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Windward at Islands at Doral Neighborhood *Doral, FL*



Report #: 35806-2
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY Update "No-Site-Visit"

October 23, 2025

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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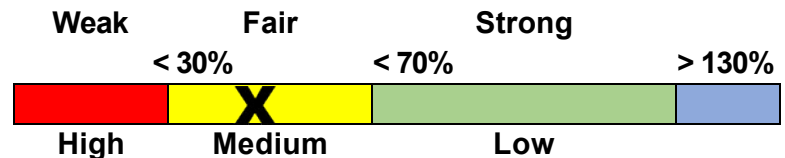
**Windward at Islands at Doral Neighborhoo**Report #: **35806-2**

Doral, FL

of Units: 280

Level of Service: **Update "No-Site-Visit"****January 1, 2026 through December 31, 2026****Findings & Recommendations****as of January 1, 2026**

Projected Starting Reserve Balance	\$2,789,711
Projected "Fully Funded" (Ideal) Reserve Balance	\$5,977,551
Percent Funded	46.7 %
Required 2026 Special Assessments	\$0
Minimum 2026 Reserve Funding (Baseline Funding)	\$763,800
Recommended 2026 Reserve Funding (Fully Funding, Achieve 100% by Year 30)	\$790,500

Reserve Fund Strength: 46.7%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**Annual Inflation Rate **3.00 %**

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2025 Fiscal Year. The most recent visual inspection of the property was conducted 6/10/2024.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 46.7 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Reserve Funding (Baseline Funding):

As of 2025, Florida statutes have been amended to define baseline funding as follows: "...a baseline funding plan...provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Reserve Funding (Fully Funding, Achieve 100% by Year 30):

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

NOTE: In 2032, we project that the Client should be able to reduce the Reserve contribution amount; however, this one-time reduction is then followed by continuing, subsequent annual increases in the remaining years of the forecast.

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study-- or to waive reserve funding entirely—but only for these specific components. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

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

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

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



Executive Summary Table

Report # 35806-2
No-Site-Visit

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Exterior Painting				
2343	Residential Buildings Paint - Seal/Paint	10	6	\$467,000
Roof Replacement				
2383	Buildings Roof (Tile) - Replace	25	4	\$5,620,000
Clubhouse Roof				
2383	Clubhouse Roof (Tile) - Replace	25	4	\$53,600
Clubhouse Painting				
2343	Clubhouse Painting - Seal/Paint	10	6	\$7,980
Gate: Entry/Exit Gates - Replace				
2145	Entry/Exit Gates - Replace	25	4	\$28,300
Gate: Gate Operators (2010) - Replace				
2509	Gate Operators (2010) - Replace	15	0	\$11,300
Gate: Operators (2013) - Replace				
2509	Gate Operators (2013) - Replace	15	2	\$11,300
Pool Resurfacing				
2773	Swimming Pool - Resurface	12	12	\$70,000
Pool Deck (Pavers) Resurfacing				
2769	Pool Deck (Pavers) - Resurface	30	15	\$61,200
Pool Equipment				
2787	Pool Equipment & Enclosure - Replace	20	4	\$28,400
Pool Furniture				
2763	Pool Deck Furniture - Replace	8	0	\$11,000
Road Resealing				
2123	Asphalt - Seal/Repair	4	4	\$45,000
Road Resurfacing				
2125	Asphalt - Resurface	20	3	\$325,000
Other				
2107	Concrete Sidewalks - 3% Repair	4	0	\$39,100
2119	Pavers (Roadways) - Replace	40	19	\$211,000
2139	Site Fencing (Wood) - Replace	25	5	\$16,100
2150	Fountain/Water Feature - Refurbish	25	20	\$5,720
2166	Mailboxes (Kiosks) - Replace	20	6	\$63,200
2169	Sign/Monument - Refurbish/Replace	20	15	\$14,400
2175	Site Pole Lights - Replace	30	10	\$49,000
2177	Bollard Lights - Replace	20	15	\$5,560
2199	Guardhouse - Refurbish	20	15	\$15,500
2303	Exterior Lights (Decorative) - Replace	20	4	\$91,200
2306	Playground Shade Canopy - Replace	10	1	\$11,300
2367	Windows/Doors (Clubhouse) - Replace	40	19	\$94,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2367 Windows/Doors (Guardhouse) - Replace	40	19	\$52,600
2511 Barrier Arm Operators - Replace	15	0	\$22,700
2524 HVAC - Split (Clubhouse) - Replace	15	6	\$21,600
2585 Irrigation Pump - Replace	20	0	\$55,400
2701 Interior Surfaces - Re-Paint	10	2	\$5,920
2709 Tile Flooring - Replace	20	2	\$17,400
2749 Bathrooms - Remodel	20	1	\$38,000
2771 Pool Fence - Replace	30	9	\$22,100
2797 Playground Fall Surface - Replace	20	11	\$51,100
2799 Playground Fence - Replace	20	3	\$13,400
2801 Playground Equipment - Replace	20	11	\$63,900

36 Total Funded Components

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

Introduction



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

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



Reserve 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

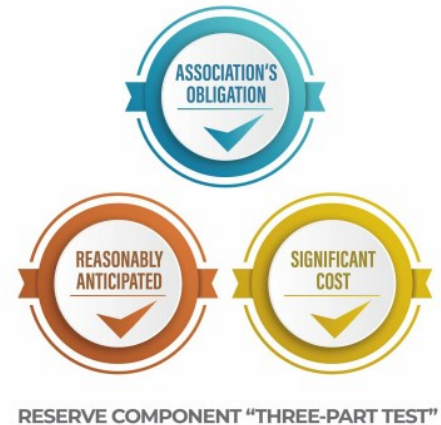


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

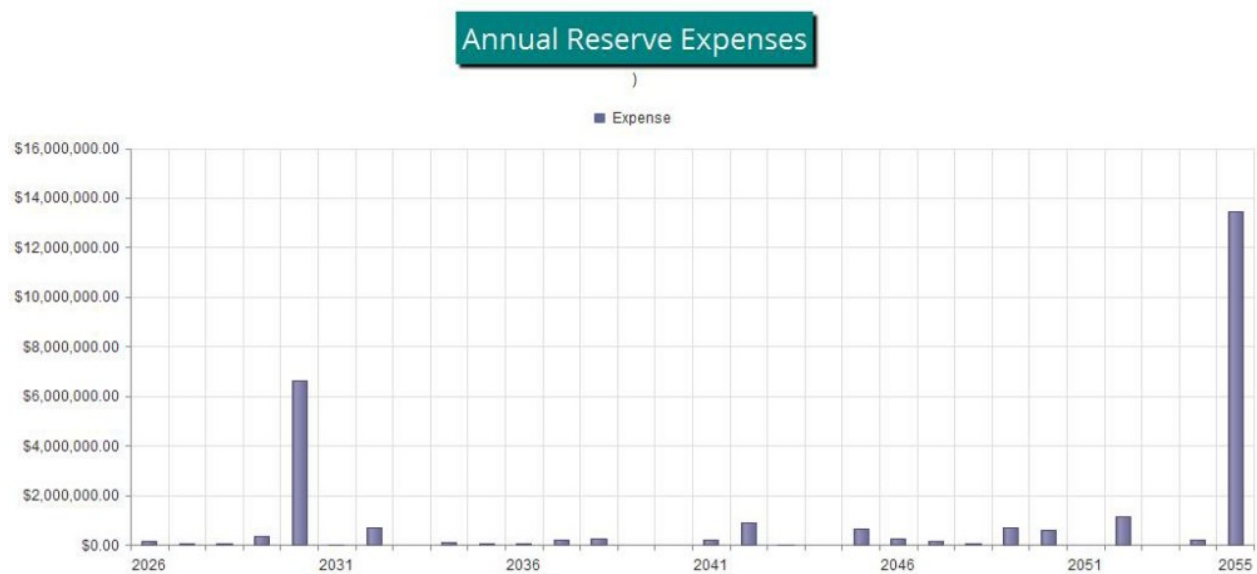


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,789,711 as-of the start of your Fiscal Year on 1/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$5,977,551. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 46.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$790,500 in the upcoming fiscal year. At minimum, the Association must budget \$763,800 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

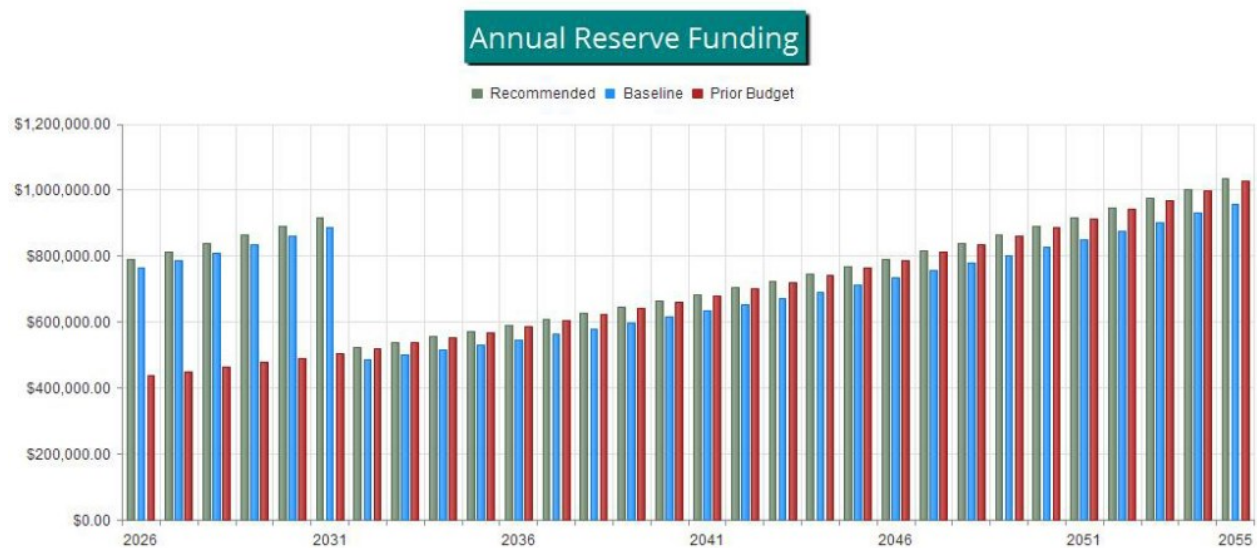


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association’s current funding rate, all compared to your always-changing Fully Funded Balance target.

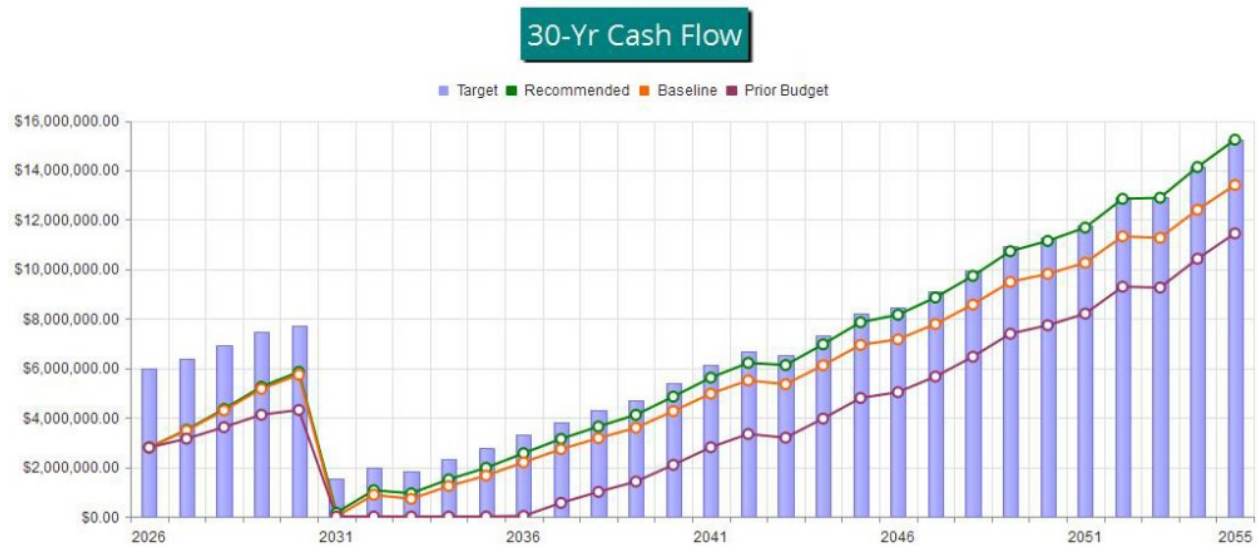


Figure 3

This figure shows the same information described above, but 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.

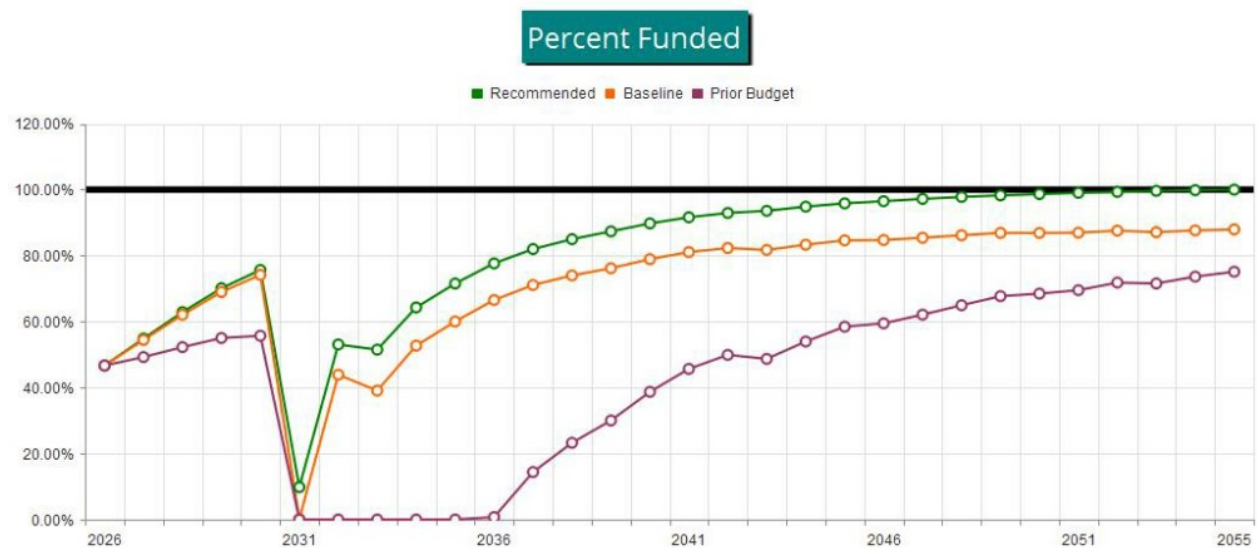


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their 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.

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

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



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Exterior Painting								
2343	Residential Buildings Paint - Seal/Paint	\$467,000	X	4	/	10	=	\$186,800
Roof Replacement								
2383	Buildings Roof (Tile) - Replace	\$5,620,000	X	21	/	25	=	\$4,720,800
Clubhouse Roof								
2383	Clubhouse Roof (Tile) - Replace	\$53,600	X	21	/	25	=	\$45,024
Clubhouse Painting								
2343	Clubhouse Painting - Seal/Paint	\$7,980	X	4	/	10	=	\$3,192
Gate: Entry/Exit Gates - Replace								
2145	Entry/Exit Gates - Replace	\$28,300	X	21	/	25	=	\$23,772
Gate: Gate Operators (2010) - Replace								
2509	Gate Operators (2010) - Replace	\$11,300	X	15	/	15	=	\$11,300
Gate: Operators (2013) - Replace								
2509	Gate Operators (2013) - Replace	\$11,300	X	13	/	15	=	\$9,793
Pool Resurfacing								
2773	Swimming Pool - Resurface	\$70,000	X	0	/	12	=	\$0
Pool Deck (Pavers) Resurfacing								
2769	Pool Deck (Pavers) - Resurface	\$61,200	X	15	/	30	=	\$30,600
Pool Equipment								
2787	Pool Equipment & Enclosure - Replace	\$28,400	X	16	/	20	=	\$22,720
Pool Furniture								
2763	Pool Deck Furniture - Replace	\$11,000	X	8	/	8	=	\$11,000
Road Resealing								
2123	Asphalt - Seal/Repair	\$45,000	X	0	/	4	=	\$0
Road Resurfacing								
2125	Asphalt - Resurface	\$325,000	X	17	/	20	=	\$276,250
Other								
2107	Concrete Sidewalks - 3% Repair	\$39,100	X	4	/	4	=	\$39,100
2119	Pavers (Roadways) - Replace	\$211,000	X	21	/	40	=	\$110,775
2139	Site Fencing (Wood) - Replace	\$16,100	X	20	/	25	=	\$12,880
2150	Fountain/Water Feature - Refurbish	\$5,720	X	5	/	25	=	\$1,144
2166	Mailboxes (Kiosks) - Replace	\$63,200	X	14	/	20	=	\$44,240
2169	Sign/Monument - Refurbish/Replace	\$14,400	X	5	/	20	=	\$3,600
2175	Site Pole Lights - Replace	\$49,000	X	20	/	30	=	\$32,667
2177	Bollard Lights - Replace	\$5,560	X	5	/	20	=	\$1,390
2199	Guardhouse - Refurbish	\$15,500	X	5	/	20	=	\$3,875
2303	Exterior Lights (Decorative) - Replace	\$91,200	X	16	/	20	=	\$72,960
2306	Playground Shade Canopy - Replace	\$11,300	X	9	/	10	=	\$10,170
2367	Windows/Doors (Clubhouse) - Replace	\$94,700	X	21	/	40	=	\$49,718
2367	Windows/Doors (Guardhouse) - Replace	\$52,600	X	21	/	40	=	\$27,615
2511	Barrier Arm Operators - Replace	\$22,700	X	15	/	15	=	\$22,700
2524	HVAC - Split (Clubhouse) - Replace	\$21,600	X	9	/	15	=	\$12,960
2585	Irrigation Pump - Replace	\$55,400	X	20	/	20	=	\$55,400
2701	Interior Surfaces - Re-Paint	\$5,920	X	8	/	10	=	\$4,736

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2709	Tile Flooring - Replace	\$17,400	X	18	/	20	=	\$15,660
2749	Bathrooms - Remodel	\$38,000	X	19	/	20	=	\$36,100
2771	Pool Fence - Replace	\$22,100	X	21	/	30	=	\$15,470
2797	Playground Fall Surface - Replace	\$51,100	X	9	/	20	=	\$22,995
2799	Playground Fence - Replace	\$13,400	X	17	/	20	=	\$11,390
2801	Playground Equipment - Replace	\$63,900	X	9	/	20	=	\$28,755
								\$5,977,551



Component Significance

Report # 35806-2
No-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Exterior Painting					
2343	Residential Buildings Paint - Seal/Paint	10	\$467,000	\$46,700	12.85 %
Roof Replacement					
2383	Buildings Roof (Tile) - Replace	25	\$5,620,000	\$224,800	61.87 %
Clubhouse Roof					
2383	Clubhouse Roof (Tile) - Replace	25	\$53,600	\$2,144	0.59 %
Clubhouse Painting					
2343	Clubhouse Painting - Seal/Paint	10	\$7,980	\$798	0.22 %
Gate: Entry/Exit Gates - Replace					
2145	Entry/Exit Gates - Replace	25	\$28,300	\$1,132	0.31 %
Gate: Gate Operators (2010) - Replace					
2509	Gate Operators (2010) - Replace	15	\$11,300	\$753	0.21 %
Gate: Operators (2013) - Replace					
2509	Gate Operators (2013) - Replace	15	\$11,300	\$753	0.21 %
Pool Resurfacing					
2773	Swimming Pool - Resurface	12	\$70,000	\$5,833	1.61 %
Pool Deck (Pavers) Resurfacing					
2769	Pool Deck (Pavers) - Resurface	30	\$61,200	\$2,040	0.56 %
Pool Equipment					
2787	Pool Equipment & Enclosure - Replace	20	\$28,400	\$1,420	0.39 %
Pool Furniture					
2763	Pool Deck Furniture - Replace	8	\$11,000	\$1,375	0.38 %
Road Resealing					
2123	Asphalt - Seal/Repair	4	\$45,000	\$11,250	3.10 %
Road Resurfacing					
2125	Asphalt - Resurface	20	\$325,000	\$16,250	4.47 %
Other					
2107	Concrete Sidewalks - 3% Repair	4	\$39,100	\$9,775	2.69 %
2119	Pavers (Roadways) - Replace	40	\$211,000	\$5,275	1.45 %
2139	Site Fencing (Wood) - Replace	25	\$16,100	\$644	0.18 %
2150	Fountain/Water Feature - Refurbish	25	\$5,720	\$229	0.06 %
2166	Mailboxes (Kiosks) - Replace	20	\$63,200	\$3,160	0.87 %
2169	Sign/Monument - Refurbish/Replace	20	\$14,400	\$720	0.20 %
2175	Site Pole Lights - Replace	30	\$49,000	\$1,633	0.45 %
2177	Bollard Lights - Replace	20	\$5,560	\$278	0.08 %
2199	Guardhouse - Refurbish	20	\$15,500	\$775	0.21 %
2303	Exterior Lights (Decorative) - Replace	20	\$91,200	\$4,560	1.25 %
2306	Playground Shade Canopy - Replace	10	\$11,300	\$1,130	0.31 %
2367	Windows/Doors (Clubhouse) - Replace	40	\$94,700	\$2,368	0.65 %
2367	Windows/Doors (Guardhouse) - Replace	40	\$52,600	\$1,315	0.36 %
2511	Barrier Arm Operators - Replace	15	\$22,700	\$1,513	0.42 %
2524	HVAC - Split (Clubhouse) - Replace	15	\$21,600	\$1,440	0.40 %
2585	Irrigation Pump - Replace	20	\$55,400	\$2,770	0.76 %
2701	Interior Surfaces - Re-Paint	10	\$5,920	\$592	0.16 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2709	Tile Flooring - Replace	20	\$17,400	\$870	0.24 %
2749	Bathrooms - Remodel	20	\$38,000	\$1,900	0.52 %
2771	Pool Fence - Replace	30	\$22,100	\$737	0.20 %
2797	Playground Fall Surface - Replace	20	\$51,100	\$2,555	0.70 %
2799	Playground Fence - Replace	20	\$13,400	\$670	0.18 %
2801	Playground Equipment - Replace	20	\$63,900	\$3,195	0.88 %
36	Total Funded Components			\$363,353	100.00 %



30-Year Reserve Plan Summary

Report # 35806-2
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$2,789,711	\$5,977,551	46.7 %	Medium	81.18 %	\$790,500	\$0	\$62,879	\$139,500
2027	\$3,503,590	\$6,387,445	54.9 %	Medium	3.00 %	\$814,215	\$0	\$78,422	\$50,779
2028	\$4,345,448	\$6,912,247	62.9 %	Medium	3.00 %	\$838,641	\$0	\$95,803	\$36,728
2029	\$5,243,164	\$7,478,829	70.1 %	Low	3.00 %	\$863,801	\$0	\$110,816	\$369,779
2030	\$5,848,002	\$7,731,279	75.6 %	Low	3.00 %	\$889,715	\$0	\$59,937	\$6,646,805
2031	\$150,848	\$1,538,233	9.8 %	High	3.00 %	\$916,406	\$0	\$12,105	\$18,664
2032	\$1,060,695	\$1,999,018	53.1 %	Medium	-42.87 %	\$523,500	\$0	\$19,947	\$668,407
2033	\$935,736	\$1,817,408	51.5 %	Medium	3.00 %	\$539,205	\$0	\$24,329	\$0
2034	\$1,499,269	\$2,332,214	64.3 %	Medium	3.00 %	\$555,381	\$0	\$34,651	\$120,470
2035	\$1,968,832	\$2,752,190	71.5 %	Low	3.00 %	\$572,043	\$0	\$45,222	\$28,835
2036	\$2,557,261	\$3,293,370	77.6 %	Low	3.00 %	\$589,204	\$0	\$56,898	\$65,852
2037	\$3,137,511	\$3,827,309	82.0 %	Low	3.00 %	\$606,880	\$0	\$67,689	\$174,829
2038	\$3,637,251	\$4,280,109	85.0 %	Low	3.00 %	\$625,086	\$0	\$77,422	\$228,150
2039	\$4,111,609	\$4,707,113	87.3 %	Low	3.00 %	\$643,839	\$0	\$89,488	\$0
2040	\$4,844,936	\$5,397,930	89.8 %	Low	3.00 %	\$663,154	\$0	\$104,485	\$0
2041	\$5,612,574	\$6,125,959	91.6 %	Low	3.00 %	\$683,049	\$0	\$118,125	\$203,564
2042	\$6,210,184	\$6,683,141	92.9 %	Low	3.00 %	\$703,540	\$0	\$123,216	\$914,811
2043	\$6,122,130	\$6,541,947	93.6 %	Low	3.00 %	\$724,646	\$0	\$130,696	\$18,677
2044	\$6,958,795	\$7,337,551	94.8 %	Low	3.00 %	\$746,386	\$0	\$147,991	\$0
2045	\$7,853,173	\$8,194,819	95.8 %	Low	3.00 %	\$768,777	\$0	\$159,929	\$628,281
2046	\$8,153,598	\$8,449,789	96.5 %	Low	3.00 %	\$791,841	\$0	\$169,920	\$262,283
2047	\$8,853,075	\$9,109,073	97.2 %	Low	3.00 %	\$815,596	\$0	\$185,594	\$131,895
2048	\$9,722,369	\$9,942,715	97.8 %	Low	3.00 %	\$840,064	\$0	\$204,267	\$44,684
2049	\$10,722,016	\$10,912,080	98.3 %	Low	3.00 %	\$865,266	\$0	\$218,409	\$667,862
2050	\$11,137,830	\$11,290,166	98.7 %	Low	3.00 %	\$891,224	\$0	\$227,964	\$578,736
2051	\$11,678,281	\$11,793,552	99.0 %	Low	3.00 %	\$917,960	\$0	\$244,983	\$0
2052	\$12,841,224	\$12,930,962	99.3 %	Low	3.00 %	\$945,499	\$0	\$257,021	\$1,160,634
2053	\$12,883,109	\$12,930,549	99.6 %	Low	3.00 %	\$973,864	\$0	\$269,866	\$0
2054	\$14,126,839	\$14,149,790	99.8 %	Low	3.00 %	\$1,003,080	\$0	\$293,323	\$192,415
2055	\$15,230,827	\$15,232,361	100.0 %	Low	3.00 %	\$1,033,173	\$0	\$182,244	\$13,436,901



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 35806-2
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$2,789,711	\$5,977,551	46.7 %		Medium	75.06 %	\$763,800	\$0	\$62,609	\$139,500
2027	\$3,476,620	\$6,387,445	54.4 %		Medium	3.00 %	\$786,714	\$0	\$77,601	\$50,779
2028	\$4,290,156	\$6,912,247	62.1 %		Medium	3.00 %	\$810,315	\$0	\$94,401	\$36,728
2029	\$5,158,144	\$7,478,829	69.0 %		Medium	3.00 %	\$834,625	\$0	\$108,805	\$369,779
2030	\$5,731,795	\$7,731,279	74.1 %		Low	3.00 %	\$859,664	\$0	\$57,288	\$6,646,805
2031	\$1,942	\$1,538,233	0.1 %		High	3.00 %	\$885,454	\$0	\$8,787	\$18,664
2032	\$877,518	\$1,999,018	43.9 %		Medium	-45.23 %	\$485,000	\$0	\$15,861	\$668,407
2033	\$709,972	\$1,817,408	39.1 %		Medium	3.00 %	\$499,550	\$0	\$19,372	\$0
2034	\$1,228,894	\$2,332,214	52.7 %		Medium	3.00 %	\$514,537	\$0	\$28,781	\$120,470
2035	\$1,651,742	\$2,752,190	60.0 %		Medium	3.00 %	\$529,973	\$0	\$38,397	\$28,835
2036	\$2,191,277	\$3,293,370	66.5 %		Medium	3.00 %	\$545,872	\$0	\$49,074	\$65,852
2037	\$2,720,370	\$3,827,309	71.1 %		Low	3.00 %	\$562,248	\$0	\$58,819	\$174,829
2038	\$3,166,608	\$4,280,109	74.0 %		Low	3.00 %	\$579,115	\$0	\$67,458	\$228,150
2039	\$3,585,031	\$4,707,113	76.2 %		Low	3.00 %	\$596,489	\$0	\$78,381	\$0
2040	\$4,259,902	\$5,397,930	78.9 %		Low	3.00 %	\$614,383	\$0	\$92,184	\$0
2041	\$4,966,469	\$6,125,959	81.1 %		Low	3.00 %	\$632,815	\$0	\$104,577	\$203,564
2042	\$5,500,297	\$6,683,141	82.3 %		Low	3.00 %	\$651,799	\$0	\$108,366	\$914,811
2043	\$5,345,651	\$6,541,947	81.7 %		Low	3.00 %	\$671,353	\$0	\$114,485	\$18,677
2044	\$6,112,813	\$7,337,551	83.3 %		Low	3.00 %	\$691,494	\$0	\$130,362	\$0
2045	\$6,934,669	\$8,194,819	84.6 %		Low	3.00 %	\$712,239	\$0	\$140,819	\$628,281
2046	\$7,159,445	\$8,449,789	84.7 %		Low	3.00 %	\$733,606	\$0	\$149,265	\$262,283
2047	\$7,780,033	\$9,109,073	85.4 %		Low	3.00 %	\$755,614	\$0	\$163,330	\$131,895
2048	\$8,567,082	\$9,942,715	86.2 %		Low	3.00 %	\$778,283	\$0	\$180,325	\$44,684
2049	\$9,481,006	\$10,912,080	86.9 %		Low	3.00 %	\$801,631	\$0	\$192,718	\$667,862
2050	\$9,807,493	\$11,290,166	86.9 %		Low	3.00 %	\$825,680	\$0	\$200,450	\$578,736
2051	\$10,254,887	\$11,793,552	87.0 %		Low	3.00 %	\$850,450	\$0	\$215,571	\$0
2052	\$11,320,909	\$12,930,962	87.5 %		Low	3.00 %	\$875,964	\$0	\$225,632	\$1,160,634
2053	\$11,261,871	\$12,930,549	87.1 %		Low	3.00 %	\$902,243	\$0	\$236,419	\$0
2054	\$12,400,533	\$14,149,790	87.6 %		Low	3.00 %	\$929,310	\$0	\$257,734	\$192,415
2055	\$13,395,162	\$15,232,361	87.9 %		Low	3.00 %	\$957,189	\$0	\$144,425	\$13,436,901

30-Year Income/Expense Detail

Report # 35806-2
No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$2,789,711	\$3,503,590	\$4,345,448	\$5,243,164	\$5,848,002
Annual Reserve Funding	\$790,500	\$814,215	\$838,641	\$863,801	\$889,715
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,879	\$78,422	\$95,803	\$110,816	\$59,937
Total Income	\$3,643,090	\$4,396,227	\$5,279,893	\$6,217,781	\$6,797,653
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$6,325,360
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$60,327
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$31,852
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$11,300	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$11,988	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$31,964
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$11,000	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$50,648
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$355,136	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$39,100	\$0	\$0	\$0	\$44,007
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$102,646
2306 Playground Shade Canopy - Replace	\$0	\$11,639	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$22,700	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$55,400	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$6,281	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$18,460	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$39,140	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$14,643	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$139,500	\$50,779	\$36,728	\$369,779	\$6,646,805
Ending Reserve Balance	\$3,503,590	\$4,345,448	\$5,243,164	\$5,848,002	\$150,848

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$150,848	\$1,060,695	\$935,736	\$1,499,269	\$1,968,832
Annual Reserve Funding	\$916,406	\$523,500	\$539,205	\$555,381	\$572,043
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,105	\$19,947	\$24,329	\$34,651	\$45,222
Total Income	\$1,079,359	\$1,604,142	\$1,499,269	\$2,089,302	\$2,586,096
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$557,622	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$9,529	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$13,934	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$57,005	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$0	\$49,531	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$18,664	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$75,464	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$25,792	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$28,835
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,664	\$668,407	\$0	\$120,470	\$28,835
Ending Reserve Balance	\$1,060,695	\$935,736	\$1,499,269	\$1,968,832	\$2,557,261

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,557,261	\$3,137,511	\$3,637,251	\$4,111,609	\$4,844,936
Annual Reserve Funding	\$589,204	\$606,880	\$625,086	\$643,839	\$663,154
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$56,898	\$67,689	\$77,422	\$89,488	\$104,485
Total Income	\$3,203,363	\$3,812,080	\$4,339,759	\$4,844,936	\$5,612,574
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$99,803	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$64,159	\$0	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$55,747	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$65,852	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$15,642	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$8,441	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$70,734	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$88,453	\$0	\$0	\$0
Total Expenses	\$65,852	\$174,829	\$228,150	\$0	\$0
Ending Reserve Balance	\$3,137,511	\$3,637,251	\$4,111,609	\$4,844,936	\$5,612,574

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$5,612,574	\$6,210,184	\$6,122,130	\$6,958,795	\$7,853,173
Annual Reserve Funding	\$683,049	\$703,540	\$724,646	\$746,386	\$768,777
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$118,125	\$123,216	\$130,696	\$147,991	\$159,929
Total Income	\$6,413,748	\$7,036,941	\$6,977,472	\$7,853,173	\$8,781,879
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$749,398	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$12,806	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$17,605	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$18,677	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$95,348	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$17,652	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$72,212	\$0	\$0	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$62,744	\$0	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$369,990
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$22,435	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$8,662	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$24,148	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$166,057
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$92,234
2511 Barrier Arm Operators - Replace	\$35,366	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$203,564	\$914,811	\$18,677	\$0	\$628,281
Ending Reserve Balance	\$6,210,184	\$6,122,130	\$6,958,795	\$7,853,173	\$8,153,598

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$8,153,598	\$8,853,075	\$9,722,369	\$10,722,016	\$11,137,830
Annual Reserve Funding	\$791,841	\$815,596	\$840,064	\$865,266	\$891,224
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$169,920	\$185,594	\$204,267	\$218,409	\$227,964
Total Income	\$9,115,358	\$9,854,264	\$10,766,700	\$11,805,691	\$12,257,017
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$142,296
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$57,731
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$22,361
Road Resealing					
2123 Asphalt - Seal/Repair	\$81,275	\$0	\$0	\$0	\$91,476
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$641,416	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$70,619	\$0	\$0	\$0	\$79,482
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$10,331	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$185,391
2306 Playground Shade Canopy - Replace	\$0	\$21,021	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$40,182	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$100,059	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$11,343	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$33,340	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$70,691	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$26,446	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$262,283	\$131,895	\$44,684	\$667,862	\$578,736
Ending Reserve Balance	\$8,853,075	\$9,722,369	\$10,722,016	\$11,137,830	\$11,678,281

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$11,678,281	\$12,841,224	\$12,883,109	\$14,126,839	\$15,230,827
Annual Reserve Funding	\$917,960	\$945,499	\$973,864	\$1,003,080	\$1,033,173
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$244,983	\$257,021	\$269,866	\$293,323	\$182,244
Total Income	\$12,841,224	\$14,043,744	\$14,126,839	\$15,423,242	\$16,446,244
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$1,007,128	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$13,243,898
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$126,312
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$17,210	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$66,691
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$102,957	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$0	\$89,458	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$136,297	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$1,160,634	\$0	\$192,415	\$13,436,901
Ending Reserve Balance	\$12,841,224	\$12,883,109	\$14,126,839	\$15,230,827	\$3,009,343



30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 35806-2

No-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$2,789,711	\$3,476,620	\$4,290,156	\$5,158,144	\$5,731,795
Annual Reserve Funding	\$763,800	\$786,714	\$810,315	\$834,625	\$859,664
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,609	\$77,601	\$94,401	\$108,805	\$57,288
Total Income	\$3,616,120	\$4,340,935	\$5,194,872	\$6,101,574	\$6,648,747
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$6,325,360
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$60,327
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$31,852
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$11,300	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$11,988	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$31,964
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$11,000	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$50,648
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$355,136	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$39,100	\$0	\$0	\$0	\$44,007
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$102,646
2306 Playground Shade Canopy - Replace	\$0	\$11,639	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$22,700	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$55,400	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$6,281	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$18,460	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$39,140	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$14,643	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$139,500	\$50,779	\$36,728	\$369,779	\$6,646,805
Ending Reserve Balance	\$3,476,620	\$4,290,156	\$5,158,144	\$5,731,795	\$1,942

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$1,942	\$877,518	\$709,972	\$1,228,894	\$1,651,742
Annual Reserve Funding	\$885,454	\$485,000	\$499,550	\$514,537	\$529,973
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,787	\$15,861	\$19,372	\$28,781	\$38,397
Total Income	\$896,182	\$1,378,379	\$1,228,894	\$1,772,212	\$2,220,112
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$557,622	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$9,529	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$13,934	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$57,005	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$0	\$49,531	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$18,664	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$75,464	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$25,792	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$28,835
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$18,664	\$668,407	\$0	\$120,470	\$28,835
Ending Reserve Balance	\$877,518	\$709,972	\$1,228,894	\$1,651,742	\$2,191,277

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$2,191,277	\$2,720,370	\$3,166,608	\$3,585,031	\$4,259,902
Annual Reserve Funding	\$545,872	\$562,248	\$579,115	\$596,489	\$614,383
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,074	\$58,819	\$67,458	\$78,381	\$92,184
Total Income	\$2,786,222	\$3,341,437	\$3,813,182	\$4,259,902	\$4,966,469
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$99,803	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$64,159	\$0	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$55,747	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$65,852	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$15,642	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$8,441	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$70,734	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$88,453	\$0	\$0	\$0
Total Expenses	\$65,852	\$174,829	\$228,150	\$0	\$0
Ending Reserve Balance	\$2,720,370	\$3,166,608	\$3,585,031	\$4,259,902	\$4,966,469

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$4,966,469	\$5,500,297	\$5,345,651	\$6,112,813	\$6,934,669
Annual Reserve Funding	\$632,815	\$651,799	\$671,353	\$691,494	\$712,239
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$104,577	\$108,366	\$114,485	\$130,362	\$140,819
Total Income	\$5,703,861	\$6,260,462	\$6,131,490	\$6,934,669	\$7,787,727
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$749,398	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$12,806	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$17,605	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$18,677	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$95,348	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$17,652	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$72,212	\$0	\$0	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$62,744	\$0	\$0	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$369,990
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$22,435	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$8,662	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$24,148	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$166,057
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$92,234
2511 Barrier Arm Operators - Replace	\$35,366	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$203,564	\$914,811	\$18,677	\$0	\$628,281
Ending Reserve Balance	\$5,500,297	\$5,345,651	\$6,112,813	\$6,934,669	\$7,159,445

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$7,159,445	\$7,780,033	\$8,567,082	\$9,481,006	\$9,807,493
Annual Reserve Funding	\$733,606	\$755,614	\$778,283	\$801,631	\$825,680
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$149,265	\$163,330	\$180,325	\$192,718	\$200,450
Total Income	\$8,042,317	\$8,698,977	\$9,525,690	\$10,475,355	\$10,833,624
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$0	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$142,296
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$57,731
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$22,361
Road Resealing					
2123 Asphalt - Seal/Repair	\$81,275	\$0	\$0	\$0	\$91,476
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$641,416	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$70,619	\$0	\$0	\$0	\$79,482
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$10,331	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$185,391
2306 Playground Shade Canopy - Replace	\$0	\$21,021	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$40,182	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$100,059	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$11,343	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$33,340	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$70,691	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$26,446	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$262,283	\$131,895	\$44,684	\$667,862	\$578,736
Ending Reserve Balance	\$7,780,033	\$8,567,082	\$9,481,006	\$9,807,493	\$10,254,887

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$10,254,887	\$11,320,909	\$11,261,871	\$12,400,533	\$13,395,162
Annual Reserve Funding	\$850,450	\$875,964	\$902,243	\$929,310	\$957,189
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$215,571	\$225,632	\$236,419	\$257,734	\$144,425
Total Income	\$11,320,909	\$12,422,505	\$12,400,533	\$13,587,577	\$14,496,777
# Component					
Exterior Painting					
2343 Residential Buildings Paint - Seal/Paint	\$0	\$1,007,128	\$0	\$0	\$0
Roof Replacement					
2383 Buildings Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$13,243,898
Clubhouse Roof					
2383 Clubhouse Roof (Tile) - Replace	\$0	\$0	\$0	\$0	\$126,312
Clubhouse Painting					
2343 Clubhouse Painting - Seal/Paint	\$0	\$17,210	\$0	\$0	\$0
Gate: Entry/Exit Gates - Replace					
2145 Entry/Exit Gates - Replace	\$0	\$0	\$0	\$0	\$66,691
Gate: Gate Operators (2010) - Replace					
2509 Gate Operators (2010) - Replace	\$0	\$0	\$0	\$0	\$0
Gate: Operators (2013) - Replace					
2509 Gate Operators (2013) - Replace	\$0	\$0	\$0	\$0	\$0
Pool Resurfacing					
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Deck (Pavers) Resurfacing					
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
Pool Equipment					
2787 Pool Equipment & Enclosure - Replace	\$0	\$0	\$0	\$0	\$0
Pool Furniture					
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Road Resealing					
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$102,957	\$0
Road Resurfacing					
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
Other					
2107 Concrete Sidewalks - 3% Repair	\$0	\$0	\$0	\$89,458	\$0
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2139 Site Fencing (Wood) - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2166 Mailboxes (Kiosks) - Replace	\$0	\$136,297	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
2199 Guardhouse - Refurbish	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2306 Playground Shade Canopy - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Guardhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC - Split (Clubhouse) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Re-Paint	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2797 Playground Fall Surface - Replace	\$0	\$0	\$0	\$0	\$0
2799 Playground Fence - Replace	\$0	\$0	\$0	\$0	\$0
2801 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$1,160,634	\$0	\$192,415	\$13,436,901
Ending Reserve Balance	\$11,320,909	\$11,261,871	\$12,400,533	\$13,395,162	\$1,059,876



Component Method (Straight-Line) Funding

Component	Current		Rem. Useful Life	Replacement Cost (Component)	Existing Funds (Group)	Group Fund Allocation	Unfunded Balance	2026 Funding (Component)	2026 Funding (Group)
	Useful Life	Useful Life							
Informational Components									
-	0	0		\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Exterior Painting									
Residential Buildings Paint - Seal/Paint	10	6		\$467,000	\$162,952.02	\$162,952.02	\$304,047.98	\$50,674.66	\$50,674.66
Roof Replacement									
Buildings Roof (Tile) - Replace	25	4		\$5,620,000	\$1,382,115.23	\$1,382,115.23	\$4,237,884.77	\$1,059,471.19	\$1,059,471.19
Clubhouse Roof									
Clubhouse Roof (Tile) - Replace	25	4		\$53,600	\$41,157.92	\$41,157.92	\$12,442.08	\$3,110.52	\$3,110.52
Clubhouse Painting									
Clubhouse Painting - Seal/Paint	10	6		\$7,980	\$14,821.48	\$14,821.48	\$-6,841.48	\$0	\$0.00
Gate: Entry/Exit Gates - Replace									
Entry/Exit Gates - Replace	25	4		\$28,300	\$23,285.95	\$23,285.95	\$5,014.05	\$1,253.51	\$1,253.51
Gate: Gate Operators (2010) - Replace									
Gate Operators (2010) - Replace	15	0		\$11,300	\$11,000	\$11,000	\$300	\$300	\$300.00
Gate: Operators (2013) - Replace									
Gate Operators (2013) - Replace	15	2		\$11,300	\$9,609.45	\$9,609.45	\$1,690.55	\$845.28	\$845.28
Hurricane/Roof Replacement									
-	0	0		\$0.00	\$500,004	\$0.00	\$0.00	\$0.00	\$0.00
Hurricane/Clubhouse Replacement									
-	0	0		\$0.00	\$156,136.31	\$0.00	\$0.00	\$0.00	\$0.00
Pool Resurfacing									
Swimming Pool - Resurface	12	12		\$70,000	\$27,750	\$27,750	\$42,250	\$3,520.83	\$3,520.83
Pool Deck (Pavers) Resurfacing									
Pool Deck (Pavers) - Resurface	30	15		\$61,200	\$31,837.5	\$31,837.5	\$29,362.5	\$1,957.5	\$1,957.50
Pool Equipment									
Pool Equipment & Enclosure - Replace	20	4		\$28,400	\$7,404.46	\$7,404.46	\$20,995.54	\$5,248.89	\$5,248.89
Pool Furniture									
Pool Deck Furniture - Replace	8	0		\$11,000	\$10,700	\$10,700	\$300	\$300	\$300.00
Road Resealing									
Asphalt - Seal/Repair	4	4		\$45,000	\$33,616.9	\$33,616.9	\$11,383.1	\$2,845.78	\$2,845.78
Road Resurfacing									
Asphalt - Resurface	20	3		\$325,000	\$185,682.06	\$185,682.06	\$139,317.94	\$46,439.31	\$46,439.31
Interest & Fees									
-	0	0		\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Other									
Concrete Sidewalks - 3% Repair	4	0		\$39,100	\$191,637.85	\$7,638.94	\$31,461.06	\$31,461.06	\$210,892.07
Pavers (Roadways) - Replace	40	19		\$211,000	\$191,637.85	\$41,222.94	\$169,777.06	\$8,935.63	
Site Fencing (Wood) - Replace	25	5		\$16,100	\$191,637.85	\$3,145.45	\$12,954.55	\$2,590.91	
Fountain/Water Feature - Refurbish	25	20		\$5,720	\$191,637.85	\$1,117.51	\$4,602.49	\$230.12	
Mailboxes (Kiosks) - Replace	20	6		\$63,200	\$191,637.85	\$12,347.35	\$50,852.65	\$8,475.44	
Sign/Monument - Refurbish/Replace	20	15		\$14,400	\$191,637.85	\$2,813.32	\$11,586.68	\$772.45	
Site Pole Lights - Replace	30	10		\$49,000	\$191,637.85	\$9,573.1	\$39,426.9	\$3,942.69	
Bollard Lights - Replace	20	15		\$5,560	\$191,637.85	\$1,086.25	\$4,473.75	\$298.25	
Guardhouse - Refurbish	20	15		\$15,500	\$191,637.85	\$3,028.23	\$12,471.77	\$831.45	
Exterior Lights (Decorative) - Replace	20	4		\$91,200	\$191,637.85	\$17,817.69	\$73,382.31	\$18,345.58	
Playground Shade Canopy - Replace	10	1		\$11,300	\$191,637.85	\$2,207.67	\$9,092.33	\$9,092.33	
Windows/Doors (Clubhouse) - Replace	40	19		\$94,700	\$191,637.85	\$18,501.48	\$76,198.52	\$4,010.45	
Windows/Doors (Guardhouse) - Replace	40	19		\$52,600	\$191,637.85	\$10,276.43	\$42,323.57	\$2,227.56	
Barrier Arm Operators - Replace	15	0		\$22,700	\$191,637.85	\$4,434.89	\$18,265.11	\$18,265.11	
HVAC - Split (Clubhouse) - Replace	15	6		\$21,600	\$191,637.85	\$4,219.98	\$17,380.02	\$2,896.67	
Irrigation Pump - Replace	20	0		\$55,400	\$191,637.85	\$10,823.47	\$44,576.53	\$44,576.53	
Interior Surfaces - Re-Paint	10	2		\$5,920	\$191,637.85	\$1,156.59	\$4,763.41	\$2,381.71	
Tile Flooring - Replace	20	2		\$17,400	\$191,637.85	\$3,399.43	\$14,000.57	\$7,000.29	
Bathrooms - Remodel	20	1		\$38,000	\$191,637.85	\$7,424.04	\$30,575.96	\$30,575.96	
Pool Fence - Replace	30	9		\$22,100	\$191,637.85	\$4,317.66	\$17,782.34	\$1,975.82	
Playground Fall Surface - Replace	20	11		\$51,100	\$191,637.85	\$9,983.38	\$41,116.62	\$3,737.87	
Playground Fence - Replace	20	3		\$13,400	\$191,637.85	\$2,617.95	\$10,782.05	\$3,594.02	
Playground Equipment - Replace	20	11		\$63,900	\$191,637.85	\$12,484.11	\$51,415.89	\$4,674.17	
Grand Total:								\$1,386,859.54	



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

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



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Informational Components

Comp #: 2000 Client Not Responsible**Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Per information provided - Client/Association not responsible.**History:**

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent."

In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Retention Ponds
- Virtual Guard Entrance System
- Replacement/Maintenance of Erosion Control Measures at the Retention Ponds
- 101,000 GSF of unit driveways
- Street Lights (ones maintained by FPL throughout the Association)
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Individual Unit Lots (Including Property/Assets Within)
- Unit Windows & Doors
- Unit Garage Doors
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

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

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 2010 Not Reasonably Anticipated**Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Life expectancy and/or cost too indeterminate for Reserve designation.**History:**

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

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

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

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

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:**Lower Estimate:** \$ 0**Remaining Life:****Higher Estimate:**

\$0

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost**Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Cost estimates below minimum threshold set for Reserve consideration.**History:**

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

After discussion with the client and/or consideration of the association's size, a minimum threshold of \$5,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Concrete Curb & Gutter Repairs/Replacements
- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

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

Useful Life:**Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

Cost Source:

Comp #: 2030 Including in Operating Budget

Approx Quantity: 1 Informational Component

Location: Throughout property/development

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

History:

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

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

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

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Exterior Painting

Comp #: 2343 Residential Buildings Paint - Seal/Paint

Approx Quantity: 324,000 GSF

Location: Building exteriors

Funded?: Yes.

History: (Listed below)

Comments: Project History (As Reported/Provided):

2012: The building exteriors were painted for approximately \$198,000.

2022: The building exteriors were painted for \$392,000.

Approximately 31,700 LF of sealants noted at windows and door frames.

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 10 years

Remaining Life:

6 years

Lower Estimate: \$ 420,000

Higher Estimate:

\$514,000

Cost Source: Client Cost History, plus Inflation

Roof Replacement

Comp #: 2383 Buildings Roof (Tile) - Replace

Approx Quantity: 341,000 GSF

Location: Building rooftop

Funded?: Yes.

History: Presumed to be original to the construction of the property (2005, per information provided)

Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 25 years

Remaining Life:

4 years

Lower Estimate: \$ 5,060,000

Higher Estimate:

\$6,180,000

Cost Source: AR Cost Database

Clubhouse Roof

Comp #: 2383 Clubhouse Roof (Tile) - Replace

Approx Quantity: 3,250 GSF

Location: Clubhouse rooftop

Funded?: Yes.

History: Presumed to be original to the construction of the property (2005, per information provided)

Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 25 years

Remaining Life:

4 years

Lower Estimate: \$ 48,200

Higher Estimate:

\$59,000

Cost Source: AR Cost Database

Clubhouse Painting

Comp #: 2343 Clubhouse Painting - Seal/Paint

Location: Building exteriors

Funded?: Yes.

History: Presumed to have been painted with the residential buildings in 2022, no cost history provided for the clubhouse as part of this engagement.

Comments: Approximate Measurements:
5,000 GSF of Painted Surfaces
480 LF of Sealants at Window and Door Frames

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 10 years

Lower Estimate: \$ 7,180

Cost Source: Client Cost History, plus Inflation

Remaining Life:

Higher Estimate:

6 years

\$8,780

Gate: Entry/Exit Gates - Replace

Comp #: 2145 Entry/Exit Gates - Replace

Approx Quantity: 2 Gates

Location: Entrance/exit areas

Funded?: Yes.

History:

Comments: Approximate Measurements: (2) 24-ft x 6-ft tall

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 25 years

Remaining Life:

4 years

Lower Estimate: \$ 25,500

Higher Estimate:

\$31,100

Cost Source: AR Cost Database

Gate: Gate Operators (2010) - Replace

Comp #: 2509 Gate Operators (2010) - Replace

Location: Gate entrance

Funded?: Yes.

History:

Comments: Manufacturer: Eagle

Manufacture Date: 2010

Approx Quantity: 2 Operators

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 15 years	Remaining Life:	0 years
Lower Estimate: \$ 10,200	Higher Estimate:	\$12,400
Cost Source: AR Cost Database		

Gate: Operators (2013) - Replace

Comp #: 2509 Gate Operators (2013) - Replace

Approx Quantity: 2 Operators

Location: Gate entrance

Funded?: Yes.

History:

Comments: Manufacturer: Eagle

Manufacture Date: 2013

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 15 years

Remaining Life:

2 years

Lower Estimate: \$ 10,200

Higher Estimate:

\$12,400

Cost Source: AR Cost Database

Hurricane/Roof Replacement

Comp #: 2040 Sep. Fund - Hurricane/Storm Damage

Approx Quantity: 1 Contingency Fund

Location: N/A (Not physical asset/component)

Funded?: No. Does not meet National Reserve Study Standards four-part test.

History:

Comments: Both the frequency and severity of storms are unpredictable in nature. According to the National Reserve Study Standards, Reserve components must have a predictable remaining useful life in order to be included in a Reserve Study. As such, potential costs related to hurricane/storm damages are deemed to be too unpredictable for Reserve funding at this time. However, the Client may still elect to allocate funding in the annual budget for hurricane/storm damage and cleanup separate from Reserves. We recommend that such funding be included in the Operating budget, or some other dedicated fund/account for this specific purpose, which can be funded at the discretion of the Association. The Client should also consider obtaining a line of credit for emergency funding purposes.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Hurricane/Clubhouse Replacement

Comp #: 2040 Sep. Fund - Hurricane/Storm Damage

Approx Quantity: 1 Contingency Fund

Location: N/A (Not physical asset/component)

Funded?: No. Does not meet National Reserve Study Standards four-part test.

History:

Comments: Both the frequency and severity of storms are unpredictable in nature. According to the National Reserve Study Standards, Reserve components must have a predictable remaining useful life in order to be included in a Reserve Study. As such, potential costs related to hurricane/storm damages are deemed to be too unpredictable for Reserve funding at this time. However, the Client may still elect to allocate funding in the annual budget for hurricane/storm damage and cleanup separate from Reserves. We recommend that such funding be included in the Operating budget, or some other dedicated fund/account for this specific purpose, which can be funded at the discretion of the Association. The Client should also consider obtaining a line of credit for emergency funding purposes.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Pool Resurfacing

Comp #: 2773 Swimming Pool - Resurface

Approx Quantity: 1 Pool

Location: Interior finishes of pool

Funded?: Yes.

History: The pool was resurfaced in 2015 for approximately \$7,000 (per information provided).

Comments: *NOTE (2025): Per information provided, the association plans to resurface the pool with diamond brite at an approximate cost of \$70,000 this year. As such, funding and remaining useful life has been adjusted accordingly, assuming completion in 2025. To be monitored and updated during future reserve study updates.

Approximate Footprint: 1,690 GSF

Waterline Perimeter: 172 LF

Number of Ladders: (2)

Number of Railings: (1)

Depth Range: 3'3" to 5'0"

See note.

Useful Life: 12 years

Remaining Life:

12 years

Lower Estimate: \$ 63,000

Higher Estimate:

\$77,000

Cost Source: AR Cost Database

Pool Deck (Pavers) Resurfacing

Comp #: 2769 Pool Deck (Pavers) - Resurface

Approx Quantity: 6,600 GSF

Location: Pool deck

Funded?: Yes.

History: The pavers were replaced in 2018 for \$38,600. (per information provided)

Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 30 years

Remaining Life:

15 years

Lower Estimate: \$ 55,100

Higher Estimate:

\$67,300

Cost Source: AR Cost Database/Client Cost
History, plus Inflation

Pool Equipment

Comp #: 2787 Pool Equipment & Enclosure - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Enclosure adjacent to pool deck

Funded?: Yes.

History:

Comments: Equipment Count -

(1) Enclosure

(1) 5-HP Pump

(1) Smaller Pump

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years

Remaining Life:

4 years

Lower Estimate: \$ 25,600

Higher Estimate:

\$31,200

Cost Source: AR Cost Database

Pool Furniture

Comp #: 2763 Pool Deck Furniture - Replace

Approx Quantity: 30 Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: Approximate Furniture Count -

(6) Chaise Lounge Chairs

(4) Dining Tables

(16) Chairs

(4) Umbrellas

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 8 years

Remaining Life:

0 years

Lower Estimate: \$ 9,900

Higher Estimate:

\$12,100

Cost Source: AR Cost Database

Road Resealing

Comp #: 2123 Asphalt - Seal/Repair

Approx Quantity: 19,700 GSY

Location: Asphalt throughout development

Funded?: Yes.

History: The asphalt was sealcoated in 2022 for \$15,463.28. (per information provided)

Comments: *NOTE (2025): Per information provided, the association plans to seal the asphalt at an approximate cost of \$45,000 this year. As such, funding and remaining useful life has been adjusted accordingly, assuming completion in 2025. To be monitored and updated during future reserve study updates.

Useful Life: 4 years

Remaining Life:

4 years

Lower Estimate: \$ 40,500

Higher Estimate:

\$49,500

Cost Source: AR Cost Database

Road Resurfacing

Comp #: 2125 Asphalt - Resurface

Approx Quantity: 19,700 GSY

Location: Asphalt throughout development

Funded?: Yes.

History: (See Below)

Comments: *NOTE (2025): Per information provided, the association plans to seal the asphalt this year. As such, remaining useful life has been extended, assuming completion in 2025. To be monitored and updated during future reserve study updates.

Useful Life: 20 years

Remaining Life:

3 years

Lower Estimate: \$ 293,000

Higher Estimate:

\$358,000

Cost Source: AR Cost Database

Interest & Fees

Comp #: 2060 Sep. Fund - Reserve Interest

Approx Quantity: 1 Unallocated Funds

Location: N/A (Not physical asset/component)

Funded?: No. Does not meet National Reserve Study Standards four-part test.

History:

Comments: This component serves to capture interest earned by the client's reserve fund. No reserve funding recommended for this component, as there is no physical property component pertaining to interest earnings.

Useful Life:

Remaining Life:

Lower Estimate: \$ 0

Higher Estimate:

\$0

Cost Source:

Other

Comp #: 2107 Concrete Sidewalks - 3% Repair**Approx Quantity: 61,500 GSF****Location:** Throughout development**Funded?:** Yes.**History:****Comments:** *NOTE: This component's funding is an indicative of an allowance to repair 3% or approximately 1,900 GSF of the total square footage of sidewalks at the community.

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 4 years**Remaining Life:**

0 years

Lower Estimate: \$ 35,200**Higher Estimate:**

\$43,000

Cost Source: AR Cost Database**Comp #: 2119 Pavers (Roadways) - Replace****Approx Quantity: 20,500 GSF****Location:** Front Entrance and other miscellaneous areas throughout the property**Funded?:** Yes.**History:** Presumed to be original to the construction of the property (2005, per information provided).**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 40 years**Remaining Life:**

19 years

Lower Estimate: \$ 190,000**Higher Estimate:**

\$232,000

Cost Source: AR Cost Database**Comp #: 2139 Site Fencing (Wood) - Replace****Approx Quantity: 390 LF****Location:** West side of development**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 25 years**Remaining Life:**

5 years

Lower Estimate: \$ 14,500**Higher Estimate:**

\$17,700

Cost Source: AR Cost Database**Comp #: 2150 Fountain/Water Feature - Refurbish****Approx Quantity: 1 Fountain****Location:** Entry to community**Funded?:** Yes.**History:** The guardhouse and entry features was constructed in 2021 for \$263,783.63. (per information provided)**Comments:** Approximate Footprint: 154 GSF

Approximate Circumference: 44 LF

Manufacturer: Hayward Pump System

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 25 years**Remaining Life:**

20 years

Lower Estimate: \$ 5,150**Higher Estimate:**

\$6,290

Cost Source: AR Cost Database**Comp #: 2166 Mailboxes (Kiosks) - Replace****Approx Quantity: 18 Kiosks****Location:** Kiosks at common areas**Funded?:** Yes.**History:****Comments:** Approximate Kiosks Count: (16) 16-lockers and (2) outgoing, and (2) 12-lockers and (1) outgoing

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

6 years

Lower Estimate: \$ 56,900**Higher Estimate:**

\$69,500

Cost Source: AR Cost Database

Comp #: 2169 Sign/Monument - Refurbish/Replace**Approx Quantity: 2 Signs****Location:** Main entry to community**Funded?:** Yes.**History:** The guardhouse and entry features was constructed/refurbished in 2021 for \$263,783.63. (per information provided)**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 20 years**Remaining Life:**

15 years

Lower Estimate: \$ 13,000**Higher Estimate:**

\$15,800

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace**Approx Quantity: 19 Lights****Location:** Clubhouse parking lot**Funded?:** Yes.**History:** Presumed to be original to the construction of the property (2005, per information provided).**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 30 years**Remaining Life:**

10 years

Lower Estimate: \$ 44,100**Higher Estimate:**

\$53,900

Cost Source: AR Cost Database

Comp #: 2177 Bollard Lights - Replace**Approx Quantity: 6 Lights****Location:** Community Front Entrance**Funded?:** Yes.**History:** The guardhouse and entry features was constructed in 2021 for \$263,783.63. (per information provided)**Comments:** Approximate Height: 3.5-ft

Construction Material: Aluminum

Manufacture Date: 2015

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

15 years

Lower Estimate: \$ 5,000**Higher Estimate:**

\$6,120

Cost Source: AR Cost Database

Comp #: 2199 Guardhouse - Refurbish**Approx Quantity: 1 Guardhouse****Location:** Entry/exit to development**Funded?:** Yes.**History:** The guardhouse and entry features was constructed/refurbished in 2021 for \$263,783.63. (per information provided)**Comments:** Approximate Count/Measurements -

525 GSF of Interior Surfaces

(1) Single occupant bathroom

(1) TV

Miscellaneous Equipment (IT equipment, Refrigerators, Microwave, and other Office Supplies)

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

15 years

Lower Estimate: \$ 14,000**Higher Estimate:**

\$17,100

Cost Source: AR Cost Database

Comp #: 2303 Exterior Lights (Decorative) - Replace**Approx Quantity: 1,180 Lights****Location:** Building exterior**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 20 years**Remaining Life:**

4 years

Lower Estimate: \$ 82,100**Higher Estimate:**

\$100,000

Cost Source: Research with Local

Vendor/Contractor

Comp #: 2306 Playground Shade Canopy - Replace**Approx Quantity: 1 Canopy****Location:** Playground**Funded?:** Yes.**History:** The canopy was installed in 2017. (per information provided)**Comments:** Approximate Footprint: 784 GSF

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 10,200**Higher Estimate:**

\$12,400

Cost Source: AR Cost Database

Comp #: 2367 Windows/Doors (Clubhouse) - Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Windows and doors at Clubhouse and Guard hose**Funded?:** Yes.**History:****Comments:** Approximate Measurements/Count at Clubhouse -

312 GSF of Window/SGD Surface Area

(14) Metal and Glass Doors

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 40 years**Remaining Life:**

19 years

Lower Estimate: \$ 85,200**Higher Estimate:**

\$104,000

Cost Source: AR Cost Database

Comp #: 2367 Windows/Doors (Guardhouse) - Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Windows and doors at the Guardhouse**Funded?:** Yes.**History:****Comments:** Approximate Measurements/Count at Guardhouse -

91 GSF of Window/SGD Surface Area

(2) Single Metal and Glass Doors

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 40 years**Remaining Life:**

19 years

Lower Estimate: \$ 47,300**Higher Estimate:**

\$57,900

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace**Approx Quantity: 4 Operators****Location:** Gate entrance**Funded?:** Yes.**History:****Comments:** Manufacturer: LiftMaster

Manufacture Date: (2) 2012, (2) 2010

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 15 years**Remaining Life:**

0 years

Lower Estimate: \$ 20,400**Higher Estimate:**

\$25,000

Cost Source: AR Cost Database

Comp #: 2524 HVAC - Split (Clubhouse) - Replace**Approx Quantity: 2 Systems****Location:** Clubhouse**Funded?:** Yes.**History:****Comments:** Manufacturer: Goodman

Nominal tonnage: 5-tons

Manufacture date: 2016-2017

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 15 years**Remaining Life:**

6 years

Lower Estimate: \$ 19,400**Higher Estimate:**

\$23,800

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump - Replace**Approx Quantity: 1 Pump****Location:** Adjacent to lake/pond**Funded?:** Yes.**History:****Comments:** Manufacturer: Irrigation Craft

Size/Capacity: 20-HP

Manufacture Date: 2006

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

0 years

Lower Estimate: \$ 49,900**Higher Estimate:**

\$60,900

Cost Source: AR Cost Database

Comp #: 2701 Interior Surfaces - Re-Paint**Approx Quantity: 5,740 GSF****Location:** Interior common areas**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 10 years**Remaining Life:**

2 years

Lower Estimate: \$ 5,330**Higher Estimate:**

\$6,510

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring - Replace**Approx Quantity: 1,230 GSF****Location:** Clubhouse interiors**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 20 years**Remaining Life:**

2 years

Lower Estimate: \$ 15,700**Higher Estimate:**

\$19,100

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms - Remodel**Approx Quantity: 2 Bathrooms****Location:** Pool deck**Funded?:** Yes.**History:****Comments:** Women's bathroom noted to include approximately:

(3) Sinks

(2) Standard Stalls

(1) ADA Stall

Men's bathroom noted to include approximately:

(2) Sinks

(1) Standard Stalls

(1) ADA Stall

(1) Urinal

Approximate Measurements/Count (Per Bathroom):

180 GSF of Tile Flooring

620 GSF of Wall Tile

1,130 GSF of Painted Surfaces

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

1 years

Lower Estimate: \$ 34,200**Higher Estimate:**

\$41,800

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace**Approx Quantity: 310 LF****Location:** Perimeter of pool area**Funded?:** Yes.**History:****Comments:** Approximate Height: 5-ft

Construction Material: Aluminum

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 30 years**Remaining Life:**

9 years

Lower Estimate: \$ 19,900**Higher Estimate:**

\$24,300

Cost Source: AR Cost Database

Comp #: 2797 Playground Fall Surface - Replace**Approx Quantity: 2,480 GSF****Location:** Playground/tot lot**Funded?:** Yes.**History:** The playground was installed in 2017. (per information provided)**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).**Useful Life:** 20 years**Remaining Life:**

11 years

Lower Estimate: \$ 46,000**Higher Estimate:**

\$56,200

Cost Source: AR Cost Database

Comp #: 2799 Playground Fence - Replace**Approx Quantity: 200 LF****Location:** Perimeter of playground**Funded?:** Yes.**History:****Comments:** Approximate Height: 4-ft

Construction Material: Aluminum

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

3 years

Lower Estimate: \$ 12,100**Higher Estimate:**

\$14,700

Cost Source: AR Cost Database

Comp #: 2801 Playground Equipment - Replace**Approx Quantity: 7 Pieces****Location:** Playground/tot lot**Funded?:** Yes. 63900**History:** Per information provided, playground installed in 2017**Comments:** Equipment Count -

(1) large Play System

(1) Swing Set

(3) Benches

(1) Adult Fitness Station

(1) Trash Bin

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).

Useful Life: 20 years**Remaining Life:**

11 years

Lower Estimate: \$ 57,500**Higher Estimate:**

\$70,300

Cost Source: AR Cost Database