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## Update “With-Site-Visit” Reserve Study



### Ventana Lakes POA Peoria, Arizona

**Revision**

**Report #:** 7312-3  
**For Period Beginning:** June 1, 2010  
**Ending:** December 31, 2010

**Date Prepared:** August 17, 2010



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## **Hello, and welcome to your Reserve Study!**

**T**his Report is a valuable budget planning tool, for with it you control the future of your association. It contains all the fundamental information needed to understand your current and future Reserve obligations, the most significant expenditures your association will face.

**W**ith respect to Reserves, this Report will tell you “where you are”, and “where to go from here”.

### **In this Report, you will find...**

- 1) A List of What you’re Reserving For**
- 2) An Evaluation of your Reserve Fund Size and Strength**
- 3) A Recommended Multi-Year Reserve Funding Plan**

### **More Questions?**

Visit our website at [www.ReserveStudy.com](http://www.ReserveStudy.com) or call us at:

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## 3- Minute Executive Summary

**Association:** Ventana Lakes POA **Assoc. #: 7312-3**  
**Location:** Peoria, Arizona  
**# of Units:** 1704  
**Report Period:** June 1, 2010 through December 31, 2010

### *Results*

<b>Projected Starting Reserve Balance:</b> .....	<b>\$1,390,450</b>
<b>Fully Funded Reserve Balance:</b> .....	<b>\$1,846,976</b>
<b>Average Reserve Deficit (Surplus) Per Unit:</b> .....	<b>\$268</b>
<b>Percent Funded:</b> .....	<b>75.3%</b>
<b>Recommended 2010 Monthly Reserve Contribution:</b> .....	<b>\$8,000</b>
<b>Recommended Special Assessment this Year:</b> .....	<b>\$0</b>
<b>Most Recent Reserve Contribution Rate:</b> .....	<b>\$8,000</b>

### *Economic Assumptions:*

**Net Annual “After Tax” Interest Earnings Accruing to Reserves.....1.50%**  
**Annual Inflation Rate .....3.00%**

- This is an “Update With-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves, Inc. for your 2008 Fiscal Year. The information in this Reserve Study is based on our site inspection on March 17, 2010.
- Because your Reserve Fund is 75.3% Funded, this represents a strong position. In perspective, association’s with a Reserve Fund over 70% Funded typically enjoy fiscal stability with low risk of special assessments and deferred maintenance.
- The association has the Reserve contributions set in place for the remainder of 2010 at \$8,000/Month. We recommend increasing Reserve contributions to \$16,000/Month for 2011, followed by nominal annual increases (see tables herein) to help offset inflation.
- This report reflects a cost threshold of \$2,500. Some components under \$2,500 have still been included at the association’s request.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or “Fully Funded”.

Table 1: Executive Summary

7312-3

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
<b>RECREATION CENTER</b>				
201 Parking Lot Asphalt - Resurface	30	6	\$29,900	\$35,702
202 Parking Lot Asphalt - Seal/Repair	4	2	\$5,500	\$5,835
303 HVAC Units - Replace	20	3	\$25,000	\$27,318
401 Awnings - Replace	10	0	\$2,745	\$3,689
404 Patio Furniture - Replace	20	0	\$7,100	\$12,823
503 Metal Fence - Replace	30	5	\$5,950	\$6,898
803 Water Heater - Replace	10	6	\$2,500	\$2,985
901 Carpet Floor - Replace	8	0	\$23,300	\$29,516
904 Tile Floor - Replace	25	8	\$5,040	\$6,385
907 Furniture - Replace	10	3	\$7,400	\$8,086
914 Kilns - Replace	15	3	\$5,000	\$5,464
916 Cardio Equipment - Replace (A)	10	9	\$20,000	\$26,095
916 Cardio Equipment - Replace (B)	10	3	\$27,000	\$29,504
916 Cardio Equipment - Replace (C)	10	0	\$8,000	\$10,751
916 Cardio Equipment - Replace (D)	10	0	\$8,000	\$10,751
917 Strength Equipment - Replace	15	12	\$25,750	\$36,713
930 Locker Rooms - Remodel	25	4	\$34,000	\$38,267
934 Steam Generator - Replace	15	13	\$9,000	\$13,217
935 Steam Room - Retile	20	0	\$8,400	\$15,171
1110 Interior Surfaces - Repaint	10	0	\$10,600	\$14,246
1115 Stucco - Repaint	8	0	\$13,400	\$16,975
1116 Wood Surfaces - Repaint	8	0	\$6,000	\$7,601
1198 Solar System - Replace	20	19	\$9,275	\$16,264
1200 Pool Deck - Resurface	7	0	\$5,000	\$6,149
1201 Pool Deck - Seal/Repair	5	0	\$2,835	\$3,287
1202 Pool - Resurface	10	0	\$12,000	\$16,127
1203 Spa - Retile	20	5	\$4,000	\$4,637
1204 Pool Furniture - Replace	10	0	\$12,850	\$17,269
1215 Pool Shower - Retile	20	0	\$1,350	\$2,438
1220 Pool Restrooms - Remodel	25	4	\$5,900	\$6,641
1302 Foam Roofs - Replace	30	10	\$25,300	\$34,001
1304 Tile Roofs - Repair	30	10	\$11,650	\$15,657
1603 Tennis Courts - Replace	20	12	\$70,000	\$99,803
1604 Pickleball Court - Replace	20	12	\$35,000	\$49,902
1605 Courts - Resurface	5	0	\$15,600	\$18,085
1608 Windscreen - Replace	8	2	\$3,240	\$3,437
1609 Courts Fence - Replace	30	5	\$28,900	\$33,503
1610 Courts Lights - Replace	30	5	\$35,200	\$40,806
<b>YACHT CLUB</b>				
201 Parking Lot Asphalt - Resurface	30	14	\$62,100	\$93,932
202 Parking Lot Asphalt - Seal/Repair	4	2	\$13,500	\$14,322
204 Concrete Swales - Partial Replace	30	14	\$15,650	\$23,672
303 HVAC Units - Replace	20	3	\$30,800	\$33,656
320 Pole Lights - Replace	30	14	\$37,400	\$56,571

Table 1: Executive Summary

7312-3

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
404 Patio Furniture - Replace	20	0	\$4,350	\$7,857
502 Chain Link Fence - Replace	30	29	\$5,700	\$13,432
503 Metal Fence - Replace	30	14	\$10,850	\$16,412
901 Carpet Floor - Replace	8	0	\$11,150	\$14,124
903 Hardwood Floor - Refinish	5	0	\$5,265	\$6,104
903 Stage Floor - Replace	25	0	\$5,750	\$12,039
904 Tile Floor - Replace	25	12	\$2,520	\$3,593
905 Vinyl Floor - Replace	20	3	\$1,505	\$1,645
906 Banquet Furniture - Replace	10	4	\$11,000	\$12,381
907 Furniture - Replace	10	0	\$3,000	\$4,032
908 Billiards Tables - Replace	20	0	\$9,600	\$17,339
910 Stage Curtains - Replace	20	7	\$11,400	\$14,021
922 Kitchen Appliances - Replace (A)	20	10	\$6,000	\$8,063
922 Kitchen Appliances - Replace (B)	20	18	\$11,000	\$18,727
937 Restrooms - Remodel	25	9	\$17,500	\$22,834
1110 Interior Surfaces - Repaint	10	0	\$9,350	\$12,566
1115 Stucco - Repaint	8	0	\$12,600	\$15,961
1198 Solar System - Replace	20	19	\$15,700	\$27,530
1200 Pool Deck - Resurface	7	2	\$9,000	\$9,548
1201 Pool Deck - Seal/Repair	5	2	\$6,850	\$7,267
1202 Pool - Resurface	10	4	\$12,000	\$13,506
1203 Spa - Retile	20	4	\$4,400	\$4,952
1204 Pool Furniture - Replace	10	0	\$16,450	\$22,107
1215 Pool Shower - Retile	20	0	\$3,300	\$5,960
1220 Pool Restrooms - Remodel	25	9	\$5,900	\$7,698
1304 Tile Roof - Repair	30	14	\$39,650	\$59,974
1608 Court Surface - Replace	15	2	\$19,300	\$20,475
1610 Bocce Ball - Recarpet	15	8	\$9,450	\$11,971

**COVES POOL**

201 Parking Lot Asphalt - Resurface	30	14	\$6,475	\$9,794
404 Patio Furniture - Replace	20	0	\$3,050	\$5,509
503 Metal Fence - Replace	30	14	\$16,100	\$24,353
1200 Pool Deck - Resurface	7	0	\$8,000	\$9,839
1201 Pool Deck - Seal/Repair	5	0	\$5,670	\$6,573
1202 Pool - Resurface	10	4	\$12,000	\$13,506
1203 Spa - Retile	20	4	\$4,000	\$4,502
1204 Pool Furniture - Replace	10	0	\$13,200	\$17,740
1215 Pool Shower - Retile	20	0	\$1,350	\$2,438
1220 Pool Restrooms - Remodel	25	8	\$5,900	\$7,474
1304 Tile Roof - Repair	30	13	\$3,080	\$4,523

**NORTH PARK POOL**

201 Parking Lot Asphalt - Resurface	30	20	\$9,450	\$17,068
322 Bollard Lights - Replace	20	10	\$7,000	\$9,407
503 Metal Fence - Replace	30	20	\$12,600	\$22,757
1200 Pool Deck - Resurface	7	2	\$13,500	\$14,322

Table 1: Executive Summary

7312-3

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1201 Pool Deck - Seal/Repair	5	2	\$9,600	\$10,185
1202 Pool - Resurface	10	1	\$15,900	\$16,377
1203 Spa - Resurface	20	3	\$4,200	\$4,589
<b>1204 Pool Furniture - Replace</b>	<b>10</b>	<b>0</b>	<b>\$11,200</b>	<b>\$15,052</b>
1206 Handicap Lifts - Replace	15	5	\$9,300	\$10,781
1215 Pool Shower - Retile	20	10	\$1,950	\$2,621
1220 Pool Restrooms - Remodel	25	15	\$5,900	\$9,192
1304 Tile Roof - Repair	30	20	\$3,255	\$5,879
<b>HOA OFFICE</b>				
201 Parking Lot Asphalt - Resurface	30	23	\$12,250	\$24,176
303 HVAC Units - Replace	20	3	\$10,300	\$11,255
904 Tile Floor - Replace	25	17	\$14,400	\$23,801
913 Cabinetry - Replace	20	3	\$2,500	\$2,732
920 Kitchen - Remodel	20	3	\$3,825	\$4,180
1110 Interior Surfaces - Repaint	10	4	\$5,000	\$5,628
1115 Stucco - Repaint	8	4	\$3,570	\$4,018
1304 Tile Roof - Repair	30	13	\$12,050	\$17,696
1810 Golf Cart - Replace	8	2	\$4,000	\$4,244
<b>NORTHEAST QUADRANT</b>				
501 Stucco/Block Walls - Repair	30	7	\$49,050	\$60,325
503 Metal Fence - Replace	24	13	\$11,950	\$17,549
<b>504 View Fence - Partial Replace</b>	<b>8</b>	<b>0</b>	<b>\$11,600</b>	<b>\$14,695</b>
1004 Sprinkler Lines - Replace	1	0	\$26,000	\$26,780
1105 Stucco Walls - Repaint	7	0	\$39,450	\$48,519
1107 View Fence - Repaint	4	0	\$11,950	\$13,450
1108 View Walls - Repaint	8	0	\$5,000	\$6,334
1701 Lake Beds - Repair	30	6	\$300,000	\$358,216
1704 Circulating Pump - Replace	20	13	\$7,450	\$10,941
1708 Lake Fountains - Replace	7	2	\$3,500	\$3,713
<b>NORTHWEST QUADRANT</b>				
501 Stucco/Block Walls - Repair	30	14	\$37,000	\$55,966
<b>504 View Fence - Partial Replace</b>	<b>8</b>	<b>0</b>	<b>\$18,250</b>	<b>\$23,119</b>
1004 Sprinkler Lines - Replace	1	0	\$10,500	\$10,815
1105 Stucco Walls - Repaint	7	0	\$16,600	\$20,416
1107 View Fence - Repaint	4	0	\$17,550	\$19,753
1108 View Walls - Repaint	8	0	\$10,450	\$13,238
1701 Lake Beds - Repair	30	7	\$400,000	\$491,950
1704 Circulating Pump - Replace	20	17	\$4,600	\$7,603
<b>SOUTHWEST QUADRANT</b>				
501 Stucco/Block Walls - Repair	30	21	\$31,500	\$58,599
<b>504 View Fence - Partial Replace</b>	<b>8</b>	<b>0</b>	<b>\$16,900</b>	<b>\$21,408</b>
1004 Sprinkler Lines - Replace	1	3	\$6,750	\$7,376

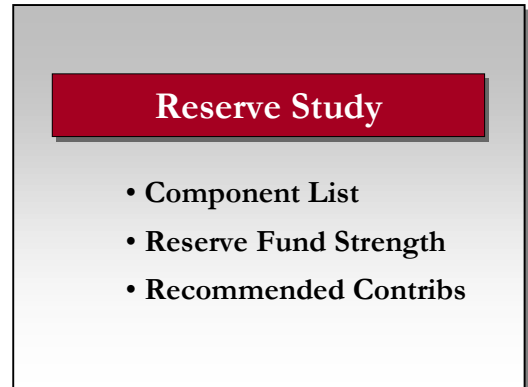
# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1105 Stucco Walls - Repaint	7	0	\$21,250	\$26,135
1107 View Fence - Repaint	4	0	\$16,200	\$18,233
1108 View Walls - Repaint	8	0	\$8,100	\$10,261
1701 Lake Beds - Repair	30	8	\$350,000	\$443,370
1704 Circulating Pump - Replace	20	13	\$11,200	\$16,448
1705 Circulating Pump - Refurbish	5	5	\$5,600	\$6,492
130 Total Funded Components				

Note: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

## Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a process of research and analysis along well defined methodologies.

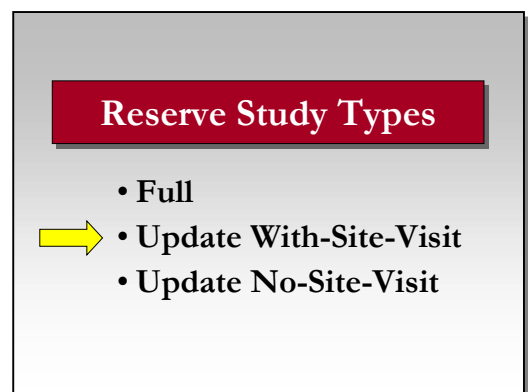
In this Report you will find the Reserve Component List (what you are reserving for). It contains our estimates for Useful Life, Remaining Useful Life, and the current repair or replacement cost for each major component the association is obligated to maintain. Based on that List and your starting balance we computed the association's Reserve Fund Strength (measured as "Percent Funded"), and created a recommended multi-year Reserve Funding Plan to offset future Reserve expenses.



As the physical assets age and deteriorate, it is important to accumulate financial assets to keep the two "in balance". A stable Reserve Funding Plan that offsets the irregular Reserve expenses will ensure that each owner pays their own "fair share" of ongoing common area deterioration.

## Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Update With-Site-Visit" Reserve Study, we started with a review of your prior Reserve Study, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs. Reserves), and research into any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.



### *Which Physical Assets are Covered by Reserves?*

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (or it by definition is a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve

#### **Reserve Components**

- Common Area
- Limited Useful Life
- Predictable Life Limit
- Cost must be Significant

Components to major, predictable expenses. Within this framework, it is inappropriate to include “lifetime” components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

### *How are Useful Life and Remaining Useful Life established?*

- 1) Visual Inspection (observed wear and age since last report)
- 2) Association Reserves database of experience
- 3) Client Component History
- 4) Vendor Evaluation and Recommendation

### *How are Cost Estimates Established?*

Financial projections are based on the average of our Best Case and Worst Case estimates, which are established in this order...

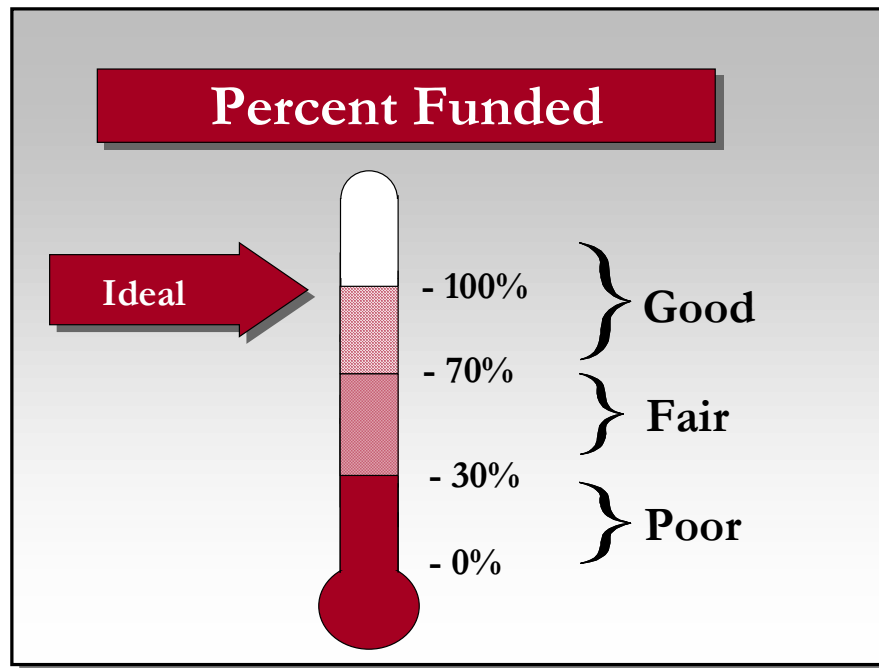
- 1) Client Cost History
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

### *How much Reserves are enough?*

Your Reserve cash Balance can measure reserves, but the true measure is whether the funds are adequate. Adequacy is measured in a two-step process:

- 1) Calculate the association's Fully Funded Balance (FFB).
- 2) Compare to the Reserve Fund Balance, and express as a percentage.

The FFB grows as assets age and the Reserve needs of the association increase, but shrinks when projects are accomplished and the Reserve needs of the association decrease. The Fully Funded Balance changes each year, and is a moving but predictable target.



Special assessments and deferred maintenance are common when the Percent Funded is below 30%. While the 100% point is Ideal, a Reserve Fund in the 70% -130% range is considered “strong” because in this range cash flow problems are rare.

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

*How much should we contribute?*

There are four Funding Principles that we balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. A stable contribution rate is desirable because it is a hallmark of a proactive plan.

Reserve contributions that are evenly distributed over the owners, over the years, enable each owner to pay their “fair share” of the association’s Reserve expenses (this means we recommend special assessments only when all other options have been exhausted). And finally, we develop a plan that is fiscally responsible and “safe” for Board members to recommend to their association.

**Funding Principles**

- Sufficient Cash
- Stable Contribution Rate
- Evenly Distributed
- Fiscally Responsible

*What is our Recommended Funding Goal?*

Maintaining the Reserve Fund at a level equal to the physical deterioration that has occurred is called “Full Funding” the Reserves (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** As stated previously, associations in the 100% range rarely experience special assessments or deferred maintenance.

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. In these associations, deterioration occurs without matching Reserve contributions. With a low Percent Funded, special assessments and deferred maintenance are common.

Threshold Funding is the title of all other objectives randomly selected between Baseline Funding and Full Funding.

**Funding Goals**

- Full Funding
- Threshold Funding
- Baseline Funding

**Site Inspection Notes**

During our site visit on March 17, 2010, we started by meeting with Community Manager Mr. Jack Donovan. We discussed the community and what Reserve projects have been completed since the previous study. We also discussed any issues or concerns. We then started the site inspection beginning with the HOA office. Next, we inspected the Recreation Center, Yacht Club, and satellite pools. Finally, we inspected the quadrants and common grounds.



### Projected Expenses

The figure below shows the array of the projected future expenses at your association. This figure clearly shows the near term and future expenses that your association will face.

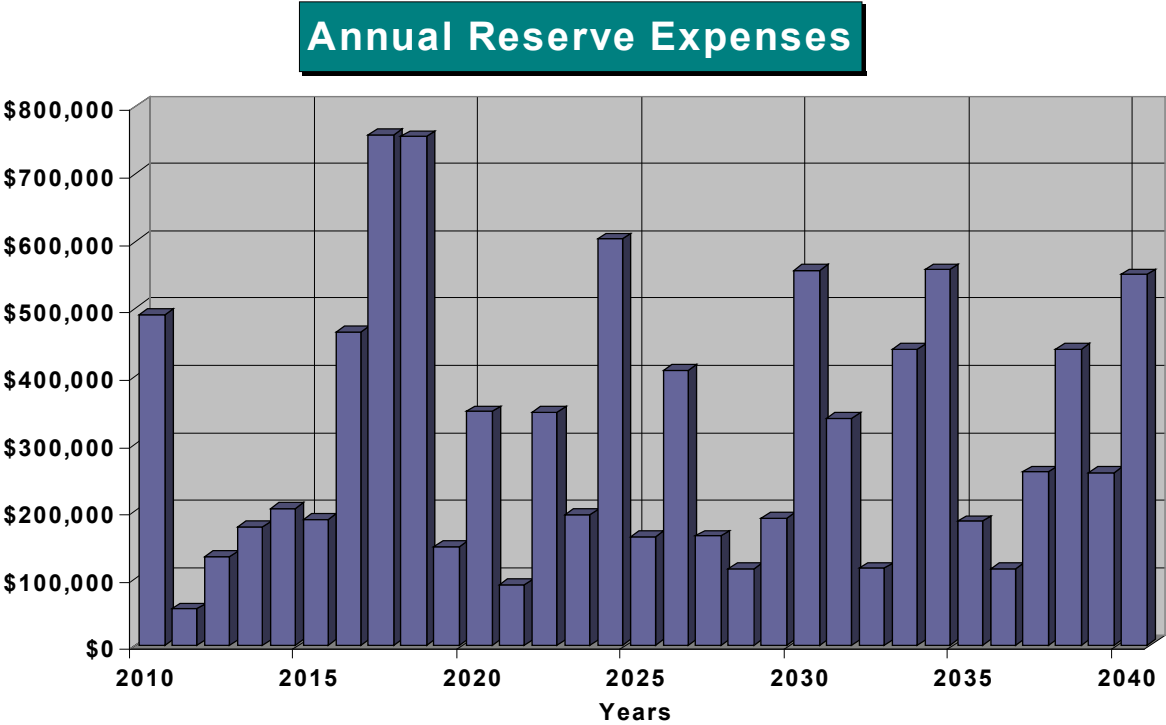


Figure 1

A summary of this information is shown in Table 4, while details of the projects that make up this information are shown in Table 5. Since this is a projection about future events that may or may not take place as anticipated, we feel more certain about “near-term” projects than those many years away. While this Reserve Study is a one-year document, it is based on 30 years worth of looking forward into the future.

### Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,390,450 as-of June 1, 2010. This is based on your actual balance on March 31, 2010 of \$1,374,450 and the anticipated Reserve contributions for April and May. As of June 1, 2010, your Fully Funded Balance is computed to be \$1,846,976 (see Table 3). This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 75% Funded. As indicated earlier in the Executive Summary, this represents a strong position.

### Recommended Funding Plan

The association has the Reserve contributions set in place at \$8,000/month for the remainder of 2010. We recommend increasing Reserve contributions to \$16,000/month for 2011, followed by nominal annual increases to help offset inflation. This represents the first year of the 30-year Funding Plan shown below. This same information is shown numerically in both Tables 4 and 5.

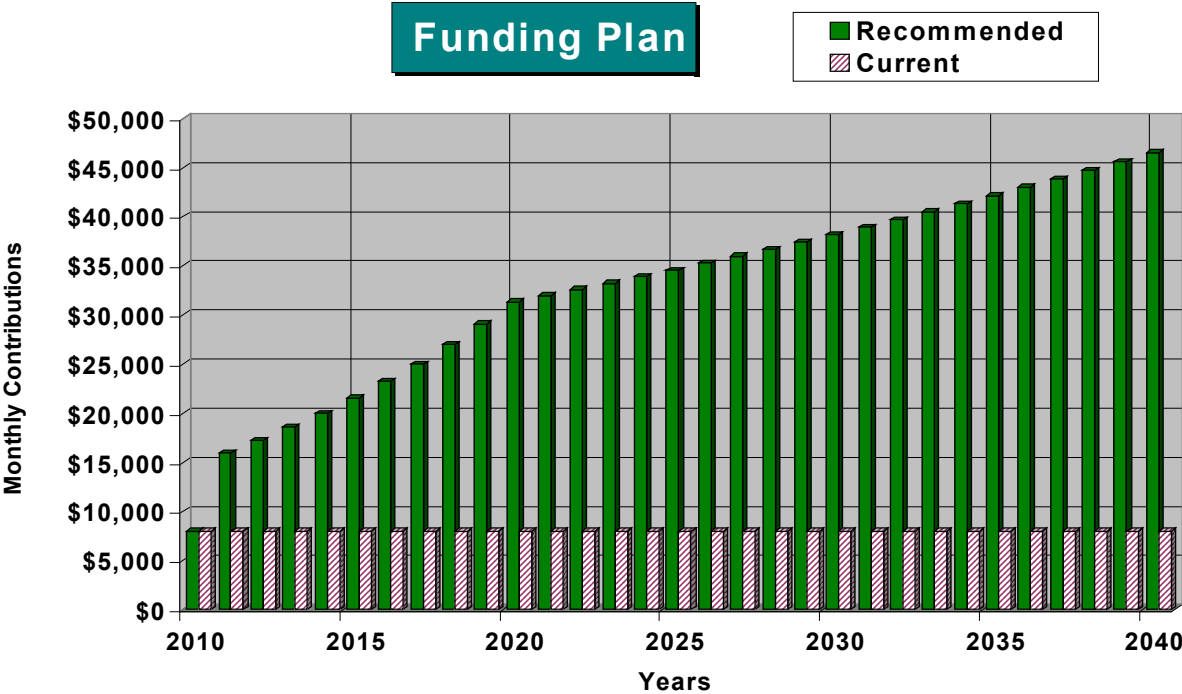


Figure 2

The following chart shows your Reserve balance under our recommended Funding Plan and your current Funding Plan, and your always-changing Fully Funded Balance target.

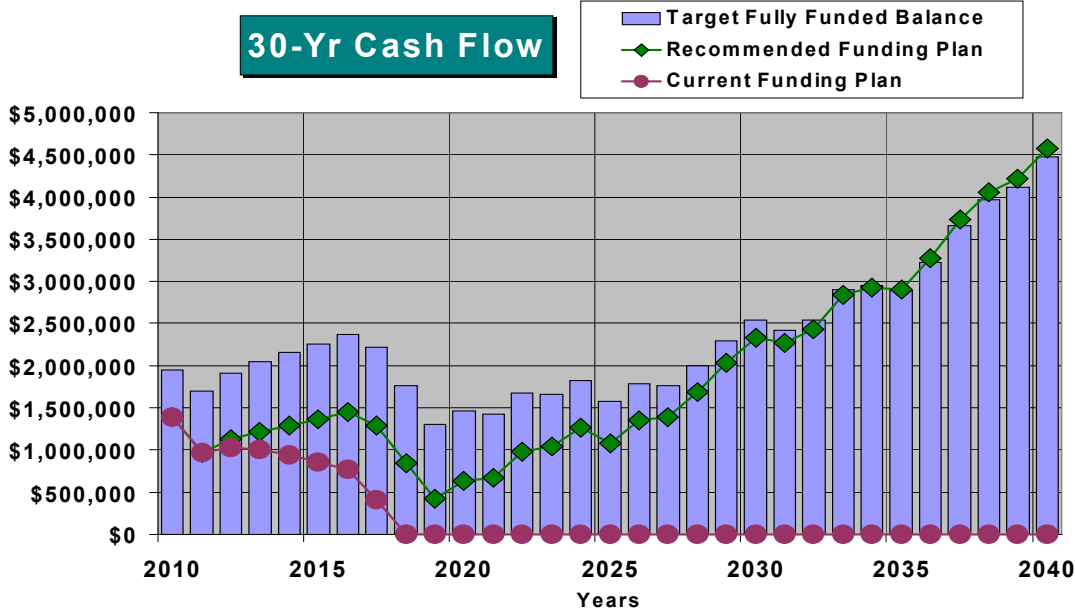


Figure 3

In this figure it is easy to see how your Reserve Fund gradually draws closer to the Fully Funded (100%) level.

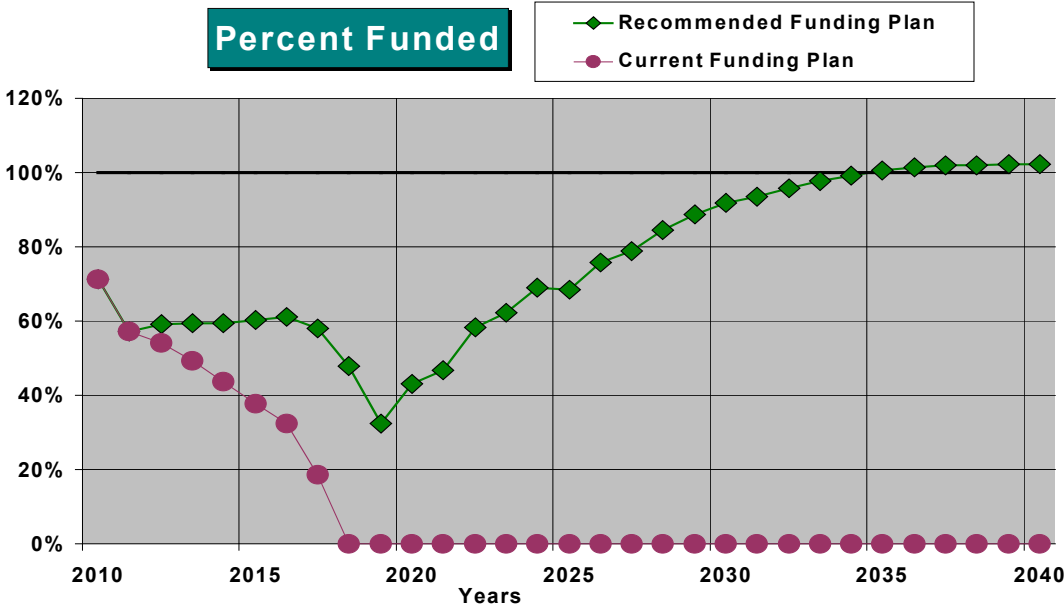


Figure 4

## Table Descriptions

The tabular information in this Report is broken down into five tables.

Table 1 summarizes your funded Reserve Components, and is part of the Executive Report summary that appeared earlier in this Report.

Table 2 provides the main component description, life, and cost factors for all components determined to be appropriate for Reserve designation. This table represents the core information from which all other tables are derived.

Table 3 is presented primarily as an accounting summary page. The results of the individual line item Fully Funded Balance computations are shown. These individual quantities are summed to arrive at the Fully Funded Balance for the association as of the start date of the Report. The figures in the Current Fund Balance column and the Monthly Reserve Contribution column show our distribution throughout the line items. If the association is underfunded, Reserve Funds are distributed first to components with a short Remaining Useful Life. If the association's Reserve Balance is above 100% Funded, funds are distributed evenly for all components. Contribution rates for each component are a proportionate distribution of the total contribution on the basis of the component's significance to the association (current cost divided by useful life). This presentation is not meant to cause clients to redistribute association funds, it simply presents one way to evenly distribute the total among all the different line items.

Table 4: This table provides a one-page 30-year summary of the cash flowing into and out of the association, compared to the Fully Funded Balance for each year.

Table 5: This table shows the cash flow detail for the next 30 years. This table makes it possible to see what components are projected to require repair or replacement each year, and the size of those individual expenses.

**Table 2: Reserve Component List Detail**

**7312-3**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost	
<b>RECREATION CENTER</b>						
201	Parking Lot Asphalt - Resurface	Approx 22,140 Sq Ft	30	6	\$26,600	\$33,200
202	Parking Lot Asphalt - Seal/Repair	Approx 22,140 Sq Ft	4	2	\$4,400	\$6,600
303	HVAC Units - Replace	(5) of (11) Units	20	3	\$22,000	\$28,000
401	Awnings - Replace	(9) Awnings: 610 Sq Ft	10	0	\$2,440	\$3,050
404	Patio Furniture - Replace	(15) Assorted Pieces	20	0	\$6,400	\$7,800
503	Metal Fence - Replace	Approx 170 LF	30	5	\$5,100	\$6,800
803	Water Heater - Replace	(1) A.O Smith 98-Gallon	10	6	\$2,300	\$2,700
901	Carpet Floor - Replace	Approx 740 Sq Yds	8	0	\$20,700	\$25,900
904	Tile Floor - Replace	Approx 420 Sq Ft	25	8	\$4,200	\$5,880
907	Furniture - Replace	Approx (46) Pieces	10	3	\$6,800	\$8,000
914	Kilns - Replace	(1) Skutt, (1) Cress	15	3	\$4,500	\$5,500
916	Cardio Equipment - Replace (A)	(4) Assorted Pieces	10	9	\$17,000	\$23,000
916	Cardio Equipment - Replace (B)	(4) Assorted Pieces	10	3	\$24,000	\$30,000
916	Cardio Equipment - Replace (C)	(2) Assorted Pieces	10	0	\$7,000	\$9,000
916	Cardio Equipment - Replace (D)	(2) Assorted Pieces	10	0	\$7,000	\$9,000
917	Strength Equipment - Replace	(10) Pieces + Dumbbells	15	12	\$23,000	\$28,500
930	Locker Rooms - Remodel	(2) Locker Rooms	25	4	\$30,000	\$38,000
934	Steam Generator - Replace	(1) 24Kw Generator	15	13	\$8,000	\$10,000
935	Steam Room - Retile	(1) Room: 560 Sq Ft	20	0	\$7,300	\$9,500
1110	Interior Surfaces - Repaint	Approx 17,650 Sq Ft	10	0	\$8,800	\$12,400
1115	Stucco - Repaint	Approx 19,100 Sq Ft	8	0	\$11,500	\$15,300
1116	Wood Surfaces - Repaint	Doors, Windows, Trim	8	0	\$5,500	\$6,500
1198	Solar System - Replace	(1) System	20	19	\$8,350	\$10,200
1200	Pool Deck - Resurface	Approx 2,100 Sq Ft	7	0	\$4,500	\$5,500
1201	Pool Deck - Seal/Repair	Approx 2,100 Sq Ft	5	0	\$2,520	\$3,150
1202	Pool - Resurface	(1) Pool, approx 132 LF	10	0	\$10,500	\$13,500
1203	Spa - Retile	(1) Spa, approx 10x10	20	5	\$3,500	\$4,500
1204	Pool Furniture - Replace	(48) Assorted Pieces	10	0	\$11,600	\$14,100
1215	Pool Shower - Retile	(1) Shower: 90 Sq Ft	20	0	\$1,170	\$1,530
1220	Pool Restrooms - Remodel	(2) Restrooms	25	4	\$5,000	\$6,800
1302	Foam Roofs - Replace	Approx 8,160 Sq Ft	30	10	\$22,900	\$27,700
1304	Tile Roofs - Repair	Approx 3,330 Sq Ft	30	10	\$10,000	\$13,300
1603	Tennis Courts - Replace	(2) Tennis Courts	20	12	\$60,000	\$80,000
1604	Pickleball Court - Replace	(4) Pickleball Courts	20	12	\$30,000	\$40,000
1605	Courts - Resurface	Tennis & Pickleball	5	0	\$14,100	\$17,100
1608	Windscreen - Replace	Approx 3,600 Sq Ft	8	2	\$2,880	\$3,600
1609	Courts Fence - Replace	Approx 825 LF	30	5	\$24,800	\$33,000
1610	Courts Lights - Replace	(20) Lights, (13) Poles	30	5	\$31,900	\$38,500
<b>YACHT CLUB</b>						
201	Parking Lot Asphalt - Resurface	Approx 54,000 Sq Ft	30	14	\$54,000	\$70,200
202	Parking Lot Asphalt - Seal/Repair	Approx 54,000 Sq Ft	4	2	\$10,800	\$16,200
204	Concrete Swales - Partial Replace	Approx 3,900 Sq Ft	30	14	\$13,700	\$17,600
303	HVAC Units - Replace	(4) Split Systems	20	3	\$27,700	\$33,900
320	Pole Lights - Replace	(17) Pole Lights	30	14	\$34,000	\$40,800

**Table 2: Reserve Component List Detail****7312-3**

# Component	Quantity	Useful Life	Rem.	Best Cost	Current
			Useful Life		Worst Cost
404 Patio Furniture - Replace	(12) Assorted Pieces	20	0	\$3,900	\$4,800
502 Chain Link Fence - Replace	Approx 190 LF	30	29	\$4,940	\$6,460
503 Metal Fence - Replace	Approx 310 LF	30	14	\$9,300	\$12,400
901 Carpet Floor - Replace	Approx 355 Sq Yds	8	0	\$9,900	\$12,400
903 Hardwood Floor - Refinish	Approx 1,560 Sq Ft	5	0	\$4,680	\$5,850
903 Stage Floor - Replace	Approx 460 Sq Ft	25	0	\$5,060	\$6,440
904 Tile Floor - Replace	Approx 210 Sq Ft	25	12	\$2,100	\$2,940
905 Vinyl Floor - Replace	Approx 430 Sq Ft	20	3	\$1,290	\$1,720
906 Banquet Furniture - Replace	(295) Chairs, (65) Tables	10	4	\$10,000	\$12,000
907 Furniture - Replace	(11) Assorted Pieces	10	0	\$2,600	\$3,400
908 Billiards Tables - Replace	(3) Billiards Tables	20	0	\$8,400	\$10,800
910 Stage Curtains - Replace	Approx 670 Sq Ft	20	7	\$10,100	\$12,700
922 Kitchen Appliances - Replace (A)	(2) Assorted Pieces	20	10	\$5,000	\$7,000
922 Kitchen Appliances - Replace (B)	(6) Assorted Pieces	20	18	\$10,000	\$12,000
937 Restrooms - Remodel	(2) Restrooms	25	9	\$16,000	\$19,000
1110 Interior Surfaces - Repaint	Approx 15,630 Sq Ft	10	0	\$7,800	\$10,900
1115 Stucco - Repaint	Approx 18,040 Sq Ft	8	0	\$10,800	\$14,400
1198 Solar System - Replace	(1) System	20	19	\$14,100	\$17,300
1200 Pool Deck - Resurface	Approx 5,100 Sq Ft	7	2	\$8,000	\$10,000
1201 Pool Deck - Seal/Repair	Approx 5,100 Sq Ft	5	2	\$6,100	\$7,600
1202 Pool - Resurface	(1) Pool, approx 132 LF	10	4	\$10,500	\$13,500
1203 Spa - Retile	(1) Spa, approx 12x10	20	4	\$4,000	\$4,800
1204 Pool Furniture - Replace	(61) Assorted Pieces	10	0	\$14,800	\$18,100
1215 Pool Shower - Retile	(1) Shower: 220 Sq Ft	20	0	\$2,860	\$3,740
1220 Pool Restrooms - Remodel	(2) Restrooms	25	9	\$5,000	\$6,800
1304 Tile Roof - Repair	Approx 11,330 Sq Ft	30	14	\$34,000	\$45,300
1608 Court Surface - Replace	Approx 4,830 Sq Ft	15	2	\$16,900	\$21,700
1610 Bocce Ball - Recarpet	Approx 210 Sq Yds	15	8	\$8,400	\$10,500

**COVES POOL**

201 Parking Lot Asphalt - Resurface	Approx 3,700 Sq Ft	30	14	\$5,550	\$7,400
404 Patio Furniture - Replace	(3) Tables, (3) Umbrellas	20	0	\$2,750	\$3,350
503 Metal Fence - Replace	Approx 510 LF	30	14	\$14,300	\$17,900
1200 Pool Deck - Resurface	Approx 4,200 Sq Ft	7	0	\$7,000	\$9,000
1201 Pool Deck - Seal/Repair	Approx 4,200 Sq Ft	5	0	\$5,040	\$6,300
1202 Pool - Resurface	(1) Pool, approx 132 LF	10	4	\$10,500	\$13,500
1203 Spa - Retile	(1) Spa, approx 10x10	20	4	\$3,500	\$4,500
1204 Pool Furniture - Replace	(51) Assorted Pieces	10	0	\$11,900	\$14,500
1215 Pool Shower - Retile	(1) Shower: 90 Sq Ft	20	0	\$1,170	\$1,530
1220 Pool Restrooms - Remodel	(2) Restrooms	25	8	\$5,000	\$6,800
1304 Tile Roof - Repair	Approx 880 Sq Ft	30	13	\$2,640	\$3,520

**NORTH PARK POOL**

201 Parking Lot Asphalt - Resurface	Approx 5,400 Sq Ft	30	20	\$8,100	\$10,800
322 Bollard Lights - Replace	(7) Bollard Lights	20	10	\$6,300	\$7,700
503 Metal Fence - Replace	Approx 360 LF	30	20	\$10,800	\$14,400
1200 Pool Deck - Resurface	Approx 7,100 Sq Ft	7	2	\$12,000	\$15,000

**Table 2: Reserve Component List Detail****7312-3**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
1201 Pool Deck - Seal/Repair	Approx 7,100 Sq Ft	5	2	\$8,500	\$10,700
1202 Pool - Resurface	(1) Pool, approx 175 LF	10	1	\$14,300	\$17,500
1203 Spa - Resurface	(1) Spa, approx 12x9	20	3	\$3,700	\$4,700
1204 Pool Furniture - Replace	(39) Assorted Pieces	10	0	\$10,100	\$12,300
1206 Handicap Lifts - Replace	(2) Aquatic Access Lifts	15	5	\$8,400	\$10,200
1215 Pool Shower - Retile	(1) Shower: 130 Sq Ft	20	10	\$1,690	\$2,210
1220 Pool Restrooms - Remodel	(2) Restrooms	25	15	\$5,000	\$6,800
1304 Tile Roof - Repair	Approx 930 Sq Ft	30	20	\$2,790	\$3,720
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	Approx 7,020 Sq Ft	30	23	\$10,500	\$14,000
303 HVAC Units - Replace	(2) Split System Units	20	3	\$9,300	\$11,300
904 Tile Floor - Replace	Approx 1,200 Sq Ft	25	17	\$12,000	\$16,800
913 Cabinetry - Replace	Cabinet & Counter	20	3	\$2,300	\$2,700
920 Kitchen - Remodel	Cabinets, Counters, Floor	20	3	\$3,450	\$4,200
1110 Interior Surfaces - Repaint	Approx 7,800 Sq Ft	10	4	\$4,500	\$5,500
1115 Stucco - Repaint	Approx 5,100 Sq Ft	8	4	\$3,060	\$4,080
1304 Tile Roof - Repair	Approx 3,440 Sq Ft	30	13	\$10,300	\$13,800
1810 Golf Cart - Replace	(1) Melex Cart	8	2	\$3,500	\$4,500
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	Approx 155,770 Sq Ft	30	7	\$44,400	\$53,700
503 Metal Fence - Replace	Approx 380 LF	24	13	\$10,600	\$13,300
504 View Fence - Partial Replace	Approx 4,920 LF	8	0	\$10,300	\$12,900
1004 Sprinkler Lines - Replace	Numerous LF	1	0	\$24,000	\$28,000
1105 Stucco Walls - Repaint	Approx 95,130 Sq Ft	7	0	\$36,100	\$42,800
1107 View Fence - Repaint	Approx 5,300 LF	4	0	\$10,600	\$13,300
1108 View Walls - Repaint	Approx 9,830 Sq Ft	8	0	\$4,500	\$5,500
1701 Lake Beds - Repair	(2) Lakes, 8.18 acres	30	6	\$260,000	\$340,000
1704 Circulating Pump - Replace	(1) Weinman, 7.5 HP	20	13	\$6,700	\$8,200
1708 Lake Fountains - Replace	(2) Fountain Pumps	7	2	\$3,000	\$4,000
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	Approx 117,520 Sq Ft	30	14	\$33,500	\$40,500
504 View Fence - Partial Replace	Approx 7,730 LF	8	0	\$16,200	\$20,300
1004 Sprinkler Lines - Replace	Numerous LF	1	0	\$9,500	\$11,500
1105 Stucco Walls - Repaint	Approx 40,030 Sq Ft	7	0	\$15,200	\$18,000
1107 View Fence - Repaint	Approx 7,795 LF	4	0	\$15,600	\$19,500
1108 View Walls - Repaint	Approx 23,200 Sq Ft	8	0	\$9,300	\$11,600
1701 Lake Beds - Repair	(5) Lakes, 11.2 acres	30	7	\$360,000	\$440,000
1704 Circulating Pump - Replace	(1) Pump	20	17	\$4,000	\$5,200
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	Approx 100,080 Sq Ft	30	21	\$28,500	\$34,500
504 View Fence - Partial Replace	Approx 7,165 LF	8	0	\$15,000	\$18,800
1004 Sprinkler Lines - Replace	Numerous LF	1	3	\$6,500	\$7,000

**Table 2: Reserve Component List Detail****7312-3**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
1105 Stucco Walls - Repaint	Approx 51,200 Sq Ft	7	0	\$19,500	\$23,000
1107 View Fence - Repaint	Approx 7,190 LF	4	0	\$14,400	\$18,000
1108 View Walls - Repaint	Approx 17,910 Sq Ft	8	0	\$7,200	\$9,000
1701 Lake Beds - Repair	(2) Lakes, 9.92 acres	30	8	\$300,000	\$400,000
1704 Circulating Pump - Replace	(1) Goulds, 20 HP	20	13	\$10,400	\$12,000
1705 Circulating Pump - Refurbish	(1) Baldor 20 HP	5	5	\$5,200	\$6,000
130 Total Funded Components					

**Table 3: Contribution and Fund Breakdown****7312-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
<b>RECREATION CENTER</b>						
201 Parking Lot Asphalt - Resurface	30	6	\$29,900	\$24,647	\$24,646.74	\$40.60
202 Parking Lot Asphalt - Seal/Repair	4	2	\$5,500	\$3,374	\$3,374.48	\$56.01
303 HVAC Units - Replace	20	3	\$25,000	\$22,052	\$22,052.08	\$50.92
401 Awnings - Replace	10	0	\$2,745	\$1,719	\$1,719.06	\$11.18
404 Patio Furniture - Replace	20	0	\$7,100	\$4,294	\$4,294.02	\$14.46
503 Metal Fence - Replace	30	5	\$5,950	\$5,105	\$5,105.43	\$8.08
803 Water Heater - Replace	10	6	\$2,500	\$1,120	\$1,119.79	\$10.18
901 Carpet Floor - Replace	8	0	\$23,300	\$14,842	\$14,841.61	\$118.64
904 Tile Floor - Replace	25	8	\$5,040	\$3,557	\$3,556.56	\$8.21
907 Furniture - Replace	10	3	\$7,400	\$5,562	\$5,562.33	\$30.14
914 Kilns - Replace	15	3	\$5,000	\$4,193	\$4,193.06	\$13.58
916 Cardio Equipment - Replace (A)	10	9	\$20,000	\$2,883	\$0.00	\$81.47
916 Cardio Equipment - Replace (B)	10	3	\$27,000	\$20,295	\$20,295.00	\$109.98
916 Cardio Equipment - Replace (C)	10	0	\$8,000	\$5,010	\$5,010.00	\$32.59
916 Cardio Equipment - Replace (D)	10	0	\$8,000	\$5,010	\$5,010.00	\$32.59
917 Strength Equipment - Replace	15	12	\$25,750	\$5,951	\$0.00	\$69.93
930 Locker Rooms - Remodel	25	4	\$34,000	\$29,501	\$29,500.67	\$55.40
934 Steam Generator - Replace	15	13	\$9,000	\$1,473	\$0.00	\$24.44
935 Steam Room - Retile	20	0	\$8,400	\$5,080	\$5,080.25	\$17.11
1110 Interior Surfaces - Repaint	10	0	\$10,600	\$6,638	\$6,638.25	\$43.18
1115 Stucco - Repaint	8	0	\$13,400	\$8,536	\$8,535.52	\$68.23
1116 Wood Surfaces - Repaint	8	0	\$6,000	\$3,822	\$3,821.88	\$30.55
1198 Solar System - Replace	20	19	\$9,275	\$669	\$0.00	\$18.89
1200 Pool Deck - Resurface	7	0	\$5,000	\$3,223	\$3,223.21	\$29.10
1201 Pool Deck - Seal/Repair	5	0	\$2,835	\$1,897	\$1,897.09	\$23.10
1202 Pool - Resurface	10	0	\$12,000	\$7,515	\$7,515.00	\$48.88
1203 Spa - Retile	20	5	\$4,000	\$3,123	\$3,123.33	\$8.15
1204 Pool Furniture - Replace	10	0	\$12,850	\$8,047	\$8,047.31	\$52.34
1215 Pool Shower - Retile	20	0	\$1,350	\$816	\$816.47	\$2.75
1220 Pool Restrooms - Remodel	25	4	\$5,900	\$5,119	\$5,119.23	\$9.61
1302 Foam Roofs - Replace	30	10	\$25,300	\$17,439	\$0.00	\$34.35
1304 Tile Roofs - Repair	30	10	\$11,650	\$8,030	\$0.00	\$15.82
1603 Tennis Courts - Replace	20	12	\$70,000	\$29,852	\$0.00	\$142.57
1604 Pickleball Court - Replace	20	12	\$35,000	\$14,926	\$0.00	\$71.28
1605 Courts - Resurface	5	0	\$15,600	\$10,439	\$10,439.00	\$127.09
1608 Windscreen - Replace	8	2	\$3,240	\$2,634	\$2,634.19	\$16.50
1609 Courts Fence - Replace	30	5	\$28,900	\$24,798	\$24,797.81	\$39.24
1610 Courts Lights - Replace	30	5	\$35,200	\$30,204	\$30,203.56	\$47.79
<b>YACHT CLUB</b>						
201 Parking Lot Asphalt - Resurface	30	14	\$62,100	\$34,422	\$0.00	\$84.32
202 Parking Lot Asphalt - Seal/Repair	4	2	\$13,500	\$8,283	\$8,282.81	\$137.48
204 Concrete Swales - Partial Replace	30	14	\$15,650	\$8,675	\$0.00	\$21.25
303 HVAC Units - Replace	20	3	\$30,800	\$27,168	\$27,168.17	\$62.73
320 Pole Lights - Replace	30	14	\$37,400	\$20,731	\$0.00	\$50.78

**Table 3: Contribution and Fund Breakdown****7312-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
404 Patio Furniture - Replace	20	0	\$4,350	\$2,631	\$2,630.84	\$8.86
502 Chain Link Fence - Replace	30	29	\$5,700	\$274	\$0.00	\$7.74
503 Metal Fence - Replace	30	14	\$10,850	\$6,014	\$0.00	\$14.73
901 Carpet Floor - Replace	8	0	\$11,150	\$7,102	\$7,102.32	\$56.77
903 Hardwood Floor - Refinish	5	0	\$5,265	\$3,523	\$3,523.16	\$42.89
903 Stage Floor - Replace	25	0	\$5,750	\$3,453	\$3,452.88	\$9.37
904 Tile Floor - Replace	25	12	\$2,520	\$1,370	\$0.00	\$4.11
905 Vinyl Floor - Replace	20	3	\$1,505	\$1,328	\$1,327.54	\$3.07
906 Banquet Furniture - Replace	10	4	\$11,000	\$7,155	\$7,154.58	\$44.81
907 Furniture - Replace	10	0	\$3,000	\$1,879	\$1,878.75	\$12.22
908 Billiards Tables - Replace	20	0	\$9,600	\$5,806	\$5,806.00	\$19.55
910 Stage Curtains - Replace	20	7	\$11,400	\$7,747	\$7,747.25	\$23.22
922 Kitchen Appliances - Replace (A)	20	10	\$6,000	\$3,166	\$0.00	\$12.22
922 Kitchen Appliances - Replace (B)	20	18	\$11,000	\$1,350	\$0.00	\$22.40
937 Restrooms - Remodel	25	9	\$17,500	\$11,640	\$0.00	\$28.51
1110 Interior Surfaces - Repaint	10	0	\$9,350	\$5,855	\$5,855.44	\$38.09
1115 Stucco - Repaint	8	0	\$12,600	\$8,026	\$8,025.94	\$64.16
1198 Solar System - Replace	20	19	\$15,700	\$1,132	\$0.00	\$31.98
1200 Pool Deck - Resurface	7	2	\$9,000	\$7,061	\$7,060.71	\$52.37
1201 Pool Deck - Seal/Repair	5	2	\$6,850	\$4,749	\$4,749.33	\$55.81
1202 Pool - Resurface	10	4	\$12,000	\$7,805	\$7,805.00	\$48.88
1203 Spa - Retile	20	4	\$4,400	\$3,658	\$3,658.42	\$8.96
1204 Pool Furniture - Replace	10	0	\$16,450	\$10,302	\$10,301.81	\$67.01
1215 Pool Shower - Retile	20	0	\$3,300	\$1,996	\$1,995.81	\$6.72
1220 Pool Restrooms - Remodel	25	9	\$5,900	\$3,924	\$0.00	\$9.61
1304 Tile Roof - Repair	30	14	\$39,650	\$21,978	\$0.00	\$53.84
1608 Court Surface - Replace	15	2	\$19,300	\$17,488	\$17,487.94	\$52.41
1610 Bocce Ball - Recarpet	15	8	\$9,450	\$4,736	\$4,735.50	\$25.66

**COVES POOL**

201 Parking Lot Asphalt - Resurface	30	14	\$6,475	\$3,589	\$0.00	\$8.79
404 Patio Furniture - Replace	20	0	\$3,050	\$1,845	\$1,844.61	\$6.21
503 Metal Fence - Replace	30	14	\$16,100	\$8,924	\$0.00	\$21.86
1200 Pool Deck - Resurface	7	0	\$8,000	\$5,157	\$5,157.14	\$46.55
1201 Pool Deck - Seal/Repair	5	0	\$5,670	\$3,794	\$3,794.18	\$46.19
1202 Pool - Resurface	10	4	\$12,000	\$7,805	\$7,805.00	\$48.88
1203 Spa - Retile	20	4	\$4,000	\$3,326	\$3,325.83	\$8.15
1204 Pool Furniture - Replace	10	0	\$13,200	\$8,267	\$8,266.50	\$53.77
1215 Pool Shower - Retile	20	0	\$1,350	\$816	\$816.47	\$2.75
1220 Pool Restrooms - Remodel	25	8	\$5,900	\$4,163	\$4,163.43	\$9.61
1304 Tile Roof - Repair	30	13	\$3,080	\$1,811	\$0.00	\$4.18

**NORTH PARK POOL**

201 Parking Lot Asphalt - Resurface	30	20	\$9,450	\$3,325	\$0.00	\$12.83
322 Bollard Lights - Replace	20	10	\$7,000	\$3,694	\$0.00	\$14.26
503 Metal Fence - Replace	30	20	\$12,600	\$4,433	\$0.00	\$17.11
1200 Pool Deck - Resurface	7	2	\$13,500	\$10,591	\$10,591.07	\$78.56

**Table 3: Contribution and Fund Breakdown****7312-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1201 Pool Deck - Seal/Repair	5	2	\$9,600	\$6,656	\$6,656.00	\$78.21
1202 Pool - Resurface	10	1	\$15,900	\$15,171	\$15,171.25	\$64.77
1203 Spa - Resurface	20	3	\$4,200	\$3,705	\$3,704.75	\$8.55
1204 Pool Furniture - Replace	10	0	\$11,200	\$7,014	\$7,014.00	\$45.62
1206 Handicap Lifts - Replace	15	5	\$9,300	\$6,544	\$6,543.58	\$25.25
1215 Pool Shower - Retile	20	10	\$1,950	\$1,029	\$0.00	\$3.97
1220 Pool Restrooms - Remodel	25	15	\$5,900	\$2,491	\$0.00	\$9.61
1304 Tile Roof - Repair	30	20	\$3,255	\$1,145	\$0.00	\$4.42

**HOA OFFICE**

201 Parking Lot Asphalt - Resurface	30	23	\$12,250	\$3,069	\$0.00	\$16.63
303 HVAC Units - Replace	20	3	\$10,300	\$9,085	\$9,085.46	\$20.98
904 Tile Floor - Replace	25	17	\$14,400	\$4,913	\$0.00	\$23.46
913 Cabinetry - Replace	20	3	\$2,500	\$2,205	\$2,205.21	\$5.09
920 Kitchen - Remodel	20	3	\$3,825	\$3,374	\$3,373.97	\$7.79
1110 Interior Surfaces - Repaint	10	4	\$5,000	\$3,252	\$3,252.08	\$20.37
1115 Stucco - Repaint	8	4	\$3,570	\$1,999	\$1,998.83	\$18.18
1304 Tile Roof - Repair	30	13	\$12,050	\$7,086	\$0.00	\$16.36
1810 Golf Cart - Replace	8	2	\$4,000	\$3,252	\$3,252.08	\$20.37

**NORTHEAST QUADRANT**

501 Stucco/Block Walls - Repair	30	7	\$49,050	\$38,777	\$38,776.75	\$66.60
503 Metal Fence - Replace	24	13	\$11,950	\$5,759	\$0.00	\$20.28
504 View Fence - Partial Replace	8	0	\$11,600	\$7,389	\$7,388.96	\$59.06
1004 Sprinkler Lines - Replace	1	0	\$26,000	\$26,325	\$26,325.00	\$1,059.08
1105 Stucco Walls - Repaint	7	0	\$39,450	\$25,431	\$25,431.16	\$229.56
1107 View Fence - Repaint	4	0	\$11,950	\$8,253	\$8,252.97	\$121.69
1108 View Walls - Repaint	8	0	\$5,000	\$3,185	\$3,184.90	\$25.46
1701 Lake Beds - Repair	30	6	\$300,000	\$247,292	\$247,291.67	\$407.34
1704 Circulating Pump - Replace	20	13	\$7,450	\$2,800	\$0.00	\$15.17
1708 Lake Fountains - Replace	7	2	\$3,500	\$2,746	\$2,745.83	\$20.37

**NORTHWEST QUADRANT**

501 Stucco/Block Walls - Repair	30	14	\$37,000	\$20,509	\$0.00	\$50.24
504 View Fence - Partial Replace	8	0	\$18,250	\$11,625	\$11,624.87	\$92.92
1004 Sprinkler Lines - Replace	1	0	\$10,500	\$10,631	\$10,631.25	\$427.71
1105 Stucco Walls - Repaint	7	0	\$16,600	\$10,701	\$10,701.07	\$96.60
1107 View Fence - Repaint	4	0	\$17,550	\$12,120	\$12,120.47	\$178.72
1108 View Walls - Repaint	8	0	\$10,450	\$6,656	\$6,656.43	\$53.21
1701 Lake Beds - Repair	30	7	\$400,000	\$316,222	\$316,222.22	\$543.12
1704 Circulating Pump - Replace	20	17	\$4,600	\$797	\$0.00	\$9.37

**SOUTHWEST QUADRANT**

501 Stucco/Block Walls - Repair	30	21	\$31,500	\$10,019	\$0.00	\$42.77
504 View Fence - Partial Replace	8	0	\$16,900	\$10,765	\$10,764.95	\$86.05
1004 Sprinkler Lines - Replace	1	3	\$6,750	\$0	\$0.00	\$0.00

**Table 3: Contribution and Fund Breakdown****7312-3**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1105 Stucco Walls - Repaint	7	0	\$21,250	\$13,699	\$13,698.66	\$123.66
1107 View Fence - Repaint	4	0	\$16,200	\$11,188	\$11,188.13	\$164.97
1108 View Walls - Repaint	8	0	\$8,100	\$5,160	\$5,159.53	\$41.24
1701 Lake Beds - Repair	30	8	\$350,000	\$264,882	\$93,859.94	\$475.23
1704 Circulating Pump - Replace	20	13	\$11,200	\$4,209	\$0.00	\$22.81
1705 Circulating Pump - Refurbish	5	5	\$5,600	\$481	\$480.67	\$0.00
130 Total Funded Components				\$1,846,976	\$1,390,450	\$8,000

**Table 4: 30-Year Reserve Plan Summary****7312-3****Report Start Date: 06/01/10****Interest: 1.5% Inflation: 3.0%**

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2010	\$1,390,450	\$1,846,976	75.3%	Strong	\$56,000	\$0	\$17,721	\$490,265
2011	\$973,906	\$1,705,178	57.1%	Fair	\$192,000	\$0	\$15,752	\$53,972
2012	\$1,127,686	\$1,910,288	59.0%	Fair	\$206,880	\$0	\$17,597	\$132,071
2013	\$1,220,092	\$2,053,268	59.4%	Fair	\$222,913	\$0	\$18,784	\$175,689
2014	\$1,286,101	\$2,163,811	59.4%	Fair	\$240,189	\$0	\$19,822	\$203,515
2015	\$1,358,597	\$2,255,907	60.2%	Fair	\$258,804	\$0	\$21,060	\$187,304
2016	\$1,451,157	\$2,374,567	61.1%	Fair	\$278,861	\$0	\$20,514	\$464,665
2017	\$1,285,867	\$2,218,421	58.0%	Fair	\$300,473	\$0	\$15,969	\$757,541
2018	\$844,768	\$1,763,466	47.9%	Fair	\$323,759	\$0	\$9,502	\$755,109
2019	\$422,920	\$1,305,130	32.4%	Fair	\$348,851	\$0	\$7,912	\$146,983
2020	\$632,700	\$1,467,409	43.1%	Fair	\$375,887	\$0	\$9,774	\$347,073
2021	\$671,287	\$1,432,028	46.9%	Fair	\$383,404	\$0	\$12,358	\$89,491
2022	\$977,559	\$1,674,049	58.4%	Fair	\$391,072	\$0	\$15,110	\$345,376
2023	\$1,038,364	\$1,668,506	62.2%	Fair	\$398,894	\$0	\$17,227	\$194,404
2024	\$1,260,081	\$1,827,297	69.0%	Fair	\$406,872	\$0	\$17,549	\$603,183
2025	\$1,081,319	\$1,579,079	68.5%	Fair	\$415,009	\$0	\$18,253	\$160,658
2026	\$1,353,923	\$1,788,762	75.7%	Strong	\$423,309	\$0	\$20,565	\$407,916
2027	\$1,389,881	\$1,759,894	79.0%	Strong	\$431,775	\$0	\$23,030	\$161,979
2028	\$1,682,707	\$1,993,603	84.4%	Strong	\$440,411	\$0	\$27,886	\$113,195
2029	\$2,037,809	\$2,295,004	88.8%	Strong	\$449,219	\$0	\$32,751	\$188,020
2030	\$2,331,759	\$2,539,123	91.8%	Strong	\$458,204	\$0	\$34,477	\$556,264
2031	\$2,268,176	\$2,422,341	93.6%	Strong	\$467,368	\$0	\$35,245	\$336,620
2032	\$2,434,168	\$2,539,689	95.8%	Strong	\$476,715	\$0	\$39,501	\$114,391
2033	\$2,835,993	\$2,901,195	97.8%	Strong	\$486,249	\$0	\$43,190	\$439,084
2034	\$2,926,348	\$2,951,208	99.2%	Strong	\$495,974	\$0	\$43,736	\$557,189
2035	\$2,908,869	\$2,893,529	100.5%	Strong	\$505,894	\$0	\$46,364	\$184,190
2036	\$3,276,937	\$3,231,140	101.4%	Strong	\$516,012	\$0	\$52,527	\$114,278
2037	\$3,731,198	\$3,664,104	101.8%	Strong	\$526,332	\$0	\$58,386	\$257,336
2038	\$4,058,580	\$3,976,319	102.1%	Strong	\$536,858	\$0	\$62,039	\$438,870
2039	\$4,218,607	\$4,124,941	102.3%	Strong	\$547,596	\$0	\$65,914	\$256,512

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****7312-3**

Fiscal Year	2010	2011	2012	2013	2014
Starting Reserve Balance	\$1,390,450	\$973,906	\$1,127,686	\$1,220,092	\$1,286,101
Annual Reserve Contribution	\$56,000	\$192,000	\$206,880	\$222,913	\$240,189
Planned Special Assessments	\$0	\$0	\$0	\$0	\$16,000
Interest Earnings	\$17,721	\$15,752	\$17,597	\$18,784	\$19,822
<b>Total Income</b>	<b>\$1,464,171</b>	<b>\$1,181,658</b>	<b>\$1,352,163</b>	<b>\$1,461,789</b>	<b>\$1,562,112</b>
# Component					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$5,835	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$27,318	\$0
401 Awnings - Replace	\$2,745	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$7,100	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$23,300	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$8,086	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$5,464	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$29,504	\$0
916 Cardio Equipment - Replace (C)	\$8,000	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$8,000	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$38,267
934 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
935 Steam Room - Retile	\$8,400	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$10,600	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$13,400	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$6,000	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$5,000	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$2,835	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$12,000	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$12,850	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$1,350	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$6,641
1302 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$0	\$0	\$0
1605 Courts - Resurface	\$15,600	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$0	\$0	\$3,437	\$0	\$0
1609 Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****7312-3**

Fiscal Year	2010	2011	2012	2013	2014
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$14,322	\$0	\$0
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$33,656	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$4,350	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$11,150	\$0	\$0	\$0	\$0
903 Hardwood Floor - Refinish	\$5,265	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$5,750	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$1,645	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$12,381
907 Furniture - Replace	\$3,000	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$9,600	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$0	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$9,350	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$12,600	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$9,548	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$7,267	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$13,506
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$4,952
1204 Pool Furniture - Replace	\$16,450	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$3,300	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1608 Court Surface - Replace	\$0	\$0	\$20,475	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$0	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$3,050	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$8,000	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,670	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$13,506
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$4,502
1204 Pool Furniture - Replace	\$13,200	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$1,350	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****7312-3**

Fiscal Year	2010	2011	2012	2013	2014
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$14,322	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$10,185	\$0	\$0
1202 Pool - Resurface	\$0	\$16,377	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$4,589	\$0
1204 Pool Furniture - Replace	\$11,200	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$11,255	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$2,732	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$4,180	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$5,628
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$4,018
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$4,244	\$0	\$0
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$11,600	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$26,000	\$26,780	\$27,583	\$28,411	\$29,263
1105 Stucco Walls - Repaint	\$39,450	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$11,950	\$0	\$0	\$0	\$13,450
1108 View Walls - Repaint	\$5,000	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1708 Lake Fountains - Replace	\$0	\$0	\$3,713	\$0	\$0
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$18,250	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$10,500	\$10,815	\$11,139	\$11,474	\$11,818
1105 Stucco Walls - Repaint	\$16,600	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$17,550	\$0	\$0	\$0	\$19,753
1108 View Walls - Repaint	\$10,450	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)****7312-3**

Fiscal Year	2010	2011	2012	2013	2014
504 View Fence - Partial Replace	\$16,900	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$0	\$0	\$0	\$7,376	\$7,597
1105 Stucco Walls - Repaint	\$21,250	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$16,200	\$0	\$0	\$0	\$18,233
1108 View Walls - Repaint	\$8,100	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1705 Circulating Pump - Refurbish	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$490,265	\$53,972	\$132,071	\$175,689	\$203,515
Ending Reserve Balance:	\$973,906	\$1,127,686	\$1,220,092	\$1,286,101	\$1,358,597

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**

**7312-3**

Fiscal Year	2015	2016	2017	2018	2019
Starting Reserve Balance	\$1,358,597	\$1,451,157	\$1,285,867	\$844,768	\$422,920
Annual Reserve Contribution	\$258,804	\$278,861	\$300,473	\$323,759	\$348,851
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,060	\$20,514	\$15,969	\$9,502	\$7,912
<b>Total Income</b>	<b>\$1,638,461</b>	<b>\$1,750,532</b>	<b>\$1,602,309</b>	<b>\$1,178,029</b>	<b>\$779,682</b>
<b># Component</b>					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$35,702	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$6,764	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$6,898	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$2,985	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$29,516	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$6,385	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$26,095
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (C)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$0	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
934 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
935 Steam Room - Retile	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$16,975	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$7,601	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$6,149	\$0	\$0
1201 Pool Deck - Seal/Repair	\$3,287	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$4,637	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1302 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$0	\$0	\$0
1605 Courts - Resurface	\$18,085	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1609 Courts Fence - Replace	\$33,503	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$40,806	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**

**7312-3**

Fiscal Year	2015	2016	2017	2018	2019
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$16,120	\$0	\$0	\$0
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$14,124	\$0
903 Hardwood Floor - Refinish	\$6,104	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$14,021	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$0	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$22,834
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$15,961	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$11,743
1201 Pool Deck - Seal/Repair	\$0	\$0	\$8,425	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$7,698
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1608 Court Surface - Replace	\$0	\$0	\$0	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$11,971	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$9,839	\$0	\$0
1201 Pool Deck - Seal/Repair	\$6,573	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$7,474	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**

**7312-3**

Fiscal Year	2015	2016	2017	2018	2019
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$17,614
1201 Pool Deck - Seal/Repair	\$0	\$0	\$11,807	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$10,781	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$60,325	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$14,695	\$0
1004 Sprinkler Lines - Replace	\$30,141	\$31,045	\$31,977	\$32,936	\$33,924
1105 Stucco Walls - Repaint	\$0	\$0	\$48,519	\$0	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$15,138	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$6,334	\$0
1701 Lake Beds - Repair	\$0	\$358,216	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1708 Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$4,567
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$23,119	\$0
1004 Sprinkler Lines - Replace	\$12,172	\$12,538	\$12,914	\$13,301	\$13,700
1105 Stucco Walls - Repaint	\$0	\$0	\$20,416	\$0	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$22,232	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$13,238	\$0
1701 Lake Beds - Repair	\$0	\$0	\$491,950	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)****7312-3**

Fiscal Year	2015	2016	2017	2018	2019
504 View Fence - Partial Replace	\$0	\$0	\$0	\$21,408	\$0
1004 Sprinkler Lines - Replace	\$7,825	\$8,060	\$8,302	\$8,551	\$8,807
1105 Stucco Walls - Repaint	\$0	\$0	\$26,135	\$0	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$20,522	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$10,261	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$443,370	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1705 Circulating Pump - Refurbish	\$6,492	\$0	\$0	\$0	\$0
Total Expenses	\$187,304	\$464,665	\$757,541	\$755,109	\$146,983
Ending Reserve Balance:	\$1,451,157	\$1,285,867	\$844,768	\$422,920	\$632,700

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)****7312-3**

Fiscal Year	2020	2021	2022	2023	2024
Starting Reserve Balance	\$632,700	\$671,287	\$977,559	\$1,038,364	\$1,260,081
Annual Reserve Contribution	\$375,887	\$383,404	\$391,072	\$398,894	\$406,872
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$9,774	\$12,358	\$15,110	\$17,227	\$17,549
<b>Total Income</b>	<b>\$1,018,360</b>	<b>\$1,067,049</b>	<b>\$1,383,741</b>	<b>\$1,454,485</b>	<b>\$1,684,502</b>
# Component					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$7,613	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$3,689	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$10,867	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$39,650	\$0
916 Cardio Equipment - Replace (C)	\$10,751	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$10,751	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$36,713	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
934 Steam Generator - Replace	\$0	\$0	\$0	\$13,217	\$0
935 Steam Room - Retile	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$14,246	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$7,563
1201 Pool Deck - Seal/Repair	\$3,810	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$16,127	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$17,269	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1302 Foam Roofs - Replace	\$34,001	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$15,657	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$99,803	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$49,902	\$0	\$0
1605 Courts - Resurface	\$20,965	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$4,354	\$0	\$0	\$0	\$0
1609 Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**

**7312-3**

Fiscal Year	2020	2021	2022	2023	2024
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$93,932
202 Parking Lot Asphalt - Seal/Repair	\$18,143	\$0	\$0	\$0	\$0
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$23,672
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$56,571
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$16,412
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Hardwood Floor - Refinish	\$7,076	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$3,593	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$16,638
907 Furniture - Replace	\$4,032	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$8,063	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$0	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$12,566	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$9,766	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$18,151
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$22,107	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$59,974
1608 Court Surface - Replace	\$0	\$0	\$0	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$0	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$9,794
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$24,353
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$12,101
1201 Pool Deck - Seal/Repair	\$7,620	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$18,151
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$17,740	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$4,523	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)****7312-3**

Fiscal Year	2020	2021	2022	2023	2024
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$9,407	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$13,687	\$0	\$0
1202 Pool - Resurface	\$0	\$22,009	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$15,052	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$2,621	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$7,563
1115 Stucco - Repaint	\$0	\$0	\$5,090	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$17,696	\$0
1810 Golf Cart - Replace	\$5,376	\$0	\$0	\$0	\$0
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$17,549	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$34,942	\$35,990	\$37,070	\$38,182	\$39,327
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$59,672
1107 View Fence - Repaint	\$0	\$0	\$17,038	\$0	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$10,941	\$0
1708 Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$0
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$55,966
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$14,111	\$14,534	\$14,970	\$15,420	\$15,882
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$25,109
1107 View Fence - Repaint	\$0	\$0	\$25,022	\$0	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)****7312-3**

Fiscal Year	2020	2021	2022	2023	2024
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$9,071	\$9,344	\$9,624	\$9,913	\$10,210
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$32,143
1107 View Fence - Repaint	\$0	\$0	\$23,097	\$0	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$16,448	\$0
1705 Circulating Pump - Refurbish	\$7,526	\$0	\$0	\$0	\$0
Total Expenses	\$347,073	\$89,491	\$345,376	\$194,404	\$603,183
Ending Reserve Balance:	\$671,287	\$977,559	\$1,038,364	\$1,260,081	\$1,081,319

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**

**7312-3**

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,081,319	\$1,353,923	\$1,389,881	\$1,682,707	\$2,037,809
Annual Reserve Contribution	\$415,009	\$423,309	\$431,775	\$440,411	\$449,219
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,253	\$20,565	\$23,030	\$27,886	\$32,751
<b>Total Income</b>	<b>\$1,514,580</b>	<b>\$1,797,797</b>	<b>\$1,844,686</b>	<b>\$2,151,004</b>	<b>\$2,519,779</b>
# Component					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$8,569	\$0	\$0	\$0	\$9,644
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$4,012	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$37,390	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$8,512	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$35,070
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (C)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$0	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
934 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
935 Steam Room - Retile	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$21,503	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$9,628	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$16,264
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$4,417	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1302 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$0	\$0	\$0
1605 Courts - Resurface	\$24,304	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$0	\$0	\$0	\$5,516	\$0
1609 Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**

**7312-3**

Fiscal Year	2025	2026	2027	2028	2029
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$21,033	\$0	\$0	\$0	\$23,672
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$17,892	\$0	\$0	\$0
903 Hardwood Floor - Refinish	\$8,203	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$18,727	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$20,219	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$27,530
1200 Pool Deck - Resurface	\$0	\$14,442	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$11,322	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1608 Court Surface - Replace	\$0	\$0	\$31,900	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$0	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$8,834	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)****7312-3**

Fiscal Year	2025	2026	2027	2028	2029
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$21,664	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$15,867	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$9,192	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0

**HOA OFFICE**

201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$23,801	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$6,810	\$0

**NORTHEAST QUADRANT**

501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$18,615	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$40,507	\$41,722	\$42,974	\$44,263	\$45,591
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$0	\$19,176	\$0	\$0	\$0
1108 View Walls - Repaint	\$0	\$8,024	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1708 Lake Fountains - Replace	\$0	\$5,616	\$0	\$0	\$0

**NORTHWEST QUADRANT**

501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$29,286	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$16,359	\$16,849	\$17,355	\$17,876	\$18,412
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$0	\$28,163	\$0	\$0	\$0
1108 View Walls - Repaint	\$0	\$16,769	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$7,603	\$0	\$0

**SOUTHWEST QUADRANT**

501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
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**Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)****7312-3**

Fiscal Year	2025	2026	2027	2028	2029
504 View Fence - Partial Replace	\$0	\$27,120	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$10,516	\$10,832	\$11,157	\$11,491	\$11,836
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1107 View Fence - Repaint	\$0	\$25,996	\$0	\$0	\$0
1108 View Walls - Repaint	\$0	\$12,998	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1705 Circulating Pump - Refurbish	\$8,725	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$160,658</b>	<b>\$407,916</b>	<b>\$161,979</b>	<b>\$113,195</b>	<b>\$188,020</b>
<b>Ending Reserve Balance:</b>	<b>\$1,353,923</b>	<b>\$1,389,881</b>	<b>\$1,682,707</b>	<b>\$2,037,809</b>	<b>\$2,331,759</b>

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****7312-3**

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,331,759	\$2,268,176	\$2,434,168	\$2,835,993	\$2,926,348
Annual Reserve Contribution	\$458,204	\$467,368	\$476,715	\$486,249	\$495,974
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,477	\$35,245	\$39,501	\$43,190	\$43,736
<b>Total Income</b>	<b>\$2,824,440</b>	<b>\$2,770,788</b>	<b>\$2,950,384</b>	<b>\$3,365,432</b>	<b>\$3,466,058</b>
# Component					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$0	\$10,855	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$49,340	\$0
401 Awnings - Replace	\$4,958	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$12,823	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$47,364
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$14,605	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$53,287	\$0
916 Cardio Equipment - Replace (C)	\$14,449	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$14,449	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
934 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0
935 Steam Room - Retile	\$15,171	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$19,145	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$27,239
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$12,197
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$9,301	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$5,120	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$21,673	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$23,209	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$2,438	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1302 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$0	\$0	\$0
1605 Courts - Resurface	\$28,175	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
1609 Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****7312-3**

Fiscal Year	2030	2031	2032	2033	2034
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$0	\$26,643	\$0
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$60,786	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$7,857	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$22,666
903 Hardwood Floor - Refinish	\$9,509	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$2,970	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$22,361
907 Furniture - Replace	\$5,418	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$17,339	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$0	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$16,887	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$25,613
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$17,762	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$13,125	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$24,394
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$8,944
1204 Pool Furniture - Replace	\$29,711	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$5,960	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1608 Court Surface - Replace	\$0	\$0	\$0	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$18,650	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$5,509	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$14,882	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$10,241	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$24,394
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$8,131
1204 Pool Furniture - Replace	\$23,841	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$2,438	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****7312-3**

Fiscal Year	2030	2031	2032	2033	2034
201 Parking Lot Asphalt - Resurface	\$17,068	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$22,757	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$26,643	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$18,395	\$0	\$0
1202 Pool - Resurface	\$0	\$29,579	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$8,289	\$0
1204 Pool Furniture - Replace	\$20,228	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$16,797	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$5,879	\$0	\$0	\$0	\$0
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$24,176	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$20,328	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$4,934	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$7,549	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$10,164
1115 Stucco - Repaint	\$6,448	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$23,580
1004 Sprinkler Lines - Replace	\$46,959	\$48,368	\$49,819	\$51,313	\$52,853
1105 Stucco Walls - Repaint	\$0	\$73,389	\$0	\$0	\$0
1107 View Fence - Repaint	\$21,583	\$0	\$0	\$0	\$24,292
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$10,164
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1708 Lake Fountains - Replace	\$0	\$0	\$0	\$6,908	\$0
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$37,098
1004 Sprinkler Lines - Replace	\$18,964	\$19,533	\$20,119	\$20,723	\$21,344
1105 Stucco Walls - Repaint	\$0	\$30,881	\$0	\$0	\$0
1107 View Fence - Repaint	\$31,697	\$0	\$0	\$0	\$35,676
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$21,243
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$58,599	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)****7312-3**

Fiscal Year	2030	2031	2032	2033	2034
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$34,354
1004 Sprinkler Lines - Replace	\$12,191	\$12,557	\$12,934	\$13,322	\$13,721
1105 Stucco Walls - Repaint	\$0	\$39,531	\$0	\$0	\$0
1107 View Fence - Repaint	\$29,259	\$0	\$0	\$0	\$32,931
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$16,466
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1705 Circulating Pump - Refurbish	\$10,114	\$0	\$0	\$0	\$0
Total Expenses	\$556,264	\$336,620	\$114,391	\$439,084	\$557,189
Ending Reserve Balance:	\$2,268,176	\$2,434,168	\$2,835,993	\$2,926,348	\$2,908,869

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**

**7312-3**

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,908,869	\$3,276,937	\$3,731,198	\$4,058,580	\$4,218,607
Annual Reserve Contribution	\$505,894	\$516,012	\$526,332	\$536,858	\$547,596
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$46,364	\$52,527	\$58,386	\$62,039	\$65,914
<b>Total Income</b>	<b>\$3,461,127</b>	<b>\$3,845,476</b>	<b>\$4,315,916</b>	<b>\$4,657,477</b>	<b>\$4,832,117</b>
# Component					
<b>RECREATION CENTER</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$12,217	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
401 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$5,391	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
914 Kilns - Replace	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (A)	\$0	\$0	\$0	\$0	\$47,131
916 Cardio Equipment - Replace (B)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (C)	\$0	\$0	\$0	\$0	\$0
916 Cardio Equipment - Replace (D)	\$0	\$0	\$0	\$0	\$0
917 Strength Equipment - Replace	\$0	\$0	\$57,198	\$0	\$0
930 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$80,123
934 Steam Generator - Replace	\$0	\$0	\$0	\$20,591	\$0
935 Steam Room - Retile	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$11,440	\$0
1201 Pool Deck - Seal/Repair	\$5,936	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$8,375	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$13,904
1302 Foam Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roofs - Repair	\$0	\$0	\$0	\$0	\$0
1603 Tennis Courts - Replace	\$0	\$0	\$0	\$0	\$0
1604 Pickleball Court - Replace	\$0	\$0	\$0	\$0	\$0
1605 Courts - Resurface	\$32,663	\$0	\$0	\$0	\$0
1608 Windscreen - Replace	\$0	\$6,987	\$0	\$0	\$0
1609 Courts Fence - Replace	\$0	\$0	\$0	\$0	\$0
1610 Courts Lights - Replace	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**

**7312-3**

Fiscal Year	2035	2036	2037	2038	2039
<b>YACHT CLUB</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$29,987	\$0	\$0
204 Concrete Swales - Partial Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$13,432
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
903 Hardwood Floor - Refinish	\$11,024	\$0	\$0	\$0	\$0
903 Stage Floor - Replace	\$12,039	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
906 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
907 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
908 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
910 Stage Curtains - Replace	\$0	\$0	\$25,323	\$0	\$0
922 Kitchen Appliances - Replace (A)	\$0	\$0	\$0	\$0	\$0
922 Kitchen Appliances - Replace (B)	\$0	\$0	\$0	\$0	\$0
937 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1198 Solar System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$15,216	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1608 Court Surface - Replace	\$0	\$0	\$0	\$0	\$0
1610 Bocce Ball - Recarpet	\$0	\$0	\$0	\$0	\$0
<b>COVES POOL</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
404 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$18,303	\$0
1201 Pool Deck - Seal/Repair	\$11,872	\$0	\$0	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>NORTH PARK POOL</b>					

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)****7312-3**

Fiscal Year	2035	2036	2037	2038	2039
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck - Seal/Repair	\$0	\$0	\$21,324	\$0	\$0
1202 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1203 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1206 Handicap Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Shower - Retile	\$0	\$0	\$0	\$0	\$0
1220 Pool Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
<b>HOA OFFICE</b>					
201 Parking Lot Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
904 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
913 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
920 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1115 Stucco - Repaint	\$0	\$0	\$0	\$8,168	\$0
1304 Tile Roof - Repair	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$8,626	\$0	\$0	\$0
<b>NORTHEAST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$54,438	\$56,071	\$57,754	\$59,486	\$61,271
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$90,259	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$27,341	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1708 Lake Fountains - Replace	\$0	\$0	\$0	\$0	\$0
<b>NORTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$21,985	\$22,644	\$23,324	\$24,023	\$24,744
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$37,980	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$40,153	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
<b>SOUTHWEST QUADRANT</b>					
501 Stucco/Block Walls - Repair	\$0	\$0	\$0	\$0	\$0

**Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)****7312-3**

Fiscal Year	2035	2036	2037	2038	2039
504 View Fence - Partial Replace	\$0	\$0	\$0	\$0	\$0
1004 Sprinkler Lines - Replace	\$14,133	\$14,557	\$14,994	\$15,444	\$15,907
1105 Stucco Walls - Repaint	\$0	\$0	\$0	\$48,618	\$0
1107 View Fence - Repaint	\$0	\$0	\$0	\$37,064	\$0
1108 View Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1701 Lake Beds - Repair	\$0	\$0	\$0	\$0	\$0
1704 Circulating Pump - Replace	\$0	\$0	\$0	\$0	\$0
1705 Circulating Pump - Refurbish	\$11,725	\$0	\$0	\$0	\$0
Total Expenses	\$184,190	\$114,278	\$257,336	\$438,870	\$256,512
Ending Reserve Balance:	\$3,276,937	\$3,731,198	\$4,058,580	\$4,218,607	\$4,575,604

## Accuracy, Limitations, and Disclosures

Because we have no control over future events, we cannot claim that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect that financial institutions will provide interest earnings on funds on-deposit. We believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The things we can control are measurements, which we attempt to establish within 5% accuracy. Your starting Reserve Balance and current Reserve interest earnings are also numbers that can be identified with a high degree of certainty. These figures have been provided to us, and were not confirmed by our independent research. Our projections assume a stable economic environment and lack of natural disasters.

Because both the physical status and financial status of the association change each year, this Reserve Study is by nature a “one-year” document. This information can and should be adjusted annually as part of the Reserve Study Update process so that more accurate estimates can be reflected in the Reserve plan. Reality often differs from even the best assumptions due to changing economic factors, physical factors, or ownership expectations. Because many years of financial preparation help the preparation for large expenses, this Report shows expenses for the next 30 years. We fully expect a number of adjustments will be necessary through the interim years to both the cost and timing of distant expense projections. It is our recommendation and that of the American Institute of Certified Public Accountants (AICPA) that your Reserve Study be updated annually.

Association Reserves – Arizona, LLC, and its employees have no ownership, management, or other business relationships with the client beyond this Reserve Study engagement. D.J. Vlaming, R.S., company president, is a credentialed Reserve Specialist. All work done by Association Reserves – Arizona, LLC is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

We have relied upon the client to provide the current (or projected) Reserve Balance, the estimated net-after-tax current rate of interest earnings, and to indicate if those earnings accrue to the Reserve Fund. In addition, we have considered the association’s representation of current and historical Reserve projects reliable, and we have considered the representations made by its vendors and suppliers to also be accurate and reliable.

Component quantities indicated in this Report were developed by Association Reserves unless otherwise noted in our “Site Inspection Notes” comments. No destructive or intrusive testing was performed, nor should the site inspection be assumed to be anything other than for budget purposes.

## Terms and Definitions

<b>BTU</b>	British Thermal Unit (a standard unit of energy)
<b>DIA</b>	Diameter
<b>GSF</b>	Gross Square Feet (area)
<b>GSY</b>	Gross Square Yards (area)
<b>HP</b>	Horsepower
<b>LF</b>	Linear Feet (length)

**Effective Age:** The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.

**Fully Funded Balance (FFB):** The Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

**Inflation:** Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on Table 5.

**Interest:** Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary, page ii.

**Percent Funded:** The ratio, at a particular point in time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

**Remaining Useful Life:** The estimated time, in years, that a common area component can be expected to continue to serve its intended function.

**Useful Life:** The estimated time, in years, that a common area component can be expected to serve its intended function.