

Serving California's Gold Coast
300 East Esplanade Drive, 9th Floor
Oxnard, CA 93036
7 West Figueroa Street, Suite 200
Santa Barbara, CA 93101

Tel: (805) 277-3466
www.reservestudy.com



ASSOCIATION
RESERVES®

Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington



Heritage Ranch OA
Paso Robles, CA

Capital Improvement & Maintenance Budget



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

RESERVE STUDY
Update "No-Site-Visit"

September 20, 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.

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

In this Report, you will find three key results:

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

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	9
Which Physical Assets are Funded by Reserves?	10
How do we establish Useful Life and Remaining Useful Life estimates?	10
How do we establish Current Repair/Replacement Cost Estimates?	10
How much Reserves are enough?	11
How much should we transfer to Reserves?	12
What is our Recommended Funding Goal?	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Reserve Component List Detail	17
Fully Funded Balance	21
Component Significance	25
Accounting & Tax Summary	29
30-Year Reserve Plan Summary	33
30-Year Income/Expense Detail	34
Accuracy, Limitations, and Disclosures	52
Terms and Definitions	53
Component Details	54
Common Areas	55
Heritage Pool	60
Equestrian Pool	62
Marina/Campground	64
Recreation Areas	67
Roads	72
Primary Roads	76
Parking Lots	78



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

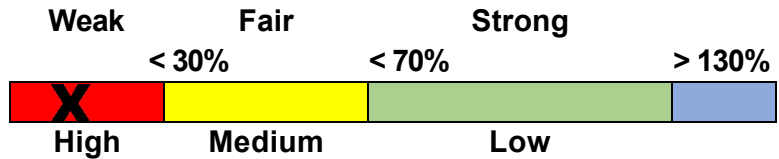
Report #: 37328-4
of Units: 2,091
July 1, 2024 through June 30, 2025

Findings & Recommendations

as of July 1, 2024

Projected Starting Reserve Balance	\$1,888,332
Fully Funded Reserve Balance	\$17,884,911
Percent Funded	10.6 %
Recommended 2024/2025 Monthly Reserve Contribution	\$83,000
Recommended 2024/2025 Special Assessment for Reserves	\$12,546,000
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 \$12,546,000. 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
Common Areas				
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	15	0	\$577,500
1601	Culverts/Spillways - Repair	15	0	\$472,500
1602	Slopes/Drainage - Major Project	0	0	\$3,000,000
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
Heritage Pool				
404	Pool Furniture - Replace	7	0	\$15,750

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
503	Metal Fence - Replace	25	2	\$18,550
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
Equestrian Pool				
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
Marina/Campground				
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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1636	Docks - Replace (party)	40	14	\$7,900
Recreation Areas				
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
Roads				
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

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
201	Asphalt - Overlay (Ph10)	20	6	\$507,000
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
203	Roads - Major Repair	0	0	\$2,000,000
Primary Roads				
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
Parking Lots				
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

144 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 funding is not "for the future". Ongoing Reserve transfers are intended 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

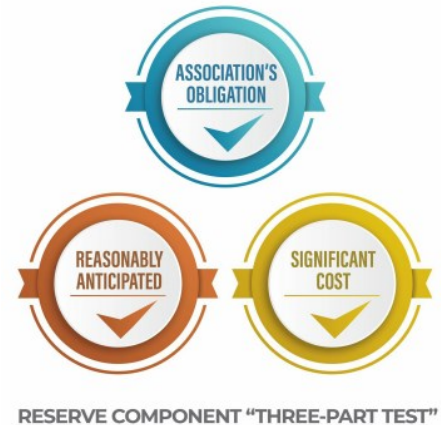


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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.*



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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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.

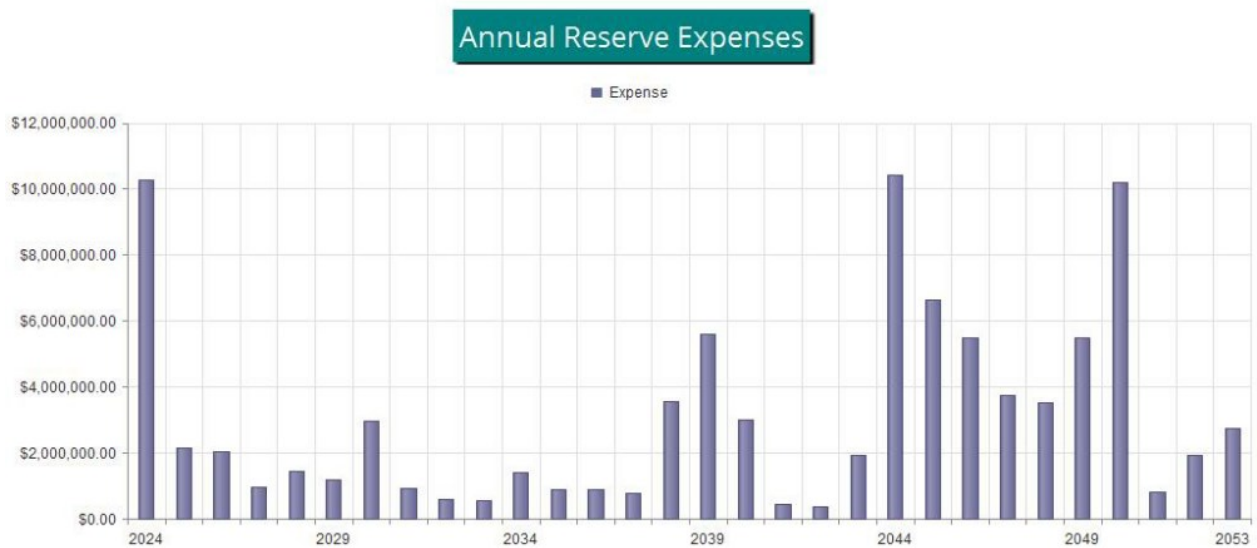


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,888,332 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 \$17,884,911. 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 \$83,000 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.

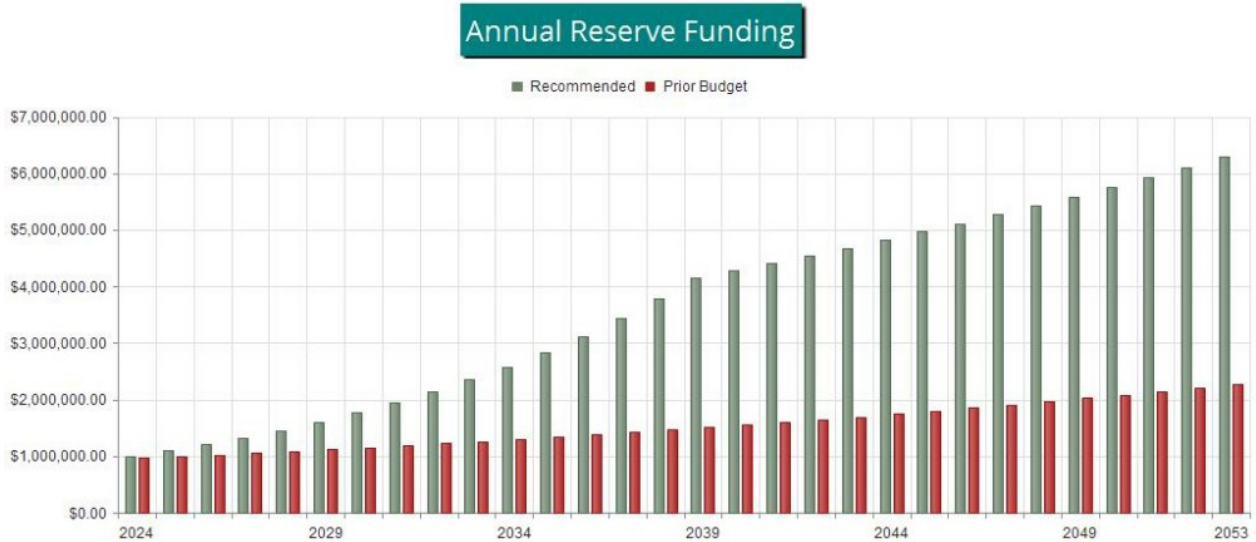


Figure 2

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.

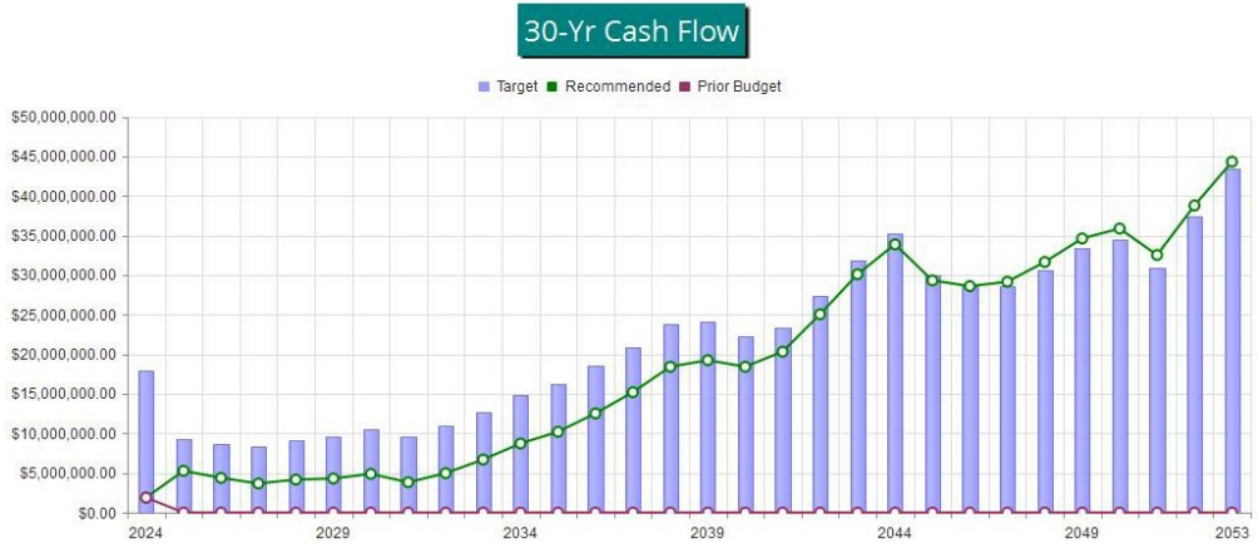


Figure 3

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.

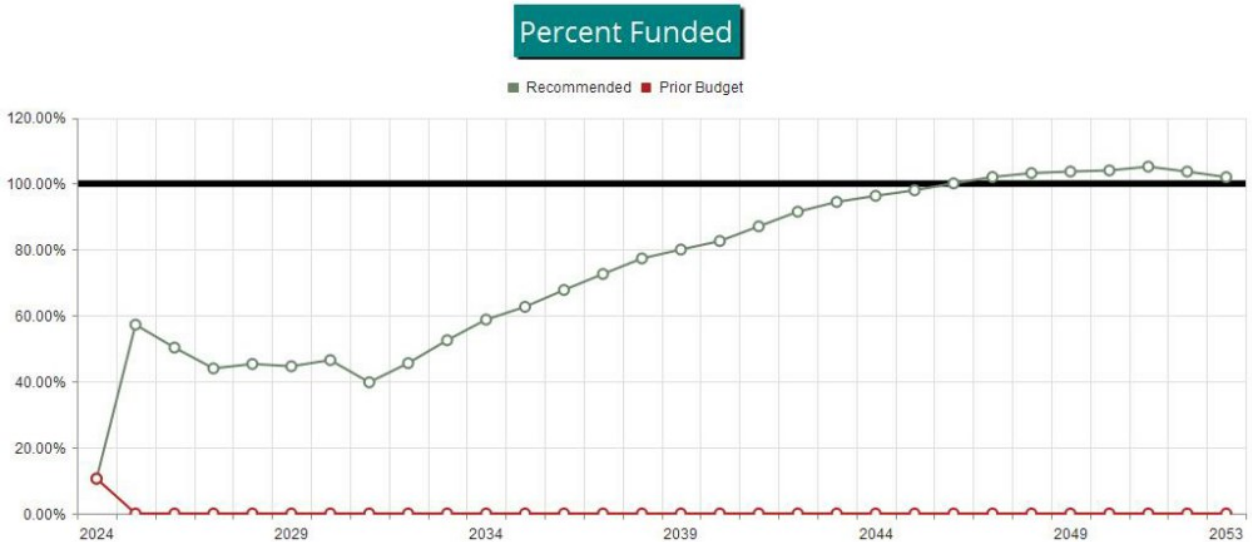


Figure 4



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 specific proportion related 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 funding requirements. 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 transfer shown is a portion of the total current transfer 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
Common Areas					
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	15	0	\$577,500
1601	Culverts/Spillways - Repair	Extensive GSF	15	0	\$472,500
1602	Slopes/Drainage - Major Project	Extensive GSF	0	0	\$3,000,000
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
Heritage Pool					
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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1201	Pool Decks - Repair	Approx. 7,400 GSF	6	1	\$135,000
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
Equestrian Pool					
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
Marina/Campground					
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
Recreation Areas					
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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
909	Gateway Park Bathroom - Refurbish	(1) Bathroom	20	0	\$5,250
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
Roads					
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
203	Roads - Major Repair	Extensive GSF	0	0	\$2,000,000
Primary Roads					
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

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Parking Lots					
201	Gateway Lot - Overlay	Approx 27,000 GSF	20	0	\$71,000
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
144	Total Funded Components				

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Common Areas								
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	15	/	15	=	\$577,500
1601	Culverts/Spillways - Repair	\$472,500	X	15	/	15	=	\$472,500
1602	Slopes/Drainage - Major Project	\$3,000,000	X	0	/	0	=	\$3,000,000
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
Heritage Pool								
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

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1201	Pool Decks - Repair	\$135,000	X	5	/	6	=	\$112,500
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
Equestrian Pool								
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
Marina/Campground								
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
Recreation Areas								
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

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
909	Gateway Park Bathroom - Refurbish	\$5,250	X	20	/	20	=	\$5,250
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
Roads								
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
203	Roads - Major Repair	\$2,000,000	X	0	/	0	=	\$2,000,000
Primary Roads								
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

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Parking Lots								
201	Gateway Lot - Overlay	\$71,000	X	20	/	20	=	\$71,000
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
								\$17,884,911

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Common Areas				
303 Gate HVAC Units - Replace	20	\$12,650	\$633	0.06 %
304 Radar Speed Detection - Replace	10	\$17,500	\$1,750	0.16 %
305 IT Ancillary Equipment - Upgrade	3	\$25,000	\$8,333	0.77 %
305 IT Security System - Upgrade	3	\$35,000	\$11,667	1.08 %
305 IT Server System - Upgrade	10	\$42,500	\$4,250	0.39 %
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	0.26 %
709 Key Pads - Replace	10	\$3,700	\$370	0.03 %
710 RFID Readers - Replace	10	\$5,250	\$525	0.05 %
810 Pig Traps - Replace	10	\$7,900	\$790	0.07 %
912 HOA Office - Refurbish	5	\$15,750	\$3,150	0.29 %
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	0.09 %
1003 Irrigation Systems - Repair	10	\$31,500	\$3,150	0.29 %
1120 Main Gt Hs - Refurbish (exteriors)	10	\$13,150	\$1,315	0.12 %
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	0.27 %
1402 Entry Monuments - Repair	15	\$78,500	\$5,233	0.49 %
1600 Slopes - Refurbish	15	\$577,500	\$38,500	3.57 %
1601 Culverts/Spillways - Repair	15	\$472,500	\$31,500	2.92 %
1602 Slopes/Drainage - Major Project	0	\$3,000,000	\$0	0.00 %
1805 Cars - Replace	15	\$96,500	\$6,433	0.60 %
1805 Pickup Trucks - Partial Replace	2	\$37,000	\$18,500	1.72 %
1807 Equipment - Partial Replace	1	\$3,950	\$3,950	0.37 %
1808 Trees - Trim	1	\$31,500	\$31,500	2.92 %
1810 Tractors - Replace	15	\$262,500	\$17,500	1.62 %
1910 Portable Stage - Replace	20	\$12,500	\$625	0.06 %
Heritage Pool				
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	0.58 %
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 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1201	Pool Decks - Repair	6	\$135,000	\$22,500	2.09 %
1202	Heritage Pool - Resurface	12	\$60,000	\$5,000	0.46 %
1204	Pool Ancillary - Allowance	30	\$85,000	\$2,833	0.26 %
1207	Pool Filter - Replace	12	\$80,000	\$6,667	0.62 %
1210	Pool Pumps - Replace	2	\$3,950	\$1,975	0.18 %
1302	Metal Roofs - Replace	25	\$13,150	\$526	0.05 %
Equestrian Pool					
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 %
Marina/Campground					
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	0.19 %
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	0.93 %
1636	Barge - Repair	1	\$3,700	\$3,700	0.34 %
1636	Docks - Refurbish	5	\$52,000	\$10,400	0.96 %
1636	Docks - Replace (20 slips)	40	\$315,500	\$7,888	0.73 %
1636	Docks - Replace (40 slips)	40	\$525,500	\$13,138	1.22 %
1636	Docks - Replace (courtesy)	40	\$92,000	\$2,300	0.21 %
1636	Docks - Replace (party)	40	\$7,900	\$198	0.02 %
Recreation Areas					
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	0.32 %
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	1.49 %
502	Chain Link Fence - Replace	25	\$51,500	\$2,060	0.19 %
504	Iron Fence - Replace	25	\$7,800	\$312	0.03 %
505	Metal Fence/Rails - Partial Replace	10	\$37,000	\$3,700	0.34 %
509	Wood/Metal Pergolas - Replace	10	\$6,250	\$625	0.06 %
908	Kitchen - Refurbish	20	\$43,000	\$2,150	0.20 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
909	Gateway Park Bathroom - Refurbish	20	\$5,250	\$263	0.02 %
909	Rec Bathrooms - Refurbish	20	\$31,500	\$1,575	0.15 %
910	Recreation Building - Refurbish	20	\$89,500	\$4,475	0.42 %
920	Stables - Refurbish	15	\$79,000	\$5,267	0.49 %
925	Livestock Center - Refurbish	5	\$31,500	\$6,300	0.58 %
926	Maintenance Loft - Repair	20	\$29,000	\$1,450	0.13 %
927	Maintenance Interiors - Refurbish	20	\$8,400	\$420	0.04 %
1120	Maintenance Bldgs - Repair	10	\$8,950	\$895	0.08 %
1120	Vinyl Siding - Replace	30	\$71,000	\$2,367	0.22 %
1303	Rec Shingle Roofs - Replace	25	\$41,000	\$1,640	0.15 %
1308	Maintenance Metal Roofs - Replace	30	\$91,500	\$3,050	0.28 %
1308	Rec Metal Roof - Replace	30	\$46,500	\$1,550	0.14 %
1308	Stables Metal Roofs - Replace	30	\$99,500	\$3,317	0.31 %
1604	Pickeball/Bball Cts - Repair	45	\$184,000	\$4,089	0.38 %
1604	Pickeball/Bball Cts - Resurface	15	\$42,000	\$2,800	0.26 %
1604	Tennis Courts - Repair	45	\$184,000	\$4,089	0.38 %
1604	Tennis Courts - Resurface	15	\$26,500	\$1,767	0.16 %
1700	Community Parks - Refurbish	10	\$10,500	\$1,050	0.10 %
Roads					
201	Asphalt - Overlay (Ph 1)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 2)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 3)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 4)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 5)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 6)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 7)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 8)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph 9)	20	\$507,000	\$25,350	2.35 %
201	Asphalt - Overlay (Ph10)	20	\$507,000	\$25,350	2.35 %
202	Asphalt - Seal/Repair (Ph 1)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 2)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 3)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 4)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 5)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 6)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 7)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 8)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph 9)	10	\$147,000	\$14,700	1.36 %
202	Asphalt - Seal/Repair (Ph10)	10	\$147,000	\$14,700	1.36 %
203	Roads - Major Repair	0	\$2,000,000	\$0	0.00 %
Primary Roads					
201	Equestrian - Overlay	20	\$359,500	\$17,975	1.67 %
201	Gateway - Overlay	20	\$625,000	\$31,250	2.90 %
201	Heritage - Overlay	20	\$667,000	\$33,350	3.09 %
201	Heritage Loop - Overlay	20	\$748,000	\$37,400	3.47 %
202	Equestrian - Seal/Repair	7	\$105,000	\$15,000	1.39 %
202	Gateway - Seal/Repair	7	\$181,500	\$25,929	2.40 %
202	Heritage - Seal/Repair	7	\$194,500	\$27,786	2.58 %
202	Heritage Loop - Seal/Repair	7	\$216,500	\$30,929	2.87 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Parking Lots					
201	Gateway Lot - Overlay	20	\$71,000	\$3,550	0.33 %
201	Heritage Lot - Overlay	20	\$9,450	\$473	0.04 %
201	Marina Lot - Overlay	20	\$451,500	\$22,575	2.09 %
201	Rec Barn Lot - Overlay	20	\$155,000	\$7,750	0.72 %
202	Gateway Lot - Seal/Repair	10	\$20,750	\$2,075	0.19 %
202	Heritage Lot - Seal/Repair	10	\$2,750	\$275	0.03 %
202	Marina Lot - Seal/Repair	10	\$131,500	\$13,150	1.22 %
202	Rec Barn Lot - Seal/Repair	10	\$45,000	\$4,500	0.42 %
144	Total Funded Components			\$1,078,151	100.00 %

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
Common Areas							
303	Gate HVAC Units - Replace	20	1	\$12,650	\$12,018	\$0	\$48.69
304	Radar Speed Detection - Replace	10	9	\$17,500	\$1,750	\$0	\$134.72
305	IT Ancillary Equipment - Upgrade	3	2	\$25,000	\$8,333	\$0	\$641.53
305	IT Security System - Upgrade	3	2	\$35,000	\$11,667	\$0	\$898.14
305	IT Server System - Upgrade	10	9	\$42,500	\$4,250	\$0	\$327.18
321	Pole Lights - Replace	25	16	\$39,500	\$14,220	\$0	\$121.63
413	Flag Poles - Replace	30	8	\$7,350	\$5,390	\$0	\$18.86
700	Vehicle Gates - Replace	25	4	\$66,500	\$55,860	\$0	\$204.78
704	Intercoms - Replace	12	8	\$15,750	\$5,250	\$0	\$101.04
705	Barrier Arms - Replace (new)	10	8	\$3,000	\$600	\$0	\$23.10
705	Barrier Arms - Replace (old)	10	0	\$5,000	\$5,000	\$0	\$38.49
705	Entry/Exit Gate Operators - Replace	10	0	\$23,500	\$23,500	\$0	\$180.91
705	Gate Operators - Partial Replace	3	0	\$8,450	\$8,450	\$0	\$216.84
709	Key Pads - Replace	10	2	\$3,700	\$2,960	\$0	\$28.48
710	RFID Readers - Replace	10	2	\$5,250	\$4,200	\$0	\$40.42
810	Pig Traps - Replace	10	8	\$7,900	\$1,580	\$0	\$60.82
912	HOA Office - Refurbish	5	2	\$15,750	\$9,450	\$0	\$242.50
920	Main Gt Hs - Refurbish (interiors)	10	1	\$15,750	\$14,175	\$0	\$121.25
920	North Gt Hs - Refurbish (interiors)	10	1	\$5,250	\$4,725	\$0	\$40.42
950	Pavilion - Replace	30	0	\$30,000	\$30,000	\$0	\$76.98
1003	Irrigation Systems - Repair	10	6	\$31,500	\$12,600	\$0	\$242.50
1120	Main Gt Hs - Refurbish (exteriors)	10	4	\$13,150	\$7,890	\$0	\$101.23
1120	North Gt Hs - Refurbish (exteriors)	10	4	\$6,350	\$3,810	\$0	\$48.88
1308	Gatehouse Metal Roofs - Replace	30	11	\$13,950	\$8,835	\$0	\$35.80
1401	Road Signs - Refurbish	6	2	\$17,500	\$11,667	\$0	\$224.54
1402	Entry Monuments - Repair	15	1	\$78,500	\$73,267	\$0	\$402.88
1600	Slopes - Refurbish	15	0	\$577,500	\$577,500	\$0	\$2,963.87
1601	Culverts/Spillways - Repair	15	0	\$472,500	\$472,500	\$0	\$2,424.98
1602	Slopes/Drainage - Major Project	0	0	\$3,000,000	\$3,000,000	\$0	\$0.00
1805	Cars - Replace	15	11	\$96,500	\$25,733	\$0	\$495.26
1805	Pickup Trucks - Partial Replace	2	1	\$37,000	\$18,500	\$0	\$1,424.20
1807	Equipment - Partial Replace	1	0	\$3,950	\$3,950	\$0	\$304.09
1808	Trees - Trim	1	0	\$31,500	\$31,500	\$0	\$2,424.98
1810	Tractors - Replace	15	4	\$262,500	\$192,500	\$0	\$1,347.21
1910	Portable Stage - Replace	20	19	\$12,500	\$625	\$0	\$48.11
Heritage Pool							
404	Pool Furniture - Replace	7	0	\$15,750	\$15,750	\$0	\$173.21
503	Metal Fence - Replace	25	2	\$18,550	\$17,066	\$0	\$57.12
802	Solar Heater Panels - Replace	20	0	\$125,000	\$125,000	\$0	\$481.15
803	Water Heater - Replace	15	0	\$3,000	\$3,000	\$0	\$15.40
909	Bathrooms - Refurbish	20	6	\$31,500	\$22,050	\$0	\$121.25
915	Shower - Replace	15	1	\$3,050	\$2,847	\$0	\$15.65
920	ADA Lift - Replace	15	1	\$4,300	\$4,013	\$0	\$22.07

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
1115	Building Exteriors - Refurbish	10	0	\$4,900	\$4,900	\$0	\$37.72
1201	Pool Decks - Repair	6	1	\$135,000	\$112,500	\$0	\$1,732.13
1202	Heritage Pool - Resurface	12	7	\$60,000	\$25,000	\$0	\$384.92
1204	Pool Ancillary - Allowance	30	0	\$85,000	\$85,000	\$0	\$218.12
1207	Pool Filter - Replace	12	0	\$80,000	\$80,000	\$0	\$513.22
1210	Pool Pumps - Replace	2	0	\$3,950	\$3,950	\$0	\$152.04
1302	Metal Roofs - Replace	25	4	\$13,150	\$11,046	\$0	\$40.49
Equestrian Pool							
404	Pool Furniture - Replace	7	0	\$15,750	\$15,750	\$0	\$173.21
503	Metal Fence - Replace	25	2	\$10,500	\$9,660	\$0	\$32.33
802	Solar Heater Panels - Replace	20	4	\$23,500	\$18,800	\$0	\$90.46
803	Water Heater - Replace	15	2	\$5,250	\$4,550	\$0	\$26.94
909	Equestrian Bathrooms - Refurbish	20	0	\$15,750	\$15,750	\$0	\$60.62
1115	Building Exteriors - Repaint	10	0	\$4,900	\$4,900	\$0	\$37.72
1201	Pool Decks - Repair	6	0	\$7,650	\$7,650	\$0	\$98.15
1202	Equestrian Pool - Resurface	12	7	\$11,500	\$4,792	\$0	\$73.78
1207	Pool Filter - Replace	12	4	\$5,500	\$3,667	\$0	\$35.28
1210	Pool Pump - Replace	2	0	\$1,350	\$1,350	\$0	\$51.96
1303	Shingle Roofs - Replace	25	0	\$10,700	\$10,700	\$0	\$32.95
Marina/Campground							
404	Small Ext. Furnishings - Replace	15	4	\$15,750	\$11,550	\$0	\$80.83
503	Metal Rail - Replace	25	4	\$6,350	\$5,334	\$0	\$19.55
507	Vehicle Barriers - Replace	25	4	\$8,450	\$7,098	\$0	\$26.02
706	Barrier Arms/Operators - Replace	15	1	\$14,700	\$13,720	\$0	\$75.44
719	RV Hookup Sites - Rep./Upgrade	15	0	\$6,350	\$6,350	\$0	\$32.59
803	Water Heater - Replace	5	2	\$2,100	\$1,260	\$0	\$32.33
815	Washers/Dryers - Replace	8	0	\$4,950	\$4,950	\$0	\$47.63
909	Bathrooms/Laundry - Refurbish	20	0	\$42,000	\$42,000	\$0	\$161.67
910	Fish Station - Refurbish	10	0	\$6,350	\$6,350	\$0	\$48.88
911	Marina Kiosks - Replace	10	4	\$10,500	\$6,300	\$0	\$80.83
912	Office Trailer - Refurbish	25	0	\$250,000	\$250,000	\$0	\$769.84
1636	Barge - Repair	1	0	\$3,700	\$3,700	\$0	\$284.84
1636	Docks - Refurbish	5	0	\$52,000	\$52,000	\$0	\$800.63
1636	Docks - Replace (20 slips)	40	14	\$315,500	\$205,075	\$0	\$607.21
1636	Docks - Replace (40 slips)	40	14	\$525,500	\$341,575	\$0	\$1,011.37
1636	Docks - Replace (courtesy)	40	14	\$92,000	\$59,800	\$0	\$177.06
1636	Docks - Replace (party)	40	14	\$7,900	\$5,135	\$0	\$15.20
Recreation Areas							
102	Brick Walk/The Gardens - Partial Replace	10	1	\$12,000	\$10,800	\$0	\$92.38
303	Maint HVAC Units - Replace	15	3	\$13,150	\$10,520	\$0	\$67.49
303	Rec HVAC Units - Replace	15	3	\$51,500	\$41,200	\$0	\$264.31
322	Bollard Lights - Replace	15	1	\$2,600	\$2,427	\$0	\$13.34
323	Tennis Court Lights - Replace	30	2	\$44,000	\$41,067	\$0	\$112.91
404	Exterior Furnishings - Replace	15	4	\$7,350	\$5,390	\$0	\$37.72
405	Play Equipment - Replace	20	16	\$320,500	\$64,100	\$0	\$1,233.66
502	Chain Link Fence - Replace	25	21	\$51,500	\$8,240	\$0	\$158.59
504	Iron Fence - Replace	25	6	\$7,800	\$5,928	\$0	\$24.02
505	Metal Fence/Rails - Partial Replace	10	1	\$37,000	\$33,300	\$0	\$284.84

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
509	Wood/Metal Pergolas - Replace	10	0	\$6,250	\$6,250	\$0	\$48.11
908	Kitchen - Refurbish	20	0	\$43,000	\$43,000	\$0	\$165.51
909	Gateway Park Bathroom - Refurbish	20	0	\$5,250	\$5,250	\$0	\$20.21
909	Rec Bathrooms - Refurbish	20	0	\$31,500	\$31,500	\$0	\$121.25
910	Recreation Building - Refurbish	20	0	\$89,500	\$89,500	\$0	\$344.50
920	Stables - Refurbish	15	0	\$79,000	\$79,000	\$0	\$405.45
925	Livestock Center - Refurbish	5	0	\$31,500	\$31,500	\$0	\$485.00
926	Maintenance Loft - Repair	20	0	\$29,000	\$29,000	\$0	\$111.63
927	Maintenance Interiors - Refurbish	20	0	\$8,400	\$8,400	\$0	\$32.33
1120	Maintenance Bldgs - Repair	10	4	\$8,950	\$5,370	\$0	\$68.90
1120	Vinyl Siding - Replace	30	2	\$71,000	\$66,267	\$0	\$182.19
1303	Rec Shingle Roofs - Replace	25	2	\$41,000	\$37,720	\$0	\$126.25
1308	Maintenance Metal Roofs - Replace	30	0	\$91,500	\$91,500	\$0	\$234.80
1308	Rec Metal Roof - Replace	30	2	\$46,500	\$43,400	\$0	\$119.32
1308	Stables Metal Roofs - Replace	30	0	\$99,500	\$99,500	\$0	\$255.33
1604	Pickeball/Bball Cts - Repair	45	10	\$184,000	\$143,111	\$0	\$314.78
1604	Pickeball/Bball Cts - Resurface	15	10	\$42,000	\$14,000	\$0	\$215.55
1604	Tennis Courts - Repair	45	40	\$184,000	\$20,444	\$0	\$314.78
1604	Tennis Courts - Resurface	15	10	\$26,500	\$8,833	\$0	\$136.00
1700	Community Parks - Refurbish	10	4	\$10,500	\$6,300	\$0	\$80.83
Roads							
201	Asphalt - Overlay (Ph 1)	20	0	\$507,000	\$507,000	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 2)	20	0	\$507,000	\$507,000	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 3)	20	1	\$507,000	\$481,650	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 4)	20	2	\$507,000	\$456,300	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 5)	20	3	\$507,000	\$430,950	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 6)	20	4	\$507,000	\$405,600	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 7)	20	5	\$507,000	\$380,250	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 8)	20	6	\$507,000	\$354,900	\$0	\$1,951.54
201	Asphalt - Overlay (Ph 9)	20	6	\$507,000	\$354,900	\$0	\$1,951.54
201	Asphalt - Overlay (Ph10)	20	6	\$507,000	\$354,900	\$0	\$1,951.54
202	Asphalt - Seal/Repair (Ph 1)	10	0	\$147,000	\$147,000	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 2)	10	0	\$147,000	\$147,000	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 3)	10	1	\$147,000	\$132,300	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 4)	10	2	\$147,000	\$117,600	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 5)	10	3	\$147,000	\$102,900	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 6)	10	4	\$147,000	\$88,200	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 7)	10	5	\$147,000	\$73,500	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 8)	10	6	\$147,000	\$58,800	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph 9)	10	6	\$147,000	\$58,800	\$0	\$1,131.66
202	Asphalt - Seal/Repair (Ph10)	10	6	\$147,000	\$58,800	\$0	\$1,131.66
203	Roads - Major Repair	0	0	\$2,000,000	\$2,000,000	\$1,888,332	\$0.00
Primary Roads							
201	Equestrian - Overlay	20	0	\$359,500	\$359,500	\$0	\$1,383.78
201	Gateway - Overlay	20	0	\$625,000	\$625,000	\$0	\$2,405.74
201	Heritage - Overlay	20	15	\$667,000	\$166,750	\$0	\$2,567.40
201	Heritage Loop - Overlay	20	1	\$748,000	\$710,600	\$0	\$2,879.19
202	Equestrian - Seal/Repair	7	0	\$105,000	\$105,000	\$0	\$1,154.75
202	Gateway - Seal/Repair	7	0	\$181,500	\$181,500	\$0	\$1,996.08

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Funding
202	Heritage - Seal/Repair	7	2	\$194,500	\$138,929	\$0	\$2,139.05
202	Heritage Loop - Seal/Repair	7	1	\$216,500	\$185,571	\$0	\$2,380.99
Parking Lots							
201	Gateway Lot - Overlay	20	0	\$71,000	\$71,000	\$0	\$273.29
201	Heritage Lot - Overlay	20	1	\$9,450	\$8,978	\$0	\$36.37
201	Marina Lot - Overlay	20	2	\$451,500	\$406,350	\$0	\$1,737.91
201	Rec Barn Lot - Overlay	20	0	\$155,000	\$155,000	\$0	\$596.62
202	Gateway Lot - Seal/Repair	10	0	\$20,750	\$20,750	\$0	\$159.74
202	Heritage Lot - Seal/Repair	10	1	\$2,750	\$2,475	\$0	\$21.17
202	Marina Lot - Seal/Repair	10	2	\$131,500	\$105,200	\$0	\$1,012.33
202	Rec Barn Lot - Seal/Repair	10	0	\$45,000	\$45,000	\$0	\$346.43
144	Total Funded Components				\$17,884,911	\$1,888,332	\$83,000

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	\$1,888,332	\$17,884,911	10.6 %	High	2.89 %	\$996,000	\$12,546,000	\$116,154	\$10,276,600
2025	\$5,269,886	\$9,207,650	57.2 %	Medium	10.00 %	\$1,095,600	\$0	\$156,466	\$2,149,309
2026	\$4,372,642	\$8,693,252	50.3 %	Medium	10.00 %	\$1,205,160	\$0	\$130,450	\$2,041,637
2027	\$3,666,615	\$8,334,806	44.0 %	Medium	10.00 %	\$1,325,676	\$0	\$127,042	\$956,684
2028	\$4,162,649	\$9,181,951	45.3 %	Medium	10.00 %	\$1,458,244	\$0	\$137,280	\$1,460,623
2029	\$4,297,551	\$9,627,417	44.6 %	Medium	10.00 %	\$1,604,068	\$0	\$148,944	\$1,169,141
2030	\$4,881,421	\$10,495,151	46.5 %	Medium	10.00 %	\$1,764,475	\$0	\$141,156	\$2,969,457
2031	\$3,817,595	\$9,598,376	39.8 %	Medium	10.00 %	\$1,940,922	\$0	\$142,611	\$929,995
2032	\$4,971,133	\$10,906,893	45.6 %	Medium	10.00 %	\$2,135,014	\$0	\$189,284	\$601,518
2033	\$6,693,913	\$12,745,210	52.5 %	Medium	10.00 %	\$2,348,516	\$0	\$250,110	\$572,902
2034	\$8,719,637	\$14,833,451	58.8 %	Medium	10.00 %	\$2,583,367	\$0	\$306,890	\$1,416,740
2035	\$10,193,155	\$16,268,366	62.7 %	Medium	10.00 %	\$2,841,704	\$0	\$368,527	\$885,272
2036	\$12,518,115	\$18,475,532	67.8 %	Medium	10.00 %	\$3,125,875	\$0	\$449,715	\$897,138
2037	\$15,196,567	\$20,932,717	72.6 %	Low	10.00 %	\$3,438,462	\$0	\$545,427	\$763,908
2038	\$18,416,548	\$23,816,533	77.3 %	Low	10.00 %	\$3,782,308	\$0	\$611,100	\$3,566,124
2039	\$19,243,832	\$24,049,286	80.0 %	Low	10.00 %	\$4,160,539	\$0	\$611,072	\$5,600,637
2040	\$18,414,807	\$22,294,451	82.6 %	Low	3.00 %	\$4,285,355	\$0	\$628,506	\$3,010,444
2041	\$20,318,224	\$23,344,263	87.0 %	Low	3.00 %	\$4,413,916	\$0	\$735,999	\$428,824
2042	\$25,039,315	\$27,367,774	91.5 %	Low	3.00 %	\$4,546,333	\$0	\$894,591	\$388,476
2043	\$30,091,764	\$31,860,110	94.4 %	Low	3.00 %	\$4,682,723	\$0	\$1,037,944	\$1,938,653
2044	\$33,873,778	\$35,174,521	96.3 %	Low	3.00 %	\$4,823,205	\$0	\$1,025,303	\$10,409,560
2045	\$29,312,726	\$29,916,102	98.0 %	Low	3.00 %	\$4,967,901	\$0	\$939,529	\$6,632,379
2046	\$28,587,778	\$28,565,904	100.1 %	Low	3.00 %	\$5,116,938	\$0	\$936,841	\$5,494,494
2047	\$29,147,064	\$28,573,962	102.0 %	Low	3.00 %	\$5,270,447	\$0	\$986,414	\$3,761,117
2048	\$31,642,807	\$30,666,980	103.2 %	Low	3.00 %	\$5,428,560	\$0	\$1,075,123	\$3,532,493
2049	\$34,613,997	\$33,389,841	103.7 %	Low	3.00 %	\$5,591,417	\$0	\$1,143,630	\$5,484,367
2050	\$35,864,677	\$34,484,724	104.0 %	Low	3.00 %	\$5,759,159	\$0	\$1,109,770	\$10,206,313
2051	\$32,527,293	\$30,934,333	105.1 %	Low	3.00 %	\$5,931,934	\$0	\$1,157,149	\$831,855
2052	\$38,784,521	\$37,419,797	103.6 %	Low	3.00 %	\$6,109,892	\$0	\$1,348,280	\$1,936,563
2053	\$44,306,130	\$43,454,070	102.0 %	Low	3.00 %	\$6,293,189	\$0	\$1,520,074	\$2,747,665

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$1,888,332	\$5,269,886	\$4,372,642	\$3,666,615	\$4,162,649
Annual Reserve Funding	\$996,000	\$1,095,600	\$1,205,160	\$1,325,676	\$1,458,244
Recommended Special Assessments	\$12,546,000	\$0	\$0	\$0	\$0
Interest Earnings	\$116,154	\$156,466	\$130,450	\$127,042	\$137,280
Total Income	\$15,546,486	\$6,521,951	\$5,708,252	\$5,119,333	\$5,758,173
# Component					
Common Areas					
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
1602 Slopes/Drainage - Major Project	\$3,000,000	\$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
Heritage Pool					
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
Equestrian Pool					
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

Fiscal Year	2024	2025	2026	2027	2028
909 Equestrian Bathrooms - Refurbish	\$15,750	\$0	\$0	\$0	\$0
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
Marina/Campground					
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
Recreation Areas					
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
Roads					
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

Fiscal Year	2024	2025	2026	2027	2028
202 Asphalt - Seal/Repair (Ph 3)	\$0	\$155,820	\$0	\$0	\$0
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
203 Roads - Major Repair	\$2,000,000	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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	\$10,276,600	\$2,149,309	\$2,041,637	\$956,684	\$1,460,623
Ending Reserve Balance	\$5,269,886	\$4,372,642	\$3,666,615	\$4,162,649	\$4,297,551

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$4,297,551	\$4,881,421	\$3,817,595	\$4,971,133	\$6,693,913
Annual Reserve Funding	\$1,604,068	\$1,764,475	\$1,940,922	\$2,135,014	\$2,348,516
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$148,944	\$141,156	\$142,611	\$189,284	\$250,110
Total Income	\$6,050,562	\$6,787,052	\$5,901,128	\$7,295,432	\$9,292,539

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
1602 Slopes/Drainage - Major Project	\$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

Fiscal Year	2029	2030	2031	2032	2033
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Marina/Campground					
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
Recreation Areas					
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
Roads					
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

Fiscal Year	2029	2030	2031	2032	2033
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$208,522	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$208,522	\$0	\$0	\$0
203 Roads - Major Repair	\$0	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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	\$4,881,421	\$3,817,595	\$4,971,133	\$6,693,913	\$8,719,637

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$8,719,637	\$10,193,155	\$12,518,115	\$15,196,567	\$18,416,548
Annual Reserve Funding	\$2,583,367	\$2,841,704	\$3,125,875	\$3,438,462	\$3,782,308
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$306,890	\$368,527	\$449,715	\$545,427	\$611,100
Total Income	\$11,609,895	\$13,403,386	\$16,093,705	\$19,180,456	\$22,809,956

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
1602 Slopes/Drainage - Major Project	\$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

Fiscal Year	2034	2035	2036	2037	2038
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Marina/Campground					
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
Recreation Areas					
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
Roads					
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

Fiscal Year	2034	2035	2036	2037	2038
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$0	\$0	\$0	\$0
203 Roads - Major Repair	\$0	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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	\$10,193,155	\$12,518,115	\$15,196,567	\$18,416,548	\$19,243,832

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$19,243,832	\$18,414,807	\$20,318,224	\$25,039,315	\$30,091,764
Annual Reserve Funding	\$4,160,539	\$4,285,355	\$4,413,916	\$4,546,333	\$4,682,723
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$611,072	\$628,506	\$735,999	\$894,591	\$1,037,944
Total Income	\$24,015,444	\$23,328,668	\$25,468,139	\$30,480,239	\$35,812,431

Component

Common Areas

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	\$1,384,012	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$1,132,374	\$0	\$0	\$0	\$0
1602 Slopes/Drainage - Major Project	\$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

Heritage Pool

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

Equestrian Pool

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

Fiscal Year	2039	2040	2041	2042	2043
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Marina/Campground					
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
Recreation Areas					
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
Roads					
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

Fiscal Year	2039	2040	2041	2042	2043
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$373,432	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$373,432	\$0	\$0	\$0
203 Roads - Major Repair	\$0	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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	\$5,600,637	\$3,010,444	\$428,824	\$388,476	\$1,938,653
Ending Reserve Balance	\$18,414,807	\$20,318,224	\$25,039,315	\$30,091,764	\$33,873,778

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$33,873,778	\$29,312,726	\$28,587,778	\$29,147,064	\$31,642,807
Annual Reserve Funding	\$4,823,205	\$4,967,901	\$5,116,938	\$5,270,447	\$5,428,560
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,025,303	\$939,529	\$936,841	\$986,414	\$1,075,123
Total Income	\$39,722,286	\$35,220,157	\$34,641,557	\$35,403,924	\$38,146,490

Component

Common Areas

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
1602 Slopes/Drainage - Major Project	\$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

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

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

Fiscal Year	2044	2045	2046	2047	2048
1303 Shingle Roofs - Replace	\$0	\$0	\$0	\$0	\$0
Marina/Campground					
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
Recreation Areas					
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
Roads					
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

Fiscal Year	2044	2045	2046	2047	2048
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$0	\$0	\$0	\$0
203 Roads - Major Repair	\$0	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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
Total Expenses	\$10,409,560	\$6,632,379	\$5,494,494	\$3,761,117	\$3,532,493
Ending Reserve Balance	\$29,312,726	\$28,587,778	\$29,147,064	\$31,642,807	\$34,613,997

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$34,613,997	\$35,864,677	\$32,527,293	\$38,784,521	\$44,306,130
Annual Reserve Funding	\$5,591,417	\$5,759,159	\$5,931,934	\$6,109,892	\$6,293,189
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,143,630	\$1,109,770	\$1,157,149	\$1,348,280	\$1,520,074
Total Income	\$41,349,044	\$42,733,606	\$39,616,376	\$46,242,693	\$52,119,393

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	\$0	\$0	\$0	\$0	\$0
1601 Culverts/Spillways - Repair	\$0	\$0	\$0	\$0	\$0
1602 Slopes/Drainage - Major Project	\$0	\$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

Fiscal Year		2049	2050	2051	2052	2053
1303	Shingle Roofs - Replace	\$45,923	\$0	\$0	\$0	\$0
Marina/Campground						
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
Recreation Areas						
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
Roads						
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

Fiscal Year	2049	2050	2051	2052	2053
202 Asphalt - Seal/Repair (Ph 9)	\$0	\$668,759	\$0	\$0	\$0
202 Asphalt - Seal/Repair (Ph10)	\$0	\$668,759	\$0	\$0	\$0
203 Roads - Major Repair	\$0	\$0	\$0	\$0	\$0
Primary Roads					
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
Parking Lots					
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	\$5,484,367	\$10,206,313	\$831,855	\$1,936,563	\$2,747,665
Ending Reserve Balance	\$35,864,677	\$32,527,293	\$38,784,521	\$44,306,130	\$49,371,729



Accuracy, Limitations, and Disclosures

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

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



Component Details

The 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.

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: 15 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: 15 years Remaining Life: 0 years
 Best Case: \$ 420,000 Worst Case: \$525,000
 Cost Source: Client Cost History, Plus Inflation

Comp #: 1602 Slopes/Drainage - Major Project**Quantity: Extensive GSF**

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 0 years

Remaining Life: 0 years

Best Case: \$ 3,000,000

Worst Case: \$3,000,000

Cost Source: Estimate Provided by Client

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

Remaining Life: 11 years

Best Case: \$ 87,000

Worst Case: \$106,000

Cost Source: Client Cost History, Plus Inflation

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

Location: Common areas

Funded?: Yes.

History:

Comments:

Useful Life: 2 years

Remaining Life: 1 years

Best Case: \$ 32,000

Worst Case: \$42,000

Cost Source: Client Cost History, Plus Inflation

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

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 2,600

Worst Case: \$5,300

Cost Source: Client Cost History, Plus Inflation

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

Remaining Life: 0 years

Best Case: \$ 27,000

Worst Case: \$36,000

Cost Source: Client Cost History, Plus Inflation

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

Location: Throughout common areas

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 250,000

Worst Case: \$275,000

Cost Source: Estimate Provided by Client

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

Location: Common area

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 10,000

Worst Case: \$15,000

Cost Source: Estimate Provided by Client

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 Location: Heritage Pool Funded?: Yes. History: Comments: Useful Life: 10 years Best Case: \$ 3,700 Cost Source: AR-GC Cost Database	Quantity: Minimal GSF Remaining Life: 0 years Worst Case: \$6,100
Comp #: 1201 Pool Decks - Repair Location: All pool decks Funded?: Yes. History: Comments: Useful Life: 6 years Best Case: \$ 120,000 Cost Source: Estimate Provided by Client	Quantity: Approx. 7,400 GSF Remaining Life: 1 years Worst Case: \$150,000
Comp #: 1202 Heritage Pool - Resurface Location: Heritage Park Funded?: Yes. History: Done in 4/2020 for \$48,500. Comments: Useful Life: 12 years Best Case: \$ 55,000 Cost Source: Client Cost History, Plus Inflation	Quantity: (1) Pool 3,200 GSF Remaining Life: 7 years Worst Case: \$65,000
Comp #: 1204 Pool Ancillary - Allowance Location: Pool area Funded?: Yes. History: Comments: Ancillary for equipment. Useful Life: 30 years Best Case: \$ 80,000 Cost Source: Estimate Provided by Client	Quantity: Assorted Fixtures Remaining Life: 0 years Worst Case: \$90,000
Comp #: 1207 Pool Filter - Replace Location: Pool equipment area, enclosed Funded?: Yes. History: Comments: Useful Life: 12 years Best Case: \$ 75,000 Cost Source: Estimate Provided by Client	Quantity: (1) Whisper Sand Filter Remaining Life: 0 years Worst Case: \$85,000
Comp #: 1210 Pool Pumps - Replace Location: Pool equipment area Funded?: Yes. History: Comments: Useful Life: 2 years Best Case: \$ 3,200 Cost Source: Reserve Allowance	Quantity: (3) Pumps Remaining Life: 0 years Worst Case: \$4,700
Comp #: 1302 Metal Roofs - Replace Location: Rooftops of buildings Funded?: Yes. History: Comments: Useful Life: 25 years Best Case: \$ 10,500 Cost Source: AR-GC Cost Database	Quantity: Minimal GSF Remaining Life: 4 years Worst Case: \$15,800

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

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

Remaining Life: 4 years

Best Case: \$ 12,600

Worst Case: \$18,900

Cost Source: AR-GC Cost Database

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

Remaining Life: 4 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: AR-GC Cost Database

Comp #: 507 Vehicle Barriers - Replace

Quantity: (1) 15' ; 120 LF Chain

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 7,400

Worst Case: \$9,500

Cost Source: AR-GC Cost Database

Comp #: 706 Barrier Arms/Operators - Replace

Quantity: (2) Systems

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 13,400

Worst Case: \$16,000

Cost Source: AR-GC Cost Database

Comp #: 719 RV Hookup Sites - Rep./Upgrade

Quantity: (14) Sites

Location: Campground

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,300

Worst Case: \$7,400

Cost Source: AR-GC Cost Database

Comp #: 803 Water Heater - Replace

Quantity: (1) Unit

Location: Marina

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life: 2 years

Best Case: \$ 1,900

Worst Case: \$2,300

Cost Source: Client Cost History, Plus Inflation

Comp #: 815 Washers/Dryers - Replace

Quantity: (4) Units

Location: Marina Restroom/Laundry Building

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 4,300

Worst Case: \$5,600

Cost Source: ARI Cost Database

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

Remaining Life: 2 years

Best Case: \$ 63,000

Worst Case: \$79,000

Cost Source: AR-GC Cost Database

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

Location: Rooftop of recreation building

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life: 2 years

Best Case: \$ 36,000

Worst Case: \$46,000

Cost Source: AR-GC Cost Database

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

Location: Maintenance buildings

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 77,000

Worst Case: \$106,000

Cost Source: AR-GC Cost Database

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

Location: Recreation building roof

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 2 years

Best Case: \$ 39,000

Worst Case: \$54,000

Cost Source: AR-GC Cost Database

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

Location: Stables buildings

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 83,000

Worst Case: \$116,000

Cost Source: AR-GC Cost Database

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

Location: Heritage Park

Funded?: Yes.

History: Done in 2020.

Comments:

Useful Life: 45 years

Remaining Life: 10 years

Best Case: \$ 158,000

Worst Case: \$210,000

Cost Source: Client Cost History, Plus Inflation

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

Location: Heritage Park

Funded?: Yes.

History: Done in 2020.

Comments:

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 37,000

Worst Case: \$47,000

Cost Source: AR-GC Cost Database

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

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

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

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

Remaining Life: 0 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

Remaining Life: 0 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

Remaining Life: 1 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

Remaining Life: 2 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

Remaining Life: 3 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

Remaining Life: 4 years

Best Case: \$ 487,000

Worst Case: \$527,000

Cost Source: AR-GC Cost Database

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

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

Comp #: 203 Roads - Major Repair

Quantity: Extensive GSF

Location: Streets & Drive areas

Funded?: Yes.

History:

Comments:

Useful Life: 0 years

Best Case: \$ 2,000,000

Cost Source: Estimate Provided by Client

Remaining Life: 0 years

Worst Case: \$2,000,000

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

Remaining Life: 1 years

Best Case: \$ 194,000

Worst Case: \$239,000

Cost Source: AR-GC Cost Database

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
