



RESERVE ANALYSIS REPORT

Del Mesa Carmel Community Association, Inc
Carmel, CA

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Del Mesa Carmel Community Association, Inc

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Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

Executive Summary: Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

Anticipated Expenditures: Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

Component Inventory: Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

Percent Funded Analysis: Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

Summary of Funding Plans: An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/=: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.
- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These

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will vary from state to state.

How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It's important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don't agree or don't plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it's important to give you options. That's why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don't like those options we also give you the flexibility to create your own customized funding plans.

What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards, $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$. Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you'll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It's okay if the two don't match perfectly. Usually 70% funded or above is considered strong or healthy.

What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest

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rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors, contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and

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the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

Glossary of Terms:

Annual Fully Funded Requirement: This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

Annual Reserve Contributions: The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

Component: Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

Fully Funded Reserve Balance: The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

Reserve Balance: This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

Remaining Useful Life (RUL): Remaining useful life is how many remaining years of use a component should have left before it has to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

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Replacement Contingency %: The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

Source: These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

Useful Life (UL): Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

Property Description	Financial Summary	
Property Name: Del Mesa Carmel Community Association, Inc Location: Carmel, CA Project Type: Condominium Number of Units: 289 Age of Project: 62 Year(s)	Starting Reserve Balance: Fully Funded Reserve Balance: Percent Funded: Current Replacement Cost: Deficit/Surplus vs. Fully Funded Reserve:	\$2,509,829 \$6,238,672 40% \$11,988,877 (\$3,728,844) or (\$12,902.57) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

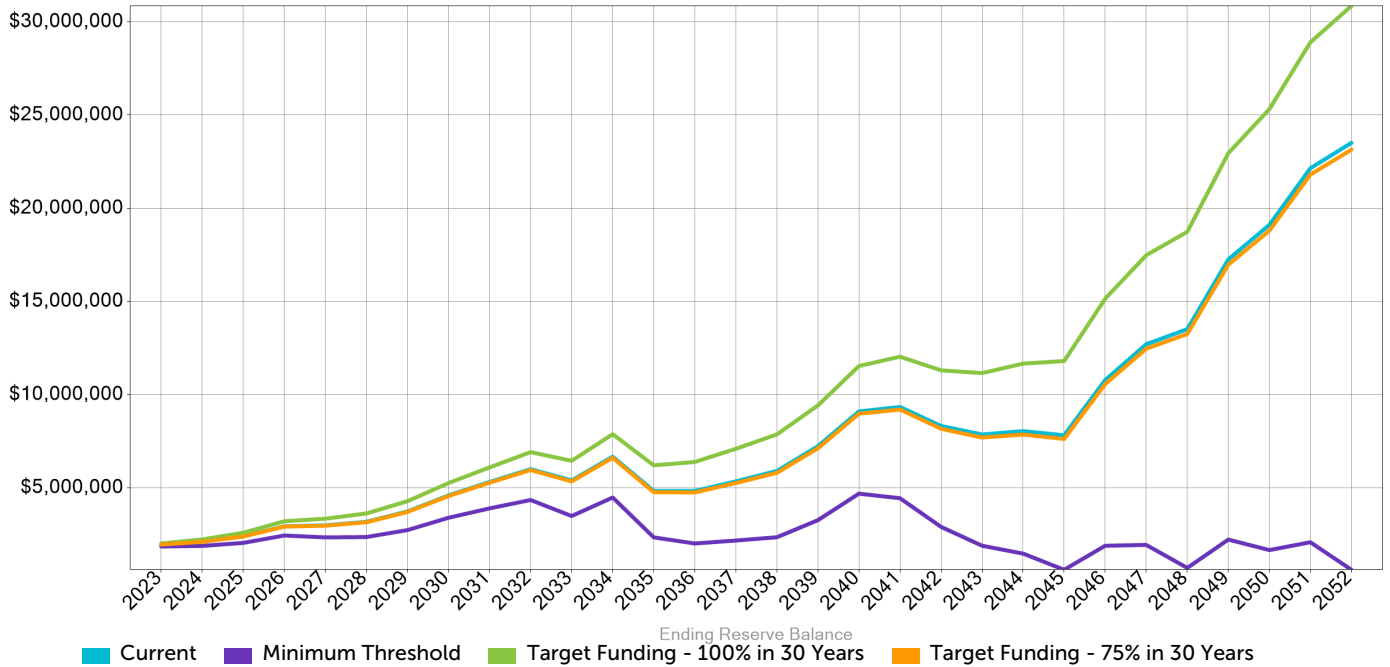
Inflation: 5.50 % Applied to the anticipated expenditures	Interest: 4.00 % Applied to the average annual reserve balance	Annual Reserve Contribution Increase: Varies See individual funding models
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Executive Summary

Summary of Funding Plans

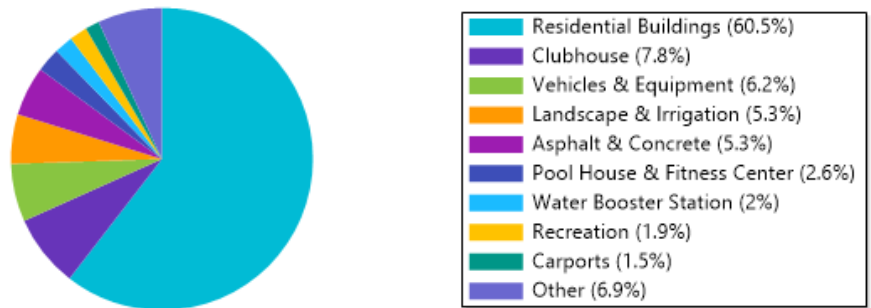
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Current ★	\$1,227,658	\$339.58	Yes	N/A	\$8,161,307	48%
Minimum Threshold	\$1,123,215	\$309.46	Yes	N/A	\$2,480,159	20%
Target Funding - 100% in 30 Years	\$1,285,290	\$356.20	Yes	N/A	\$10,657,044	61%
Target Funding - 75% in 30 Years	\$1,224,790	\$338.75	Yes	N/A	\$8,037,111	47%



Expenditures by Category

Current Replacement Cost: \$11,988,877.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Arts & Crafts Building	5-40	1-10	\$41,681	\$13,361	\$2,095	\$33,211	\$1,982
Asphalt & Concrete	1-20	0-19	\$633,479	\$184,660	\$119,819	\$459,008	\$113,383
Booster Station Building	20-20	2-2	\$1,642	\$594	\$82	\$1,477	\$78
Carports	1-25	0-0	\$178,075	\$71,566	\$16,445	\$177,892	\$15,561
Clubhouse	2-55	0-16	\$934,960	\$319,598	\$59,817	\$794,424	\$56,604
Fencing Gates & Rails	20-20	3-3	\$7,092	\$2,425	\$355	\$6,028	\$336
Forest Management	1-1	0-0	\$150,000	\$60,345	\$150,000	\$150,000	\$141,943
Guard House	5-40	1-9	\$15,613	\$4,630	\$1,003	\$11,508	\$949
Guest House	5-35	0-16	\$125,212	\$36,465	\$8,298	\$90,640	\$7,852
Infrastructure	1-60	0-18	\$163,617	\$49,387	\$51,647	\$122,762	\$48,873
Landscape & Irrigation	1-25	0-5	\$641,391	\$245,504	\$35,878	\$610,248	\$33,951
Laundry Rooms	1-20	0-18	\$144,421	\$39,755	\$14,007	\$98,818	\$13,254
Maintenance Building	25-50	22-47	\$28,470	\$827	\$685	\$2,055	\$648
Pool House & Fitness Center	5-40	0-28	\$306,054	\$92,329	\$18,626	\$229,501	\$17,626
Recreation	10-20	0-19	\$225,563	\$13,005	\$11,831	\$32,327	\$11,196
Residential Buildings	1-30	0-22	\$7,251,307	\$1,206,317	\$704,996	\$2,998,538	\$667,126
Sewage Lift Station	15-60	5-10	\$159,684	\$53,182	\$3,817	\$132,195	\$3,612
Vehicles & Equipment	1-30	0-27	\$738,428	\$94,015	\$32,493	\$233,693	\$30,747
Water Booster Station	10-30	5-25	\$242,188	\$21,864	\$12,616	\$54,347	\$11,938
Totals			\$11,988,877	\$2,509,829	\$1,244,509	\$6,238,672	\$1,177,658

Component Inventory

Current Replacement Cost: \$11,988,877

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Arts & Crafts Building									
Adobe Siding - Maintain <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Doors - Replace <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Exterior Lights (5) <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Gutters & Downspouts <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
100 LF									
Int Surfaces - Paint			10	1	\$1.32 / SF	3,400	\$4,488	\$4,735	On File
Interior Lights (8) <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Kitchen - Remodel			20	10	\$4,200.00 / Total	1	\$4,200	\$7,174	On File
Restroom - Renovate			20	10	\$2,626.00 / EA	1	\$2,626	\$4,486	On File
Roofing			25	2	\$6.83 / SF	1,840	\$12,567	\$13,988	On File
Tile Flooring <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
1000 SF									
Windows/Slider - Replace			40	5	\$15,759.00 / Total	1	\$15,759	\$20,596	On File
Wood Siding/Trim - Repairs 1420 SF			5	4	\$2,040.33 / EA	1	\$2,040	\$2,528	On File
Wood/Adobe Siding - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
1900 SF									
Totals							\$41,681	\$53,506	
* Non-reserve components excluded from totals									
Asphalt & Concrete									
Asphalt - Reconstruction			20	19	\$14,295.30 / Total	1	\$14,295	\$39,536	On File
Asphalt - Reconstruction (Ph 1)			6	0	\$293,739.60 / SF	1	\$293,740	\$293,740	On File
Asphalt - Reconstruction (Ph 2)			6	3	\$162,198.36 / Total	1	\$162,198	\$190,460	On File
Asphalt - Reconstruction (Ph 3)			6	4	\$115,969.06 / Total	1	\$115,969	\$143,665	On File
Concrete - Gutters/Run Off (Partial)			5	0	\$26,265.00 / Total	1	\$26,265	\$26,265	On File
Concrete - Walks/Steps (Annual Repairs) 110000 SF			1	0	\$18,533.40 / Total	1	\$18,533	\$18,533	On File
Concrete Walk/Steps - Repair/Replace			20	19	\$2,478.60 / Total	1	\$2,479	\$6,855	On File
Totals							\$633,479	\$719,054	
Booster Station Building									
Concrete Siding <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
120 SF									
Concrete/Wood Surfaces - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
340 SF									

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Door - Replace <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
1 Door									
Gutters & Downspouts <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
17 LF									
Roofing			20	2	\$6.84 / SF	240	\$1,642	\$1,827	On File
Wood Siding - Repairs <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
220 SF									
Totals							\$1,642	\$1,827	
* Non-reserve components excluded from totals									
Carpports									
Ext Lights - Partial 131 Assorted Lights			5	0	\$3,150.00 / Total	1	\$3,150	\$3,150	On File
Gutters & Downspouts			25	0	\$15.76 / LF	3,200	\$50,432	\$50,432	On File
Roofing			25	0	\$6.83 / SF	67,500	\$69,154	\$69,154	On File
Siding/Trim - Repairs 49300 SF			5	0	\$42,024.00 / Total	1	\$42,024	\$42,024	On File
Siding/Trim Repair			1	0	\$183.60 / Total	1	\$184	\$184	On File
Storage Doors - Partial 267 Total Doors			5	0	\$13,132.00 / Total	1	\$13,132	\$13,132	On File
Wood Siding - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
49300 SF									
Totals							\$178,075	\$178,075	
* Non-reserve components excluded from totals									
Clubhouse									
Air Handlers - Partial Replacement			2	0	\$1,050.00 / EA	10	\$1,050	\$1,050	On File
Boilers			30	1	\$13,132.00 / EA	2	\$26,264	\$27,709	On File
Clubhouse Emergency Generator (Kohler)			30	4	\$39,400.00 / EA	1	\$39,400	\$48,810	On File
Clubhouse Terrace - Deck Recoat			5	0	\$9.00 / SF	1,800	\$16,200	\$16,200	On File
Clubhouse Terrace - Deck Replace			55	2	\$37.00 / SF	1,800	\$66,600	\$74,127	On File
Computers			5	0	\$1,575.00 / EA	7	\$11,025	\$11,025	On File
Copy Machine (Konica Minolta)			10	4	\$10,500.00 / EA	1	\$10,500	\$13,008	On File
Cork Ceiling - Replace <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
2300 SF									
Ext Doors - Partial			10	0	\$15,759.00 / Total	1	\$15,759	\$15,759	On File
Ext Surfaces - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Fire Panel			20	0	\$29,000.00 / EA	1	\$29,000	\$29,000	On File
Flat Screen TV's			5	2	\$700.00 / EA	3	\$2,100	\$2,337	On File
Flooring - Carpeting			15	0	\$57.00 / SY	646	\$36,822	\$36,822	On File
Flooring - Laminate			25	16	\$5.78 / SF	1,765	\$10,202	\$24,028	On File
Flooring - Linoleum			25	15	\$6.83 / SF	1,200	\$8,196	\$18,297	On File
Flooring - Tile			0	0	\$0.00 /	0	\$0*	\$0*	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<i>(Maintenance / Operating)</i>									
1355 SF									
Furniture - Caucus Rm			10	4	\$11,550.00 / Total	1	\$11,550	\$14,308	On File
Furniture - Crystal Rm			10	8	\$5,250.00 / Total	1	\$5,250	\$8,057	On File
Furniture - Dining Rm			10	0	\$26,790.00 / Total	1	\$26,790	\$26,790	On File
Furniture - Driftwood Rm			10	0	\$12,600.00 / Total	1	\$12,600	\$12,600	On File
Furniture - Garden Rm			10	1	\$5,250.00 / Total	1	\$5,250	\$5,539	On File
Furniture - Lobby			10	2	\$26,265.00 / Total	1	\$26,265	\$29,234	On File
Furniture - Redwood Rm			10	3	\$6,828.00 / Total	1	\$6,828	\$8,018	On File
Glass Door (1-Time)			30	0	\$10,500.00 / SF	1	\$10,500	\$10,500	On File
Gutters & Downspouts			25	4	\$15.76 / LF	970	\$15,287	\$18,938	On File
Handicap Entry System			15	0	\$3,150.00 / EA	2	\$6,300	\$6,300	On File
Int Surfaces - Paint			0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Kitchen - Convection Oven			25	4	\$5,250.00 / EA	1	\$5,250	\$6,504	On File
Kitchen - Deli Prep Station			25	11	\$3,675.00 / EA	1	\$3,675	\$6,623	On File
Kitchen - Dishwasher			15	0	\$6,828.00 / EA	1	\$6,828	\$6,828	On File
Kitchen - Exhaust Hoods			25	4	\$10,500.00 / Total	1	\$10,500	\$13,008	On File
Kitchen - Fire Supression System			25	4	\$10,500.00 / Total	1	\$10,500	\$13,008	On File
Kitchen - Hotline Bread Warmer.			25	4	\$31,518.00 / EA	1	\$31,518	\$39,045	On File
Kitchen - Ice Machine			10	1	\$2,100.00 / EA	1	\$2,100	\$2,216	On File
Kitchen - Mixers			20	2	\$1,575.00 / EA	2	\$3,150	\$3,506	On File
Kitchen - Refrigerators			25	4	\$7,706.00 / EA	3	\$23,118	\$28,639	On File
Kitchen - Steam Table			25	4	\$9,455.00 / EA	1	\$9,455	\$11,713	On File
Kitchen - Steamer			20	2	\$6,300.00 / EA	1	\$6,300	\$7,012	On File
Kitchen - Walk-in Fridge/Freezer			30	10	\$26,265.00 / EA	1	\$26,265	\$44,864	On File
Lighting - Ext			10	0	\$2,626.00 / Total	1	\$2,626	\$2,626	On File
59 Assorted Lights.									
Lighting - Int			5	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
323 Assorted Lights.									
Mailboxes			0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
(27) Cluster Mailboxes.									
Metail Rails (Clubhouse) - Replace			40	15	\$63.00 / LF	350	\$22,050	\$49,226	On File
PA System			15	5	\$21,012.00 / Total	1	\$21,012	\$27,462	On File
Pipes & Valves - Repairs			0	0	\$0.00 /	0	\$0*	\$0*	On File
<i>(Maintenance / Operating)</i>									
Restrooms - Remodel			30	10	\$5,250.00 / EA	3	\$15,750	\$26,903	On File
(2) RR's & (1) Handicap RR.									
Restrooms - Renovate			30	10	\$1,050.00 / EA	2	\$2,100	\$3,587	On File
Roofing			25	4	\$8.40 / SF	22,100	\$185,640	\$229,975	On File
Sewer Lines / Grease Trap			10	3	\$10,500.00 / Total	1	\$10,500	\$12,330	On File
Siding/Trim - Repairs			5	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Skylight (20x20 Pyramid)			25	4	\$5,250.00 / EA	1	\$5,250	\$6,504	On File
Small Kitchens - Remodel			30	10	\$6,300.00 / EA	2	\$12,600	\$21,523	On File
Wall Paper			15	0	\$3.15 / SF	2,900	\$9,135	\$9,135	On File
Water Heating System			15	0	\$10,000.00 / Total	1	\$10,000	\$10,000	On File
(1) Raypak Boiler & (1) Laars Tank.									

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Water Heating System - Replace			15	14	\$5,364.21 / Total	1	\$5,364	\$11,351	On File
Window Covering - Partial			5	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Windows/Glass Doors - Partial			10	1	\$63,036.00 / Total	1	\$63,036	\$66,503	On File
Wood Paneling - Maintain (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
6690 SF									

Totals \$934,960 \$1,150,046

* Non-reserve components excluded from totals

Fencing Gates & Rails									
Wood/Wire Fencing - Replace			20	3	\$15.76 / LF	450	\$7,092	\$8,328	On File
							Totals	\$7,092	\$8,328

Forest Management									
Forest Management (Annual) Completed			1	0	\$150,000.00 / Total	1	\$150,000	\$150,000	On File
							Totals	\$150,000	\$150,000

Guard House									
Appliances (Maintenance / Operating) Mini Fridge & Mic.			0	0	\$0.00 /	0	\$0*	\$0*	On File
Doors (4) (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Entry Barrier Operator/Arm - Replace			12	9	\$2,310.00 / EA	1	\$2,310	\$3,740	On File
Ext Lighting (4) (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Ext Surfaces - Paint (Maintenance / Operating) 500 SF			0	0	\$0.00 /	0	\$0*	\$0*	On File
Furniture (Maintenance / Operating) Chairs & Counters.			0	0	\$0.00 /	0	\$0*	\$0*	On File
Gutters & Downspouts (Maintenance / Operating) 50 LF			0	0	\$0.00 /	0	\$0*	\$0*	On File
Int Lighting (5) (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Int Surfaces - Paint (Maintenance / Operating) 500 SF			0	0	\$0.00 /	0	\$0*	\$0*	On File
Office Equipment (Maintenance / Operating) Computer & Printer, etc.			0	0	\$0.00 /	0	\$0*	\$0*	On File
Restroom - Renovate			20	5	\$2,100.00 / EA	1	\$2,100	\$2,745	On File
Roofing			25	5	\$8.96 / SF	430	\$3,853	\$5,035	On File
Siding/Trim - Repairs			5	1	\$4.20 / SF	500	\$2,100	\$2,216	On File
Water Heater (Tankless) (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Windows - Replace			40	5	\$1,050.00 / EA	5	\$5,250	\$6,862	On File
							Totals	\$15,613	\$20,597

* Non-reserve components excluded from totals

Guest House

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Deck (Elasto) - Resurface			15	0	\$130.00 / SF	80	\$10,400	\$10,400	On File
Deck (Elasto) - Seal <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Ext Lighting (7) <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Ext Surfaces - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Flooring - Carpet			15	1	\$57.00 / SY	230	\$13,110	\$13,831	On File
Flooring - Laminate			25	1	\$5.78 / SF	540	\$3,121	\$3,293	On File
Front Doors (6)			30	13	\$578.00 / EA	6	\$3,468	\$6,956	On File
Furniture - Partial			5	2	\$5,250.00 / Total	1	\$5,250	\$5,843	On File
Gutters & Downspouts			25	16	\$15.76 / LF	440	\$6,934	\$16,332	On File
Int Lighting			20	5	\$3,466.00 / Total	1	\$3,466	\$4,530	On File
Int Surfaces - Paint			10	1	\$1.32 / SF	6,600	\$8,712	\$9,191	On File
Railing			35	2	\$57.00 / LF	64	\$3,648	\$4,060	On File
Restrooms - Renovate			30	14	\$2,626.00 / EA	6	\$15,756	\$33,341	On File
Roofing			25	16	\$8.40 / SF	2,800	\$23,520	\$55,396	On File
Siding/Trim - Repairs			5	0	\$2.16 / SF	2,430	\$5,249	\$5,249	On File
Stairs - Repairs			35	2	\$5,778.00 / Total	1	\$5,778	\$6,431	On File
Wall Heaters			25	3	\$525.00 / EA	6	\$3,150	\$3,699	On File
Water Heaters			20	3	\$1,575.00 / EA	2	\$3,150	\$3,699	On File
Windows - Partial			10	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Totals							\$125,212	\$192,752	

* Non-reserve components excluded from totals

Infrastructure									
Backflow Preventor (8") - Replace			40	18	\$26,265.00 / EA	1	\$26,265	\$68,853	On File
Entry Monument - Rebuild <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Fire Hydrants - Replace			60	7	\$1,050.00 / EA	14	\$14,700	\$21,384	On File
Flag Pole <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Lateral Water Line - Repair			1	0	\$734.40 / Total	1	\$734	\$734	On File
Lighting - Pagoda Fixtures (Partial) 600 Pagoda Lights.			10	1	\$15,759.00 / Total	1	\$15,759	\$16,626	On File
Lighting - Post Fixtures (Repair/replace)			15	9	\$630.00 / EA	22	\$13,860	\$22,441	On File
Main Line Shut off Valves - Repairs (Annual)			1	0	\$25,000.00 / Total	1	\$25,000	\$25,000	On File
Main Water Line - Repair			5	4	\$2,203.20 / Total	1	\$2,203	\$2,729	On File
Sewer Lateral - Repair			1	0	\$285.20 / Total	1	\$285	\$285	On File
Sewer Lateral Lines - Partial Repair (Annual)			1	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Storage Tank (Fuel) - 1,000 Gal			30	3	\$17,860.00 / EA	1	\$17,860	\$20,972	On File
Water Lines - Partial Repair (Annual)			1	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Water Storage Tanks - Replace			25	10	\$1,575.00 / EA	10	\$15,750	\$26,903	On File
Water Well - Casing & Pump Replace			10	6	\$10,200.00 / Total	1	\$10,200	\$14,064	On File
Totals							\$163,617	\$240,991	

* Non-reserve components excluded from totals

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Landscape & Irrigation									
Backflow Devices - Replace			20	5	\$2,100.00 / EA	2	\$4,200	\$5,489	On File
Irrigation - System (Maintain)			5	0	\$10,500.00 / Total	1	\$10,500	\$10,500	On File
Irrigation - Timer Clocks (Partial)			5	1	\$5,250.00 / Total	1	\$5,250	\$5,539	On File
27 Timer locks totL.									
Landscape - Irrigation			1	0	\$44.17 / Total	1	\$44	\$44	On File
Landscape - Upgrade			1	0	\$2,444.88 / Total	1	\$2,445	\$2,445	On File
Landscape Lights & Wiring - Replace			5	4	\$3,193.28 / Total	1	\$3,193	\$3,956	On File
Landscaping - Upgrades (Phase 1)			25	0	\$200,000.00 / Total	1	\$200,000	\$200,000	On File
Landscaping - Upgrades (Phase 2)			25	1	\$200,000.00 / Total	1	\$200,000	\$211,000	On File
Landscaping - Upgrades (Phase 3)			25	2	\$200,000.00 / Total	1	\$200,000	\$222,605	On File
Storm Drainage - Maintain			2	0	\$15,759.00 / Total	1	\$15,759	\$15,759	On File
						Totals	\$641,391	\$677,337	
Laundry Rooms									
Ext Lighting			20	6	\$157.00 / EA	35	\$5,495	\$7,577	On File
Gutters & Downspouts			20	13	\$15.76 / LF	150	\$2,364	\$4,742	On File
Laundry Room - Washer/Dryer Set (30)			1	0	\$2,040.00 / Unit(s)	30	\$6,120	\$6,120	On File
Total Equipment: (28) washers & (28) dryers.									
Laundry Room - Water Heaters (15)			15	0	\$1,530.00 / EA	15	\$1,607	\$1,607	On File
Laundry Room 1 - Interior Reno			20	18	\$5,100.00 / Total	1	\$5,100	\$13,369	On File
Laundry Room 10 - Interior Reno			20	0	\$5,100.00 / Total	1	\$5,100	\$5,100	On File
Laundry Room 11 - Interior Reno			20	1	\$5,100.00 / Total	1	\$5,100	\$5,381	On File
Laundry Room 12 - Interior Reno			20	1	\$5,100.00 / Total	1	\$5,100	\$5,381	On File
Laundry Room 13 - Interior Reno			20	1	\$5,100.00 / Total	1	\$5,100	\$5,381	On File
Laundry Room 14 - Interior Reno			20	1	\$5,100.00 / Total	1	\$5,100	\$5,381	On File
Laundry Room 15 w/Bathroom - Interior Reno			20	2	\$10,200.00 / Total	1	\$10,200	\$11,353	On File
Laundry Room 2 - Interior Reno			20	18	\$5,100.00 / Total	1	\$5,100	\$13,369	On File
Laundry Room 3 - Interior Reno			20	18	\$5,100.00 / Total	1	\$5,100	\$13,369	On File
Laundry Room 4 w/Bathroom - Interior Reno			20	2	\$10,200.00 / Total	1	\$10,200	\$11,353	On File
Laundry Room 5 - Interior Reno			20	0	\$5,100.00 / Total	1	\$5,100	\$5,100	On File
Laundry Room 6 - Interior Reno			20	18	\$5,100.00 / Total	1	\$5,100	\$13,369	On File
Laundry Room 7 - Interior Reno			20	0	\$5,100.00 / Total	1	\$5,100	\$5,100	On File
Laundry Room 8 - Interior			20	0	\$5,100.00 / Total	1	\$5,100	\$5,100	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Reno									
Laundry Room 9 w/Bathroom - Interior Reno			20	2	\$10,200.00 / Total	1	\$10,200	\$11,353	On File
Roofing			20	13	\$6.83 / SF	4,500	\$30,735	\$61,647	On File
Siding/Trim - Repairs			5	0	\$6,300.00 / Total	1	\$6,300	\$6,300	On File
7920 SF									
Totals							\$144,421	\$217,451	
Maintenance Building									
Doors - Replace (1) Man & (1) Roll Door.			25	22	\$2,626.00 / Total	1	\$2,626	\$8,528	On File
Metal Siding - Replace			50	47	\$7.88 / SF	1,920	\$15,130	\$187,367	On File
Metal Surfaces - Paint (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
2960 SF									
Roofing - Metal			50	47	\$7.88 / SF	960	\$7,565	\$93,683	On File
Windows/Skylights (2) Windows & (4) Skylights.			25	22	\$3,150.00 / Total	1	\$3,150	\$10,230	On File
Totals							\$28,470	\$299,808	
* Non-reserve components excluded from totals									
Pool House & Fitness Center									
Dehumidification/Heating System			20	5	\$136,578.00 / Total	1	\$136,578	\$178,502	On File
Ext Lighting			20	0	\$157.00 / EA	23	\$3,611	\$3,611	On File
Ext Surfaces - Paint (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Fitness - Equipment (Partial)			5	2	\$10,500.00 / Total	1	\$10,500	\$11,687	On File
Gutters & Downspouts			25	4	\$15.76 / LF	340	\$5,358	\$6,638	On File
Gym Flooring			15	5	\$5.25 / SF	500	\$2,625	\$3,431	On File
HVAC Unit			15	1	\$3,150.00 / EA	1	\$3,150	\$3,323	On File
Int Lighting (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
20 Assorted Lights.									
Metal Doors (Ext) - Replace			30	5	\$578.00 / EA	5	\$2,890	\$3,777	On File
Pool/Spa - Chlorinators			6	3	\$1,050.00 / EA	2	\$2,100	\$2,466	On File
Pool/Spa - Coping			40	28	\$32.00 / LF	156	\$4,992	\$22,353	On File
Pool/Spa - Filters			10	0	\$1,836.00 / EA	2	\$3,672	\$3,672	On File
Pool/Spa - Heaters			12	1	\$4,200.00 / EA	2	\$8,400	\$8,862	On File
Pool/Spa - Pumps/Motors			6	3	\$525.00 / EA	4	\$2,100	\$2,466	On File
Pool/Spa - Rails			20	8	\$262.00 / EA	6	\$1,572	\$2,413	On File
Pool/Spa - Resurface			20	8	\$9.44 / SF	1,435	\$13,546	\$20,789	On File
Pool/Spa - Retile			20	8	\$26.00 / LF	317	\$8,242	\$12,649	On File
Restrooms/Showers - Renovate			30	17	\$4,200.00 / EA	2	\$8,400	\$20,872	On File
Roofing			25	4	\$8.40 / SF	6,800	\$57,120	\$70,762	On File
Siding/Trim - Repairs			5	0	\$2.10 / SF	2,000	\$4,200	\$4,200	On File
Skylights			25	4	\$735.00 / SF	6	\$4,410	\$5,463	On File
TV's (Maintenance / Operating)			0	0	\$0.00 /	0	\$0*	\$0*	On File
Water Heater			20	17	\$1,575.00 / EA	1	\$1,575	\$3,914	On File
Windows/Glass Doors			10	2	\$21,012.00 / Total	1	\$21,012	\$23,387	On File
Totals							\$306,054	\$415,237	
* Non-reserve components excluded from totals									

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Recreation									
Bowling/Putting Green Turf			20	19	\$180,482.88 / Total	1	\$180,483	\$499,152	On File
Ext Benches - Replace			15	1	\$420.00 / EA	34	\$14,280	\$15,065	On File
Ext Tables/Chairs/Umbrells - Replace			10	0	\$6,300.00 / Total	1	\$6,300	\$6,300	On File
Lawn Bowling Court - Maintain <i>(Maintenance / Operating)</i> 14,500 Square Feet.			0	0	\$0.00 /	0	\$0*	\$0*	On File
Lawn Bowling Court - Wood Border			20	17	\$25.00 / LF	980	\$24,500	\$60,878	On File
Putting Green - Maintain <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Totals							\$225,563	\$581,395	
* Non-reserve components excluded from totals									
Residential Buildings									
Balconies (Elasto) - Resurface <i>(Annual)</i> 5 of 40 per year.			1	0	\$10,500.00 / EA	5	\$52,500	\$52,500	On File
Balconies (Elasto) - Seal			5	0	\$3.68 / SF	6,000	\$22,080	\$22,080	On File
Boilers/Furnaces - Repair/Replace			15	14	\$62,554.73 / Total	1	\$62,555	\$132,372	On File
Boilers/Furnaces (Annual) Total: (149) Boilers & (140) Furnaces.			1	0	\$100,000.00 / Total	1	\$100,000	\$100,000	On File
Composite Decking - Replace			25	10	\$11,030.00 / EA	30	\$330,900	\$565,225	On File
Decks - Repair/ Replace			5	4	\$59,148.35 / Total	1	\$59,148	\$73,274	On File
Doors (Owners) <i>(Individual Homeowner Responsibility)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Elastomeric Balconies - Resurface			1	0	\$4,008.54 / Total	1	\$4,009	\$4,009	On File
Ext Lighting <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Ext Surfaces - Paint <i>(Maintenance / Operating)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Foundations/Piers - Inspect/Repair			5	0	\$52,530.00 / Total	1	\$52,530	\$52,530	On File
Furnace/Repair - Unit #222			15	14	\$7,928.90 / Total	1	\$7,929	\$16,778	On File
Furnace/Repair - Unit #275			15	14	\$8,760.92 / Total	1	\$8,761	\$18,539	On File
Furnace/Replace - Unit #279			15	14	\$7,244.45 / Total	1	\$7,244	\$15,330	On File
Furnaces/Replace - Unit #239			15	14	\$6,921.34 / Total	1	\$6,921	\$14,646	On File
Furnaces/Replace - Unit #250			15	14	\$6,846.70 / Total	1	\$6,847	\$14,488	On File
Gutters & Downspouts - Ph A			25	8	\$15.76 / LF	1,500	\$23,640	\$36,280	On File
Gutters & Downspouts - Ph B			25	10	\$15.76 / LF	1,100	\$17,336	\$29,612	On File
Gutters & Downspouts - Ph C			25	12	\$15.76 / LF	7,700	\$121,352	\$230,715	On File
Gutters & Downspouts - Ph D			25	13	\$15.76 / LF	4,500	\$70,920	\$142,249	On File
Gutters & Downspouts - Ph E			25	14	\$15.76 / LF	2,000	\$31,520	\$66,699	On File
Gutters & Downspouts - Ph F			25	16	\$15.76 / LF	500	\$7,880	\$18,559	On File
Gutters & Downspouts - Ph G			25	17	\$15.76 / LF	600	\$9,456	\$23,496	On File
Gutters & Downspouts - Ph H			25	18	\$15.76 / LF	3,200	\$50,432	\$132,206	On File
Gutters & Downspouts - Ph I			25	19	\$15.76 / LF	4,500	\$70,920	\$196,140	On File
Gutters & Downspouts - Ph J			25	20	\$15.76 / LF	3,600	\$56,736	\$165,542	On File

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Gutters & Downspouts - Ph K			25	21	\$15.76 / LF	3,600	\$56,736	\$174,647	On File
Gutters & Downspouts - Ph L			25	22	\$15.76 / LF	4,800	\$75,648	\$245,670	On File
Heating System (Unit 151)			15	13	\$6,050.25 / Total	1	\$6,050	\$12,135	On File
Heating System (Unit 155)			15	13	\$15,845.04 / Total	1	\$15,845	\$31,782	On File
Heating System (Unit 272)			15	13	\$6,345.91 / Total	1	\$6,346	\$12,728	On File
Heating System (Unit 274)			15	13	\$9,496.48 / Total	1	\$9,496	\$19,048	On File
Rain Gutter/Downspout - Repair/Replace			15	14	\$73,575.44 / Total	1	\$73,575	\$155,692	On File
Ramps - Replace			30	0	\$5,778.00 / EA	10	\$57,780	\$57,780	On File
Roofing - Ph A			25	8	\$8.94 / SF	28,000	\$250,320	\$384,163	On File
Roofing - Ph B			25	10	\$8.94 / SF	17,000	\$151,980	\$259,604	On File
Roofing - Ph C			25	12	\$8.94 / SF	145,000	\$1,296,300	\$2,464,535	On File
Roofing - Ph D			25	13	\$8.94 / SF	69,000	\$616,860	\$1,237,282	On File
Roofing - Ph E			25	14	\$8.94 / SF	26,000	\$232,440	\$491,864	On File
Roofing - Ph F			25	16	\$8.94 / SF	7,000	\$62,580	\$147,392	On File
Roofing - Ph G			25	17	\$8.94 / SF	8,000	\$71,520	\$177,713	On File
Roofing - Ph H			25	18	\$8.94 / SF	44,000	\$393,360	\$1,031,180	On File
Roofing - Ph I			25	19	\$8.94 / SF	63,000	\$563,220	\$1,557,668	On File
Roofing - Ph J			25	20	\$8.94 / SF	54,000	\$482,760	\$1,408,577	On File
Roofing - Ph K			25	21	\$8.94 / SF	54,000	\$482,760	\$1,486,048	On File
Roofing - Ph L			25	22	\$8.94 / SF	72,000	\$643,680	\$2,090,375	On File
Roofing - Repair			5	4	\$3,454.74 / Total	1	\$3,455	\$4,280	On File
Sewer Line - Cleanout Repair			1	0	\$1,468.80 / Total	1	\$1,469	\$1,469	On File
Sewer Lines - Cleanout (Annual)			1	0	\$21,012.00 / Total	1	\$21,012	\$21,012	On File
Siding - Repair/ Replace			10	9	\$106,373.76 / Total	1	\$106,374	\$172,229	On File
Siding/Trim - Repairs (Annual)			1	0	\$105,060.00 / Total	1	\$105,060	\$105,060	On File
Skylights (Owners) <i>(Individual Homeowner Responsibility)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Stairs - Replace			30	0	\$5,778.00 / EA	9	\$52,002	\$52,002	On File
Windows (Owners) <i>(Individual Homeowner Responsibility)</i>			0	0	\$0.00 /	0	\$0*	\$0*	On File
Wood Deck Structures - Inspect			9	1	\$1,050.00 / EA	115	\$120,750	\$127,391	On File
Wood Decks & Rails (Annual)			1	0	\$110,313.00 / Total	1	\$110,313	\$110,313	On File
Totals							\$7,251,307	\$16,162,909	
* Non-reserve components excluded from totals									
Sewage Lift Station									
Sewage Lift Station - Equipment			15	10	\$7,354.00 / Total	1	\$7,354	\$12,562	On File
Sewage Lift Station - Fluid/Float Controls <i>Includes (2) pumps & (2) check valves.</i>			30	5	\$10,500.00 / Total	1	\$10,500	\$13,723	On File
Sewage Lift Station - Generator			30	7	\$18,385.00 / EA	2	\$36,770	\$53,489	On File
Sewage Lift Station - Replace (Full)			60	7	\$105,060.00 / Total	1	\$105,060	\$152,829	On File
Totals							\$159,684	\$232,602	
Vehicles & Equipment									
2008 Tundra - Repair			1	0	\$6,674.16 / Total	1	\$6,674	\$6,674	On File

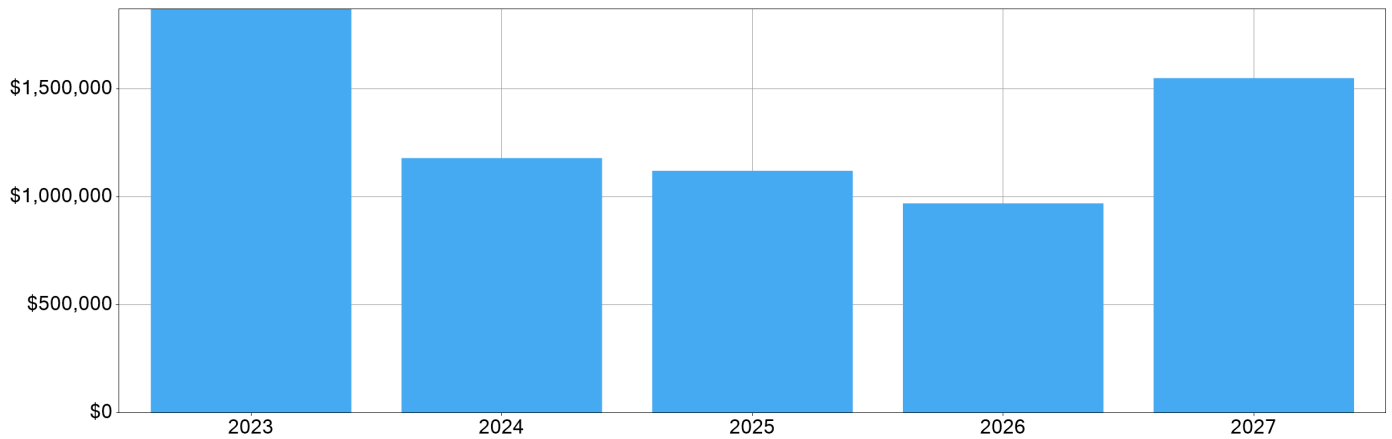
Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
ABI Water Trailer			15	13	\$16,948.00 / Total	1	\$13,558	\$27,195	On File
Bobcat			15	5	\$27,315.00 / EA	1	\$27,315	\$35,700	On File
Brush Bandit			30	27	\$378,216.00 / EA	1	\$378,216	\$1,605,300	On File
Club Car			15	0	\$11,556.60 / Total	1	\$11,557	\$11,557	On File
Club Car (2022)			15	14	\$14,289.08 / EA	1	\$14,289	\$30,237	On File
Club Carry-All (2012)			15	4	\$11,550.00 / EA	1	\$11,550	\$14,308	On File
Concrete Cutter			30	6	\$3,992.00 / EA	1	\$3,992	\$5,504	On File
Grounds Equipment - Replace			1	0	\$2,549.89 / Total	1	\$2,550	\$2,550	On File
John Deere			15	4	\$11,556.60 / EA	1	\$11,557	\$14,317	On File
John Deere			15	4	\$11,556.60 / EA	1	\$11,557	\$14,317	On File
John Deere			15	4	\$10,404.00 / Total	1	\$10,404	\$12,889	On File
John Deere (2020)			15	11	\$11,597.33 / EA	1	\$11,597	\$20,899	On File
John Deere (2021)			15	13	\$11,597.33 / EA	1	\$11,597	\$23,262	On File
John Deere Mower			30	18	\$7,140.00 / EA	1	\$7,140	\$18,717	On File
Passenger Van (2020)			20	9	\$29,327.37 / EA	1	\$29,327	\$47,484	On File
Ram Cab Chassis (2022)			20	19	\$54,918.84 / Total	1	\$54,919	\$151,886	On File
Spray Tank (100 Gal)			30	9	\$2,626.00 / EA	1	\$2,626	\$4,252	On File
Toro Workman			15	5	\$24,164.00 / EA	1	\$24,164	\$31,581	On File
Toyota Tacoma (1995)			20	0	\$42,024.00 / EA	1	\$42,024	\$42,024	On File
Toyota Tundra (2006)			20	3	\$23,460.00 / Total	1	\$23,460	\$27,548	On File
Toyota Tundra (2008)			20	5	\$24,164.00 / EA	1	\$24,164	\$31,581	On File
Utility Vehicle - Repair			1	0	\$515.98 / Total	1	\$516	\$516	On File
Verticutter Mataway			30	8	\$3,675.00 / EA	1	\$3,675	\$5,640	On File
Totals							\$738,428	\$2,185,938	
Water Booster Station									
Water Booster Station - Controls			15	10	\$9,455.00 / Total	1	\$9,455	\$16,151	On File
Water Booster Station - Pumps			10	5	\$6,300.00 / EA	3	\$18,900	\$24,702	On File
Water Booster Station - Rebuild/Replace			30	25	\$136,578.00 / Total	1	\$136,578	\$520,826	On File
Water Booster Station - Tanks			10	5	\$2,100.00 / EA	7	\$14,700	\$19,212	On File
Water Booster Station - VFD's (Replace)			10	5	\$6,300.00 / EA	3	\$18,900	\$24,702	On File
Water Pressure Booster Generator			20	19	\$43,654.51 / EA	1	\$43,655	\$120,733	On File
Totals							\$242,188	\$726,324	

Measure key : SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s), LS = Lump Sum

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,050
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$293,740
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$52,500
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$22,080
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$100,000
Club Car				Vehicles & Equipment	\$11,557	\$11,557
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$16,200
Computers				Clubhouse	\$11,025	\$11,025
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$26,265
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$18,533
Deck (Elasto) - Resurface				Guest House	\$10,400	\$10,400
Ext Doors - Partial				Clubhouse	\$15,759	\$15,759
Ext Lighting				Pool House & Fitness Center	\$3,611	\$3,611
Ext Lights - Partial				Carports	\$3,150	\$3,150
Ext Tables/Chairs/Umbrells - Replace				Recreation	\$6,300	\$6,300
Fire Panel				Clubhouse	\$29,000	\$29,000
Flooring - Carpeting				Clubhouse	\$36,822	\$36,822
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$52,530
Furniture - Dining Rm				Clubhouse	\$26,790	\$26,790
Furniture - Driftwood Rm				Clubhouse	\$12,600	\$12,600
Glass Door (1-Time)				Clubhouse	\$10,500	\$10,500
Gutters & Downspouts				Carports	\$50,432	\$50,432
Handicap Entry System				Clubhouse	\$6,300	\$6,300
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$10,500
Kitchen - Dishwasher				Clubhouse	\$6,828	\$6,828
Landscaping - Upgrades (Phase 1)				Landscape & Irrigation	\$200,000	\$200,000
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,120

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Laundry Room - Water Heaters (15)				Laundry Rooms	\$1,607	\$1,607
Laundry Room 10 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 5 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 7 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 8 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Lighting - Ext				Clubhouse	\$2,626	\$2,626
Lighting - Int				Clubhouse	\$10,500	\$10,500
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$25,000
Pool/Spa - Filters				Pool House & Fitness Center	\$3,672	\$3,672
Ramps - Replace				Residential Buildings	\$57,780	\$57,780
Roofing				Carports	\$69,154	\$69,154
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$10,500
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$21,012
Siding/Trim - Repairs				Carports	\$42,024	\$42,024
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$4,200
Siding/Trim - Repairs				Guest House	\$5,249	\$5,249
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$6,300
Siding/Trim - Repairs				Clubhouse	\$10,500	\$10,500
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$105,060
Stairs - Replace				Residential Buildings	\$52,002	\$52,002
Storage Doors - Partial				Carports	\$13,132	\$13,132
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$15,759
Toyota Tacoma (1995)				Vehicles & Equipment	\$42,024	\$42,024
Wall Paper				Clubhouse	\$9,135	\$9,135
Water Heating System				Clubhouse	\$10,000	\$10,000
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$10,500
Window Covering - Partial				Clubhouse	\$10,500	\$10,500
Windows - Partial				Guest House	\$10,500	\$10,500
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$110,313
					Total for 2023:	\$1,870,040
2024						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$55,388
Boilers				Clubhouse	\$26,264	\$27,709
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$105,500
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$19,553
Ext Benches - Replace				Recreation	\$14,280	\$15,065
Flooring - Carpet				Guest House	\$13,110	\$13,831
Flooring - Laminate				Guest House	\$3,121	\$3,293
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Garden Rm				Clubhouse	\$5,250	\$5,539
HVAC Unit				Pool House & Fitness Center	\$3,150	\$3,323
Int Surfaces - Paint				Guest House	\$8,712	\$9,191
Int Surfaces - Paint				Arts & Crafts Building	\$4,488	\$4,735
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$5,539

Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Kitchen - Ice Machine				Clubhouse	\$2,100	\$2,216
Landscaping - Upgrades (Phase 2)				Landscape & Irrigation	\$200,000	\$211,000
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,457
Laundry Room 11 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 12 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 13 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 14 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Lighting - Pagoda Fixtures (Partial)				Infrastructure	\$15,759	\$16,626
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$26,375
Pool/Spa - Heaters				Pool House & Fitness Center	\$8,400	\$8,862
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,078
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$22,168
Siding/Trim - Repairs				Guard House	\$2,100	\$2,216
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$110,838
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,078
Windows/Glass Doors - Partial				Clubhouse	\$63,036	\$66,503
Wood Deck Structures - Inspect				Residential Buildings	\$120,750	\$127,391
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$116,380
					Total for 2024:	\$1,179,373
2025						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,169
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$58,434
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$111,303
Clubhouse Terrace - Deck Replace				Clubhouse	\$66,600	\$74,127
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$20,628
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$11,687
Flat Screen TV's				Clubhouse	\$2,100	\$2,337
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Lobby				Clubhouse	\$26,265	\$29,234
Furniture - Partial				Guest House	\$5,250	\$5,843
Kitchen - Mixers				Clubhouse	\$3,150	\$3,506
Kitchen - Steamer				Clubhouse	\$6,300	\$7,012
Landscaping - Upgrades (Phase 3)				Landscape & Irrigation	\$200,000	\$222,605
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,812
Laundry Room 15 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353
Laundry Room 4 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353
Laundry Room 9 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2023

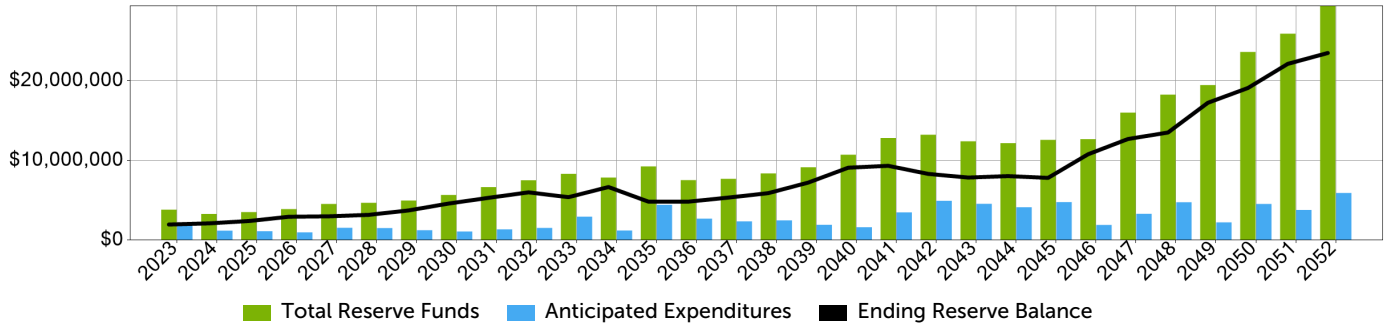
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$27,826
Railing				Guest House	\$3,648	\$4,060
Roofing				Arts & Crafts Building	\$12,567	\$13,988
Roofing				Booster Station Building	\$1,642	\$1,827
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,687
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$23,387
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$116,934
Stairs - Repairs				Guest House	\$5,778	\$6,431
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$17,540
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,687
Windows/Glass Doors				Pool House & Fitness Center	\$21,012	\$23,387
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$122,781
					Total for 2025:	\$1,120,290
2026						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$190,460
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$61,648
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$117,424
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$21,763
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Redwood Rm				Clubhouse	\$6,828	\$8,018
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$7,186
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$29,356
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$2,466
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$2,466
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$12,330
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$24,673
Sewer Lines / Grease Trap				Clubhouse	\$10,500	\$12,330
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$123,366
Storage Tank (Fuel) - 1,000 Gal				Infrastructure	\$17,860	\$20,972
Toyota Tundra (2006)				Vehicles & Equipment	\$23,460	\$27,548
Wall Heaters				Guest House	\$3,150	\$3,699
Water Heaters				Guest House	\$3,150	\$3,699
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$12,330
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$129,534
Wood/Wire Fencing - Replace				Fencing Gates & Rails	\$7,092	\$8,328
					Total for 2026:	\$969,593
2027						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,301
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$143,665
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$65,038
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$123,882

Anticipated Expenditures (5 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Club Carry-All (2012)				Vehicles & Equipment	\$11,550	\$14,308
Clubhouse Emergency Generator (Kohler)				Clubhouse	\$39,400	\$48,810
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$22,960
Copy Machine (Konica Minolta)				Clubhouse	\$10,500	\$13,008
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$73,274
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Caucus Rm				Clubhouse	\$11,550	\$14,308
Gutters & Downspouts				Pool House & Fitness Center	\$5,358	\$6,638
Gutters & Downspouts				Clubhouse	\$15,287	\$18,938
John Deere				Vehicles & Equipment	\$11,557	\$14,317
John Deere				Vehicles & Equipment	\$11,557	\$14,317
John Deere				Vehicles & Equipment	\$10,404	\$12,889
Kitchen - Convection Oven				Clubhouse	\$5,250	\$6,504
Kitchen - Exhaust Hoods				Clubhouse	\$10,500	\$13,008
Kitchen - Fire Supression System				Clubhouse	\$10,500	\$13,008
Kitchen - Hotline				Clubhouse	\$31,518	\$39,045
Kitchen - Refrigerators				Clubhouse	\$23,118	\$28,639
Kitchen - Steam Table				Clubhouse	\$9,455	\$11,713
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$3,956
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$7,582
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$30,971
Roofing				Pool House & Fitness Center	\$57,120	\$70,762
Roofing				Clubhouse	\$185,640	\$229,975
Roofing - Repair				Residential Buildings	\$3,455	\$4,280
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,008
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$26,030
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$130,151
Skylight (20x20 Pyramid)				Clubhouse	\$5,250	\$6,504
Skylights				Pool House & Fitness Center	\$4,410	\$5,463
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$19,523
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,008
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$136,658
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$2,528
				Total for 2027:		\$1,549,967

This plan represents a first-year reserve contribution of \$1,227,658 or \$354.00 monthly per unit. This funding model incorporates an annual component inflation factor of 5.5% per year, an average interest rate of 4% per year, and assumes an annual reserve contribution increases of 6%. Based on the projected starting reserve balance of \$2,509,829 as of Jan 1, 2023, this plan will meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,227,658	\$339.58	\$2,509,829	\$87,546	\$3,825,032	\$1,870,040	\$1,954,992	\$5,905,174	33%
2024	\$1,248,317	\$359.95	\$1,954,992	\$79,579	\$3,282,888	\$1,179,373	\$2,103,516	\$6,336,128	33%
2025	\$1,323,216	\$381.55	\$2,103,516	\$88,199	\$3,514,931	\$1,120,290	\$2,394,642	\$6,909,745	35%
2026	\$1,402,609	\$404.44	\$2,394,642	\$104,446	\$3,901,697	\$969,593	\$2,932,104	\$7,743,033	38%
2027	\$1,486,766	\$428.71	\$2,932,104	\$116,020	\$4,534,890	\$1,549,967	\$2,984,923	\$8,082,796	37%
2028	\$1,575,972	\$454.43	\$2,984,923	\$120,730	\$4,681,625	\$1,509,329	\$3,172,296	\$8,561,072	37%
2029	\$1,670,530	\$481.70	\$3,172,296	\$135,320	\$4,978,147	\$1,249,109	\$3,729,038	\$9,421,368	40%
2030	\$1,770,762	\$510.60	\$3,729,038	\$163,134	\$5,662,934	\$1,072,148	\$4,590,786	\$10,601,322	43%
2031	\$1,877,008	\$541.24	\$4,590,786	\$194,151	\$6,661,945	\$1,351,035	\$5,310,910	\$11,642,308	46%
2032	\$1,989,628	\$573.71	\$5,310,910	\$221,760	\$7,522,299	\$1,523,430	\$5,998,869	\$12,654,000	47%
2033	\$2,109,006	\$608.13	\$5,998,869	\$223,388	\$8,331,263	\$2,937,323	\$5,393,940	\$12,330,249	44%
2034	\$2,235,546	\$644.62	\$5,393,940	\$236,510	\$7,865,996	\$1,197,927	\$6,668,069	\$13,929,859	48%
2035	\$2,369,679	\$683.30	\$6,668,069	\$225,453	\$9,263,201	\$4,433,166	\$4,830,036	\$12,316,210	39%
2036	\$2,511,860	\$724.30	\$4,830,036	\$189,391	\$7,531,287	\$2,702,361	\$4,828,926	\$12,557,905	38%
2037	\$2,662,572	\$767.75	\$4,828,926	\$199,418	\$7,690,915	\$2,349,541	\$5,341,374	\$13,309,709	40%
2038	\$2,822,326	\$813.82	\$5,341,374	\$220,421	\$8,384,121	\$2,484,022	\$5,900,099	\$14,092,429	42%
2039	\$2,991,665	\$862.65	\$5,900,099	\$257,437	\$9,149,201	\$1,920,033	\$7,229,167	\$15,651,880	46%
2040	\$3,171,165	\$914.41	\$7,229,167	\$320,128	\$10,720,461	\$1,623,089	\$9,097,372	\$17,756,678	51%
2041	\$3,361,435	\$969.27	\$9,097,372	\$361,385	\$12,820,192	\$3,486,954	\$9,333,239	\$18,165,208	51%
2042	\$3,563,121	\$1,027.43	\$9,333,239	\$346,063	\$13,242,423	\$4,926,431	\$8,315,992	\$17,240,394	48%
2043	\$3,776,909	\$1,089.07	\$8,315,992	\$317,155	\$12,410,055	\$4,551,134	\$7,858,921	\$16,832,446	47%
2044	\$4,003,523	\$1,154.42	\$7,858,921	\$311,711	\$12,174,155	\$4,135,814	\$8,038,341	\$17,021,464	47%
2045	\$4,243,734	\$1,223.68	\$8,038,341	\$310,903	\$12,592,979	\$4,775,269	\$7,817,710	\$16,737,460	47%
2046	\$4,498,359	\$1,297.10	\$7,817,710	\$364,690	\$12,680,758	\$1,899,285	\$10,781,474	\$19,673,725	55%
2047	\$4,768,260	\$1,374.93	\$10,781,474	\$460,453	\$16,010,187	\$3,308,550	\$12,701,636	\$21,497,529	59%
2048	\$5,054,356	\$1,457.43	\$12,701,636	\$514,015	\$18,270,007	\$4,756,860	\$13,513,147	\$22,118,201	61%
2049	\$5,357,617	\$1,544.87	\$13,513,147	\$603,312	\$19,474,076	\$2,218,335	\$17,255,741	\$25,688,027	67%
2050	\$5,679,074	\$1,637.56	\$17,255,741	\$712,989	\$23,647,804	\$4,541,130	\$19,106,674	\$27,253,547	70%
2051	\$6,019,818	\$1,735.82	\$19,106,674	\$808,879	\$25,935,372	\$3,789,198	\$22,146,174	\$29,962,104	74%
2052	\$6,381,008	\$1,839.97	\$22,146,174	\$895,201	\$29,422,383	\$5,913,283	\$23,509,100	\$30,856,869	76%

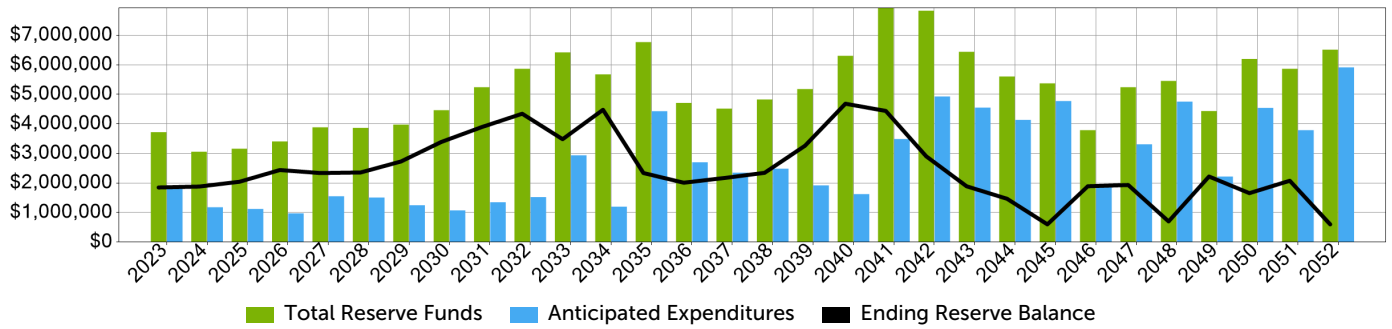
Additional Funds To Reserves: \$0.00

Minimum Threshold

Min Balance: \$600,000 (5% of Current Replacement Cost)

Units: 289 | Start Date: 1/1/2023

This plan represents the minimum annual reserve contribution of \$1,123,215 or \$323.88 monthly per unit for the first year of implementation to meet all future anticipated expenditures each year over the next 30 years. The minimum threshold amount is calculated by ensuring the ending reserve balance is equal to or greater than \$600,000 (or 5% of the current replacement cost) over the duration of the plan. The annual reserve contributions may also fluctuate from year to year because the plan only takes into consideration meeting anticipated expenditures.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,123,215	\$309.46	\$2,509,829	\$85,457	\$3,718,500	\$1,870,040	\$1,848,461	\$5,905,174	31%
2024	\$1,137,608	\$328.03	\$1,848,461	\$73,103	\$3,059,172	\$1,179,373	\$1,879,799	\$6,336,128	30%
2025	\$1,205,864	\$347.71	\$1,879,799	\$76,903	\$3,162,567	\$1,120,290	\$2,042,277	\$6,909,745	30%
2026	\$1,278,216	\$368.57	\$2,042,277	\$87,864	\$3,408,357	\$969,593	\$2,438,764	\$7,743,033	31%
2027	\$1,354,909	\$390.69	\$2,438,764	\$93,649	\$3,887,322	\$1,549,967	\$2,337,355	\$8,082,796	29%
2028	\$1,436,204	\$414.13	\$2,337,355	\$92,032	\$3,865,591	\$1,509,329	\$2,356,262	\$8,561,072	28%
2029	\$1,522,376	\$438.98	\$2,356,262	\$99,716	\$3,978,354	\$1,249,109	\$2,729,245	\$9,421,368	29%
2030	\$1,613,719	\$465.32	\$2,729,245	\$120,001	\$4,462,965	\$1,072,148	\$3,390,817	\$10,601,322	32%
2031	\$1,710,542	\$493.24	\$3,390,817	\$142,823	\$5,244,182	\$1,351,035	\$3,893,147	\$11,642,308	33%
2032	\$1,813,174	\$522.83	\$3,893,147	\$161,521	\$5,867,842	\$1,523,430	\$4,344,412	\$12,654,000	34%
2033	\$1,921,965	\$554.20	\$4,344,412	\$153,469	\$6,419,846	\$2,937,323	\$3,482,523	\$12,330,249	28%
2034	\$2,037,283	\$587.45	\$3,482,523	\$156,088	\$5,675,894	\$1,197,927	\$4,477,967	\$13,929,859	32%
2035	\$2,159,520	\$622.70	\$4,477,967	\$133,646	\$6,771,132	\$4,433,166	\$2,337,966	\$12,316,210	19%
2036	\$2,289,091	\$660.06	\$2,337,966	\$85,253	\$4,712,310	\$2,702,361	\$2,009,949	\$12,557,905	16%
2037	\$2,426,436	\$699.66	\$2,009,949	\$81,936	\$4,518,321	\$2,349,541	\$2,168,780	\$13,309,709	16%
2038	\$2,572,022	\$741.64	\$2,168,780	\$88,511	\$4,829,313	\$2,484,022	\$2,345,291	\$14,092,429	17%
2039	\$2,726,344	\$786.14	\$2,345,291	\$109,938	\$5,181,573	\$1,920,033	\$3,261,540	\$15,651,880	21%
2040	\$2,889,924	\$833.31	\$3,261,540	\$155,798	\$6,307,262	\$1,623,089	\$4,684,174	\$17,756,678	26%
2041	\$3,063,320	\$883.31	\$4,684,174	\$178,894	\$7,926,388	\$3,486,954	\$4,439,434	\$18,165,208	24%
2042	\$3,247,119	\$936.31	\$4,439,434	\$143,991	\$7,830,544	\$4,926,431	\$2,904,113	\$17,240,394	17%
2043	\$3,441,946	\$992.49	\$2,904,113	\$93,981	\$6,440,039	\$4,551,134	\$1,888,905	\$16,832,446	11%
2044	\$3,648,463	\$1,052.04	\$1,888,905	\$65,809	\$5,603,177	\$4,135,814	\$1,467,363	\$17,021,464	9%
2045	\$3,867,371	\$1,115.16	\$1,467,363	\$40,537	\$5,375,270	\$4,775,269	\$600,001	\$16,737,460	4%
2046	\$3,140,634	\$891.19	\$600,001	\$48,827	\$3,789,462	\$1,899,285	\$1,890,177	\$19,673,725	10%
2047	\$3,276,072	\$944.66	\$1,890,177	\$74,958	\$5,241,206	\$3,308,550	\$1,932,656	\$21,497,529	9%
2048	\$3,472,636	\$1,001.34	\$1,932,656	\$51,622	\$5,456,914	\$4,756,860	\$700,054	\$22,118,201	3%
2049	\$3,680,994	\$1,061.42	\$700,054	\$57,255	\$4,438,303	\$2,218,335	\$2,219,969	\$25,688,027	9%
2050	\$3,901,854	\$1,125.10	\$2,219,969	\$76,013	\$6,197,836	\$4,541,130	\$1,656,706	\$27,253,547	6%
2051	\$4,135,965	\$1,192.61	\$1,656,706	\$73,204	\$5,865,875	\$3,789,198	\$2,076,677	\$29,962,104	7%
2052	\$4,384,123	\$1,264.16	\$2,076,677	\$52,484	\$6,513,284	\$5,913,283	\$600,000	\$30,856,869	2%

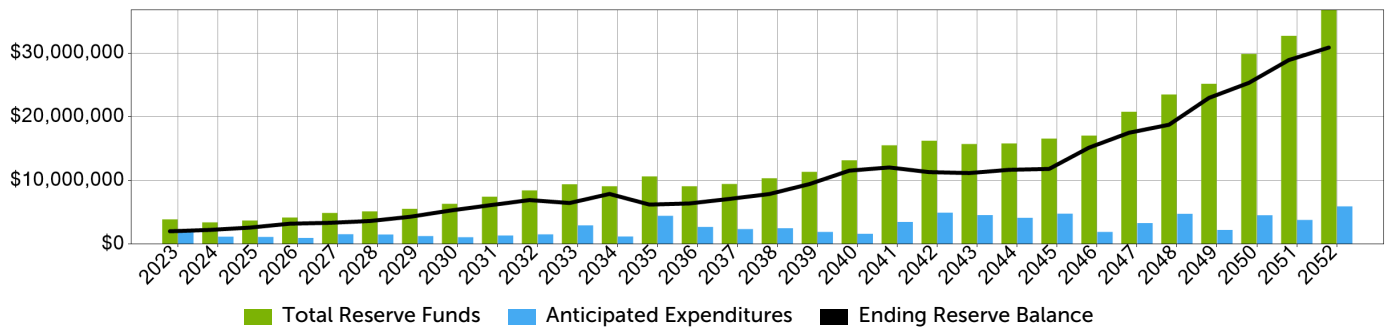
Additional Funds To Reserves: \$0.00

Target Funding - 100% in 30 Years

Target - 100% Funded in 30 Years

Units: 289 | Start Date: 1/1/2023

This plan represents a first-year reserve contribution of \$1,285,290 or \$370.61 monthly per unit and is calculated to achieve the target funding goal of 100% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 5.5% per year, annual average interest rate of 4% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,285,290	\$356.20	\$2,509,829	\$88,698	\$3,883,817	\$1,870,040	\$2,013,777	\$5,905,174	34%
2024	\$1,309,407	\$377.57	\$2,013,777	\$83,152	\$3,406,336	\$1,179,373	\$2,226,964	\$6,336,128	35%
2025	\$1,387,972	\$400.22	\$2,226,964	\$94,432	\$3,709,368	\$1,120,290	\$2,589,078	\$6,909,745	37%
2026	\$1,471,250	\$424.24	\$2,589,078	\$113,596	\$4,173,924	\$969,593	\$3,204,331	\$7,743,033	41%
2027	\$1,559,525	\$449.69	\$3,204,331	\$128,364	\$4,892,221	\$1,549,967	\$3,342,253	\$8,082,796	41%
2028	\$1,653,097	\$476.67	\$3,342,253	\$136,565	\$5,131,916	\$1,509,329	\$3,622,587	\$8,561,072	42%
2029	\$1,752,282	\$505.27	\$3,622,587	\$154,967	\$5,529,836	\$1,249,109	\$4,280,728	\$9,421,368	45%
2030	\$1,857,419	\$535.59	\$4,280,728	\$186,935	\$6,325,082	\$1,072,148	\$5,252,934	\$10,601,322	50%
2031	\$1,968,865	\$567.72	\$5,252,934	\$222,474	\$7,444,272	\$1,351,035	\$6,093,238	\$11,642,308	52%
2032	\$2,086,996	\$601.79	\$6,093,238	\$255,001	\$8,435,235	\$1,523,430	\$6,911,805	\$12,654,000	55%
2033	\$2,212,216	\$637.89	\$6,911,805	\$261,970	\$9,385,991	\$2,937,323	\$6,448,668	\$12,330,249	52%
2034	\$2,344,949	\$676.17	\$6,448,668	\$280,887	\$9,074,504	\$1,197,927	\$7,876,577	\$13,929,859	57%
2035	\$2,485,646	\$716.74	\$7,876,577	\$276,113	\$10,638,336	\$4,433,166	\$6,205,171	\$12,316,210	50%
2036	\$2,634,785	\$759.74	\$6,205,171	\$246,855	\$9,086,811	\$2,702,361	\$6,384,450	\$12,557,905	51%
2037	\$2,792,872	\$805.33	\$6,384,450	\$264,245	\$9,441,567	\$2,349,541	\$7,092,025	\$13,309,709	53%
2038	\$2,960,444	\$853.65	\$7,092,025	\$293,209	\$10,345,679	\$2,484,022	\$7,861,657	\$14,092,429	56%
2039	\$3,138,071	\$904.86	\$7,861,657	\$338,827	\$11,338,555	\$1,920,033	\$9,418,522	\$15,651,880	60%
2040	\$3,326,355	\$959.16	\$9,418,522	\$410,806	\$13,155,683	\$1,623,089	\$11,532,595	\$17,756,678	65%
2041	\$3,525,937	\$1,016.71	\$11,532,595	\$462,083	\$15,520,615	\$3,486,954	\$12,033,661	\$18,165,208	66%
2042	\$3,737,493	\$1,077.71	\$12,033,661	\$457,568	\$16,228,722	\$4,926,431	\$11,302,290	\$17,240,394	66%
2043	\$3,961,742	\$1,142.37	\$11,302,290	\$440,304	\$15,704,336	\$4,551,134	\$11,153,202	\$16,832,446	66%
2044	\$4,199,447	\$1,210.91	\$11,153,202	\$447,401	\$15,800,050	\$4,135,814	\$11,664,236	\$17,021,464	69%
2045	\$4,451,414	\$1,283.57	\$11,664,236	\$460,092	\$16,575,742	\$4,775,269	\$11,800,473	\$16,737,460	71%
2046	\$4,718,499	\$1,360.58	\$11,800,473	\$528,403	\$17,047,375	\$1,899,285	\$15,148,090	\$19,673,725	77%
2047	\$5,001,608	\$1,442.22	\$15,148,090	\$639,785	\$20,789,483	\$3,308,550	\$17,480,933	\$21,497,529	81%
2048	\$5,301,705	\$1,528.75	\$17,480,933	\$710,134	\$23,492,772	\$4,756,860	\$18,735,912	\$22,118,201	85%
2049	\$5,619,807	\$1,620.47	\$18,735,912	\$817,466	\$25,173,185	\$2,218,335	\$22,954,851	\$25,688,027	89%
2050	\$5,956,996	\$1,717.70	\$22,954,851	\$946,511	\$29,858,358	\$4,541,130	\$25,317,228	\$27,253,547	93%
2051	\$6,314,415	\$1,820.77	\$25,317,228	\$1,063,193	\$32,694,837	\$3,789,198	\$28,905,639	\$29,962,104	96%
2052	\$6,693,280	\$1,930.01	\$28,905,639	\$1,171,825	\$36,770,745	\$5,913,283	\$30,857,461	\$30,856,869	100%

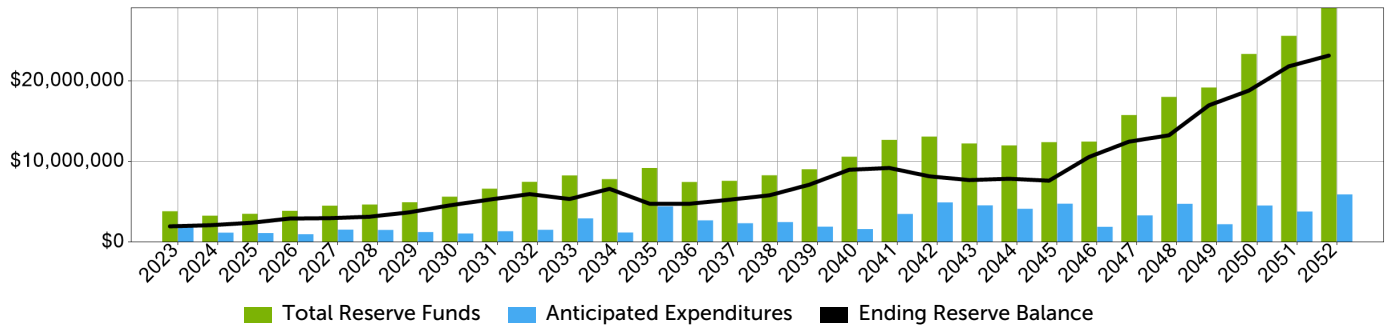
Additional Funds To Reserves: \$0.00

Target Funding - 75% in 30 Years

Target - 75% Funded in 30 Years

Units: 289 | Start Date: 1/1/2023

This plan represents a first-year reserve contribution of \$1,224,790 or \$353.17 monthly per unit and is calculated to achieve the target funding goal of 75% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 5.5% per year, annual average interest rate of 4% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2023	\$1,224,790	\$338.75	\$2,509,829	\$87,488	\$3,822,107	\$1,870,040	\$1,952,067	\$5,905,174	33%
2024	\$1,245,277	\$359.08	\$1,952,067	\$79,401	\$3,276,745	\$1,179,373	\$2,097,373	\$6,336,128	33%
2025	\$1,319,994	\$380.62	\$2,097,373	\$87,889	\$3,505,256	\$1,120,290	\$2,384,966	\$6,909,745	35%
2026	\$1,399,194	\$403.46	\$2,384,966	\$103,991	\$3,888,150	\$969,593	\$2,918,557	\$7,743,033	38%
2027	\$1,483,145	\$427.67	\$2,918,557	\$115,406	\$4,517,108	\$1,549,967	\$2,967,141	\$8,082,796	37%
2028	\$1,572,134	\$453.33	\$2,967,141	\$119,942	\$4,659,217	\$1,509,329	\$3,149,888	\$8,561,072	37%
2029	\$1,666,462	\$480.53	\$3,149,888	\$134,343	\$4,950,693	\$1,249,109	\$3,701,584	\$9,421,368	39%
2030	\$1,766,450	\$509.36	\$3,701,584	\$161,949	\$5,629,983	\$1,072,148	\$4,557,835	\$10,601,322	43%
2031	\$1,872,437	\$539.92	\$4,557,835	\$192,741	\$6,623,014	\$1,351,035	\$5,271,979	\$11,642,308	45%
2032	\$1,984,783	\$572.31	\$5,271,979	\$220,106	\$7,476,868	\$1,523,430	\$5,953,438	\$12,654,000	47%
2033	\$2,103,870	\$606.65	\$5,953,438	\$221,468	\$8,278,777	\$2,937,323	\$5,341,453	\$12,330,249	43%
2034	\$2,230,102	\$643.05	\$5,341,453	\$234,302	\$7,805,857	\$1,197,927	\$6,607,930	\$13,929,859	47%
2035	\$2,363,908	\$681.63	\$6,607,930	\$222,932	\$9,194,770	\$4,433,166	\$4,761,605	\$12,316,210	39%
2036	\$2,505,743	\$722.53	\$4,761,605	\$186,532	\$7,453,879	\$2,702,361	\$4,751,518	\$12,557,905	38%
2037	\$2,656,087	\$765.88	\$4,751,518	\$196,192	\$7,603,797	\$2,349,541	\$5,254,256	\$13,309,709	39%
2038	\$2,815,453	\$811.84	\$5,254,256	\$216,799	\$8,286,508	\$2,484,022	\$5,802,485	\$14,092,429	41%
2039	\$2,984,380	\$860.55	\$5,802,485	\$253,386	\$9,040,251	\$1,920,033	\$7,120,218	\$15,651,880	45%
2040	\$3,163,443	\$912.18	\$7,120,218	\$315,616	\$10,599,277	\$1,623,089	\$8,976,188	\$17,756,678	51%
2041	\$3,353,249	\$966.91	\$8,976,188	\$356,373	\$12,685,811	\$3,486,954	\$9,198,857	\$18,165,208	51%
2042	\$3,554,444	\$1,024.93	\$9,198,857	\$340,515	\$13,093,816	\$4,926,431	\$8,167,384	\$17,240,394	47%
2043	\$3,767,711	\$1,086.42	\$8,167,384	\$311,027	\$12,246,122	\$4,551,134	\$7,694,987	\$16,832,446	46%
2044	\$3,993,773	\$1,151.61	\$7,694,987	\$304,959	\$11,993,719	\$4,135,814	\$7,857,906	\$17,021,464	46%
2045	\$4,233,400	\$1,220.70	\$7,857,906	\$303,479	\$12,394,784	\$4,775,269	\$7,619,515	\$16,737,460	46%
2046	\$4,487,404	\$1,293.95	\$7,619,515	\$356,543	\$12,463,462	\$1,899,285	\$10,564,177	\$19,673,725	54%
2047	\$4,756,648	\$1,371.58	\$10,564,177	\$451,529	\$15,772,354	\$3,308,550	\$12,463,804	\$21,497,529	58%
2048	\$5,042,047	\$1,453.88	\$12,463,804	\$504,256	\$18,010,106	\$4,756,860	\$13,253,246	\$22,118,201	60%
2049	\$5,344,570	\$1,541.11	\$13,253,246	\$592,655	\$19,190,470	\$2,218,335	\$16,972,136	\$25,688,027	66%
2050	\$5,665,244	\$1,633.58	\$16,972,136	\$701,368	\$23,338,747	\$4,541,130	\$18,797,618	\$27,253,547	69%
2051	\$6,005,158	\$1,731.59	\$18,797,618	\$796,224	\$25,599,000	\$3,789,198	\$21,809,802	\$29,962,104	73%
2052	\$6,365,468	\$1,835.49	\$21,809,802	\$881,436	\$29,056,706	\$5,913,283	\$23,143,422	\$30,856,869	75%

Additional Funds To Reserves: \$0.00

Percent Funded Analysis

Current Percent Funded: 40%

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
ARTS & CRAFTS BUILDING								
Int Surfaces - Paint	10	1	9	\$4,488	\$1,625	\$449	\$4,039	\$425
Kitchen - Remodel	20	10	10	\$4,200	\$845	\$210	\$2,100	\$199
Restroom - Renovate	20	10	10	\$2,626	\$528	\$131	\$1,313	\$124
Roofing	25	2	23	\$12,567	\$4,651	\$503	\$11,562	\$476
Windows/Slider - Replace	40	5	35	\$15,759	\$5,547	\$394	\$13,789	\$373
Wood Siding/Trim - Repairs	5	4	1	\$2,040	\$164	\$408	\$408	\$386
			Total	\$41,681	\$13,361	\$2,095	\$33,211	\$1,982
ASPHALT & CONCRETE								
Asphalt - Reconstruction	20	19	1	\$14,295	\$288	\$715	\$715	\$676
Asphalt - Reconstruction (Ph 1)	6	0	6	\$293,740	\$118,172	\$48,957	\$293,740	\$46,327
Asphalt - Reconstruction (Ph 2)	6	3	3	\$162,198	\$32,626	\$27,033	\$81,099	\$25,581
Asphalt - Reconstruction (Ph 3)	6	4	2	\$115,969	\$15,552	\$19,328	\$38,656	\$18,290
Concrete - Gutters/Run Off (Partial)	5	0	5	\$26,265	\$10,566	\$5,253	\$26,265	\$4,971
Concrete - Walks/Steps (Annual Repairs)	1	0	1	\$18,533	\$7,456	\$18,533	\$18,533	\$17,538
Concrete Walk/Steps - Repair/Replace	20	19	1	\$2,479	\$0	\$0	\$0	\$0
			Total	\$633,479	\$184,660	\$119,819	\$459,008	\$113,383
BOOSTER STATION BUILDING								
Roofing	20	2	18	\$1,642	\$594	\$82	\$1,477	\$78
			Total	\$1,642	\$594	\$82	\$1,477	\$78
CARPORTS								
Ext Lights - Partial	5	0	5	\$3,150	\$1,267	\$630	\$3,150	\$596
Gutters & Downspouts	25	0	25	\$50,432	\$20,289	\$2,017	\$50,432	\$1,909
Roofing	25	0	25	\$69,154	\$27,821	\$2,766	\$69,154	\$2,618
Siding/Trim - Repairs	5	0	5	\$42,024	\$16,906	\$8,405	\$42,024	\$7,953
Siding/Trim Repair	1	0	1	\$184	\$0	\$0	\$0	\$0
Storage Doors - Partial	5	0	5	\$13,132	\$5,283	\$2,626	\$13,132	\$2,485
			Total	\$178,075	\$71,566	\$16,445	\$177,892	\$15,561
CLUBHOUSE								
Air Handlers - Partial Replacement	2	0	2	\$1,050	\$422	\$525	\$1,050	\$497
Boilers	30	1	29	\$26,264	\$10,214	\$875	\$25,389	\$828
Clubhouse Emergency Generator (Kohler)	30	4	26	\$39,400	\$13,737	\$1,313	\$34,147	\$1,243
Clubhouse Terrace - Deck Recoat	5	0	5	\$16,200	\$6,517	\$3,240	\$16,200	\$3,066
Clubhouse Terrace - Deck Replace	55	2	53	\$66,600	\$25,819	\$1,211	\$64,178	\$1,146
Computers	5	0	5	\$11,025	\$4,435	\$2,205	\$11,025	\$2,087
Copy Machine (Konica Minolta)	10	4	6	\$10,500	\$2,535	\$1,050	\$6,300	\$994
Ext Doors - Partial	10	0	10	\$15,759	\$6,340	\$1,576	\$15,759	\$1,491
Fire Panel	20	0	20	\$29,000	\$11,667	\$1,450	\$29,000	\$1,372
Flat Screen TV's	5	2	3	\$2,100	\$507	\$420	\$1,260	\$397
Flooring - Carpeting	15	0	15	\$36,822	\$14,814	\$2,455	\$36,822	\$2,323
Flooring - Laminate	25	16	9	\$10,202	\$1,477	\$408	\$3,673	\$386
Flooring - Linoleum	25	15	10	\$8,196	\$1,319	\$328	\$3,278	\$310
Furniture - Caucus Rm	10	4	6	\$11,550	\$2,788	\$1,155	\$6,930	\$1,093
Furniture - Crystal Rm	10	8	2	\$5,250	\$422	\$525	\$1,050	\$497
Furniture - Dining Rm	10	0	10	\$26,790	\$10,778	\$2,679	\$26,790	\$2,535
Furniture - Driftwood Rm	10	0	10	\$12,600	\$5,069	\$1,260	\$12,600	\$1,192

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Furniture - Garden Rm	10	1	9	\$5,250	\$1,901	\$525	\$4,725	\$497
Furniture - Lobby	10	2	8	\$26,265	\$8,453	\$2,627	\$21,012	\$2,485
Furniture - Redwood Rm	10	3	7	\$6,828	\$1,923	\$683	\$4,780	\$646
Glass Door (1-Time)	30	0	30	\$10,500	\$4,224	\$350	\$10,500	\$331
Gutters & Downspouts	25	4	21	\$15,287	\$5,166	\$611	\$12,841	\$579
Handicap Entry System	15	0	15	\$6,300	\$2,535	\$420	\$6,300	\$397
Kitchen - Convection Oven	25	4	21	\$5,250	\$1,774	\$210	\$4,410	\$199
Kitchen - Deli Prep Station	25	11	14	\$3,675	\$828	\$147	\$2,058	\$139
Kitchen - Dishwasher	15	0	15	\$6,828	\$2,747	\$455	\$6,828	\$431
Kitchen - Exhaust Hoods	25	4	21	\$10,500	\$3,548	\$420	\$8,820	\$397
Kitchen - Fire Supression System	25	4	21	\$10,500	\$3,548	\$420	\$8,820	\$397
Kitchen - Hotline	25	4	21	\$31,518	\$10,651	\$1,261	\$26,475	\$1,193
Kitchen - Ice Machine	10	1	9	\$2,100	\$760	\$210	\$1,890	\$199
Kitchen - Mixers	20	2	18	\$3,150	\$1,141	\$158	\$2,835	\$149
Kitchen - Refrigerators	25	4	21	\$23,118	\$7,812	\$925	\$19,419	\$875
Kitchen - Steam Table	25	4	21	\$9,455	\$3,195	\$378	\$7,942	\$358
Kitchen - Steamer	20	2	18	\$6,300	\$2,281	\$315	\$5,670	\$298
Kitchen - Walk-in Fridge/Freezer	30	10	20	\$26,265	\$7,044	\$876	\$17,510	\$828
Lighting - Ext	10	0	10	\$2,626	\$1,056	\$263	\$2,626	\$248
Lighting - Int	5	0	5	\$10,500	\$4,224	\$2,100	\$10,500	\$1,987
Metail Rails (Clubhouse) - Replace	40	15	25	\$22,050	\$5,544	\$551	\$13,781	\$522
PA System	15	5	10	\$21,012	\$5,635	\$1,401	\$14,008	\$1,326
Restrooms - Remodel	30	10	20	\$15,750	\$4,224	\$525	\$10,500	\$497
Restrooms - Renovate	30	10	20	\$2,100	\$563	\$70	\$1,400	\$66
Roofing	25	4	21	\$185,640	\$62,734	\$7,426	\$155,938	\$7,027
Sewer Lines / Grease Trap	10	3	7	\$10,500	\$2,957	\$1,050	\$7,350	\$994
Siding/Trim - Repairs	5	0	5	\$10,500	\$4,224	\$2,100	\$10,500	\$1,987
Skylight (20x20 Pyramid)	25	4	21	\$5,250	\$1,774	\$210	\$4,410	\$199
Small Kitchens - Remodel	30	10	20	\$12,600	\$3,379	\$420	\$8,400	\$397
Wall Paper	15	0	15	\$9,135	\$3,675	\$609	\$9,135	\$576
Water Heating System	15	0	15	\$10,000	\$4,023	\$667	\$10,000	\$631
Water Heating System - Replace	15	14	1	\$5,364	\$144	\$358	\$358	\$338
Window Covering - Partial	5	0	5	\$10,500	\$4,224	\$2,100	\$10,500	\$1,987
Windows/Glass Doors - Partial	10	1	9	\$63,036	\$22,824	\$6,304	\$56,732	\$5,965
			Total	\$934,960	\$319,598	\$59,817	\$794,424	\$56,604
FENCING GATES & RAILS								
Wood/Wire Fencing - Replace	20	3	17	\$7,092	\$2,425	\$355	\$6,028	\$336
			Total	\$7,092	\$2,425	\$355	\$6,028	\$336
FOREST MANAGEMENT								
Forest Management (Annual)	1	0	1	\$150,000	\$60,345	\$150,000	\$150,000	\$141,943
			Total	\$150,000	\$60,345	\$150,000	\$150,000	\$141,943
GUARD HOUSE								
Entry Barrier Operator/Arm - Replace	12	9	3	\$2,310	\$232	\$193	\$578	\$182
Restroom - Renovate	20	5	15	\$2,100	\$634	\$105	\$1,575	\$99
Roofing	25	5	20	\$3,853	\$1,240	\$154	\$3,082	\$146
Siding/Trim - Repairs	5	1	4	\$2,100	\$676	\$420	\$1,680	\$397
Windows - Replace	40	5	35	\$5,250	\$1,848	\$131	\$4,594	\$124
			Total	\$15,613	\$4,630	\$1,003	\$11,508	\$949

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
GUEST HOUSE								
Deck (Elasto) - Resurface	15	0	15	\$10,400	\$4,184	\$693	\$10,400	\$656
Flooring - Carpet	15	1	14	\$13,110	\$4,923	\$874	\$12,236	\$827
Flooring - Laminate	25	1	24	\$3,121	\$1,205	\$125	\$2,996	\$118
Front Doors (6)	30	13	17	\$3,468	\$791	\$116	\$1,965	\$109
Furniture - Partial	5	2	3	\$5,250	\$1,267	\$1,050	\$3,150	\$994
Gutters & Downspouts	25	16	9	\$6,934	\$1,004	\$277	\$2,496	\$262
Int Lighting	20	5	15	\$3,466	\$1,046	\$173	\$2,600	\$164
Int Surfaces - Paint	10	1	9	\$8,712	\$3,154	\$871	\$7,841	\$824
Railing	35	2	33	\$3,648	\$1,384	\$104	\$3,440	\$99
Restrooms - Renovate	30	14	16	\$15,756	\$3,381	\$525	\$8,403	\$497
Roofing	25	16	9	\$23,520	\$3,406	\$941	\$8,467	\$890
Siding/Trim - Repairs	5	0	5	\$5,249	\$2,112	\$1,050	\$5,249	\$993
Stairs - Repairs	35	2	33	\$5,778	\$2,192	\$165	\$5,448	\$156
Wall Heaters	25	3	22	\$3,150	\$1,115	\$126	\$2,772	\$119
Water Heaters	20	3	17	\$3,150	\$1,077	\$158	\$2,678	\$149
Windows - Partial	10	0	10	\$10,500	\$4,224	\$1,050	\$10,500	\$994
			Total	\$125,212	\$36,465	\$8,298	\$90,640	\$7,852
INFRASTRUCTURE								
Backflow Preventor (8") - Replace	40	18	22	\$26,265	\$5,812	\$657	\$14,446	\$621
Fire Hydrants - Replace	60	7	53	\$14,700	\$5,224	\$245	\$12,985	\$232
Lateral Water Line - Repair	1	0	1	\$734	\$0	\$0	\$0	\$0
Lighting - Pagoda Fixtures (Partial)	10	1	9	\$15,759	\$5,706	\$1,576	\$14,183	\$1,491
Lighting - Post Fixtures (Repair/replace)	15	9	6	\$13,860	\$2,230	\$924	\$5,544	\$874
Main Line Shut off Valves - Repairs (Annual)	1	0	1	\$25,000	\$10,058	\$25,000	\$25,000	\$23,657
Main Water Line - Repair	5	4	1	\$2,203	\$0	\$0	\$0	\$0
Sewer Lateral - Repair	1	0	1	\$285	\$0	\$0	\$0	\$0
Sewer Lateral Lines - Partial Repair (Annual)	1	0	1	\$10,500	\$4,224	\$10,500	\$10,500	\$9,936
Storage Tank (Fuel) - 1,000 Gal	30	3	27	\$17,860	\$6,467	\$595	\$16,074	\$563
Water Lines - Partial Repair (Annual)	1	0	1	\$10,500	\$4,224	\$10,500	\$10,500	\$9,936
Water Storage Tanks - Replace	25	10	15	\$15,750	\$3,802	\$630	\$9,450	\$596
Water Well - Casing & Pump Replace	10	6	4	\$10,200	\$1,641	\$1,020	\$4,080	\$965
			Total	\$163,617	\$49,387	\$51,647	\$122,762	\$48,873
LANDSCAPE & IRRIGATION								
Backflow Devices - Replace	20	5	15	\$4,200	\$1,267	\$210	\$3,150	\$199
Irrigation - System (Maintain)	5	0	5	\$10,500	\$4,224	\$2,100	\$10,500	\$1,987
Irrigation - Timer Clocks (Partial)	5	1	4	\$5,250	\$1,690	\$1,050	\$4,200	\$994
Landscape - Irrigation	1	0	1	\$44	\$0	\$0	\$0	\$0
Landscape - Upgrade	1	0	1	\$2,445	\$0	\$0	\$0	\$0
Landscape Lights & Wiring - Replace	5	4	1	\$3,193	\$257	\$639	\$639	\$604
Landscaping - Upgrades (Phase 1)	25	0	25	\$200,000	\$80,460	\$8,000	\$200,000	\$7,570
Landscaping - Upgrades (Phase 2)	25	1	24	\$200,000	\$77,242	\$8,000	\$192,000	\$7,570
Landscaping - Upgrades (Phase 3)	25	2	23	\$200,000	\$74,024	\$8,000	\$184,000	\$7,570
Storm Drainage - Maintain	2	0	2	\$15,759	\$6,340	\$7,880	\$15,759	\$7,456
			Total	\$641,391	\$245,504	\$35,878	\$610,248	\$33,951
LAUNDRY ROOMS								
Ext Lighting	20	6	14	\$5,495	\$1,547	\$275	\$3,847	\$260
Gutters & Downspouts	20	13	7	\$2,364	\$333	\$118	\$827	\$112

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Laundry Room - Washer/Dryer Set (30)	1	0	1	\$6,120	\$2,462	\$6,120	\$6,120	\$5,791
Laundry Room - Water Heaters (15)	15	0	15	\$1,607	\$646	\$107	\$1,607	\$101
Laundry Room 1 - Interior Reno	20	18	2	\$5,100	\$205	\$255	\$510	\$241
Laundry Room 10 - Interior Reno	20	0	20	\$5,100	\$2,052	\$255	\$5,100	\$241
Laundry Room 11 - Interior Reno	20	1	19	\$5,100	\$1,949	\$255	\$4,845	\$241
Laundry Room 12 - Interior Reno	20	1	19	\$5,100	\$1,949	\$255	\$4,845	\$241
Laundry Room 13 - Interior Reno	20	1	19	\$5,100	\$1,949	\$255	\$4,845	\$241
Laundry Room 14 - Interior Reno	20	1	19	\$5,100	\$1,949	\$255	\$4,845	\$241
Laundry Room 15 w/Bathroom - Interior Reno	20	2	18	\$10,200	\$3,693	\$510	\$9,180	\$483
Laundry Room 2 - Interior Reno	20	18	2	\$5,100	\$205	\$255	\$510	\$241
Laundry Room 3 - Interior Reno	20	18	2	\$5,100	\$205	\$255	\$510	\$241
Laundry Room 4 w/Bathroom - Interior Reno	20	2	18	\$10,200	\$3,693	\$510	\$9,180	\$483
Laundry Room 5 - Interior Reno	20	0	20	\$5,100	\$2,052	\$255	\$5,100	\$241
Laundry Room 6 - Interior Reno	20	18	2	\$5,100	\$205	\$255	\$510	\$241
Laundry Room 7 - Interior Reno	20	0	20	\$5,100	\$2,052	\$255	\$5,100	\$241
Laundry Room 8 - Interior Reno	20	0	20	\$5,100	\$2,052	\$255	\$5,100	\$241
Laundry Room 9 w/Bathroom - Interior Reno	20	2	18	\$10,200	\$3,693	\$510	\$9,180	\$483
Roofing	20	13	7	\$30,735	\$4,328	\$1,537	\$10,757	\$1,454
Siding/Trim - Repairs	5	0	5	\$6,300	\$2,535	\$1,260	\$6,300	\$1,192
			Total	\$144,421	\$39,755	\$14,007	\$98,818	\$13,254
MAINTENANCE BUILDING								
Doors - Replace	25	22	3	\$2,626	\$127	\$105	\$315	\$99
Metal Siding - Replace	50	47	3	\$15,130	\$365	\$303	\$908	\$286
Roofing - Metal	50	47	3	\$7,565	\$183	\$151	\$454	\$143
Windows/Skylights	25	22	3	\$3,150	\$152	\$126	\$378	\$119
			Total	\$28,470	\$827	\$685	\$2,055	\$648
POOL HOUSE & FITNESS CENTER								
Dehumidification/Heating System	20	5	15	\$136,578	\$41,209	\$6,829	\$102,434	\$6,462
Ext Lighting	20	0	20	\$3,611	\$1,453	\$181	\$3,611	\$171
Fitness - Equipment (Partial)	5	2	3	\$10,500	\$2,535	\$2,100	\$6,300	\$1,987
Gutters & Downspouts	25	4	21	\$5,358	\$1,811	\$214	\$4,501	\$203
Gym Flooring	15	5	10	\$2,625	\$704	\$175	\$1,750	\$166
HVAC Unit	15	1	14	\$3,150	\$1,183	\$210	\$2,940	\$199
Metal Doors (Ext) - Replace	30	5	25	\$2,890	\$969	\$96	\$2,408	\$91
Pool/Spa - Chlorinators	6	3	3	\$2,100	\$422	\$350	\$1,050	\$331
Pool/Spa - Coping	40	28	12	\$4,992	\$602	\$125	\$1,498	\$118
Pool/Spa - Filters	10	0	10	\$3,672	\$1,477	\$367	\$3,672	\$347
Pool/Spa - Heaters	12	1	11	\$8,400	\$3,098	\$700	\$7,700	\$662
Pool/Spa - Pumps/Motors	6	3	3	\$2,100	\$422	\$350	\$1,050	\$331
Pool/Spa - Rails	20	8	12	\$1,572	\$379	\$79	\$943	\$74
Pool/Spa - Resurface	20	8	12	\$13,546	\$3,270	\$677	\$8,128	\$641
Pool/Spa - Retile	20	8	12	\$8,242	\$1,989	\$412	\$4,945	\$390
Restrooms/Showers - Renovate	30	17	13	\$8,400	\$1,464	\$280	\$3,640	\$265
Roofing	25	4	21	\$57,120	\$19,303	\$2,285	\$47,981	\$2,162
Siding/Trim - Repairs	5	0	5	\$4,200	\$1,690	\$840	\$4,200	\$795
Skylights	25	4	21	\$4,410	\$1,490	\$176	\$3,704	\$167
Water Heater	20	17	3	\$1,575	\$95	\$79	\$236	\$75
Windows/Glass Doors	10	2	8	\$21,012	\$6,763	\$2,101	\$16,810	\$1,988
			Total	\$306,054	\$92,329	\$18,626	\$229,501	\$17,626

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
RECREATION								
Bowling/Putting Green Turf	20	19	1	\$180,483	\$3,630	\$9,024	\$9,024	\$8,539
Ext Benches - Replace	15	1	14	\$14,280	\$5,362	\$952	\$13,328	\$901
Ext Tables/Chairs/Umbrells - Replace	10	0	10	\$6,300	\$2,535	\$630	\$6,300	\$596
Lawn Bowling Court - Wood Border	20	17	3	\$24,500	\$1,478	\$1,225	\$3,675	\$1,159
			Total	\$225,563	\$13,005	\$11,831	\$32,327	\$11,196
RESIDENTIAL BUILDINGS								
Balconies (Elasto) - Resurface (Annual)	1	0	1	\$52,500	\$21,121	\$52,500	\$52,500	\$49,680
Balconies (Elasto) - Seal	5	0	5	\$22,080	\$8,883	\$4,416	\$22,080	\$4,179
Boilers/Furnaces - Repair/Replace	15	14	1	\$62,555	\$1,678	\$4,170	\$4,170	\$3,946
Boilers/Furnaces (Annual)	1	0	1	\$100,000	\$40,230	\$100,000	\$100,000	\$94,628
Composite Decking - Replace	25	10	15	\$330,900	\$79,873	\$13,236	\$198,540	\$12,525
Decks - Repair/ Replace	5	4	1	\$59,148	\$4,759	\$11,830	\$11,830	\$11,194
Elastomeric Balconies - Resurface	1	0	1	\$4,009	\$0	\$0	\$0	\$0
Foundations/Piers - Inspect/Repair	5	0	5	\$52,530	\$21,133	\$10,506	\$52,530	\$9,942
Furnace/Repair - Unit #222	15	14	1	\$7,929	\$213	\$529	\$529	\$500
Furnace/Repair - Unit #275	15	14	1	\$8,761	\$235	\$584	\$584	\$553
Furnace/Replace - Unit #279	15	14	1	\$7,244	\$194	\$483	\$483	\$457
Furnaces/Replace - Unit #239	15	14	1	\$6,921	\$186	\$461	\$461	\$437
Furnaces/Replace - Unit #250	15	14	1	\$6,847	\$184	\$456	\$456	\$432
Gutters & Downspouts - Ph A	25	8	17	\$23,640	\$6,467	\$946	\$16,075	\$895
Gutters & Downspouts - Ph B	25	10	15	\$17,336	\$4,185	\$693	\$10,402	\$656
Gutters & Downspouts - Ph C	25	12	13	\$121,352	\$25,386	\$4,854	\$63,103	\$4,593
Gutters & Downspouts - Ph D	25	13	12	\$70,920	\$13,695	\$2,837	\$34,042	\$2,684
Gutters & Downspouts - Ph E	25	14	11	\$31,520	\$5,579	\$1,261	\$13,869	\$1,193
Gutters & Downspouts - Ph F	25	16	9	\$7,880	\$1,141	\$315	\$2,837	\$298
Gutters & Downspouts - Ph G	25	17	8	\$9,456	\$1,217	\$378	\$3,026	\$358
Gutters & Downspouts - Ph H	25	18	7	\$50,432	\$5,681	\$2,017	\$14,121	\$1,909
Gutters & Downspouts - Ph I	25	19	6	\$70,920	\$6,847	\$2,837	\$17,021	\$2,684
Gutters & Downspouts - Ph J	25	20	5	\$56,736	\$4,565	\$2,269	\$11,347	\$2,148
Gutters & Downspouts - Ph K	25	21	4	\$56,736	\$3,652	\$2,269	\$9,078	\$2,148
Gutters & Downspouts - Ph L	25	22	3	\$75,648	\$3,652	\$3,026	\$9,078	\$2,863
Heating System (Unit 151)	15	13	2	\$6,050	\$325	\$403	\$807	\$382
Heating System (Unit 155)	15	13	2	\$15,845	\$850	\$1,056	\$2,113	\$1,000
Heating System (Unit 272)	15	13	2	\$6,346	\$340	\$423	\$846	\$400
Heating System (Unit 274)	15	13	2	\$9,496	\$509	\$633	\$1,266	\$599
Rain Gutter/Downspout - Repair/Replace	15	14	1	\$73,575	\$1,973	\$4,905	\$4,905	\$4,642
Ramps - Replace	30	0	30	\$57,780	\$23,245	\$1,926	\$57,780	\$1,823
Roofing - Ph A	25	8	17	\$250,320	\$68,479	\$10,013	\$170,218	\$9,475
Roofing - Ph B	25	10	15	\$151,980	\$36,685	\$6,079	\$91,188	\$5,753
Roofing - Ph C	25	12	13	\$1,296,300	\$271,182	\$51,852	\$674,076	\$49,067
Roofing - Ph D	25	13	12	\$616,860	\$119,119	\$24,674	\$296,093	\$23,349
Roofing - Ph E	25	14	11	\$232,440	\$41,145	\$9,298	\$102,274	\$8,798
Roofing - Ph F	25	16	9	\$62,580	\$9,063	\$2,503	\$22,529	\$2,369
Roofing - Ph G	25	17	8	\$71,520	\$9,207	\$2,861	\$22,886	\$2,707
Roofing - Ph H	25	18	7	\$393,360	\$44,310	\$15,734	\$110,141	\$14,889
Roofing - Ph I	25	19	6	\$563,220	\$54,380	\$22,529	\$135,173	\$21,319
Roofing - Ph J	25	20	5	\$482,760	\$38,843	\$19,310	\$96,552	\$18,273
Roofing - Ph K	25	21	4	\$482,760	\$31,074	\$19,310	\$77,242	\$18,273

Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
Roofing - Ph L	25	22	3	\$643,680	\$31,074	\$25,747	\$77,242	\$24,364
Roofing - Repair	5	4	1	\$3,455	\$278	\$691	\$691	\$654
Sewer Line - Cleanout Repair	1	0	1	\$1,469	\$0	\$0	\$0	\$0
Sewer Lines - Cleanout (Annual)	1	0	1	\$21,012	\$8,453	\$21,012	\$21,012	\$19,883
Siding - Repair/ Replace	10	9	1	\$106,374	\$4,279	\$10,637	\$10,637	\$10,066
Siding/Trim - Repairs (Annual)	1	0	1	\$105,060	\$42,266	\$105,060	\$105,060	\$99,417
Stairs - Replace	30	0	30	\$52,002	\$20,920	\$1,733	\$52,002	\$1,640
Wood Deck Structures - Inspect	9	1	8	\$120,750	\$43,180	\$13,417	\$107,333	\$12,696
Wood Decks & Rails (Annual)	1	0	1	\$110,313	\$44,379	\$110,313	\$110,313	\$104,387
			Total	\$7,251,307	\$1,206,317	\$704,996	\$2,998,538	\$667,126
SEWAGE LIFT STATION								
Sewage Lift Station - Equipment	15	10	5	\$7,354	\$986	\$490	\$2,451	\$464
Sewage Lift Station - Fluid/Float Controls	30	5	25	\$10,500	\$3,520	\$350	\$8,750	\$331
Sewage Lift Station - Generator	30	7	23	\$36,770	\$11,341	\$1,226	\$28,190	\$1,160
Sewage Lift Station - Replace (Full)	60	7	53	\$105,060	\$37,335	\$1,751	\$92,803	\$1,657
			Total	\$159,684	\$53,182	\$3,817	\$132,195	\$3,612
VEHICLES & EQUIPMENT								
2008 Tundra - Repair	1	0	1	\$6,674	\$0	\$0	\$0	\$0
ABI Water Trailer	15	13	2	\$13,558	\$727	\$904	\$1,808	\$855
Bobcat	15	5	10	\$27,315	\$7,326	\$1,821	\$18,210	\$1,723
Brush Bandit	30	27	3	\$378,216	\$15,216	\$12,607	\$37,822	\$11,930
Club Car	15	0	15	\$11,557	\$4,649	\$770	\$11,557	\$729
Club Car (2022)	15	14	1	\$14,289	\$383	\$953	\$953	\$901
Club Carry-All (2012)	15	4	11	\$11,550	\$3,407	\$770	\$8,470	\$729
Concrete Cutter	30	6	24	\$3,992	\$1,285	\$133	\$3,194	\$126
Grounds Equipment - Replace	1	0	1	\$2,550	\$0	\$0	\$0	\$0
John Deere	15	4	11	\$11,557	\$3,409	\$770	\$8,475	\$729
John Deere	15	4	11	\$11,557	\$3,409	\$770	\$8,475	\$729
John Deere	15	4	11	\$10,404	\$3,069	\$694	\$7,630	\$656
John Deere (2020)	15	11	4	\$11,597	\$1,244	\$773	\$3,093	\$732
John Deere (2021)	15	13	2	\$11,597	\$622	\$773	\$1,546	\$732
John Deere Mower	30	18	12	\$7,140	\$1,149	\$238	\$2,856	\$225
Passenger Van (2020)	20	9	11	\$29,327	\$6,489	\$1,466	\$16,130	\$1,388
Ram Cab Chassis (2022)	20	19	1	\$54,919	\$1,105	\$2,746	\$2,746	\$2,598
Spray Tank (100 Gal)	30	9	21	\$2,626	\$740	\$88	\$1,838	\$83
Toro Workman	15	5	10	\$24,164	\$6,481	\$1,611	\$16,109	\$1,524
Toyota Tacoma (1995)	20	0	20	\$42,024	\$16,906	\$2,101	\$42,024	\$1,988
Toyota Tundra (2006)	20	3	17	\$23,460	\$8,022	\$1,173	\$19,941	\$1,110
Toyota Tundra (2008)	20	5	15	\$24,164	\$7,291	\$1,208	\$18,123	\$1,143
Utility Vehicle - Repair	1	0	1	\$516	\$0	\$0	\$0	\$0
Verticutter Mataway	30	8	22	\$3,675	\$1,084	\$123	\$2,695	\$116
			Total	\$738,428	\$94,015	\$32,493	\$233,693	\$30,747
WATER BOOSTER STATION								
Water Booster Station - Controls	15	10	5	\$9,455	\$1,268	\$630	\$3,152	\$596
Water Booster Station - Pumps	10	5	5	\$18,900	\$3,802	\$1,890	\$9,450	\$1,788
Water Booster Station - Rebuild/Replace	30	25	5	\$136,578	\$9,158	\$4,553	\$22,763	\$4,308
Water Booster Station - Tanks	10	5	5	\$14,700	\$2,957	\$1,470	\$7,350	\$1,391
Water Booster Station - VFD's (Replace)	10	5	5	\$18,900	\$3,802	\$1,890	\$9,450	\$1,788
Water Pressure Booster Generator	20	19	1	\$43,655	\$878	\$2,183	\$2,183	\$2,065

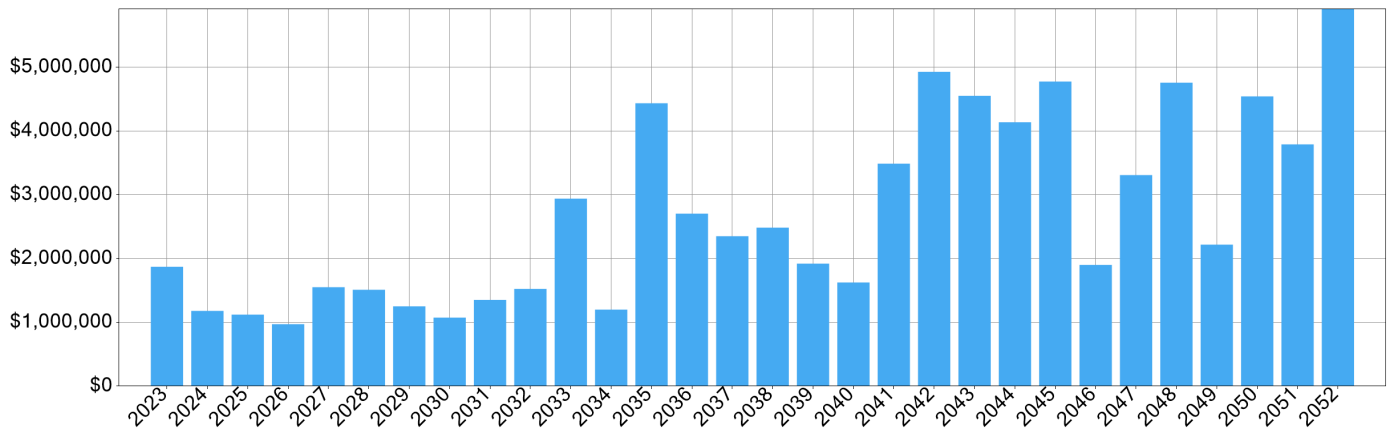
Percent Funded Analysis

Component	UL	RUL	Effective Age	Current Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.
	A	B	C	D	E	F	G	H
			Total	\$242,188	\$21,864	\$12,616	\$54,347	\$11,938
			Totals	\$11,988,877	\$2,509,829	\$1,244,509	\$6,238,672	\$1,177,658

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) * E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) * (F) = (G)

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2023						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,050
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$293,740
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$52,500
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$22,080
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$100,000
Club Car				Vehicles & Equipment	\$11,557	\$11,557
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$16,200
Computers				Clubhouse	\$11,025	\$11,025
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$26,265
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$18,533
Deck (Elasto) - Resurface				Guest House	\$10,400	\$10,400
Ext Doors - Partial				Clubhouse	\$15,759	\$15,759
Ext Lighting				Pool House & Fitness Center	\$3,611	\$3,611
Ext Lights - Partial				Carports	\$3,150	\$3,150
Ext Tables/Chairs/Umbrells - Replace				Recreation	\$6,300	\$6,300
Fire Panel				Clubhouse	\$29,000	\$29,000
Flooring - Carpeting				Clubhouse	\$36,822	\$36,822
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$52,530
Furniture - Dining Rm				Clubhouse	\$26,790	\$26,790
Furniture - Driftwood Rm				Clubhouse	\$12,600	\$12,600
Glass Door (1-Time)				Clubhouse	\$10,500	\$10,500
Gutters & Downspouts				Carports	\$50,432	\$50,432
Handicap Entry System				Clubhouse	\$6,300	\$6,300
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$10,500
Kitchen - Dishwasher				Clubhouse	\$6,828	\$6,828
Landscaping - Upgrades (Phase 1)				Landscape & Irrigation	\$200,000	\$200,000
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,120

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Laundry Room - Water Heaters (15)				Laundry Rooms	\$1,607	\$1,607
Laundry Room 10 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 5 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 7 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Laundry Room 8 - Interior Reno				Laundry Rooms	\$5,100	\$5,100
Lighting - Ext				Clubhouse	\$2,626	\$2,626
Lighting - Int				Clubhouse	\$10,500	\$10,500
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$25,000
Pool/Spa - Filters				Pool House & Fitness Center	\$3,672	\$3,672
Ramps - Replace				Residential Buildings	\$57,780	\$57,780
Roofing				Carports	\$69,154	\$69,154
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$10,500
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$21,012
Siding/Trim - Repairs				Carports	\$42,024	\$42,024
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$4,200
Siding/Trim - Repairs				Guest House	\$5,249	\$5,249
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$6,300
Siding/Trim - Repairs				Clubhouse	\$10,500	\$10,500
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$105,060
Stairs - Replace				Residential Buildings	\$52,002	\$52,002
Storage Doors - Partial				Carports	\$13,132	\$13,132
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$15,759
Toyota Tacoma (1995)				Vehicles & Equipment	\$42,024	\$42,024
Wall Paper				Clubhouse	\$9,135	\$9,135
Water Heating System				Clubhouse	\$10,000	\$10,000
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$10,500
Window Covering - Partial				Clubhouse	\$10,500	\$10,500
Windows - Partial				Guest House	\$10,500	\$10,500
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$110,313
					Total for 2023:	\$1,870,040
2024						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$55,388
Boilers				Clubhouse	\$26,264	\$27,709
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$105,500
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$19,553
Ext Benches - Replace				Recreation	\$14,280	\$15,065
Flooring - Carpet				Guest House	\$13,110	\$13,831
Flooring - Laminate				Guest House	\$3,121	\$3,293
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Garden Rm				Clubhouse	\$5,250	\$5,539
HVAC Unit				Pool House & Fitness Center	\$3,150	\$3,323
Int Surfaces - Paint				Guest House	\$8,712	\$9,191
Int Surfaces - Paint				Arts & Crafts Building	\$4,488	\$4,735
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$5,539

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Kitchen - Ice Machine				Clubhouse	\$2,100	\$2,216
Landscaping - Upgrades (Phase 2)				Landscape & Irrigation	\$200,000	\$211,000
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,457
Laundry Room 11 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 12 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 13 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Laundry Room 14 - Interior Reno				Laundry Rooms	\$5,100	\$5,381
Lighting - Pagoda Fixtures (Partial)				Infrastructure	\$15,759	\$16,626
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$26,375
Pool/Spa - Heaters				Pool House & Fitness Center	\$8,400	\$8,862
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,078
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$22,168
Siding/Trim - Repairs				Guard House	\$2,100	\$2,216
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$110,838
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,078
Windows/Glass Doors - Partial				Clubhouse	\$63,036	\$66,503
Wood Deck Structures - Inspect				Residential Buildings	\$120,750	\$127,391
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$116,380
					Total for 2024:	\$1,179,373
2025						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,169
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$58,434
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$111,303
Clubhouse Terrace - Deck Replace				Clubhouse	\$66,600	\$74,127
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$20,628
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$11,687
Flat Screen TV's				Clubhouse	\$2,100	\$2,337
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Lobby				Clubhouse	\$26,265	\$29,234
Furniture - Partial				Guest House	\$5,250	\$5,843
Kitchen - Mixers				Clubhouse	\$3,150	\$3,506
Kitchen - Steamer				Clubhouse	\$6,300	\$7,012
Landscaping - Upgrades (Phase 3)				Landscape & Irrigation	\$200,000	\$222,605
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$6,812
Laundry Room 15 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353
Laundry Room 4 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353
Laundry Room 9 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$11,353

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$27,826
Railing				Guest House	\$3,648	\$4,060
Roofing				Arts & Crafts Building	\$12,567	\$13,988
Roofing				Booster Station Building	\$1,642	\$1,827
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,687
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$23,387
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$116,934
Stairs - Repairs				Guest House	\$5,778	\$6,431
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$17,540
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$11,687
Windows/Glass Doors				Pool House & Fitness Center	\$21,012	\$23,387
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$122,781
					Total for 2025:	\$1,120,290
2026						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$190,460
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$61,648
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$117,424
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$21,763
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Redwood Rm				Clubhouse	\$6,828	\$8,018
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$7,186
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$29,356
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$2,466
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$2,466
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$12,330
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$24,673
Sewer Lines / Grease Trap				Clubhouse	\$10,500	\$12,330
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$123,366
Storage Tank (Fuel) - 1,000 Gal				Infrastructure	\$17,860	\$20,972
Toyota Tundra (2006)				Vehicles & Equipment	\$23,460	\$27,548
Wall Heaters				Guest House	\$3,150	\$3,699
Water Heaters				Guest House	\$3,150	\$3,699
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$12,330
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$129,534
Wood/Wire Fencing - Replace				Fencing Gates & Rails	\$7,092	\$8,328
					Total for 2026:	\$969,593
2027						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,301
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$143,665
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$65,038
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$123,882

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Club Carry-All (2012)				Vehicles & Equipment	\$11,550	\$14,308
Clubhouse Emergency Generator (Kohler)				Clubhouse	\$39,400	\$48,810
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$22,960
Copy Machine (Konica Minolta)				Clubhouse	\$10,500	\$13,008
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$73,274
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Caucus Rm				Clubhouse	\$11,550	\$14,308
Gutters & Downspouts				Pool House & Fitness Center	\$5,358	\$6,638
Gutters & Downspouts				Clubhouse	\$15,287	\$18,938
John Deere				Vehicles & Equipment	\$11,557	\$14,317
John Deere				Vehicles & Equipment	\$11,557	\$14,317
John Deere				Vehicles & Equipment	\$10,404	\$12,889
Kitchen - Convection Oven				Clubhouse	\$5,250	\$6,504
Kitchen - Exhaust Hoods				Clubhouse	\$10,500	\$13,008
Kitchen - Fire Supression System				Clubhouse	\$10,500	\$13,008
Kitchen - Hotline				Clubhouse	\$31,518	\$39,045
Kitchen - Refrigerators				Clubhouse	\$23,118	\$28,639
Kitchen - Steam Table				Clubhouse	\$9,455	\$11,713
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$3,956
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$7,582
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$30,971
Roofing				Pool House & Fitness Center	\$57,120	\$70,762
Roofing				Clubhouse	\$185,640	\$229,975
Roofing - Repair				Residential Buildings	\$3,455	\$4,280
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,008
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$26,030
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$130,151
Skylight (20x20 Pyramid)				Clubhouse	\$5,250	\$6,504
Skylights				Pool House & Fitness Center	\$4,410	\$5,463
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$19,523
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,008
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$136,658
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$2,528
					Total for 2027:	\$1,549,967
2028						
Backflow Devices - Replace				Landscape & Irrigation	\$4,200	\$5,489
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$68,615
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$28,858
Bobcat				Vehicles & Equipment	\$27,315	\$35,700
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$130,696
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$21,173
Computers				Clubhouse	\$11,025	\$14,409
Concrete - Gutters/Run Off				Asphalt & Concrete	\$26,265	\$34,327

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Partial)						
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$24,222
Dehumidification/Heating System				Pool House & Fitness Center	\$136,578	\$178,502
Ext Lights - Partial				Carports	\$3,150	\$4,117
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$68,655
Gym Flooring				Pool House & Fitness Center	\$2,625	\$3,431
Int Lighting				Guest House	\$3,466	\$4,530
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$13,723
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$7,999
Lighting - Int				Clubhouse	\$10,500	\$13,723
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$32,674
Metal Doors (Ext) - Replace				Pool House & Fitness Center	\$2,890	\$3,777
PA System				Clubhouse	\$21,012	\$27,462
Restroom - Renovate				Guard House	\$2,100	\$2,745
Roofing				Guard House	\$3,853	\$5,035
Sewage Lift Station - Fluid/Float Controls				Sewage Lift Station	\$10,500	\$13,723
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,723
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$27,462
Siding/Trim - Repairs				Carports	\$42,024	\$54,924
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$5,489
Siding/Trim - Repairs				Guest House	\$5,249	\$6,860
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$8,234
Siding/Trim - Repairs				Clubhouse	\$10,500	\$13,723
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$137,309
Storage Doors - Partial				Carports	\$13,132	\$17,163
Toro Workman				Vehicles & Equipment	\$24,164	\$31,581
Toyota Tundra (2008)				Vehicles & Equipment	\$24,164	\$31,581
Water Booster Station - Pumps				Water Booster Station	\$18,900	\$24,702
Water Booster Station - Tanks				Water Booster Station	\$14,700	\$19,212
Water Booster Station - VFD's (Replace)				Water Booster Station	\$18,900	\$24,702
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$13,723
Window Covering - Partial				Clubhouse	\$10,500	\$13,723
Windows - Replace				Guard House	\$5,250	\$6,862
Windows/Slider - Replace				Arts & Crafts Building	\$15,759	\$20,596
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$144,175
				Total for 2028:		\$1,509,329
2029						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,448
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$405,021
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$72,389

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$137,884
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$25,555
Concrete Cutter				Vehicles & Equipment	\$3,992	\$5,504
Ext Lighting				Laundry Rooms	\$5,495	\$7,577
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$7,239
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$8,439
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$34,471
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$14,478
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$28,972
Siding/Trim - Repairs				Guard House	\$2,100	\$2,896
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$144,861
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$21,729
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$14,478
Water Well - Casing & Pump Replace				Infrastructure	\$10,200	\$14,064
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$152,104
					Total for 2029:	\$1,249,109
2030						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$76,371
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$145,468
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$26,960
Fire Hydrants - Replace				Infrastructure	\$14,700	\$21,384
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$15,274
Flat Screen TV's				Clubhouse	\$2,100	\$3,055
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Partial				Guest House	\$5,250	\$7,637
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$8,903
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$36,367
Sewage Lift Station - Generator				Sewage Lift Station	\$36,770	\$53,489
Sewage Lift Station - Replace (Full)				Sewage Lift Station	\$105,060	\$152,829
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$15,274
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$30,566
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$152,829
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$15,274
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$160,470
					Total for 2030:	\$1,072,148
2031						
Air Handlers - Partial				Clubhouse	\$1,050	\$1,611

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replacement						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$80,571
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$153,469
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$28,443
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Crystal Rm				Clubhouse	\$5,250	\$8,057
Gutters & Downspouts - Ph A				Residential Buildings	\$23,640	\$36,280
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$9,392
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$38,367
Pool/Spa - Rails				Pool House & Fitness Center	\$1,572	\$2,413
Pool/Spa - Resurface				Pool House & Fitness Center	\$13,546	\$20,789
Pool/Spa - Retile				Pool House & Fitness Center	\$8,242	\$12,649
Roofing - Ph A				Residential Buildings	\$250,320	\$384,163
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$16,114
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$32,247
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$161,234
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$24,185
Verticutter Mataway				Vehicles & Equipment	\$3,675	\$5,640
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$16,114
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$169,296
					Total for 2031:	\$1,351,035
2032						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$262,614
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$85,002
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$161,909
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$30,007
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$95,767
Entry Barrier Operator/Arm - Replace				Guard House	\$2,310	\$3,740
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$5,170
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$9,909
Lighting - Post Fixtures (Repair/replace)				Infrastructure	\$13,860	\$22,441
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$40,477
Passenger Van (2020)				Vehicles & Equipment	\$29,327	\$47,484
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$3,400
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$3,400
Roofing - Repair				Residential Buildings	\$3,455	\$5,594
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$17,000

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$34,020
Siding - Repair/ Replace				Residential Buildings	\$106,374	\$172,229
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$170,102
Spray Tank (100 Gal)				Vehicles & Equipment	\$2,626	\$4,252
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$17,000
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$178,607
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$3,303
					Total for 2032:	\$1,523,430
2033						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$1,794
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$198,092
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$89,678
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$37,716
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$170,814
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$27,672
Composite Decking - Replace				Residential Buildings	\$330,900	\$565,225
Computers				Clubhouse	\$11,025	\$18,832
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$44,864
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$31,658
Ext Doors - Partial				Clubhouse	\$15,759	\$26,919
Ext Lights - Partial				Carports	\$3,150	\$5,381
Ext Tables/Chairs/Umbrells - Replace				Recreation	\$6,300	\$10,761
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$89,729
Furniture - Dining Rm				Clubhouse	\$26,790	\$45,761
Furniture - Driftwood Rm				Clubhouse	\$12,600	\$21,523
Gutters & Downspouts - Ph B				Residential Buildings	\$17,336	\$29,612
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$17,936
Kitchen - Remodel				Arts & Crafts Building	\$4,200	\$7,174
Kitchen - Walk-in Fridge/Freezer				Clubhouse	\$26,265	\$44,864
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$10,454
Lighting - Ext				Clubhouse	\$2,626	\$4,486
Lighting - Int				Clubhouse	\$10,500	\$17,936
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$42,704
Pool/Spa - Filters				Pool House & Fitness Center	\$3,672	\$6,272
Restroom - Renovate				Arts & Crafts Building	\$2,626	\$4,486
Restrooms - Remodel				Clubhouse	\$15,750	\$26,903
Restrooms - Renovate				Clubhouse	\$2,100	\$3,587
Roofing - Ph B				Residential Buildings	\$151,980	\$259,604
Sewage Lift Station - Equipment				Sewage Lift Station	\$7,354	\$12,562
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$17,936

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$35,892
Siding/Trim - Repairs				Carports	\$42,024	\$71,783
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$7,174
Siding/Trim - Repairs				Guest House	\$5,249	\$8,966
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$10,761
Siding/Trim - Repairs				Clubhouse	\$10,500	\$17,936
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$179,458
Small Kitchens - Remodel				Clubhouse	\$12,600	\$21,523
Storage Doors - Partial				Carports	\$13,132	\$22,431
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$26,919
Water Booster Station - Controls				Water Booster Station	\$9,455	\$16,151
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$17,936
Water Storage Tanks - Replace				Infrastructure	\$15,750	\$26,903
Window Covering - Partial				Clubhouse	\$10,500	\$17,936
Windows - Partial				Guest House	\$10,500	\$17,936
Wood Deck Structures - Inspect				Residential Buildings	\$120,750	\$206,258
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$188,431
					Total for 2023:	\$2,937,323
2034						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$94,610
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$180,209
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$33,399
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Garden Rm				Clubhouse	\$5,250	\$9,461
Int Surfaces - Paint				Guest House	\$8,712	\$15,700
Int Surfaces - Paint				Arts & Crafts Building	\$4,488	\$8,088
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$9,461
John Deere (2020)				Vehicles & Equipment	\$11,597	\$20,899
Kitchen - Deli Prep Station				Clubhouse	\$3,675	\$6,623
Kitchen - Ice Machine				Clubhouse	\$2,100	\$3,784
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$11,029
Lighting - Pagoda Fixtures (Partial)				Infrastructure	\$15,759	\$28,399
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$45,052
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$18,922
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$37,866
Siding/Trim - Repairs				Guard House	\$2,100	\$3,784
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$189,328
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$18,922
Windows/Glass Doors - Partial				Clubhouse	\$63,036	\$113,597
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$198,794
					Total for 2034:	\$1,197,927
2035						
Air Handlers - Partial				Clubhouse	\$1,050	\$1,996

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replacement						
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$558,460
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$99,813
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$190,121
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$35,236
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$19,963
Flat Screen TV's				Clubhouse	\$2,100	\$3,993
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Lobby				Clubhouse	\$26,265	\$49,935
Furniture - Partial				Guest House	\$5,250	\$9,981
Gutters & Downspouts - Ph C				Residential Buildings	\$121,352	\$230,715
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$11,635
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$47,530
Roofing - Ph C				Residential Buildings	\$1,296,300	\$2,464,535
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$19,963
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$39,948
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$199,741
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$29,961
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$19,963
Windows/Glass Doors				Pool House & Fitness Center	\$21,012	\$39,948
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$209,728
					Total for 2035:	\$4,433,166
2036						
ABI Water Trailer				Vehicles & Equipment	\$13,558	\$27,195
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$105,303
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$200,577
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$37,174
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Front Doors (6)				Guest House	\$3,468	\$6,956
Furniture - Redwood Rm				Clubhouse	\$6,828	\$13,695
Gutters & Downspouts				Laundry Rooms	\$2,364	\$4,742
Gutters & Downspouts - Ph D				Residential Buildings	\$70,920	\$142,249
Heating System (Unit 151)				Residential Buildings	\$6,050	\$12,135
Heating System (Unit 155)				Residential Buildings	\$15,845	\$31,782
Heating System (Unit 272)				Residential Buildings	\$6,346	\$12,728
Heating System (Unit 274)				Residential Buildings	\$9,496	\$19,048
John Deere (2021)				Vehicles & Equipment	\$11,597	\$23,262
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$12,275
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$50,144
Pool/Spa - Heaters				Pool House & Fitness Center	\$8,400	\$16,849
Roofing				Laundry Rooms	\$30,735	\$61,647
Roofing - Ph D				Residential Buildings	\$616,860	\$1,237,282

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$21,061
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$42,145
Sewer Lines / Grease Trap				Clubhouse	\$10,500	\$21,061
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$210,727
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$21,061
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$221,263
					Total for 2036:	\$2,702,361
2037						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$2,222
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$111,095
Boilers/Furnaces - Repair/Replace				Residential Buildings	\$62,555	\$132,372
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$211,609
Club Car (2022)				Vehicles & Equipment	\$14,289	\$30,237
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$39,218
Copy Machine (Konica Minolta)				Clubhouse	\$10,500	\$22,219
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$125,163
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furnace/Repair - Unit #222				Residential Buildings	\$7,929	\$16,778
Furnace/Repair - Unit #275				Residential Buildings	\$8,761	\$18,539
Furnace/Replace - Unit #279				Residential Buildings	\$7,244	\$15,330
Furnaces/Replace - Unit #239				Residential Buildings	\$6,921	\$14,646
Furnaces/Replace - Unit #250				Residential Buildings	\$6,847	\$14,488
Furniture - Caucus Rm				Clubhouse	\$11,550	\$24,441
Gutters & Downspouts - Ph E				Residential Buildings	\$31,520	\$66,699
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$6,757
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$12,950
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$52,902
Rain Gutter/Downspout - Repair/Replace				Residential Buildings	\$73,575	\$155,692
Restrooms - Renovate				Guest House	\$15,756	\$33,341
Roofing - Ph E				Residential Buildings	\$232,440	\$491,864
Roofing - Repair				Residential Buildings	\$3,455	\$7,311
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$22,219
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$44,463
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$222,317
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$33,347
Water Heating System - Replace				Clubhouse	\$5,364	\$11,351
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$22,219
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$233,432
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$4,318
					Total for 2037:	\$2,349,541

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
2038						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$362,104
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$117,205
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$49,293
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$223,248
Club Car				Vehicles & Equipment	\$11,557	\$25,800
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$36,166
Computers				Clubhouse	\$11,025	\$24,613
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$58,636
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$41,375
Deck (Elasto) - Resurface				Guest House	\$10,400	\$23,218
Ext Lights - Partial				Carports	\$3,150	\$7,032
Flooring - Carpeting				Clubhouse	\$36,822	\$82,204
Flooring - Linoleum				Clubhouse	\$8,196	\$18,297
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$117,272
Handicap Entry System				Clubhouse	\$6,300	\$14,065
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$23,441
Kitchen - Dishwasher				Clubhouse	\$6,828	\$15,243
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$13,663
Laundry Room - Water Heaters (15)				Laundry Rooms	\$1,607	\$3,586
Lighting - Int				Clubhouse	\$10,500	\$23,441
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$55,812
Metall Rails (Clubhouse) - Replace				Clubhouse	\$22,050	\$49,226
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$4,688
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$4,688
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$23,441
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$46,909
Siding/Trim - Repairs				Carports	\$42,024	\$93,818
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$9,376
Siding/Trim - Repairs				Guest House	\$5,249	\$11,718
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$14,065
Siding/Trim - Repairs				Clubhouse	\$10,500	\$23,441
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$234,544
Storage Doors - Partial				Carports	\$13,132	\$29,317
Wall Paper				Clubhouse	\$9,135	\$20,394
Water Booster Station - Pumps				Water Booster Station	\$18,900	\$42,194
Water Booster Station - Tanks				Water Booster Station	\$14,700	\$32,817
Water Booster Station - VFD's (Replace)				Water Booster Station	\$18,900	\$42,194
Water Heating System				Clubhouse	\$10,000	\$22,325
Water Lines - Partial Repair				Infrastructure	\$10,500	\$23,441

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Annual)						
Window Covering - Partial				Clubhouse	\$10,500	\$23,441
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$246,271
					Total for 2038:	\$2,484,022
2039						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$2,473
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$273,138
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$123,651
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$235,526
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$43,651
Ext Benches - Replace				Recreation	\$14,280	\$33,633
Flooring - Carpet				Guest House	\$13,110	\$30,877
Flooring - Laminate				Clubhouse	\$10,202	\$24,028
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Gutters & Downspouts				Guest House	\$6,934	\$16,332
Gutters & Downspouts - Ph F				Residential Buildings	\$7,880	\$18,559
HVAC Unit				Pool House & Fitness Center	\$3,150	\$7,419
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$12,365
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$14,414
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$58,882
Roofing				Guest House	\$23,520	\$55,396
Roofing - Ph F				Residential Buildings	\$62,580	\$147,392
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$24,730
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$49,489
Siding/Trim - Repairs				Guard House	\$2,100	\$4,946
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$247,444
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$37,117
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$24,730
Water Well - Casing & Pump Replace				Infrastructure	\$10,200	\$24,024
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$259,816
					Total for 2039:	\$1,920,033
2040						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$130,452
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$248,480
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$46,052
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$26,090
Flat Screen TV's				Clubhouse	\$2,100	\$5,218
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Partial				Guest House	\$5,250	\$13,045
Gutters & Downspouts - Ph G				Residential Buildings	\$9,456	\$23,496
Laundry Room - Washer/Dryer				Laundry Rooms	\$6,120	\$15,207

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Set (30)						
Lawn Bowling Court - Wood Border				Recreation	\$24,500	\$60,878
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$62,120
Restrooms/showers - Renovate				Pool House & Fitness Center	\$8,400	\$20,872
Roofing - Ph G				Residential Buildings	\$71,520	\$177,713
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$26,090
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$52,211
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$261,053
Water Heater				Pool House & Fitness Center	\$1,575	\$3,914
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$26,090
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$274,106
					Total for 2040:	\$1,623,089
2041						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$2,753
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$770,028
Backflow Preventor (8") - Replace				Infrastructure	\$26,265	\$68,853
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$137,627
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$262,147
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$48,585
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Crystal Rm				Clubhouse	\$5,250	\$13,763
Gutters & Downspouts - Ph H				Residential Buildings	\$50,432	\$132,206
John Deere Mower				Vehicles & Equipment	\$7,140	\$18,717
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$16,043
Laundry Room 1 - Interior Reno				Laundry Rooms	\$5,100	\$13,369
Laundry Room 2 - Interior Reno				Laundry Rooms	\$5,100	\$13,369
Laundry Room 3 - Interior Reno				Laundry Rooms	\$5,100	\$13,369
Laundry Room 6 - Interior Reno				Laundry Rooms	\$5,100	\$13,369
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$65,537
Roofing - Ph H				Residential Buildings	\$393,360	\$1,031,180
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$27,525
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$55,082
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$275,411
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$41,312
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$27,525
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$289,182
					Total for 2041:	\$3,486,954
2042						
Asphalt - Reconstruction				Asphalt & Concrete	\$14,295	\$39,536
Balconies (Elasto) - Resurface				Residential Buildings	\$52,500	\$145,196

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Annual)						
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$276,565
Bowling/Putting Green Turf				Recreation	\$180,483	\$499,152
Club Carry-All (2012)				Vehicles & Equipment	\$11,550	\$31,943
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$51,257
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$163,583
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Gutters & Downspouts - Ph I				Residential Buildings	\$70,920	\$196,140
John Deere				Vehicles & Equipment	\$11,557	\$31,961
John Deere				Vehicles & Equipment	\$11,557	\$31,961
John Deere				Vehicles & Equipment	\$10,404	\$28,774
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$8,831
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$16,926
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$69,141
Ram Cab Chassis (2022)				Vehicles & Equipment	\$54,919	\$151,886
Roofing - Ph I				Residential Buildings	\$563,220	\$1,557,668
Roofing - Repair				Residential Buildings	\$3,455	\$9,555
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$29,039
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$58,112
Siding - Repair/ Replace				Residential Buildings	\$106,374	\$294,192
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$290,559
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$29,039
Water Pressure Booster Generator				Water Booster Station	\$43,655	\$120,733
Wood Deck Structures - Inspect				Residential Buildings	\$120,750	\$333,952
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$305,087
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$5,643
					Total for 2042:	\$4,926,431
2043						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$3,064
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$153,182
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$64,424
Bobcat				Vehicles & Equipment	\$27,315	\$79,699
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$291,776
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$47,268
Computers				Clubhouse	\$11,025	\$32,168
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$76,635
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$54,076
Ext Doors - Partial				Clubhouse	\$15,759	\$45,981
Ext Lighting				Pool House & Fitness Center	\$3,611	\$10,536
Ext Lights - Partial				Carports	\$3,150	\$9,191

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Ext Tables/Chairs/Umbrells - Replace				Recreation	\$6,300	\$18,382
Fire Panel				Clubhouse	\$29,000	\$84,615
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$153,270
Furniture - Dining Rm				Clubhouse	\$26,790	\$78,167
Furniture - Driftwood Rm				Clubhouse	\$12,600	\$36,764
Gutters & Downspouts - Ph J				Residential Buildings	\$56,736	\$165,542
Gym Flooring				Pool House & Fitness Center	\$2,625	\$7,659
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$30,636
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$17,857
Laundry Room 10 - Interior Reno				Laundry Rooms	\$5,100	\$14,881
Laundry Room 5 - Interior Reno				Laundry Rooms	\$5,100	\$14,881
Laundry Room 7 - Interior Reno				Laundry Rooms	\$5,100	\$14,881
Laundry Room 8 - Interior Reno				Laundry Rooms	\$5,100	\$14,881
Lighting - Ext				Clubhouse	\$2,626	\$7,662
Lighting - Int				Clubhouse	\$10,500	\$30,636
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$72,944
PA System				Clubhouse	\$21,012	\$61,308
Pool/Spa - Filters				Pool House & Fitness Center	\$3,672	\$10,714
Roofing - Ph J				Residential Buildings	\$482,760	\$1,408,577
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$30,636
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$61,308
Siding/Trim - Repairs				Carports	\$42,024	\$122,616
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$12,255
Siding/Trim - Repairs				Guest House	\$5,249	\$15,315
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$18,382
Siding/Trim - Repairs				Clubhouse	\$10,500	\$30,636
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$306,540
Storage Doors - Partial				Carports	\$13,132	\$38,316
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$45,981
Toro Workman				Vehicles & Equipment	\$24,164	\$70,505
Toyota Tacoma (1995)				Vehicles & Equipment	\$42,024	\$122,616
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$30,636
Window Covering - Partial				Clubhouse	\$10,500	\$30,636
Windows - Partial				Guest House	\$10,500	\$30,636
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$321,867
					Total for 2043:	\$4,551,134
2044						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$499,285
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$161,607
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$307,823
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$57,050
Entry Barrier Operator/Arm -				Guard House	\$2,310	\$7,111

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Replace						
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Garden Rm				Clubhouse	\$5,250	\$16,161
Gutters & Downspouts - Ph K				Residential Buildings	\$56,736	\$174,647
Int Surfaces - Paint				Guest House	\$8,712	\$26,818
Int Surfaces - Paint				Arts & Crafts Building	\$4,488	\$13,815
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$16,161
Kitchen - Ice Machine				Clubhouse	\$2,100	\$6,464
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$18,839
Laundry Room 11 - Interior Reno				Laundry Rooms	\$5,100	\$15,699
Laundry Room 12 - Interior Reno				Laundry Rooms	\$5,100	\$15,699
Laundry Room 13 - Interior Reno				Laundry Rooms	\$5,100	\$15,699
Laundry Room 14 - Interior Reno				Laundry Rooms	\$5,100	\$15,699
Lighting - Pagoda Fixtures (Partial)				Infrastructure	\$15,759	\$48,510
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$76,956
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$6,464
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$6,464
Roofing - Ph K				Residential Buildings	\$482,760	\$1,486,048
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$32,321
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$64,680
Siding/Trim - Repairs				Guard House	\$2,100	\$6,464
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$323,399
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$32,321
Windows/Glass Doors - Partial				Clubhouse	\$63,036	\$194,040
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$339,569
					Total for 2044:	\$4,135,814
2045						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$3,410
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$376,614
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$170,496
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$324,754
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$60,188
Doors - Replace				Maintenance Building	\$2,626	\$8,528
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$34,099
Flat Screen TV's				Clubhouse	\$2,100	\$6,820
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Lobby				Clubhouse	\$26,265	\$85,297
Furniture - Partial				Guest House	\$5,250	\$17,050
Gutters & Downspouts - Ph L				Residential Buildings	\$75,648	\$245,670
Kitchen - Mixers				Clubhouse	\$3,150	\$10,230
Kitchen - Steamer				Clubhouse	\$6,300	\$20,459
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$19,875

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Laundry Room 15 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$33,125
Laundry Room 4 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$33,125
Laundry Room 9 w/Bathroom - Interior Reno				Laundry Rooms	\$10,200	\$33,125
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$81,188
Roofing				Booster Station Building	\$1,642	\$5,331
Roofing - Ph L				Residential Buildings	\$643,680	\$2,090,375
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$34,099
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$68,237
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$341,186
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$51,178
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$34,099
Windows/Glass Doors				Pool House & Fitness Center	\$21,012	\$68,237
Windows/Skylights				Maintenance Building	\$3,150	\$10,230
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$358,246
					Total for 2045:	\$4,775,269
2046						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$179,873
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$342,615
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$63,498
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Redwood Rm				Clubhouse	\$6,828	\$23,394
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$20,968
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$85,654
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$35,975
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$71,990
Sewer Lines / Grease Trap				Clubhouse	\$10,500	\$35,975
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$359,951
Toyota Tundra (2006)				Vehicles & Equipment	\$23,460	\$80,378
Water Heaters				Guest House	\$3,150	\$10,792
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$35,975
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$377,949
Wood/Wire Fencing - Replace				Fencing Gates & Rails	\$7,092	\$24,298
					Total for 2046:	\$1,899,285
2047						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$3,795
Asphalt - Reconstruction (Ph 1)				Asphalt & Concrete	\$293,740	\$1,061,748
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$189,766
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$361,459

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$66,991
Copy Machine (Konica Minolta)				Clubhouse	\$10,500	\$37,953
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$213,797
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Caucus Rm				Clubhouse	\$11,550	\$41,749
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$11,542
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$22,121
Lighting - Post Fixtures (Repair/replace)				Infrastructure	\$13,860	\$50,098
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$90,365
Roofing - Repair				Residential Buildings	\$3,455	\$12,487
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$37,953
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$75,950
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$379,749
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$56,962
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$37,953
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$398,736
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$7,375
					Total for 2047:	\$3,308,550
2048						
Backflow Devices - Replace				Landscape & Irrigation	\$4,200	\$16,016
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$200,203
Balconies (Elasto) - Seal				Residential Buildings	\$22,080	\$84,200
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$381,339
Clubhouse Terrace - Deck Recoat				Clubhouse	\$16,200	\$61,777
Computers				Clubhouse	\$11,025	\$42,043
Concrete - Gutters/Run Off (Partial)				Asphalt & Concrete	\$26,265	\$100,159
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$70,675
Dehumidification/Heating System				Pool House & Fitness Center	\$136,578	\$520,826
Ext Lights - Partial				Carports	\$3,150	\$12,012
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Foundations/Piers - Inspect/Repair				Residential Buildings	\$52,530	\$200,318
Gutters & Downspouts				Carports	\$50,432	\$192,317
Int Lighting				Guest House	\$3,466	\$13,217
Irrigation - System (Maintain)				Landscape & Irrigation	\$10,500	\$40,041
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$23,338
Lighting - Int				Clubhouse	\$10,500	\$40,041
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$95,335

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pool/Spa - Heaters				Pool House & Fitness Center	\$8,400	\$32,032
Restroom - Renovate				Guard House	\$2,100	\$8,008
Roofing				Carports	\$69,154	\$263,710
Sewage Lift Station - Equipment				Sewage Lift Station	\$7,354	\$28,044
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$40,041
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$80,127
Siding/Trim - Repairs				Carports	\$42,024	\$160,254
Siding/Trim - Repairs				Pool House & Fitness Center	\$4,200	\$16,016
Siding/Trim - Repairs				Guest House	\$5,249	\$20,016
Siding/Trim - Repairs				Laundry Rooms	\$6,300	\$24,024
Siding/Trim - Repairs				Clubhouse	\$10,500	\$40,041
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$400,635
Storage Doors - Partial				Carports	\$13,132	\$50,077
Toyota Tundra (2008)				Vehicles & Equipment	\$24,164	\$92,147
Water Booster Station - Controls				Water Booster Station	\$9,455	\$36,056
Water Booster Station - Pumps				Water Booster Station	\$18,900	\$72,073
Water Booster Station - Rebuild/Replace				Water Booster Station	\$136,578	\$520,826
Water Booster Station - Tanks				Water Booster Station	\$14,700	\$56,057
Water Booster Station - VFD's (Replace)				Water Booster Station	\$18,900	\$72,073
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$40,041
Window Covering - Partial				Clubhouse	\$10,500	\$40,041
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$420,667
				Total for 2048:		\$4,756,860
2049						
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$4,224
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$211,214
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$402,313
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$74,562
Ext Lighting				Laundry Rooms	\$5,495	\$22,107
Flooring - Laminate				Guest House	\$3,121	\$12,557
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Irrigation - Timer Clocks (Partial)				Landscape & Irrigation	\$5,250	\$21,121
John Deere (2020)				Vehicles & Equipment	\$11,597	\$46,658
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$24,622
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$100,578
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$42,243
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$84,534
Siding/Trim - Repairs				Guard House	\$2,100	\$8,449
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$422,670
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$63,400
Water Lines - Partial Repair				Infrastructure	\$10,500	\$42,243

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Annual)						
Water Well - Casing & Pump Replace				Infrastructure	\$10,200	\$41,036
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$443,803
					Total for 2049:	\$2,218,335
2050						
Asphalt - Reconstruction (Ph 2)				Asphalt & Concrete	\$162,198	\$688,435
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$222,831
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$424,440
Brush Bandit				Vehicles & Equipment	\$378,216	\$1,605,300
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$78,663
Fitness - Equipment (Partial)				Pool House & Fitness Center	\$10,500	\$44,566
Flat Screen TV's				Clubhouse	\$2,100	\$8,913
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Partial				Guest House	\$5,250	\$22,283
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$25,976
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$106,110
Pool/Spa - Chlorinators				Pool House & Fitness Center	\$2,100	\$8,913
Pool/Spa - Pumps/Motors				Pool House & Fitness Center	\$2,100	\$8,913
Roofing				Arts & Crafts Building	\$12,567	\$53,340
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$44,566
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$89,183
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$445,917
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$44,566
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$468,213
					Total for 2050:	\$4,541,130
2051						
ABI Water Trailer				Vehicles & Equipment	\$13,558	\$60,712
Air Handlers - Partial Replacement				Clubhouse	\$1,050	\$4,702
Asphalt - Reconstruction (Ph 3)				Asphalt & Concrete	\$115,969	\$519,291
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$235,087
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$447,784
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$82,990
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furniture - Crystal Rm				Clubhouse	\$5,250	\$23,509
Heating System (Unit 151)				Residential Buildings	\$6,050	\$27,092
Heating System (Unit 155)				Residential Buildings	\$15,845	\$70,952
Heating System (Unit 272)				Residential Buildings	\$6,346	\$28,416
Heating System (Unit 274)				Residential Buildings	\$9,496	\$42,524
John Deere (2021)				Vehicles & Equipment	\$11,597	\$51,931
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$27,404
Main Line Shut off Valves -				Infrastructure	\$25,000	\$111,946

Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Repairs (Annual)						
Pool/Spa - Coping				Pool House & Fitness Center	\$4,992	\$22,353
Pool/Spa - Rails				Pool House & Fitness Center	\$1,572	\$7,039
Pool/Spa - Resurface				Pool House & Fitness Center	\$13,546	\$60,659
Pool/Spa - Retile				Pool House & Fitness Center	\$8,242	\$36,906
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$47,017
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$94,088
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$470,442
Storm Drainage - Maintain				Landscape & Irrigation	\$15,759	\$70,566
Wall Heaters				Guest House	\$3,150	\$14,105
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$47,017
Wood Deck Structures - Inspect				Residential Buildings	\$120,750	\$540,700
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$493,964
					Total for 2051:	\$3,789,198
2052						
Balconies (Elasto) - Resurface (Annual)				Residential Buildings	\$52,500	\$248,017
Boilers/Furnaces - Repair/Replace				Residential Buildings	\$62,555	\$295,516
Boilers/Furnaces (Annual)				Residential Buildings	\$100,000	\$472,412
Club Car (2022)				Vehicles & Equipment	\$14,289	\$67,503
Concrete - Walks/Steps (Annual Repairs)				Asphalt & Concrete	\$18,533	\$87,554
Decks - Repair/ Replace				Residential Buildings	\$59,148	\$279,424
Forest Management (Annual)				Forest Management	\$150,000	\$150,000
Furnace/Repair - Unit #222				Residential Buildings	\$7,929	\$37,457
Furnace/Repair - Unit #275				Residential Buildings	\$8,761	\$41,388
Furnace/Replace - Unit #279				Residential Buildings	\$7,244	\$34,224
Furnaces/Replace - Unit #239				Residential Buildings	\$6,921	\$32,697
Furnaces/Replace - Unit #250				Residential Buildings	\$6,847	\$32,345
Gutters & Downspouts				Pool House & Fitness Center	\$5,358	\$25,314
Gutters & Downspouts				Clubhouse	\$15,287	\$72,219
Kitchen - Convection Oven				Clubhouse	\$5,250	\$24,802
Kitchen - Exhaust Hoods				Clubhouse	\$10,500	\$49,603
Kitchen - Fire Supression System				Clubhouse	\$10,500	\$49,603
Kitchen - Hotline				Clubhouse	\$31,518	\$148,895
Kitchen - Refrigerators				Clubhouse	\$23,118	\$109,212
Kitchen - Steam Table				Clubhouse	\$9,455	\$44,667
Landscape Lights & Wiring - Replace				Landscape & Irrigation	\$3,193	\$15,085
Laundry Room - Washer/Dryer Set (30)				Laundry Rooms	\$6,120	\$28,912
Main Line Shut off Valves - Repairs (Annual)				Infrastructure	\$25,000	\$118,103
Passenger Van (2020)				Vehicles & Equipment	\$29,327	\$138,546
Rain Gutter/Downspout - Repair/Replace				Residential Buildings	\$73,575	\$347,580
Roofing				Pool House & Fitness Center	\$57,120	\$269,842
Roofing				Clubhouse	\$185,640	\$876,986
Roofing - Repair				Residential Buildings	\$3,455	\$16,321

Anticipated Expenditures (30 Years)

Units: 289 | Start Date: 1/1/2023

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Sewer Lateral Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$49,603
Sewer Lines - Cleanout (Annual)				Residential Buildings	\$21,012	\$99,263
Siding - Repair/ Replace				Residential Buildings	\$106,374	\$502,523
Siding/Trim - Repairs (Annual)				Residential Buildings	\$105,060	\$496,317
Skylight (20x20 Pyramid)				Clubhouse	\$5,250	\$24,802
Skylights				Pool House & Fitness Center	\$4,410	\$20,833
Water Heating System - Replace				Clubhouse	\$5,364	\$25,341
Water Lines - Partial Repair (Annual)				Infrastructure	\$10,500	\$49,603
Wood Decks & Rails (Annual)				Residential Buildings	\$110,313	\$521,132
Wood Siding/Trim - Repairs				Arts & Crafts Building	\$2,040	\$9,639
					Total for 2052:	\$5,913,283