestrian Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Building Exteriors - Repaint	\$0	\$0	\$0	\$0	\$0
1201 Pool Decks - Repair	\$0	\$0	\$0	\$0	\$0
1202 Equestrian Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$28,114	\$0
1210 Pool Pump - Replace	\$0	\$6,142	\$0	\$6,901	\$0
1303 Shingle Roofs - Replace	\$45,923	\$0	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
<b>Marina/Campground</b>					
404 Small Ext. Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Rail - Replace	\$0	\$0	\$0	\$0	\$34,407
507 Vehicle Barriers - Replace	\$0	\$0	\$0	\$0	\$45,785
706 Barrier Arms/Operators - Replace	\$0	\$0	\$0	\$0	\$0
719 RV Hookup Sites - Rep./Upgrade	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$10,127	\$0	\$0
815 Washers/Dryers - Replace	\$0	\$0	\$0	\$0	\$0
909 Bathrooms/Laundry - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Fish Station - Refurbish	\$0	\$0	\$0	\$0	\$0
911 Marina Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
912 Office Trailer - Refurbish	\$1,072,968	\$0	\$0	\$0	\$0
1636 Barge - Repair	\$15,880	\$16,833	\$17,843	\$18,913	\$20,048
1636 Docks - Refurbish	\$223,177	\$0	\$0	\$0	\$0
1636 Docks - Replace (20 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (40 slips)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (courtesy)	\$0	\$0	\$0	\$0	\$0
1636 Docks - Replace (party)	\$0	\$0	\$0	\$0	\$0
<b>Recreation Areas</b>					
102 Brick Walk/The Gardens - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 Maint HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
303 Rec HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Exterior Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 Iron Fence - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence/Rails - Partial Replace	\$0	\$0	\$0	\$0	\$0
509 Wood/Metal Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
908 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Gateway Park Bathroom - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Rec Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Recreation Building - Refurbish	\$0	\$0	\$0	\$0	\$0
920 Stables - Refurbish	\$0	\$0	\$0	\$0	\$0
925 Livestock Center - Refurbish	\$135,194	\$0	\$0	\$0	\$0
926 Maintenance Loft - Repair	\$0	\$0	\$0	\$0	\$0
927 Maintenance Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1120 Maintenance Bldgs - Repair	\$0	\$0	\$0	\$0	\$0
1120 Vinyl Siding - Replace	\$0	\$0	\$0	\$0	\$0
1303 Rec Shingle Roofs - Replace	\$0	\$0	\$197,716	\$0	\$0
1308 Maintenance Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1308 Rec Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Stables Metal Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Pickeball/Bball Cts - Resurface	\$180,259	\$0	\$0	\$0	\$0
1604 Tennis Courts - Repair	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$113,735	\$0	\$0	\$0	\$0
1700 Community Parks - Refurbish	\$0	\$0	\$0	\$0	\$0
<b>Roads</b>					
201 Asphalt - Overlay (Ph 1)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 2)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 3)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 4)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 5)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 6)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 7)	\$2,175,978	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 8)	\$0	\$2,306,537	\$0	\$0	\$0
201 Asphalt - Overlay (Ph 9)	\$0	\$2,306,537	\$0	\$0	\$0
201 Asphalt - Overlay (Ph10)	\$0	\$2,306,537	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 1)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 2)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 4)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 5)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 6)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 7)	\$630,905	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 8)	\$0	\$668,759	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$668,759	\$0	\$0	\$0

Fiscal Year	2049	2050	2051	2052	2053
202 Asphalt - Seal/Repair (Ph10)	\$0	\$668,759	\$0	\$0	\$0
<b>Primary Roads</b>					
201 Equestrian - Overlay	\$0	\$0	\$0	\$0	\$0
201 Gateway - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Loop - Overlay	\$0	\$0	\$0	\$0	\$0
202 Equestrian - Seal/Repair	\$0	\$0	\$0	\$536,727	\$0
202 Gateway - Seal/Repair	\$0	\$0	\$0	\$927,771	\$0
202 Heritage - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage Loop - Seal/Repair	\$0	\$0	\$0	\$0	\$1,173,081
<b>Parking Lots</b>					
201 Gateway Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Heritage Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Marina Lot - Overlay	\$0	\$0	\$0	\$0	\$0
201 Rec Barn Lot - Overlay	\$0	\$0	\$0	\$0	\$0
202 Gateway Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Heritage Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Marina Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
202 Rec Barn Lot - Seal/Repair	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$9,990,831	\$10,206,313	\$831,855	\$1,936,563	\$2,747,665
Ending Reserve Balance	\$31,434,451	\$27,845,123	\$33,838,921	\$39,085,141	\$43,862,899

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters. Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually. Association Reserves - Gold Coast, LLC., and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation. We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.



## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area). Equivalent to Square Feet
<b>GSY</b>	Gross Square Yards (area). Equivalent to Square Yards
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)
<b>Effective Age</b>	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
<b>Fully Funded Balance (FFB)</b>	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.
<b>Inflation</b>	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.
<b>Interest</b>	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.
<b>Percent Funded</b>	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.
<b>Remaining Useful Life (RUL)</b>	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
<b>Useful Life (UL)</b>	The estimated time, in years, that a common area component can be expected to serve its intended function.

## Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) Component must have a limited useful life 3) Life limit must be predictable 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses). Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

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## Common Areas

**Comp #: 303 Gate HVAC Units - Replace**

**Quantity: (2) Units**

Location: Gatehouses

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 11,600

Worst Case: \$13,700

Cost Source: AR-GC Cost Database

**Comp #: 304 Radar Speed Detection - Replace**

**Quantity: (1) Device**

Location: Entry area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 15,000

Worst Case: \$20,000

Cost Source: Estimate Provided by Client

**Comp #: 305 IT Ancillary Equipment - Upgrade**

**Quantity: Assorted Pieces**

Location: Offices

Funded?: Yes.

History: Doing 2024.

Comments:

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 21,000

Worst Case: \$29,000

Cost Source: AR-GC Cost Database

**Comp #: 305 IT Security System - Upgrade**

**Quantity: (1) System**

Location: Entry and recreation areas

Funded?: Yes.

History: Doing 2024.

Comments:

Useful Life: 3 years

Remaining Life: 2 years

Best Case: \$ 30,000

Worst Case: \$40,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 305 IT Server System - Upgrade**

**Quantity: (1) System**

Location: Entry and recreation areas

Funded?: Yes.

History: Doing 2024.

Comments:

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 32,000

Worst Case: \$53,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 321 Pole Lights - Replace**

**Quantity: (13) Fixtures**

Location: Marina/HROA Office adjacent, guardhouses and park areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 34,000

Worst Case: \$45,000

Cost Source: AR-GC Cost Database

**Comp #: 413 Flag Poles - Replace**

**Quantity: (3) Poles**

Location: Entry areas and Heritage Park

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 8 years

Best Case: \$ 6,600

Worst Case: \$8,100

Cost Source: AR-GC Cost Database

**Comp #: 700 Vehicle Gates - Replace****Quantity: (7) Gates**

Location: Private entry/exit areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 59,000

Worst Case: \$74,000

Cost Source: AR-GC Cost Database

**Comp #: 704 Intercoms - Replace****Quantity: (2) DKS Units**

Location: Entry areas

Funded?: Yes.

History: Installed in 2020 for \$13,130.

Comments:

Useful Life: 12 years

Remaining Life: 8 years

Best Case: \$ 13,300

Worst Case: \$18,200

Cost Source: Client Cost History, Plus Inflation

**Comp #: 705 Barrier Arms - Replace (new)****Quantity: (3) Arms**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 2,700

Worst Case: \$3,300

Cost Source: Client Cost History

**Comp #: 705 Barrier Arms - Replace (old)****Quantity: (5) Arms**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 4,500

Worst Case: \$5,500

Cost Source: Client Cost History

**Comp #: 705 Entry/Exit Gate Operators - Replace****Quantity: (8) Liftmaster**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$25,000

Cost Source: AR-GC Cost Database

**Comp #: 705 Gate Operators - Partial Replace****Quantity: (2) of (15) Operators**

Location: Driveway entry/exit areas outside of property

Funded?: Yes.

History:

Comments:

Useful Life: 3 years

Remaining Life: 0 years

Best Case: \$ 7,400

Worst Case: \$9,500

Cost Source: AR-GC Cost Database

**Comp #: 709 Key Pads - Replace****Quantity: (7) Units**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 3,200

Worst Case: \$4,200

Cost Source: AR-GC Cost Database



**Comp #: 710 RFID Readers - Replace****Quantity: (5) Units**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 4,200

Worst Case: \$6,300

Cost Source: AR-GC Cost Database

**Comp #: 810 Pig Traps - Replace****Quantity: (1) Pig Brig / (4) Traps**

Location: Throughout common areas

Funded?: Yes.

History: To be installed in 2023 for \$7,500.

Comments:

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 5,300

Worst Case: \$10,500

Cost Source: Client Cost History, Plus Inflation

**Comp #: 912 HOA Office - Refurbish****Quantity: (1) Office Area**

Location: HOA Office

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 10,500

Worst Case: \$21,000

Cost Source: AR-GC Cost Database

**Comp #: 920 Main Gt Hs - Refurbish (interiors)****Quantity: (1) Gatehouse**

Location: Entry areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 12,600

Worst Case: \$18,900

Cost Source: AR-GC Cost Database

**Comp #: 920 North Gt Hs - Refurbish (interiors)****Quantity: (1) Gatehouse**

Location: Entry areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 4,200

Worst Case: \$6,300

Cost Source: AR-GC Cost Database

**Comp #: 950 Pavilion - Replace****Quantity: (1) Pavilion**

Location: Common area

Funded?: Yes.

History:

Comments: Funding provided for the install of a new pavilion.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Cost Source: Reserve Allowance

**Comp #: 1003 Irrigation Systems - Repair****Quantity: Assorted Units**

Location: Common areas

Funded?: Yes.

History: Done in 2020.

Comments:

Useful Life: 10 years

Remaining Life: 6 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1120 Main Gt Hs - Refurbish (exteriors)****Quantity: (1) Gatehouse**

Location: Entry areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 10,500

Worst Case: \$15,800

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1120 North Gt Hs - Refurbish (exteriors)****Quantity: (1) Gatehouse**

Location: Entry areas

Funded?: Yes.

History: Done in 2019 for \$6,007.

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1308 Gatehouse Metal Roofs - Replace****Quantity: Approx. 870 GSF**

Location: Gatehouses

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 11 years

Best Case: \$ 11,800

Worst Case: \$16,100

Cost Source: AR-GC Cost Database

**Comp #: 1401 Road Signs - Refurbish****Quantity: (104) Signs**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 6 years

Remaining Life: 2 years

Best Case: \$ 15,000

Worst Case: \$20,000

Cost Source: Estimate Provided by Client

**Comp #: 1402 Entry Monuments - Repair****Quantity: (2) Structures**

Location: Main entrance to property

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 68,000

Worst Case: \$89,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1600 Slopes - Refurbish****Quantity: Extensive GSF**

Location: Common areas

Funded?: Yes.

History: Work done in 2019.

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 525,000

Worst Case: \$630,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1601 Culverts/Spillways - Repair****Quantity: Extensive GSF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 420,000

Worst Case: \$525,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1805 Cars - Replace****Quantity: (3) Ford Fusion Hybrid SE**

Location: Common areas  
 Funded?: Yes.  
 History: Purchased in 9/2020 for \$80,120.  
 Comments:  
 Useful Life: 15 years  
 Best Case: \$ 87,000  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 11 years  
 Worst Case: \$106,000

**Comp #: 1805 Pickup Trucks - Partial Replace****Quantity: (1) of (10) Trucks**

Location: Common areas  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 2 years  
 Best Case: \$ 32,000  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 1 years  
 Worst Case: \$42,000

**Comp #: 1807 Equipment - Partial Replace****Quantity: Assorted Fixtures**

Location: Throughout common areas  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 1 years  
 Best Case: \$ 2,600  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 0 years  
 Worst Case: \$5,300

**Comp #: 1808 Trees - Trim****Quantity: Extensive GSF**

Location: Throughout common areas  
 Funded?: Yes.  
 History: Done in 2021 for \$25,800.  
 Comments:  
 Useful Life: 1 years  
 Best Case: \$ 27,000  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 0 years  
 Worst Case: \$36,000

**Comp #: 1810 Tractors - Replace****Quantity: (5) Assorted Tractors**

Location: Throughout common areas  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 15 years  
 Best Case: \$ 250,000  
 Cost Source: Estimate Provided by Client

Remaining Life: 4 years  
 Worst Case: \$275,000

**Comp #: 1910 Portable Stage - Replace****Quantity: (1) Unit**

Location: Common area  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 20 years  
 Best Case: \$ 10,000  
 Cost Source: Estimate Provided by Client

Remaining Life: 19 years  
 Worst Case: \$15,000

## Heritage Pool

**Comp #: 404 Pool Furniture - Replace****Quantity: Assorted Pieces**

Location: Adjacent to pool

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 12,600

Worst Case: \$18,900

Cost Source: AR-GC Cost Database

**Comp #: 503 Metal Fence - Replace****Quantity: Approx. 375 LF**

Location: Heritage Pool

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 16,100

Worst Case: \$21,000

Cost Source: AR-GC Cost Database

**Comp #: 802 Solar Heater Panels - Replace****Quantity: Assorted Panels**

Location: Bathroom Building Roof

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 100,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

**Comp #: 803 Water Heater - Replace****Quantity: (1) A.O. Smith**

Location: Heritage Park pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 2,500

Worst Case: \$3,500

Cost Source: Client Cost History

**Comp #: 909 Bathrooms - Refurbish****Quantity: (4) Bathrooms**

Location: Heritage Park/Pool

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 25,000

Worst Case: \$38,000

Cost Source: AR-GC Cost Database

**Comp #: 915 Shower - Replace****Quantity: (1) System**

Location: Heritage Pool

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 2,400

Worst Case: \$3,700

Cost Source: AR-GC Cost Database

**Comp #: 920 ADA Lift - Replace****Quantity: (1) Unit**

Location: Heritage Pool

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 3,700

Worst Case: \$4,900

Cost Source: AR-GC Cost Database

**Comp #: 1115 Building Exteriors - Refurbish****Quantity: Minimal GSF**

Location: Heritage Pool

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 3,700

Worst Case: \$6,100

Cost Source: AR-GC Cost Database

**Comp #: 1201 Pool Decks - Repair****Quantity: Approx. 7,400 GSF**

Location: All pool decks

Funded?: Yes.

History:

Comments:

Useful Life: 6 years

Remaining Life: 1 years

Best Case: \$ 120,000

Worst Case: \$150,000

Cost Source: Estimate Provided by Client

**Comp #: 1202 Heritage Pool - Resurface****Quantity: (1) Pool 3,200 GSF**

Location: Heritage Park

Funded?: Yes.

History: Done in 4/2020 for \$48,500.

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 55,000

Worst Case: \$65,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1204 Pool Ancillary - Allowance****Quantity: Assorted Fixtures**

Location: Pool area

Funded?: Yes.

History:

Comments: Ancillary for equipment.

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 80,000

Worst Case: \$90,000

Cost Source: Estimate Provided by Client

**Comp #: 1207 Pool Filter - Replace****Quantity: (1) Whisper Sand Filter**

Location: Pool equipment area, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 0 years

Best Case: \$ 75,000

Worst Case: \$85,000

Cost Source: Estimate Provided by Client

**Comp #: 1210 Pool Pumps - Replace****Quantity: (3) Pumps**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 3,200

Worst Case: \$4,700

Cost Source: Reserve Allowance

**Comp #: 1302 Metal Roofs - Replace****Quantity: Minimal GSF**

Location: Rooftops of buildings

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 10,500

Worst Case: \$15,800

Cost Source: AR-GC Cost Database

## Equestrian Pool

**Comp #: 404 Pool Furniture - Replace****Quantity: Assorted Pieces**

Location: Adjacent to pool

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 12,600

Worst Case: \$18,900

Cost Source: AR-GC Cost Database

**Comp #: 503 Metal Fence - Replace****Quantity: Minimal LF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 8,400

Worst Case: \$12,600

Cost Source: AR-GC Cost Database

**Comp #: 802 Solar Heater Panels - Replace****Quantity: Assorted Panels**

Location: Bathroom Building Roof

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 21,000

Worst Case: \$26,000

Cost Source: Reserve Allowance

**Comp #: 803 Water Heater - Replace****Quantity: (1) A.O. Smith**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 4,200

Worst Case: \$6,300

Cost Source: ARI Cost Database

**Comp #: 909 Equestrian Bathrooms - Refurbish****Quantity: (2) 11x16 Bathrooms**

Location: Equestrian Park/Pool

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 12,600

Worst Case: \$18,900

Cost Source: AR-GC Cost Database

**Comp #: 1115 Building Exteriors - Repaint****Quantity: Approx. 2,040 GSF**

Location: Equestrian pool and equipment building exteriors

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 3,700

Worst Case: \$6,100

Cost Source: AR-GC Cost Database

**Comp #: 1201 Pool Decks - Repair****Quantity: Approx. 2,700 GSF**

Location: All pool decks

Funded?: Yes.

History:

Comments:

Useful Life: 6 years

Remaining Life: 0 years

Best Case: \$ 6,100

Worst Case: \$9,200

Cost Source: AR-GC Cost Database

**Comp #: 1202 Equestrian Pool - Resurface**

**Quantity: (1) Pool 14x40**

Location: Equestrian Park

Funded?: Yes.

History: Scheduled to be done 4/2020 for \$9,360.

Comments:

Useful Life: 12 years

Remaining Life: 7 years

Best Case: \$ 10,300

Worst Case: \$12,700

Cost Source: Client Cost History, Plus Inflation

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**Comp #: 1207 Pool Filter - Replace**

**Quantity: (1) Pentair Sand Filter**

Location: Pool equipment area, enclosed

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life: 4 years

Best Case: \$ 4,900

Worst Case: \$6,100

Cost Source: AR-GC Cost Database

---

**Comp #: 1210 Pool Pump - Replace**

**Quantity: (1) Pump**

Location: Pool equipment area

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 0 years

Best Case: \$ 1,100

Worst Case: \$1,600

Cost Source: ARI Cost Database

---

**Comp #: 1303 Shingle Roofs - Replace**

**Quantity: Approx. 1,270 GSF**

Location: Rooftop of Equestrian pool buildings

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

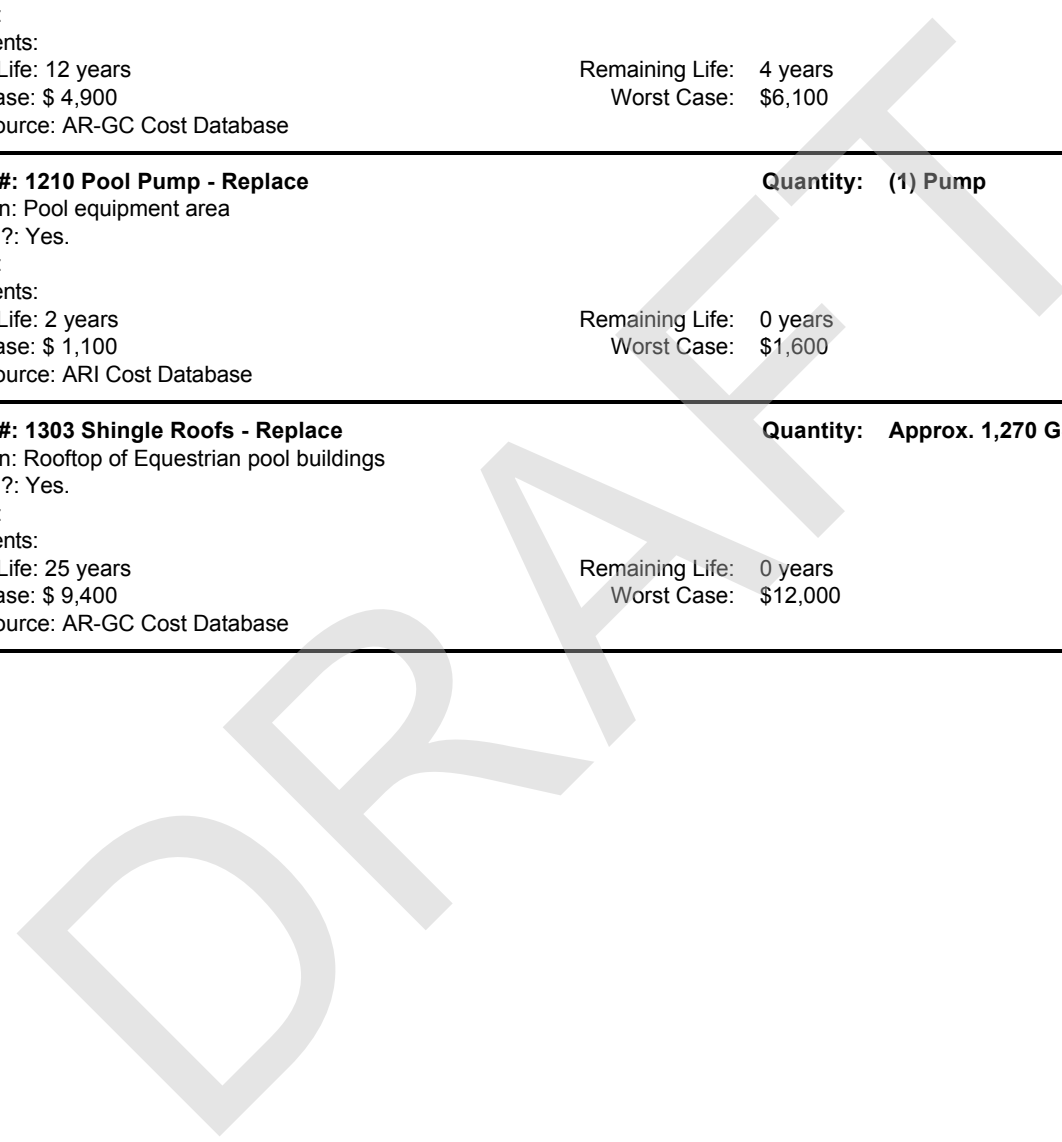
Remaining Life: 0 years

Best Case: \$ 9,400

Worst Case: \$12,000

Cost Source: AR-GC Cost Database

---



## Marina/Campground

**Comp #: 404 Small Ext. Furnishings - Replace** **Quantity: Benches, Trash, etc...**

Location: Marina and Campground

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 12,600

Cost Source: AR-GC Cost Database

Remaining Life: 4 years

Worst Case: \$18,900

**Comp #: 503 Metal Rail - Replace** **Quantity: Approx. 141 LF**

Location: Marina Restroom/Laundry Building and HROA Office

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 5,300

Cost Source: AR-GC Cost Database

Remaining Life: 4 years

Worst Case: \$7,400

**Comp #: 507 Vehicle Barriers - Replace** **Quantity: (1) 15' ; 120 LF Chain**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Best Case: \$ 7,400

Cost Source: AR-GC Cost Database

Remaining Life: 4 years

Worst Case: \$9,500

**Comp #: 706 Barrier Arms/Operators - Replace** **Quantity: (2) Systems**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 13,400

Cost Source: AR-GC Cost Database

Remaining Life: 1 years

Worst Case: \$16,000

**Comp #: 719 RV Hookup Sites - Rep./Upgrade** **Quantity: (14) Sites**

Location: Campground

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Best Case: \$ 5,300

Cost Source: AR-GC Cost Database

Remaining Life: 0 years

Worst Case: \$7,400

**Comp #: 803 Water Heater - Replace** **Quantity: (1) Unit**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Best Case: \$ 1,900

Cost Source: Client Cost History, Plus Inflation

Remaining Life: 2 years

Worst Case: \$2,300

**Comp #: 815 Washers/Dryers - Replace** **Quantity: (4) Units**

Location: Marina Restroom/Laundry Building

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Best Case: \$ 4,300

Cost Source: ARI Cost Database

Remaining Life: 0 years

Worst Case: \$5,600



**Comp #: 909 Bathrooms/Laundry - Refurbish****Quantity: (4) Bathrooms/(1) Laundry**

Location: Marina Restroom/Laundry Building and HROA Office

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 37,000

Worst Case: \$47,000

Cost Source: AR-GC Cost Database

**Comp #: 909 Portable Bathrooms - Replace****Quantity: (1) Set**

Location: Marina

Funded?: No.

History:

Comments: These bathrooms are leased and not owned by HROA. No Reserve funding is required.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 910 Fish Station - Refurbish****Quantity: (1) 20x12**

Location: Entry area

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: AR-GC Cost Database

**Comp #: 911 Marina Kiosks - Replace****Quantity: (2) Structures**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 8,400

Worst Case: \$12,600

Cost Source: ARI Cost Database

**Comp #: 912 Office Trailer - Refurbish****Quantity: Minimal GSF**

Location: Office area

Funded?: Yes.

History:

Comments: Funding provided for a new office trailer.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 225,000

Worst Case: \$275,000

Cost Source: Estimate Provided by Client

**Comp #: 1402 Signage - Replace****Quantity: (2) HROA Signs**

Location: Marina and HROA Office

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

**Comp #: 1636 Barge - Repair****Quantity: Extensive GSF**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,100

Worst Case: \$5,300

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1636 Docks - Refurbish****Quantity: Assorted Docks**

Location: Marina

Funded?: Yes.

History: Will be done in early 2020.

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 47,000

Worst Case: \$57,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1636 Docks - Replace (20 slips)****Quantity: (1) Dock**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 263,000

Worst Case: \$368,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1636 Docks - Replace (40 slips)****Quantity: (2) Docks**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 473,000

Worst Case: \$578,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1636 Docks - Replace (courtesy)****Quantity: (1) Dock**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 79,000

Worst Case: \$105,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 1636 Docks - Replace (party)****Quantity: (2) Docks**

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 40 years

Remaining Life: 14 years

Best Case: \$ 5,300

Worst Case: \$10,500

Cost Source: Client Cost History, Plus Inflation

## Recreation Areas

**Comp #: 102 Brick Walk/The Gardens - Partial Replace** **Quantity: Approx. 2,900 GSF**

Location: Heritage Park

Funded?: Yes.

History:

Comments: Includes bridges, landscape and pergola.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 10,000

Worst Case: \$14,000

Cost Source: Estimate Provided by Client

**Comp #: 303 Maint HVAC Units - Replace** **Quantity: Assorted Units**

Location: Maintenance buildings

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 10,500

Worst Case: \$15,800

Cost Source: AR-GC Cost Database

**Comp #: 303 Rec HVAC Units - Replace** **Quantity: (7) Assorted Units**

Location: Recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 44,000

Worst Case: \$59,000

Cost Source: AR-GC Cost Database

**Comp #: 322 Bollard Lights - Replace** **Quantity: (2) Fixtures**

Location: Entry to rec building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 2,100

Worst Case: \$3,100

Cost Source: AR-GC Cost Database

**Comp #: 323 Tennis Court Lights - Replace** **Quantity: (12) Fixtures**

Location: Equestrian Park

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 38,000

Worst Case: \$50,000

Cost Source: AR-GC Cost Database

**Comp #: 404 Exterior Furnishings - Replace** **Quantity: Benches, Trash, etc...**

Location: Heritage and Gateway Park

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 6,300

Worst Case: \$8,400

Cost Source: Reserve Allowance

**Comp #: 405 Play Equipment - Replace** **Quantity: (13) Assorted Pieces**

Location: Heritage, Equestrian and Gateway Parks

Funded?: Yes.

History: Done for \$267,410 in 2020.

Comments:

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 297,000

Worst Case: \$344,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 502 Chain Link Fence - Replace****Quantity: Approx. 1,350 LF**

Location: Tennis court and park enclosures  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 25 years  
 Best Case: \$ 47,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 21 years  
 Worst Case: \$56,000

**Comp #: 503 Dog Park Fence - Replace****Quantity: Approx. 620 LF**

Location: Heritage Park  
 Funded?: No.  
 History:  
 Comments:  
 Useful Life:  
 Best Case:  
 Cost Source:

Remaining Life:  
 Worst Case:

**Comp #: 504 Iron Fence - Replace****Quantity: Approx. 160 LF**

Location: Perimeter of Equestrian Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 25 years  
 Best Case: \$ 6,800  
 Cost Source: AR-GC Cost Database

Remaining Life: 6 years  
 Worst Case: \$8,800

**Comp #: 505 Metal Fence/Rails - Partial Replace****Quantity: 20% of Approx. 3,290 LF**

Location: Perimeter of horse areas  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 32,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 1 years  
 Worst Case: \$42,000

**Comp #: 509 Wood/Metal Pergolas - Replace****Quantity: (4) Structures**

Location: Heritage Park, Gateway Park and Heritage Pool  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 10 years  
 Best Case: \$ 4,800  
 Cost Source: AR-GC Cost Database

Remaining Life: 0 years  
 Worst Case: \$7,700

**Comp #: 908 Kitchen - Refurbish****Quantity: (1) Kitchen**

Location: Recreation building  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 20 years  
 Best Case: \$ 37,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 0 years  
 Worst Case: \$49,000

**Comp #: 909 Gateway Park Bathroom - Refurbish****Quantity: (1) Bathroom**

Location: Gateway Park  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 20 years  
 Best Case: \$ 4,200  
 Cost Source: AR-GC Cost Database

Remaining Life: 0 years  
 Worst Case: \$6,300

**Comp #: 909 Rec Bathrooms - Refurbish****Quantity: (2) Bathrooms**

Location: Recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 21,000

Worst Case: \$42,000

Cost Source: AR-GC Cost Database

**Comp #: 910 Recreation Building - Refurbish****Quantity: (1) Building**

Location: Recreation room

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 79,000

Worst Case: \$100,000

Cost Source: AR-GC Cost Database

**Comp #: 920 Stables - Refurbish****Quantity: Assorted Stables**

Location: Adjacent to rec building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 53,000

Worst Case: \$105,000

Cost Source: AR-GC Cost Database

**Comp #: 925 Livestock Center - Refurbish****Quantity: Extensive GSF**

Location: Adjacent to recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$37,000

Cost Source: ARI Cost Database

**Comp #: 926 Maintenance Loft - Repair****Quantity: (1) Area**

Location: Maintenance building

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 26,000

Worst Case: \$32,000

Cost Source: Client Cost History, Plus Inflation

**Comp #: 927 Maintenance Interiors - Refurbish****Quantity: Minimal GSF**

Location: Maintenance buildings

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 6,300

Worst Case: \$10,500

Cost Source: Reserve Allowance

**Comp #: 1120 Maintenance Bldgs - Repair****Quantity: Minimal GSF**

Location: Buildings

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 7,400

Worst Case: \$10,500

Cost Source: AR-GC Cost Database

**Comp #: 1120 Vinyl Siding - Replace****Quantity: Approx. 4,600 GSF**

Location: Recreation building exterior surfaces  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 30 years  
 Best Case: \$ 63,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 2 years  
 Worst Case: \$79,000

**Comp #: 1303 Rec Shingle Roofs - Replace****Quantity: Approx. 4,890 GSF**

Location: Rooftop of recreation building  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 25 years  
 Best Case: \$ 36,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 2 years  
 Worst Case: \$46,000

**Comp #: 1308 Maintenance Metal Roofs - Replace****Quantity: Approx. 5,800 GSF**

Location: Maintenance buildings  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 30 years  
 Best Case: \$ 77,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 0 years  
 Worst Case: \$106,000

**Comp #: 1308 Rec Metal Roof - Replace****Quantity: Approx. 2,900 GSF**

Location: Recreation building roof  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 30 years  
 Best Case: \$ 39,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 2 years  
 Worst Case: \$54,000

**Comp #: 1308 Stables Metal Roofs - Replace****Quantity: Approx. 6,300 GSF**

Location: Stables buildings  
 Funded?: Yes.  
 History:  
 Comments:  
 Useful Life: 30 years  
 Best Case: \$ 83,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 0 years  
 Worst Case: \$116,000

**Comp #: 1604 Pickeball/Bball Cts - Repair****Quantity: (4) Courts**

Location: Heritage Park  
 Funded?: Yes.  
 History: Done in 2020.  
 Comments:  
 Useful Life: 45 years  
 Best Case: \$ 158,000  
 Cost Source: Client Cost History, Plus Inflation

Remaining Life: 10 years  
 Worst Case: \$210,000

**Comp #: 1604 Pickeball/Bball Cts - Resurface****Quantity: (4) Courts**

Location: Heritage Park  
 Funded?: Yes.  
 History: Done in 2020.  
 Comments:  
 Useful Life: 15 years  
 Best Case: \$ 37,000  
 Cost Source: AR-GC Cost Database

Remaining Life: 10 years  
 Worst Case: \$47,000

**Comp #: 1604 Tennis Courts - Repair**

**Quantity: (2) Courts**

Location: Equestrian Park

Funded?: Yes.

History: Rebuilt in 2020 for \$161,570.

Comments:

Useful Life: 45 years

Remaining Life: 40 years

Best Case: \$ 158,000

Worst Case: \$210,000

Cost Source: Client Cost History, Plus Inflation

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**Comp #: 1604 Tennis Courts - Resurface**

**Quantity: (2) Courts**

Location: Equestrian Park

Funded?: Yes.

History: Rebuilt in 2020 for \$161,570.

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 21,000

Worst Case: \$32,000

Cost Source: AR-GC Cost Database

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**Comp #: 1700 Community Parks - Refurbish**

**Quantity: Extensive GSF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

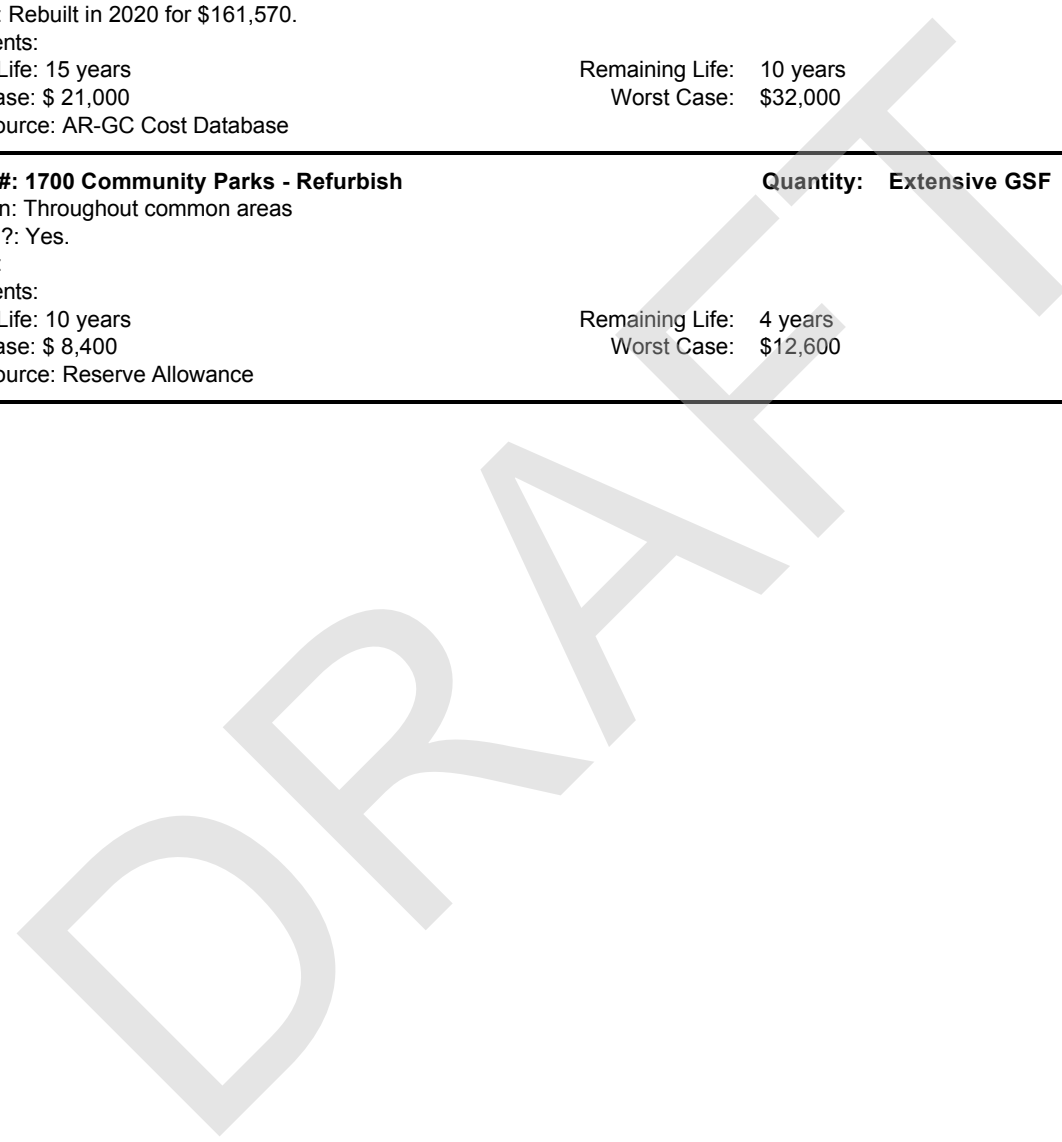
Remaining Life: 4 years

Best Case: \$ 8,400

Worst Case: \$12,600

Cost Source: Reserve Allowance

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## Roads

**Comp #: 201 Asphalt - Overlay (Ph 1)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 446

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 0 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 2)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 474/452

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 0 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 3)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 693/1063

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 1 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 4)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 1094

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 2 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 5)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 475

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 3 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 6)****Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 424

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 4 years

Worst Case: \$527,000



**Comp #: 201 Asphalt - Overlay (Ph 7)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 447

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 5 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 8)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 721

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph 9)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 1990

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$527,000

**Comp #: 201 Asphalt - Overlay (Ph10)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 1910

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Best Case: \$ 487,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$527,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 1)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 446

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 0 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 2)**

**Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 474/452

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 0 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 3)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 693/1063

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 1 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 4)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 1094

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 2 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 5)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 475

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 3 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 6)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 424

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 4 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 7)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 447

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 5 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 8)****Quantity: 1/10 Approx 1,930,400 GSF**

Location: Tract 721

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$163,000

**Comp #: 202 Asphalt - Seal/Repair (Ph 9)**

**Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 1990

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$163,000

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**Comp #: 202 Asphalt - Seal/Repair (Ph10)**

**Quantity: 1/10 Approx 1,930,400  
GSF**

Location: Tract 1910

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Best Case: \$ 131,000

Cost Source: AR-GC Cost Database

Remaining Life: 6 years

Worst Case: \$163,000

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## Primary Roads

**Comp #: 201 Equestrian - Overlay**

**Quantity: Approx 137,000 GSF**

Location: Equestrian

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 345,000

Worst Case: \$374,000

Cost Source: AR-GC Cost Database

**Comp #: 201 Gateway - Overlay**

**Quantity: Approx 238,000 GSF**

Location: Gateway

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 600,000

Worst Case: \$650,000

Cost Source: AR-GC Cost Database

**Comp #: 201 Heritage - Overlay**

**Quantity: Approx 256,000 GSF**

Location: Heritage

Funded?: Yes.

History: Done in 2020.

Comments:

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 645,000

Worst Case: \$689,000

Cost Source: AR-GC Cost Database

**Comp #: 201 Heritage Loop - Overlay**

**Quantity: Approx 285,000 GSF**

Location: Heritage Loop

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 718,000

Worst Case: \$778,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Equestrian - Seal/Repair**

**Quantity: Approx 137,000 GSF**

Location: Equestrian

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 94,000

Worst Case: \$116,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Gateway - Seal/Repair**

**Quantity: Approx 238,000 GSF**

Location: Gateway

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 163,000

Worst Case: \$200,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Heritage - Seal/Repair**

**Quantity: Approx 256,000 GSF**

Location: Heritage

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Remaining Life: 2 years

Best Case: \$ 174,000

Worst Case: \$215,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Heritage Loop - Seal/Repair**

**Quantity: Approx 285,000 GSF**

Location: Heritage Loop

Funded?: Yes.

History:

Comments:

Useful Life: 7 years

Best Case: \$ 194,000

Cost Source: AR-GC Cost Database

Remaining Life: 1 years

Worst Case: \$239,000

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## Parking Lots

**Comp #: 201 Gateway Lot - Overlay**

**Quantity: Approx 27,000 GSF**

Location: Gateway Park Lot

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 68,000

Worst Case: \$74,000

Cost Source: AR-GC Cost Database

**Comp #: 201 Heritage Lot - Overlay**

**Quantity: Approx 3,600 GSF**

Location: Heritage Park Lot

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 1 years

Best Case: \$ 9,000

Worst Case: \$9,900

Cost Source: AR-GC Cost Database

**Comp #: 201 Marina Lot - Overlay**

**Quantity: Approx 172,000 GSF**

Location: Marina Lot

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 434,000

Worst Case: \$469,000

Cost Source: AR-GC Cost Database

**Comp #: 201 Rec Barn Lot - Overlay**

**Quantity: Approx 59,000 GSF**

Location: Rec Barn & Equestrian Lot

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 149,000

Worst Case: \$161,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Gateway Lot - Seal/Repair**

**Quantity: Approx 27,000 GSF**

Location: Gateway Park Lot

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 18,500

Worst Case: \$23,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Heritage Lot - Seal/Repair**

**Quantity: Approx 3,600 GSF**

Location: Heritage Park Lot

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 2,400

Worst Case: \$3,100

Cost Source: AR-GC Cost Database

**Comp #: 202 Marina Lot - Seal/Repair**

**Quantity: Approx 172,000 GSF**

Location: Marina Lot

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 118,000

Worst Case: \$145,000

Cost Source: AR-GC Cost Database

**Comp #: 202 Rec Barn Lot - Seal/Repair**

**Quantity: Approx 59,000 GSF**

Location: Rec Barn and Equestrian Lot

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$50,000

Cost Source: AR-GC Cost Database

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