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Update “With Site-Visit” Reserve Study



Province Community Association Maricopa, Arizona

Report #: 13460-4
For Period Beginning: January 1, 2017
Expires: December 31, 2017

Date Prepared: May 26, 2017

Revised



Hello, and welcome to your Reserve Study!

We don't want you to be surprised. This Report is designed to help you anticipate, and prepare for, the major common area expenses your association will face. Inside you will find:

- 1) The Reserve Component List (the “Scope and Schedule” of your Reserve projects) – telling you what your association is Reserving for, what condition they are in now, and what they'll cost to replace.**
- 2) An Evaluation of your current Reserve Fund Size and Strength (Percent Funded). This tells you your financial starting point, revealing your risk of deferred maintenance and special assessments.**
- 3) A Recommended Multi-Year Reserve Funding Plan, answering the question... “What do we do now?”**

More Questions?

Visit our website at www.ReserveStudy.com or call us at:

480-361-5340 or 800-393-7903

Relax, it's from

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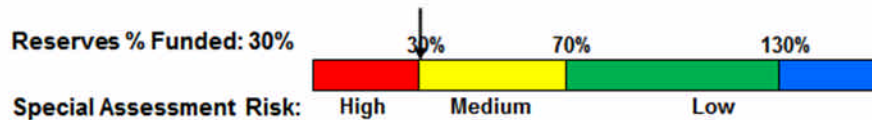
3- Minute Executive Summary

Association: Province Community Association **#:** 13460-4
Location: Maricopa, Arizona **# of Units:** 1590
Report Period: January 1, 2017 through December 31, 2017

Findings/Recommendations as-of 1/1/2017:

Projected Starting Reserve Balance:	\$1,693,160
Current Fully Funded Reserve Balance:	\$5,641,190
Average Reserve Deficit (Surplus) Per Unit:	\$2,483
Recommended 2017 Monthly “Full Funding” Contributions:	\$77,091
Alternate Minimum Contributions* to keep Reserves above \$0:.....	\$54,000
Recommended 2017 Special Assessment for Reserves:	\$0

Most Recent Budgeted Reserve Contribution Rate:\$77,091



Economic Assumptions:

Net Annual “After Tax” Interest Earnings Accruing to Reserves.....1.00%
Annual Inflation Rate3.00%

- This is an “Update With-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves for your 2014 Fiscal Year. Inspection started August 30, 2017 and occurred over multiple days.
- Additions were made to this study to account for the HOA acquiring the Sales Annex plus development of Parcels 3, 11 & 13B.
- The Reserve expense threshold for this analysis is \$2,500, which means no expenses under \$2,500 are funded in the Reserve Study.
- Your Reserve Fund is 30% Funded. This means Reserves are in a borderline fair to weak financial position, and special assessment risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves, where associations enjoy a low risk of Reserve cash flow problems.
- The 2017 budget has already been approved with Reserve contributions of \$77,091/month. Our funding plan reflects continuing this contribution rate in 2017, because the budget will not change. In addition, this is a good contribution rate, so there is no reason to alter

it at this point. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).

- HOA collects a working capital fee at the close of new home sales. Board may opt to help fund the Reserve obligation by contributing all or a portion of these fees to Reserves.
- Province has sealed its asphalt with HA5 from Holbrook Asphalt. Per Holbrook Asphalt, this surface treatment will increase the pavement life substantially, and we have reflected a longer life span in this analysis. It is important to note that the life cycles used for resurfacing and seal coating are based on continued use of the HA5 product in the future. If the HOA decides to no longer use HA5 at some point, the pavement life spans will have to be revised again.

*officially called “Baseline Funding”

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
MAIN ENTRY				
100	Monuments - Refurbish	20	7	\$12,500
110	Card Reader - Replace	10	4	\$8,350
114	Gate Operators - Replace	12	4	\$16,500
120	Vehicle Gates - Replace	30	17	\$13,000
130	Gatehouse - Remodel	18	5	\$4,600
132	Gatehouse - Refurbish	6	5	\$2,500
136	Computers - Replace	4	3	\$3,000
138	Access System - Upgrade	8	0	\$7,700
140	Camera System - Replace	7	6	\$7,800
146	Gatehouse Lights - Replace	20	7	\$3,200
154	Gatehouse HVAC - Replace	10	7	\$4,800
PAVEMENT				
201	Asphalt (Ph1) - Resurface	43	30	\$2,320,000
204	Asphalt (Ph2) - Resurface	43	32	\$2,180,000
206	Asphalt (Ph3) - Resurface	43	41	\$896,000
210	Asphalt (Ph1-2) - Seal/Repair	7	3	\$318,000
212	Asphalt (Ph3) - Seal/Repair	7	1	\$68,300
214	Asphalt (Parking) - Seal/Repair	3	2	\$24,500
218	Asphalt - Crack Seal	2	1	\$23,500
220	Streets - Restripe	7	0	\$5,000
233	Concrete - Repair	4	3	\$7,500
PHASE 1 COMMON AREA				
300	Street Lights - Replace	30	17	\$12,500
306	Landscape Lights - Replace	15	15	\$54,250
310	Concrete Fountain - Repair	15	3	\$6,000
320	Mailboxes - Replace	20	7	\$77,100
500	Block Walls - Repair	25	12	\$43,000
501	Block Walls - Repaint	6	3	\$56,100
510	Metal Fence (P4) - Replace	15	13	\$2,500
511	Metal Fence (P7) - Replace	20	7	\$9,000
512	Metal Fence (Perim-A) - Replace	30	17	\$218,000
513	Metal Fence (Perim-B) - Replace	20	16	\$37,500
540	Metal Surfaces - Repaint	5	1	\$30,000
610	Irrig Controllers - Replace	12	9	\$119,500
620	Landscape Granite - Replenish	5	0	\$125,300
623	Granite Trails - Replenish	5	0	\$65,500
630	Plants/Trees - Partial Replace	10	9	\$41,000
650	Wash Erosion - Repair	10	9	\$25,000
700	Lake Beds - Dredge/Repair	30	17	\$400,000
702	Lake Beds/Shoreline - Repair	10	3	\$26,500
704	Aeration Diffusers - Replace	10	2	\$5,700
710	Lake Pumps - Replace	20	7	\$27,000
712	Lake Pumps - Refurbish	5	0	\$13,500
714	Control Panel - Replace	25	12	\$17,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
PHASE 2 COMMON AREA				
162	Card Reader - Replace	10	4	\$8,350
164	Barrier Arms - Replace	12	6	\$14,500
170	Gate Operators - Replace	12	4	\$16,500
174	Vehicle Gates - Replace	30	19	\$14,500
176	Entry Fence - Replace	20	13	\$3,300
300	Street Lights - Replace	30	19	\$15,000
320	Mailboxes - Replace	20	9	\$82,600
500	Block Walls - Repair	25	14	\$42,000
514	Metal Fence - Replace	30	19	\$56,500
640	Drywells - Inspect/Clean	3	2	\$8,700
642	Drywells - Partial Replace	30	19	\$57,500
700	Lake Beds - Dredge/Repair	30	19	\$317,500
702	Lake Beds/Shoreline - Repair	10	4	\$26,000
704	Aeration Diffusers - Replace	10	0	\$9,900
707	Aeration Compressor - Replace	14	9	\$10,800
708	Aeration Compressor - Rebuild	14	2	\$4,950
720	Lake Pumps - Replace	20	9	\$57,500
722	Lake Pumps - Refurbish	5	1	\$29,000
728	Control Panels - Replace	25	14	\$42,000
PHASE 3 COMMON AREA				
300	Street Lights - Replace	30	28	\$8,350
320	Mailboxes - Replace	20	18	\$35,650
500	Block Walls - Repair	25	23	\$19,000
501	Block Walls - Repaint	6	4	\$24,500
515	Metal Fence - Replace (A)	12	10	\$4,750
516	Metal Fence - Replace (B)	30	28	\$48,000
540	Metal Surfaces - Repaint	5	3	\$5,300
580	Aluminum Pergolas - Replace	30	29	\$8,400
582	Patio Furniture - Replace	20	19	\$13,500
610	Irrig Controllers - Replace	12	10	\$56,500
700	Lake Beds - Dredge/Repair	30	28	\$133,500
702	Lake Beds/Shoreline - Repair	10	8	\$12,000
704	Aeration Diffusers - Replace	10	8	\$6,600
706	Aeration Compressors - Replace	8	6	\$9,200
730	Lake Pump - Replace	20	18	\$13,250
732	Lake Pump - Refurbish	5	3	\$8,000
736	Control Panel - Replace	25	23	\$14,000
PUMP STATION				
760	Pump Station - Replace	20	7	\$245,000
763	Control Panel VFD - Replace	20	12	\$9,100
764	Control Panel A/C - Replace	20	18	\$5,650
766	Irrigation Filters - Replace	20	0	\$57,000
771	Irrigation Pump #1 - Rebuild	5	4	\$8,800
772	Irrigation Pump #2 - Rebuild	5	4	\$8,800
773	Irrigation Pump #3 - Rebuild	5	4	\$8,800

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
775	Jockey (PM) Pump - Replace	8	4	\$5,300
776	Lake Circ. Pump - Replace	15	0	\$15,500
778	Lake Circ. Pump - Refurbish	5	0	\$14,500
780	Aeration Compressor - Replace	20	7	\$13,500
781	Aeration Compressor - Repair	20	0	\$4,350
784	Acid Injection - Replace	10	2	\$24,500
786	Acid Storage Tank - Replace	15	7	\$2,950
790	Fertigation System - Replace	10	5	\$10,800
793	Fertilizer Tanks - Replace	15	2	\$3,500
796	Shade Screen - Replace	10	3	\$4,100

VILLAGE CENTER - RECREATION

302	Pole Lights - Replace	30	17	\$77,000
306	Landscape Lights - Refurbish	5	0	\$29,500
310	Concrete Fountain - Repair	15	2	\$6,000
406	Patio Furniture - Replace	20	7	\$12,500
407	Furniture Cushions - Replace	5	2	\$6,300
409	Park Benches - Replace	15	14	\$10,350
410	Basketball Court - Replace	20	7	\$30,000
411	Basketball Court - Resurface	5	0	\$4,250
412	Basketball Equipment - Replace	20	7	\$2,600
413	Basketball Lights - Replace	15	2	\$5,500
415	Bocce Ball Turf - Replace	7	6	\$30,000
416	Bocce Ball Lights - Replace	25	24	\$5,500
417	Putting Course - Replace	12	10	\$101,500
418	Putting Course Lights - Replace	25	23	\$11,000
420	Tennis Courts - Resurface	6	3	\$22,000
422	Tennis Fence - Replace	25	12	\$73,000
423	Tennis Fence - Repaint	8	2	\$11,700
426	Tennis Windscreen - Replace	6	3	\$11,800
428	Tennis Lights - Replace	30	17	\$85,500
430	Tennis Benches - Replace	20	7	\$2,550
434	Tennis Ball Machine - Replace	12	2	\$4,350
442	Ramada Furniture - Replace	25	12	\$5,300
446	Drinking Fountain - Replace	18	5	\$4,850
450	Pickleball Courts - Resurface	6	3	\$31,500
452	Pickleball Fence - Replace	25	22	\$52,500
453	Pickleball Fence - Repaint	8	5	\$10,150
454	Pickleball Windscreen - Replace	6	5	\$7,600
458	Pickleball Lights - Replace	30	27	\$48,500
459	Pickleball Benches - Replace	20	19	\$4,100
520	Metal Fence - Replace (A)	15	8	\$7,850
521	Metal Fence - Replace (B)	15	2	\$7,300
522	Metal Fence - Replace (C)	12	6	\$8,550
524	Metal Fence - Replace (D)	20	7	\$6,400
526	Metal Fence - Replace (E)	30	17	\$2,500
530	Chain Fence - Replace	20	7	\$4,250
562	Walking Bridge - Refurbish	25	24	\$10,800
615	Backflow Valves - Replace	20	7	\$9,450

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
680	Pressure Washer - Replace (A)	10	2	\$8,500
681	Pressure Washer - Replace (B)	10	3	\$5,600
684	Maintenance Cart - Replace (A)	6	0	\$6,350
685	Maintenance Cart - Replace (B)	6	1	\$6,350

VILLAGE CENTER - OUTDOOR POOL

800	Pool Deck - Resurface	12	11	\$53,000
801	Pool Deck - Seal/Repair	4	3	\$17,500
802	Pool - Resurface	12	11	\$71,100
804	Pool Mushroom - Replace	30	17	\$14,000
806	Spa - Resurface	8	7	\$3,600
810	Pool Furniture - Replace	12	11	\$21,000
812	Pool Furniture - Refurbish	12	5	\$11,350
814	Pool Lounges - Replace	12	9	\$13,000
816	Pool Lounges - Refurbish	12	3	\$7,050
820	Patio Chairs - Replace	8	0	\$12,500
822	Patio Tables - Replace	15	2	\$4,000
824	Trash Cans - Replace	20	19	\$3,600
830	Wood Pergola - Replace	24	11	\$20,000
840	Pool Filters - Replace	15	2	\$11,000
846	Pool Pumps (2004) - Replace	12	2	\$25,500
849	Pool Pumps (2016) - Replace	12	11	\$6,900
850	Pool Pumps - Repair	4	0	\$12,500
854	Pool Heater (Indoor) - Replace	6	3	\$12,050
856	Pool Heater (Outdoor) - Replace	6	2	\$36,500
860	Spa Filters - Replace	15	2	\$3,400
862	Spa Pumps - Replace (2004)	12	1	\$4,000
866	Spa Heater (Indoor) - Replace	8	2	\$4,150
867	Spa Heater (Outdoor) - Replace	8	0	\$4,150
870	Chlorinators - Replace	12	7	\$22,500

CLUBHOUSE - INTERIOR

901	Carpet Floor - Replace	10	1	\$95,500
902	Tile Floor - Replace	24	12	\$98,500
905	Door Openers - Replace	12	11	\$8,600
906	Artwork/Decor - Replace	20	8	\$31,000
907	Interior Surfaces - Repaint	10	1	\$49,500
908	Interior Lights - Replace	25	13	\$155,000
909	Ceiling Tiles - Replace	35	23	\$22,000
911	Reception Desk - Remodel	20	13	\$9,500
912	ID Printer - Replace	5	3	\$4,300
914	Furniture - Replace	15	3	\$181,000
920	Lounge Cabinetry - Replace	25	13	\$17,800
922	Lounge Appliances - Replace	15	3	\$3,600
930	Cafe - Remodel	25	13	\$18,800
932	Cafe Refrig. Display - Replace	15	3	\$14,500
933	Cafe Refrigerator - Replace	15	3	\$3,100
934	Cafe Ice Maker - Replace	8	1	\$2,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
940	Billiards Tables - Replace	25	13	\$19,000
950	Poker Cabinetry - Replace	20	8	\$2,550
954	Window Blinds - Replace	15	3	\$8,850
956	Window Shades - Replace	15	10	\$3,250
958	Window Valances - Replace	15	3	\$16,000
970	Office Reception - Remodel	20	8	\$6,800
971	Office Furniture - Replace	15	3	\$30,700
972	Office Computers - Replace	4	1	\$15,500
976	Copy Room - Remodel	25	13	\$5,400
980	Elevator Cab - Remodel	15	3	\$14,500
981	Elevator - Modernize	24	12	\$65,000
985	Fire Alarm Panel - Replace	15	3	\$6,000
990	Server Computer - Replace	4	1	\$6,150
998	Phone System - Replace	12	0	\$11,000

CLUBHOUSE - FITNESS CENTER

1000	Fitness Reception - Remodel	20	8	\$6,900
1010	Aerobics Floor - Replace	20	8	\$4,000
1012	Spin Bikes - Replace	8	2	\$17,000
1016	Mirrors - Replace	25	13	\$20,000
1020	Cardio Machines - Replace	10	0	\$83,700
1030	Treadmills - Replace	7	0	\$78,400
1040	Strength Equipment - Replace	15	4	\$74,500
1050	Drinking Fountains - Replace	20	8	\$13,200
1052	Locker Rooms - Remodel	20	8	\$205,000
1054	Door Openers - Replace	12	10	\$4,300
1056	Sauna Rooms - Repair	8	3	\$3,250
1057	Sauna Heaters - Replace	10	7	\$4,050
1058	Steam Rooms - Retile	20	8	\$24,500
1060	Indoor Pool Deck - Resurface	16	3	\$11,600
1061	Indoor Pool Deck - Seal	4	3	\$5,400
1062	Indoor Pool - Resurface	12	2	\$27,500
1066	Steel Rail - Replace	25	19	\$11,500
1070	Indoor Spa - Resurface	10	4	\$3,600
1072	Spa Mural - Repaint	15	4	\$2,500
1074	Indoor Pool Furniture - Replace	15	4	\$7,050
1080	Water Boiler - Replace	10	4	\$6,900
1083	Water Tank - Replace	10	7	\$3,500
1084	Water Softener - Replace	15	5	\$4,550
1086	Steam Generator - Replace	10	9	\$12,850

CLUBHOUSE - ACTIVITY ROOMS

1103	Vinyl Floor - Replace	20	8	\$8,550
1110	Activity Furniture - Replace	15	3	\$18,000
1112	Activity Cabinetry - Replace	20	8	\$43,000
1120	Conference Chairs - Replace	5	3	\$2,950
1122	Conference Table - Replace	15	8	\$3,200
1126	Task Chairs - Replace	10	2	\$7,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1130	Tech Tables - Replace	15	3	\$3,400
1132	Tech Computers - Replace	5	0	\$8,000
1135	Sewing Workstations - Replace	20	8	\$8,200
1136	Sewing Machines - Replace	20	8	\$28,000
1140	Ceramics Kilns - Replace	15	3	\$6,800
1146	Restrooms - Remodel	20	8	\$90,000
1150	Water Heater - Replace	10	9	\$3,250

CLUBHOUSE - TOWN HALL

1206	Dance Floor - Replace	15	4	\$8,850
1208	Wallpaper - Replace	15	4	\$20,000
1210	Window Blinds - Replace	12	6	\$4,900
1212	Room Dividers - Replace	30	19	\$101,500
1216	Banquet Furniture - Replace	10	0	\$36,000
1220	Stage Drapes - Replace	20	4	\$2,500
1223	Stage Lights - Replace	12	11	\$10,400
1226	Video Projector - Replace	8	5	\$5,500
1227	Projector Screen - Replace	18	7	\$4,250
1230	Piano - Replace	25	13	\$5,000
1232	Dressing Rooms - Refurbish	20	9	\$2,500
1240	Control System - Replace	12	2	\$11,000
1244	Sound System - Upgrade (A)	10	0	\$26,000
1244	Sound System - Upgrade (B)	10	9	\$20,350
1248	Power Back-Up - Replace	20	9	\$24,500
1250	Hallway Furniture - Replace	15	4	\$5,450
1254	Restrooms - Remodel	20	9	\$39,000
1260	Vinyl Floor - Replace	20	9	\$2,600
1262	Dishwasher - Replace	15	4	\$4,000
1264	Ice Machine - Replace	8	4	\$8,600
1266	Oven/Range - Replace	18	7	\$8,500
1268	Refrigerator - Replace	15	4	\$4,000
1272	Food Server - Replace	15	6	\$5,600
1278	BBQ Grill - Replace	10	2	\$2,950

CLUBHOUSE - EXTERIOR

1300	Patio Furniture - Replace	14	7	\$53,150
1301	Furniture Cushions - Replace	14	0	\$12,500
1310	Exterior Lights - Replace	20	14	\$13,500
1315	Stucco Surfaces - Repaint	8	1	\$45,000
1316	Wood Surfaces - Repaint	4	1	\$15,500
1318	Wood Pergolas - Replace	24	11	\$40,000
1320	Foam Roof - Replace	25	12	\$56,500
1322	Foam Roof - Recoat	5	2	\$21,500
1324	Tile Roofs - Refurbish	30	18	\$75,000
1329	HVAC Compressors - Partial Replace	1	0	\$11,500
1330	HVAC Units (2004) - Replace	12	0	\$106,200
1330	HVAC Units (2006) - Replace	12	2	\$75,000
1330	HVAC Units (2009) - Replace	12	4	\$8,200

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Cost Estimate
1330	HVAC Units (2012) - Replace	12	7	\$8,200
1330	HVAC Units (2014) - Replace	12	9	\$16,400
1330	HVAC Units (2015) - Replace	12	10	\$8,200
1330	HVAC Units (2016) - Replace	12	11	\$13,000
1330	HVAC Units (Maint) - Replace	12	0	\$5,850
1350	Exhaust Fans - Replace	20	8	\$9,500
1359	Dehumidifier System - Replace	N/A	0	\$83,050
1360	Dehumidifier System - Replace	12	12	\$153,000
1362	Dehumidifier System - Repair	12	6	\$9,650
1370	Weather Station - Replace	12	6	\$2,550

SALES ANNEX				
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1400	Carpet Floor - Replace	10	1	\$12,800
1402	Tile Floor - Replace	24	1	\$34,000
1410	Interior Surfaces - Repaint	10	1	\$14,550
1412	Interior Lights - Replace	25	12	\$32,500
1414	Ceiling Tiles - Replace	35	22	\$7,500
1420	Door Openers - Replace	12	1	\$4,300
1423	Window Blinds - Replace	15	2	\$6,100
1430	Kitchen - Remodel	20	7	\$13,400
1434	Cabinetry - Replace	25	12	\$8,100
1436	Restrooms - Remodel	20	7	\$33,000
1455	Stucco Surfaces - Repaint	8	1	\$9,300
1456	Wood Surfaces - Repaint	4	1	\$2,500
1458	Wood Pergolas - Replace	24	11	\$25,900
1460	Foam Roof - Replace	25	10	\$16,400
1462	Foam Roof - Recoat	5	0	\$7,600
1464	Tile Roofs - Refurbish	30	17	\$4,800
1470	HVAC Units - Replace	12	1	\$53,200
291	Total Funded Components			

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.

Note 2: Yellow highlighted line items are expected to require attention in the initial year.

Introduction



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

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



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update With-Site-Visit](#) Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and

researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, *updating and adjusting* your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

National Reserve Study Standards outlines a 4-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining 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 (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

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 do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% -130% range is considered strong (low risk of special assessment).

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

How much should we contribute?



RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association’s Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board Members to recommend to their association. Remember, it is the Board’s job to provide for the ongoing care of the common areas. Board Members invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called “Full Funding” (100% Funded). As each asset ages and becomes “used up”, the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70-130% range *enjoy a low risk of special assessments or deferred maintenance.*



FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0-30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the “margin of safety” is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During the initial site visit on August 30, 2017, I started by meeting with Community Manager Debbie Harper, Nick Ferre from CCMC, and Maintenance Supervisor Brian Kroger. We spent time discussing recent community changes and additions that impact Reserves. We also reviewed planned upcoming Reserve projects being scheduled.

After the meeting, multiple days were spent to visually re-inspect the existing Reserve components and quantifying new assets added since our 2013 inspection. Additionally, the HOA took over the Sales Annex and Parcels 3, 11 & 13B were developed recently. These areas had to be quantified from scratch since they were not previously included.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Your *first five years* of projected Reserve expenses total \$3,161,956. Adding the next five years, your *first ten years* of projected Reserve expenses are \$6,763,236. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these expenses are shown in Table 5, while details of the projects that make up these expenses are shown in Table 6.

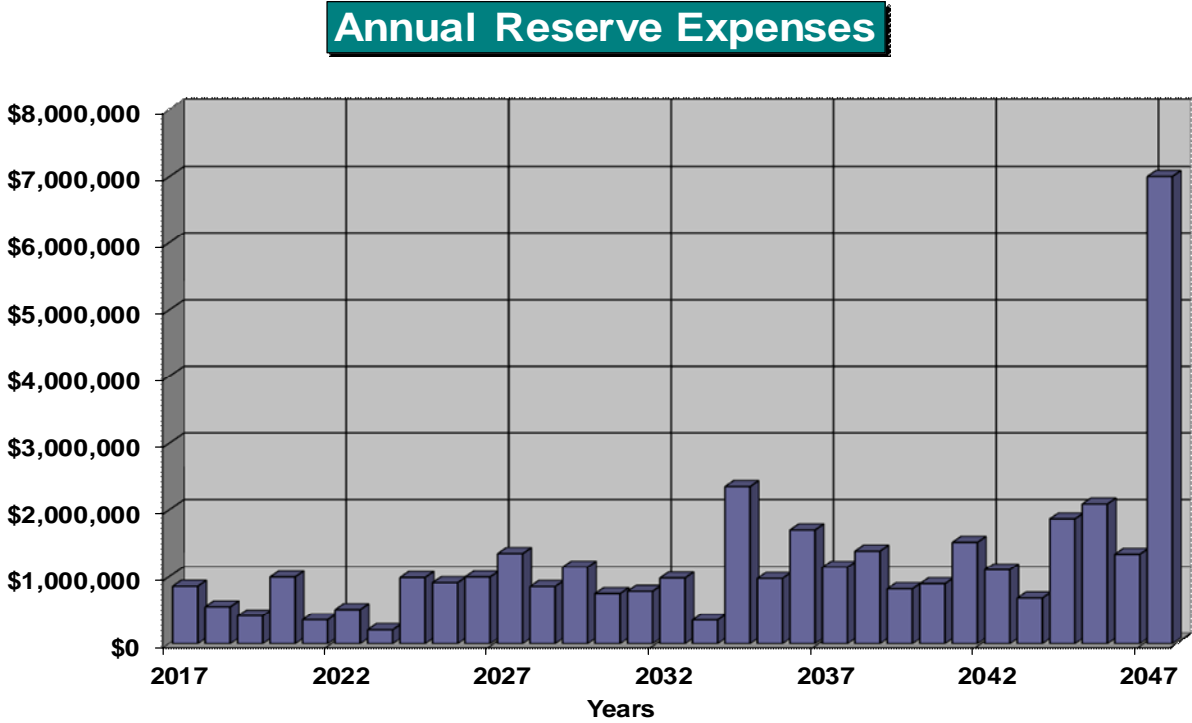


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance of \$1,693,160 as-of the start of your Fiscal Year on January 1, 2017. This is based on your actual balance on December 31, 2016. As of January 1, 2017, your Fully Funded Balance is computed to be \$5,641,190 (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 30% Funded. Across the country approx 20% of associations in this range experience special assessments or deferred maintenance.

Recommended Funding Plan

Based on your current Percent Funded and both your near-term and long-term Reserve needs, we recommend keeping budgeted contributions at \$77,091/month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in Tables 5 & 6.

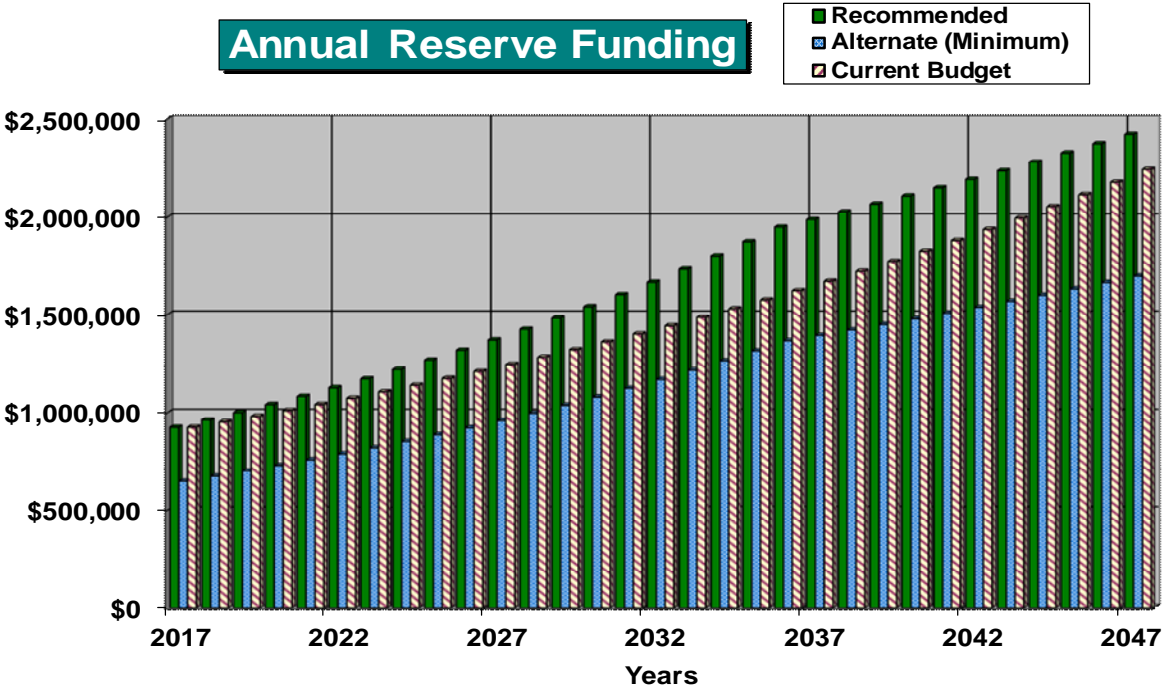


Figure 2

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

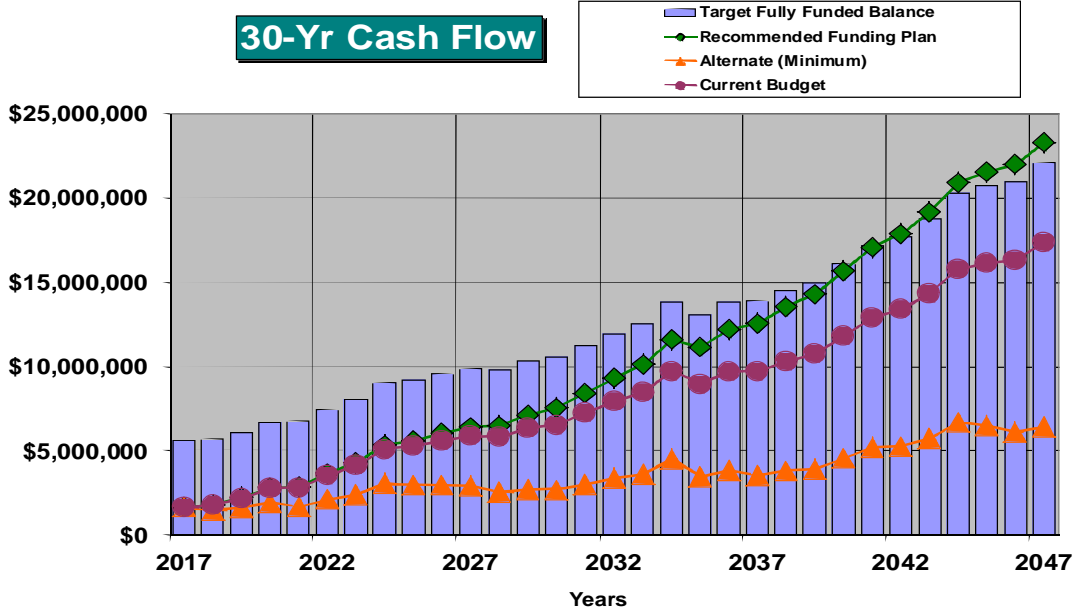


Figure 3

This figure shows this same information, plotted on a [Percent Funded](#) scale.

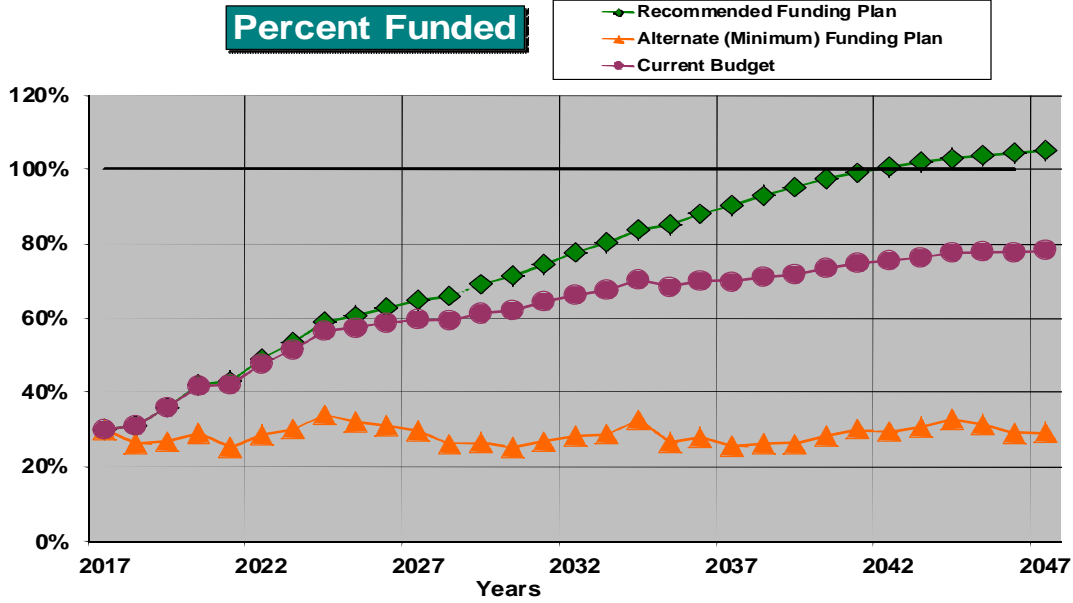


Figure 4

Table Descriptions

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

Table 1 is a summary of your Reserve Components (your Reserve Component List), the information found in Table 2.

Table 2 is your Reserve Component List, which forms the foundation of this Reserve Study. This table represents the information from which all other tables are derived.

Table 3 shows the calculation of your Fully Funded Balance, the measure of your current Reserve component deterioration. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Table 4 shows the significance of each component to Reserve needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr. of each component is calculated by dividing the estimated Current Replacement Cost by Useful Life, then that component's percentage of the total is displayed.

Table 5: This table provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk for each year.

Table 6: This table shows the cash flow detail for the next 30 years. This table makes it possible to see which components are projected to require repair or replacement each year, and the size of those individual expenses.

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
MAIN ENTRY						
100	Monuments - Refurbish	(3) Monuments	20	7	\$10,000	\$15,000
110	Card Reader - Replace	(1) TransCore Reader	10	4	\$7,500	\$9,200
114	Gate Operators - Replace	(4) Elite Operators	12	4	\$15,000	\$18,000
120	Vehicle Gates - Replace	(4) Gates, 43 LF	30	17	\$11,000	\$15,000
130	Gatehouse - Remodel	(1) Gatehouse	18	5	\$4,000	\$5,200
132	Gatehouse - Refurbish	Counters, ~24 LF	6	5	\$2,300	\$2,700
136	Computers - Replace	(3) Computers	4	3	\$2,700	\$3,300
138	Access System - Upgrade	Computer & Software	8	0	\$7,000	\$8,400
140	Camera System - Replace	(1) DVR, (8) Cameras	7	6	\$7,000	\$8,600
146	Gatehouse Lights - Replace	(9) Light Fixtures	20	7	\$2,700	\$3,700
154	Gatehouse HVAC - Replace	(1) Payne, 2-Ton	10	7	\$4,400	\$5,200
PAVEMENT						
201	Asphalt (Ph1) - Resurface	Approx 971,000 Sq Ft	43	30	\$2,100,000	\$2,540,000
204	Asphalt (Ph2) - Resurface	Approx 913,000 Sq Ft	43	32	\$1,960,000	\$2,400,000
206	Asphalt (Ph3) - Resurface	Approx 375,300 Sq Ft	43	41	\$800,000	\$992,000
210	Asphalt (Ph1-2) - Seal/Repair	Approx 1,748,000 Sq Ft	7	3	\$286,000	\$350,000
212	Asphalt (Ph3) - Seal/Repair	Approx 375,300 Sq Ft	7	1	\$61,000	\$75,600
214	Asphalt (Parking) - Seal/Repair	Approx 136,900 Sq Ft	3	2	\$22,000	\$27,000
218	Asphalt - Crack Seal	Approx 2,259,300 Sq Ft	2	1	\$20,000	\$27,000
220	Streets - Restripe	Numerous LF	7	0	\$4,000	\$6,000
233	Concrete - Repair	Numerous Sq Ft	4	3	\$6,800	\$8,200
PHASE 1 COMMON AREA						
300	Street Lights - Replace	(6) Pole Lights	30	17	\$11,000	\$14,000
306	Landscape Lights - Replace	(174) Light Fixtures	15	15	\$48,000	\$60,500
310	Concrete Fountain - Repair	(1) Fountain	15	3	\$5,000	\$7,000
320	Mailboxes - Replace	(45) Clusters	20	7	\$70,000	\$84,200
500	Block Walls - Repair	Approx 70,160 Sq Ft	25	12	\$39,000	\$47,000
501	Block Walls - Repaint	Approx 140,270 Sq Ft	6	3	\$50,000	\$62,200
510	Metal Fence (P4) - Replace	Approx 36 LF	15	13	\$2,300	\$2,700
511	Metal Fence (P7) - Replace	Approx 250 LF	20	7	\$8,000	\$10,000
512	Metal Fence (Perim-A) - Replace	Approx 3,600 LF	30	17	\$196,000	\$240,000
513	Metal Fence (Perim-B) - Replace	Approx 270 LF	20	16	\$34,000	\$41,000
540	Metal Surfaces - Repaint	Approx 5,877 LF	5	1	\$26,000	\$34,000
610	Irrig Controllers - Replace	(34) WeatherTrak	12	9	\$107,000	\$132,000
620	Landscape Granite - Replenish	Numerous Sq Ft	5	0	\$110,000	\$140,600
623	Granite Trails - Replenish	Approx 700 Tons	5	0	\$60,000	\$71,000
630	Plants/Trees - Partial Replace	Numerous Plants & Trees	10	9	\$37,000	\$45,000
650	Wash Erosion - Repair	Numerous Sq Ft	10	9	\$20,000	\$30,000
700	Lake Beds - Dredge/Repair	(9) Lakes, 15-Acres	30	17	\$320,000	\$480,000
702	Lake Beds/Shoreline - Repair	(9) Lakes, 15-Acres	10	3	\$23,000	\$30,000
704	Aeration Diffusers - Replace	Approx (17) Diffusers	10	2	\$5,000	\$6,400
710	Lake Pumps - Replace	(3) Frederick, 7.5-HP	20	7	\$24,000	\$30,000
712	Lake Pumps - Refurbish	(3) Frederick, 7.5-HP	5	0	\$12,000	\$15,000

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
714	Control Panel - Replace	(1) KCP Industries	25	12	\$16,000	\$19,000
PHASE 2 COMMON AREA						
162	Card Reader - Replace	(1) TransCore Reader	10	4	\$7,500	\$9,200
164	Barrier Arms - Replace	(4) DoorKing	12	6	\$13,000	\$16,000
170	Gate Operators - Replace	(4) Elite Operators	12	4	\$15,000	\$18,000
174	Vehicle Gates - Replace	(4) Gates, 48 LF	30	19	\$13,000	\$16,000
176	Entry Fence - Replace	Approx 50 LF	20	13	\$3,000	\$3,600
300	Street Lights - Replace	(7) Pole Lights	30	19	\$13,000	\$17,000
320	Mailboxes - Replace	(48) Clusters	20	9	\$74,000	\$91,200
500	Block Walls - Repair	Approx 69,310 Sq Ft	25	14	\$38,000	\$46,000
514	Metal Fence - Replace	Approx 930 LF	30	19	\$51,000	\$62,000
640	Drywells - Inspect/Clean	Approx (29) Drywells	3	2	\$7,800	\$9,600
642	Drywells - Partial Replace	(3) of (29) Drywells	30	19	\$52,000	\$63,000
700	Lake Beds - Dredge/Repair	(5) Lakes, 12-Acres	30	19	\$265,000	\$370,000
702	Lake Beds/Shoreline - Repair	(5) Lakes, 12-Acres	10	4	\$23,000	\$29,000
704	Aeration Diffusers - Replace	Approx (30) Diffusers	10	0	\$8,800	\$11,000
707	Aeration Compressor - Replace	(1) Busch Compressor	14	9	\$9,600	\$12,000
708	Aeration Compressor - Rebuild	(1) Busch Compressor	14	2	\$4,500	\$5,400
720	Lake Pumps - Replace	(6) Frederick Pumps	20	9	\$52,000	\$63,000
722	Lake Pumps - Refurbish	(6) Frederick Pumps	5	1	\$26,000	\$32,000
728	Control Panels - Replace	(3) KCP Industries	25	14	\$38,000	\$46,000
PHASE 3 COMMON AREA						
300	Street Lights - Replace	(4) Pole Lights	30	28	\$7,500	\$9,200
320	Mailboxes - Replace	(21) Clusters	20	18	\$32,000	\$39,300
500	Block Walls - Repair	Approx 31,340 Sq Ft	25	23	\$17,000	\$21,000
501	Block Walls - Repaint	Approx 61,000 Sq Ft	6	4	\$22,000	\$27,000
515	Metal Fence - Replace (A)	Approx 68 LF	12	10	\$4,200	\$5,300
516	Metal Fence - Replace (B)	Approx 792 LF	30	28	\$43,000	\$53,000
540	Metal Surfaces - Repaint	Approx 1,062 LF	5	3	\$4,600	\$6,000
580	Aluminum Pergolas - Replace	(2) Pergolas, 16x16	30	29	\$7,600	\$9,200
582	Patio Furniture - Replace	(23) Pieces	20	19	\$12,000	\$15,000
610	Irrig Controllers - Replace	(15) WeatherTrak	12	10	\$50,000	\$63,000
700	Lake Beds - Dredge/Repair	(3) Lakes, 5-Acres	30	28	\$120,000	\$147,000
702	Lake Beds/Shoreline - Repair	(3) Lakes, 5-Acres	10	8	\$10,000	\$14,000
704	Aeration Diffusers - Replace	Approx (20) Diffusers	10	8	\$6,000	\$7,200
706	Aeration Compressors - Replace	(8) Gast, 1/3 HP	8	6	\$8,400	\$10,000
730	Lake Pump - Replace	(1) Pump, 15-HP	20	18	\$12,000	\$14,500
732	Lake Pump - Refurbish	(1) Pump, 15-HP	5	3	\$7,000	\$9,000
736	Control Panel - Replace	(1) RSD Panel	25	23	\$12,000	\$16,000
PUMP STATION						
760	Pump Station - Replace	(1) Flowtronex System	20	7	\$220,000	\$270,000
763	Control Panel VFD - Replace	(1) ABB	20	12	\$8,200	\$10,000
764	Control Panel A/C - Replace	(1) Kooltronic	20	18	\$5,000	\$6,300

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
766	Irrigation Filters - Replace	(2) Amiad Filters	20	0	\$50,000	\$64,000
771	Irrigation Pump #1 - Rebuild	(1) Goulds, 60-HP	5	4	\$8,000	\$9,600
772	Irrigation Pump #2 - Rebuild	(1) Flowtronex, 60-HP	5	4	\$8,000	\$9,600
773	Irrigation Pump #3 - Rebuild	(1) Flowtronex, 60-HP	5	4	\$8,000	\$9,600
775	Jockey (PM) Pump - Replace	(1) Pump	8	4	\$4,800	\$5,800
776	Lake Circ. Pump - Replace	(1) Pump, 75-HP	15	0	\$14,000	\$17,000
778	Lake Circ. Pump - Refurbish	(1) Pump, 75-HP	5	0	\$13,000	\$16,000
780	Aeration Compressor - Replace	(1) Kaeser, 7.5-HP	20	7	\$12,000	\$15,000
781	Aeration Compressor - Repair	(1) Kaeser, 7.5-HP	20	0	\$3,900	\$4,800
784	Acid Injection - Replace	(1) System	10	2	\$22,000	\$27,000
786	Acid Storage Tank - Replace	(1) Tank: 1,000 Gal.	15	7	\$2,700	\$3,200
790	Fertigation System - Replace	(1) System	10	5	\$9,600	\$12,000
793	Fertilizer Tanks - Replace	(2) 500-Gal. Tanks	15	2	\$3,200	\$3,800
796	Shade Screen - Replace	Approx 800 Sq Ft	10	3	\$3,800	\$4,400

VILLAGE CENTER - RECREATION

302	Pole Lights - Replace	(80) Pole Lights	30	17	\$70,000	\$84,000
306	Landscape Lights - Refurbish	Numerous Lights	5	0	\$27,000	\$32,000
310	Concrete Fountain - Repair	(1) Fountain	15	2	\$5,000	\$7,000
406	Patio Furniture - Replace	(7) Arm Sofas	20	7	\$11,000	\$14,000
407	Furniture Cushions - Replace	(42) Cushions	5	2	\$5,600	\$7,000
409	Park Benches - Replace	(8) 6' Benches	15	14	\$9,300	\$11,400
410	Basketball Court - Replace	(1) Court: 3,120 Sq Ft	20	7	\$27,000	\$33,000
411	Basketball Court - Resurface	(1) Court: 3,120 Sq Ft	5	0	\$3,500	\$5,000
412	Basketball Equipment - Replace	(1) Backboard	20	7	\$2,300	\$2,900
413	Basketball Lights - Replace	(2) Lights, (2) Poles	15	2	\$5,000	\$6,000
415	Bocce Ball Turf - Replace	(2) Courts	7	6	\$27,000	\$33,000
416	Bocce Ball Lights - Replace	(4) Lights, (2) Poles	25	24	\$5,000	\$6,000
417	Putting Course - Replace	Approx 8,516 Sq Ft	12	10	\$91,000	\$112,000
418	Putting Course Lights - Replace	(8) Lights, (4) Poles	25	23	\$10,000	\$12,000
420	Tennis Courts - Resurface	(4) Courts	6	3	\$20,000	\$24,000
422	Tennis Fence - Replace	Approx 1,710 LF	25	12	\$66,000	\$80,000
423	Tennis Fence - Repaint	Approx 10,740 Sq Ft	8	2	\$10,000	\$13,400
426	Tennis Windscreen - Replace	Approx 10,000 Sq Ft	6	3	\$10,000	\$13,600
428	Tennis Lights - Replace	(32) Lights, (26) Poles	30	17	\$77,000	\$94,000
430	Tennis Benches - Replace	(2) Benches	20	7	\$2,300	\$2,800
434	Tennis Ball Machine - Replace	(1) Playmate	12	2	\$3,900	\$4,800
442	Ramada Furniture - Replace	(3) 7' Tables, (1) Trash	25	12	\$4,800	\$5,800
446	Drinking Fountain - Replace	(1) MDF Fountain	18	5	\$4,400	\$5,300
450	Pickleball Courts - Resurface	(9) Courts	6	3	\$27,000	\$36,000
452	Pickleball Fence - Replace	Approx 1,384 LF	25	22	\$47,000	\$58,000
453	Pickleball Fence - Repaint	Approx 9,540 Sq Ft	8	5	\$9,300	\$11,000
454	Pickleball Windscreen - Replace	Approx 4,660 Sq Ft	6	5	\$6,800	\$8,400
458	Pickleball Lights - Replace	(20) Lights, (14) Poles	30	27	\$44,000	\$53,000
459	Pickleball Benches - Replace	(7) Benches	20	19	\$3,700	\$4,500
520	Metal Fence - Replace (A)	Approx 130 LF	15	8	\$7,100	\$8,600
521	Metal Fence - Replace (B)	Approx 120 LF	15	2	\$6,600	\$8,000
522	Metal Fence - Replace (C)	Approx 142 LF	12	6	\$7,700	\$9,400

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
524	Metal Fence - Replace (D)	Approx 106 LF	20	7	\$5,700	\$7,100
526	Metal Fence - Replace (E)	Approx 75 LF	30	17	\$2,300	\$2,700
530	Chain Fence - Replace	Approx 100 LF	20	7	\$3,800	\$4,700
562	Walking Bridge - Refurbish	(1) Bridge	25	24	\$9,600	\$12,000
615	Backflow Valves - Replace	(2) Watts, Size 3	20	7	\$8,500	\$10,400
680	Pressure Washer - Replace (A)	(1) AD Williams	10	2	\$7,700	\$9,300
681	Pressure Washer - Replace (B)	(1) Pressure Washer	10	3	\$5,000	\$6,200
684	Maintenance Cart - Replace (A)	(1) John Deere Gator	6	0	\$5,700	\$7,000
685	Maintenance Cart - Replace (B)	(1) John Deere Gator	6	1	\$5,700	\$7,000

VILLAGE CENTER - OUTDOOR POOL

800	Pool Deck - Resurface	Approx 11,800 Sq Ft	12	11	\$48,000	\$58,000
801	Pool Deck - Seal/Repair	Approx 11,800 Sq Ft	4	3	\$16,000	\$19,000
802	Pool - Resurface	(1) Pool, ~544 LF	12	11	\$64,000	\$78,200
804	Pool Mushroom - Replace	(1) Fiberglass Mushroom	30	17	\$13,000	\$15,000
806	Spa - Resurface	(1) Spa, 8x8	8	7	\$3,200	\$4,000
810	Pool Furniture - Replace	(96) Pieces	12	11	\$19,000	\$23,000
812	Pool Furniture - Refurbish	(96) Pieces	12	5	\$10,000	\$12,700
814	Pool Lounges - Replace	(35) Lounges	12	9	\$11,000	\$15,000
816	Pool Lounges - Refurbish	(35) Lounges	12	3	\$6,300	\$7,800
820	Patio Chairs - Replace	Approx (28) Pieces	8	0	\$11,000	\$14,000
822	Patio Tables - Replace	(8) Pieces	15	2	\$3,600	\$4,400
824	Trash Cans - Replace	(2) Trash Cans	20	19	\$3,200	\$4,000
830	Wood Pergola - Replace	Approx 1,024 Sq Ft	24	11	\$18,000	\$22,000
840	Pool Filters - Replace	(5) Pentair, 7.06 Sq Ft	15	2	\$10,000	\$12,000
846	Pool Pumps (2004) - Replace	(3) Pentair Pumps	12	2	\$23,000	\$28,000
849	Pool Pumps (2016) - Replace	(1) Pentair, 10-HP	12	11	\$6,200	\$7,600
850	Pool Pumps - Repair	(4) Pentair Pumps	4	0	\$11,000	\$14,000
854	Pool Heater (Indoor) - Replace	(2) Raypak 399,000 BTU	6	3	\$10,000	\$14,100
856	Pool Heater (Outdoor) - Replace	(1) Raypak X-Therm	6	2	\$33,000	\$40,000
860	Spa Filters - Replace	(2) Pentair, 4.91 Sq Ft	15	2	\$3,000	\$3,800
862	Spa Pumps - Replace (2004)	(3) Pentair, 3-HP	12	1	\$3,500	\$4,500
866	Spa Heater (Indoor) - Replace	(1) Raypak 266,000 BTU	8	2	\$3,700	\$4,600
867	Spa Heater (Outdoor) - Replace	(1) Raypak 332,500 BTU	8	0	\$3,700	\$4,600
870	Chlorinators - Replace	(4) AquaSol Chlorinators	12	7	\$20,000	\$25,000

CLUBHOUSE - INTERIOR

901	Carpet Floor - Replace	Approx 1,820 Sq Yds	10	1	\$85,000	\$106,000
902	Tile Floor - Replace	Approx 5,700 Sq Ft	24	12	\$87,000	\$110,000
905	Door Openers - Replace	(4) Dorma ED700	12	11	\$7,600	\$9,600
906	Artwork/Decor - Replace	Pictures, Plants, etc.	20	8	\$27,000	\$35,000
907	Interior Surfaces - Repaint	Approx 61,820 Sq Ft	10	1	\$45,000	\$54,000
908	Interior Lights - Replace	Approx (706) Fixtures	25	13	\$140,000	\$170,000
909	Ceiling Tiles - Replace	Approx 7,300 Sq Ft	35	23	\$20,000	\$24,000
911	Reception Desk - Remodel	Cabinets & Counters	20	13	\$8,500	\$10,500
912	ID Printer - Replace	(1) Enduro Card Printer	5	3	\$3,800	\$4,800
914	Furniture - Replace	Approx (244) Pieces	15	3	\$162,000	\$200,000

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
920	Lounge Cabinetry - Replace	Cabinets & Counters	25	13	\$16,000	\$19,600
922	Lounge Appliances - Replace	(2) Sub Zero	15	3	\$3,200	\$4,000
930	Cafe - Remodel	Cabinetry, Counter, Floor	25	13	\$17,000	\$20,600
932	Cafe Refrig. Display - Replace	(1) Delfield	15	3	\$13,000	\$16,000
933	Cafe Refrigerator - Replace	(1) Beverage-Air	15	3	\$2,800	\$3,400
934	Cafe Ice Maker - Replace	(1) Kitchenaid	8	1	\$2,200	\$2,800
940	Billiards Tables - Replace	(2) Connelly Tables	25	13	\$17,000	\$21,000
950	Poker Cabinetry - Replace	Cabinet & Counter	20	8	\$2,300	\$2,800
954	Window Blinds - Replace	(46) 5x3 Miniblinds	15	3	\$8,000	\$9,700
956	Window Shades - Replace	(8) Vinyl Shades	15	10	\$2,900	\$3,600
958	Window Valances - Replace	(10) Custom Sets	15	3	\$14,400	\$17,600
970	Office Reception - Remodel	Cabinetry & Counter	20	8	\$6,100	\$7,500
971	Office Furniture - Replace	(26) Pieces	15	3	\$28,000	\$33,400
972	Office Computers - Replace	(12) Computers	4	1	\$14,000	\$17,000
976	Copy Room - Remodel	Cabinetry & Counter	25	13	\$4,800	\$6,000
980	Elevator Cab - Remodel	(1) 6.5x5 Cab	15	3	\$13,000	\$16,000
981	Elevator - Modernize	(1) Schindler, 2-Stop	24	12	\$60,000	\$70,000
985	Fire Alarm Panel - Replace	(1) Gamewell Panel	15	3	\$5,000	\$7,000
990	Server Computer - Replace	(1) HP Proliant DL360p	4	1	\$5,300	\$7,000
998	Phone System - Replace	(1) Avaya System	12	0	\$10,000	\$12,000

CLUBHOUSE - FITNESS CENTER

1000	Fitness Reception - Remodel	Cabinets & Counters	20	8	\$6,200	\$7,600
1010	Aerobics Floor - Replace	Approx 400 Sq Ft	20	8	\$3,600	\$4,400
1012	Spin Bikes - Replace	(10) Schwinn Bikes	8	2	\$15,000	\$19,000
1016	Mirrors - Replace	Approx 1,100 Sq Ft	25	13	\$18,000	\$22,000
1020	Cardio Machines - Replace	(14) Machines	10	0	\$75,300	\$92,100
1030	Treadmills - Replace	(8) Life Fitness 95ti	7	0	\$70,400	\$86,400
1040	Strength Equipment - Replace	(13) Machines+Weights	15	4	\$67,000	\$82,000
1050	Drinking Fountains - Replace	(3) Elkay	20	8	\$11,700	\$14,700
1052	Locker Rooms - Remodel	(2) Locker Rooms	20	8	\$185,000	\$225,000
1054	Door Openers - Replace	(2) Dorma Automation	12	10	\$3,800	\$4,800
1056	Sauna Rooms - Repair	(2) Wood Rooms	8	3	\$3,000	\$3,500
1057	Sauna Heaters - Replace	(2) Harvia, 12.3 kW	10	7	\$3,600	\$4,500
1058	Steam Rooms - Retile	Approx 880 Sq Ft	20	8	\$22,000	\$27,000
1060	Indoor Pool Deck - Resurface	Approx 2,520 Sq Ft	16	3	\$10,000	\$13,200
1061	Indoor Pool Deck - Seal	Approx 2,520 Sq Ft	4	3	\$4,800	\$6,000
1062	Indoor Pool - Resurface	(1) Pool, 225 LF	12	2	\$25,000	\$30,000
1066	Steel Rail - Replace	Approx 75 LF	25	19	\$10,000	\$13,000
1070	Indoor Spa - Resurface	(1) Spa, 9' diam.	10	4	\$3,200	\$4,000
1072	Spa Mural - Repaint	Approx 300 Sq Ft	15	4	\$2,300	\$2,700
1074	Indoor Pool Furniture - Replace	(18) Pieces	15	4	\$6,400	\$7,700
1080	Water Boiler - Replace	(1) Lochinvar Boiler	10	4	\$6,200	\$7,600
1083	Water Tank - Replace	(1) Bradford White	10	7	\$3,200	\$3,800
1084	Water Softener - Replace	(1) Rayne Softener	15	5	\$4,100	\$5,000
1086	Steam Generator - Replace	(1) Steamaster, 24 kW	10	9	\$11,700	\$14,000

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
CLUBHOUSE - ACTIVITY ROOMS						
1103	Vinyl Floor - Replace	Approx 1,900 Sq Ft	20	8	\$7,100	\$10,000
1110	Activity Furniture - Replace	(40) Pieces	15	3	\$16,000	\$20,000
1112	Activity Cabinetry - Replace	Cabinets & Counters	20	8	\$38,000	\$48,000
1120	Conference Chairs - Replace	(8) Leather Chairs	5	3	\$2,600	\$3,300
1122	Conference Table - Replace	(1) Wood Table	15	8	\$2,800	\$3,600
1126	Task Chairs - Replace	(20) Task Chairs	10	2	\$6,000	\$8,000
1130	Tech Tables - Replace	(4) Computer Tables	15	3	\$3,000	\$3,800
1132	Tech Computers - Replace	(8) IBM Think Centre	5	0	\$7,000	\$9,000
1135	Sewing Workstations - Replace	(10) Workstations	20	8	\$7,400	\$9,000
1136	Sewing Machines - Replace	(10) Bernina Activa 145s	20	8	\$25,000	\$31,000
1140	Ceramics Kilns - Replace	(2) Skutt Kilns	15	3	\$6,000	\$7,600
1146	Restrooms - Remodel	(2) Restrooms	20	8	\$80,000	\$100,000
1150	Water Heater - Replace	(1) A.O. Smith, 119-Gal.	10	9	\$2,900	\$3,600
CLUBHOUSE - TOWN HALL						
1206	Dance Floor - Replace	Approx 880 Sq Ft	15	4	\$8,000	\$9,700
1208	Wallpaper - Replace	Approx 3,600 Sq Ft	15	4	\$18,000	\$22,000
1210	Window Blinds - Replace	(16) Blinds	12	6	\$4,500	\$5,300
1212	Room Dividers - Replace	Approx 1,834 Sq Ft	30	19	\$91,000	\$112,000
1216	Banquet Furniture - Replace	(296) Chairs, (32) Tables	10	0	\$32,000	\$40,000
1220	Stage Drapes - Replace	Approx 75 Sq Ft	20	4	\$2,300	\$2,700
1223	Stage Lights - Replace	(12) Chauvet Lights	12	11	\$9,400	\$11,400
1226	Video Projector - Replace	(1) Eiki Projector	8	5	\$5,000	\$6,000
1227	Projector Screen - Replace	(1) DaLite, 14' wide	18	7	\$3,800	\$4,700
1230	Piano - Replace	(1) K & C Piano	25	13	\$4,200	\$5,800
1232	Dressing Rooms - Refurbish	(2) Dressing Rooms	20	9	\$2,300	\$2,700
1240	Control System - Replace	(1) System	12	2	\$10,000	\$12,000
1244	Sound System - Upgrade (A)	(1) System	10	0	\$22,000	\$30,000
1244	Sound System - Upgrade (B)	Approx (12) Pieces	10	9	\$18,000	\$22,700
1248	Power Back-Up - Replace	(1) DSPM System	20	9	\$22,000	\$27,000
1250	Hallway Furniture - Replace	(8) Pieces	15	4	\$4,900	\$6,000
1254	Restrooms - Remodel	(2) Restrooms	20	9	\$70,000	\$8,000
1260	Vinyl Floor - Replace	Approx 640 Sq Ft	20	9	\$2,200	\$3,000
1262	Dishwasher - Replace	(1) Insinger	15	4	\$3,600	\$4,400
1264	Ice Machine - Replace	(1) Scotsman Prodigy	8	4	\$7,600	\$9,600
1266	Oven/Range - Replace	(1) Vulcan	18	7	\$7,600	\$9,400
1268	Refrigerator - Replace	(1) Beverage-Air	15	4	\$3,600	\$4,400
1272	Food Server - Replace	(1) Atlas Mobile Server	15	6	\$5,000	\$6,200
1278	BBQ Grill - Replace	(1) Nexgrill	10	2	\$2,700	\$3,200
CLUBHOUSE - EXTERIOR						
1300	Patio Furniture - Replace	(62) Pieces	14	7	\$48,000	\$58,300
1301	Furniture Cushions - Replace	(84) Cushions	14	0	\$11,000	\$14,000
1310	Exterior Lights - Replace	(38) Light Fixtures	20	14	\$11,000	\$16,000
1315	Stucco Surfaces - Repaint	Approx 52,120 Sq Ft	8	1	\$40,000	\$50,000
1316	Wood Surfaces - Repaint	Approx 20,000 Sq Ft	4	1	\$13,000	\$18,000

Table 2: Reserve Component List Detail

13460-4

#	Component	Quantity	Useful Life	Rem. Useful Life	[--- Current Cost Estimate ---]	
					Best Case	Worst Case
1318	Wood Pergolas - Replace	Approx 2,010 Sq Ft	24	11	\$36,000	\$44,000
1320	Foam Roof - Replace	Approx 21,030 Sq Ft	25	12	\$50,000	\$63,000
1322	Foam Roof - Recoat	Approx 21,030 Sq Ft	5	2	\$20,000	\$23,000
1324	Tile Roofs - Refurbish	Approx 18,700 Sq Ft	30	18	\$68,000	\$82,000
1329	HVAC Compressors - Partial Replace	(28) HVAC Units	1	0	\$10,000	\$13,000
1330	HVAC Units (2004) - Replace	(14) HVAC Units	12	0	\$96,000	\$116,400
1330	HVAC Units (2006) - Replace	(7) York HVAC	12	2	\$67,000	\$83,000
1330	HVAC Units (2009) - Replace	(1) Goodman, 5-Ton	12	4	\$7,400	\$9,000
1330	HVAC Units (2012) - Replace	(1) Goodman, 5-Ton	12	7	\$7,400	\$9,000
1330	HVAC Units (2014) - Replace	(2) HVAC, 5-Ton	12	9	\$14,800	\$18,000
1330	HVAC Units (2015) - Replace	(1) ICP, 5-Ton	12	10	\$7,400	\$9,000
1330	HVAC Units (2016) - Replace	(2) HVAC Units	12	11	\$11,000	\$15,000
1330	HVAC Units (Maint) - Replace	(1) York, 3-Ton	12	0	\$5,300	\$6,400
1350	Exhaust Fans - Replace	(6) Greenheck	20	8	\$8,500	\$10,500
1359	Dehumidifier System - Replace	(1) 30-Ton System	N/A	0	\$74,000	\$92,100
1360	Dehumidifier System - Replace	(1) 30-Ton System	12	12	\$138,000	\$168,000
1362	Dehumidifier System - Repair	(1) 30-Ton System	12	6	\$8,700	\$10,600
1370	Weather Station - Replace	(1) Weather Station	12	6	\$2,300	\$2,800

SALES ANNEX

1400	Carpet Floor - Replace	Approx 320 Sq Yds	10	1	\$11,600	\$14,000
1402	Tile Floor - Replace	Approx 2,830 Sq Ft	24	1	\$30,000	\$38,000
1410	Interior Surfaces - Repaint	Approx 18,150 Sq Ft	10	1	\$13,000	\$16,100
1412	Interior Lights - Replace	Approx (149) Fixtures	25	12	\$29,000	\$36,000
1414	Ceiling Tiles - Replace	Approx 2,500 Sq Ft	35	22	\$6,700	\$8,300
1420	Door Openers - Replace	(4) Dorma ED700	12	1	\$3,800	\$4,800
1423	Window Blinds - Replace	(24) Wood Blinds	15	2	\$5,500	\$6,700
1430	Kitchen - Remodel	Cabinetry & Floor	20	7	\$12,000	\$14,800
1434	Cabinetry - Replace	Cabinets & Counter	25	12	\$7,200	\$9,000
1436	Restrooms - Remodel	(2) Restrooms	20	7	\$30,000	\$36,000
1455	Stucco Surfaces - Repaint	Approx 11,600 Sq Ft	8	1	\$8,400	\$10,200
1456	Wood Surfaces - Repaint	Approx 1,800 Sq Ft	4	1	\$2,300	\$2,700
1458	Wood Pergolas - Replace	Approx 1,300 Sq Ft	24	11	\$23,000	\$28,800
1460	Foam Roof - Replace	Approx 6,300 Sq Ft	25	10	\$14,800	\$18,000
1462	Foam Roof - Recoat	Approx 6,300 Sq Ft	5	0	\$6,800	\$8,400
1464	Tile Roofs - Refurbish	Approx 1,200 Sq Ft	30	17	\$4,300	\$5,300
1470	HVAC Units - Replace	(7) Goodman	12	1	\$48,000	\$58,400
291	Total Funded Components					

Table 3: Fully Funded Balance

13460-4

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
MAIN ENTRY								
100	Monuments - Refurbish	\$12,500	X	13	/	20	=	\$8,125
110	Card Reader - Replace	\$8,350	X	6	/	10	=	\$5,010
114	Gate Operators - Replace	\$16,500	X	8	/	12	=	\$11,000
120	Vehicle Gates - Replace	\$13,000	X	13	/	30	=	\$5,633
130	Gatehouse - Remodel	\$4,600	X	13	/	18	=	\$3,322
132	Gatehouse - Refurbish	\$2,500	X	1	/	6	=	\$417
136	Computers - Replace	\$3,000	X	1	/	4	=	\$750
138	Access System - Upgrade	\$7,700	X	8	/	8	=	\$7,700
140	Camera System - Replace	\$7,800	X	1	/	7	=	\$1,114
146	Gatehouse Lights - Replace	\$3,200	X	13	/	20	=	\$2,080
154	Gatehouse HVAC - Replace	\$4,800	X	3	/	10	=	\$1,440
PAVEMENT								
201	Asphalt (Ph1) - Resurface	\$2,320,000	X	13	/	43	=	\$701,395
204	Asphalt (Ph2) - Resurface	\$2,180,000	X	11	/	43	=	\$557,674
206	Asphalt (Ph3) - Resurface	\$896,000	X	2	/	43	=	\$41,674
210	Asphalt (Ph1-2) - Seal/Repair	\$318,000	X	4	/	7	=	\$181,714
212	Asphalt (Ph3) - Seal/Repair	\$68,300	X	6	/	7	=	\$58,543
214	Asphalt (Parking) - Seal/Repair	\$24,500	X	1	/	3	=	\$8,167
218	Asphalt - Crack Seal	\$23,500	X	1	/	2	=	\$11,750
220	Streets - Restripe	\$5,000	X	7	/	7	=	\$5,000
233	Concrete - Repair	\$7,500	X	1	/	4	=	\$1,875
PHASE 1 COMMON AREA								
300	Street Lights - Replace	\$12,500	X	13	/	30	=	\$5,417
306	Landscape Lights - Replace	\$54,250	X	0	/	15	=	\$0
310	Concrete Fountain - Repair	\$6,000	X	12	/	15	=	\$4,800
320	Mailboxes - Replace	\$77,100	X	13	/	20	=	\$50,115
500	Block Walls - Repair	\$43,000	X	13	/	25	=	\$22,360
501	Block Walls - Repaint	\$56,100	X	3	/	6	=	\$28,050
510	Metal Fence (P4) - Replace	\$2,500	X	2	/	15	=	\$333
511	Metal Fence (P7) - Replace	\$9,000	X	13	/	20	=	\$5,850
512	Metal Fence (Perim-A) - Replace	\$218,000	X	13	/	30	=	\$94,467
513	Metal Fence (Perim-B) - Replace	\$37,500	X	4	/	20	=	\$7,500
540	Metal Surfaces - Repaint	\$30,000	X	4	/	5	=	\$24,000
610	Irrig Controllers - Replace	\$119,500	X	3	/	12	=	\$29,875
620	Landscape Granite - Replenish	\$125,300	X	5	/	5	=	\$125,300
623	Granite Trails - Replenish	\$65,500	X	5	/	5	=	\$65,500
630	Plants/Trees - Partial Replace	\$41,000	X	1	/	10	=	\$4,100
650	Wash Erosion - Repair	\$25,000	X	1	/	10	=	\$2,500
700	Lake Beds - Dredge/Repair	\$400,000	X	13	/	30	=	\$173,333
702	Lake Beds/Shoreline - Repair	\$26,500	X	7	/	10	=	\$18,550
704	Aeration Diffusers - Replace	\$5,700	X	8	/	10	=	\$4,560
710	Lake Pumps - Replace	\$27,000	X	13	/	20	=	\$17,550
712	Lake Pumps - Refurbish	\$13,500	X	5	/	5	=	\$13,500

Table 3: Fully Funded Balance**13460-4**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
714	Control Panel - Replace	\$17,500	X	13	/	25	=	\$9,100
PHASE 2 COMMON AREA								
162	Card Reader - Replace	\$8,350	X	6	/	10	=	\$5,010
164	Barrier Arms - Replace	\$14,500	X	6	/	12	=	\$7,250
170	Gate Operators - Replace	\$16,500	X	8	/	12	=	\$11,000
174	Vehicle Gates - Replace	\$14,500	X	11	/	30	=	\$5,317
176	Entry Fence - Replace	\$3,300	X	7	/	20	=	\$1,155
300	Street Lights - Replace	\$15,000	X	11	/	30	=	\$5,500
320	Mailboxes - Replace	\$82,600	X	11	/	20	=	\$45,430
500	Block Walls - Repair	\$42,000	X	11	/	25	=	\$18,480
514	Metal Fence - Replace	\$56,500	X	11	/	30	=	\$20,717
640	Drywells - Inspect/Clean	\$8,700	X	1	/	3	=	\$2,900
642	Drywells - Partial Replace	\$57,500	X	11	/	30	=	\$21,083
700	Lake Beds - Dredge/Repair	\$317,500	X	11	/	30	=	\$116,417
702	Lake Beds/Shoreline - Repair	\$26,000	X	6	/	10	=	\$15,600
704	Aeration Diffusers - Replace	\$9,900	X	10	/	10	=	\$9,900
707	Aeration Compressor - Replace	\$10,800	X	5	/	14	=	\$3,857
708	Aeration Compressor - Rebuild	\$4,950	X	12	/	14	=	\$4,243
720	Lake Pumps - Replace	\$57,500	X	11	/	20	=	\$31,625
722	Lake Pumps - Refurbish	\$29,000	X	4	/	5	=	\$23,200
728	Control Panels - Replace	\$42,000	X	11	/	25	=	\$18,480
PHASE 3 COMMON AREA								
300	Street Lights - Replace	\$8,350	X	2	/	30	=	\$557
320	Mailboxes - Replace	\$35,650	X	2	/	20	=	\$3,565
500	Block Walls - Repair	\$19,000	X	2	/	25	=	\$1,520
501	Block Walls - Repaint	\$24,500	X	2	/	6	=	\$8,167
515	Metal Fence - Replace (A)	\$4,750	X	2	/	12	=	\$792
516	Metal Fence - Replace (B)	\$48,000	X	2	/	30	=	\$3,200
540	Metal Surfaces - Repaint	\$5,300	X	2	/	5	=	\$2,120
580	Aluminum Pergolas - Replace	\$8,400	X	1	/	30	=	\$280
582	Patio Furniture - Replace	\$13,500	X	1	/	20	=	\$675
610	Irrig Controllers - Replace	\$56,500	X	2	/	12	=	\$9,417
700	Lake Beds - Dredge/Repair	\$133,500	X	2	/	30	=	\$8,900
702	Lake Beds/Shoreline - Repair	\$12,000	X	2	/	10	=	\$2,400
704	Aeration Diffusers - Replace	\$6,600	X	2	/	10	=	\$1,320
706	Aeration Compressors - Replace	\$9,200	X	2	/	8	=	\$2,300
730	Lake Pump - Replace	\$13,250	X	2	/	20	=	\$1,325
732	Lake Pump - Refurbish	\$8,000	X	2	/	5	=	\$3,200
736	Control Panel - Replace	\$14,000	X	2	/	25	=	\$1,120
PUMP STATION								
760	Pump Station - Replace	\$245,000	X	13	/	20	=	\$159,250
763	Control Panel VFD - Replace	\$9,100	X	8	/	20	=	\$3,640
764	Control Panel A/C - Replace	\$5,650	X	2	/	20	=	\$565

Table 3: Fully Funded Balance**13460-4**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
766	Irrigation Filters - Replace	\$57,000	X	20	/	20	=	\$57,000
771	Irrigation Pump #1 - Rebuild	\$8,800	X	1	/	5	=	\$1,760
772	Irrigation Pump #2 - Rebuild	\$8,800	X	1	/	5	=	\$1,760
773	Irrigation Pump #3 - Rebuild	\$8,800	X	1	/	5	=	\$1,760
775	Jockey (PM) Pump - Replace	\$5,300	X	4	/	8	=	\$2,650
776	Lake Circ. Pump - Replace	\$15,500	X	15	/	15	=	\$15,500
778	Lake Circ. Pump - Refurbish	\$14,500	X	5	/	5	=	\$14,500
780	Aeration Compressor - Replace	\$13,500	X	13	/	20	=	\$8,775
781	Aeration Compressor - Repair	\$4,350	X	20	/	20	=	\$4,350
784	Acid Injection - Replace	\$24,500	X	8	/	10	=	\$19,600
786	Acid Storage Tank - Replace	\$2,950	X	8	/	15	=	\$1,573
790	Fertigation System - Replace	\$10,800	X	5	/	10	=	\$5,400
793	Fertilizer Tanks - Replace	\$3,500	X	13	/	15	=	\$3,033
796	Shade Screen - Replace	\$4,100	X	7	/	10	=	\$2,870

VILLAGE CENTER - RECREATION

302	Pole Lights - Replace	\$77,000	X	13	/	30	=	\$33,367
306	Landscape Lights - Refurbish	\$29,500	X	5	/	5	=	\$29,500
310	Concrete Fountain - Repair	\$6,000	X	13	/	15	=	\$5,200
406	Patio Furniture - Replace	\$12,500	X	13	/	20	=	\$8,125
407	Furniture Cushions - Replace	\$6,300	X	3	/	5	=	\$3,780
409	Park Benches - Replace	\$10,350	X	1	/	15	=	\$690
410	Basketball Court - Replace	\$30,000	X	13	/	20	=	\$19,500
411	Basketball Court - Resurface	\$4,250	X	5	/	5	=	\$4,250
412	Basketball Equipment - Replace	\$2,600	X	13	/	20	=	\$1,690
413	Basketball Lights - Replace	\$5,500	X	13	/	15	=	\$4,767
415	Bocce Ball Turf - Replace	\$30,000	X	1	/	7	=	\$4,286
416	Bocce Ball Lights - Replace	\$5,500	X	1	/	25	=	\$220
417	Putting Course - Replace	\$101,500	X	2	/	12	=	\$16,917
418	Putting Course Lights - Replace	\$11,000	X	2	/	25	=	\$880
420	Tennis Courts - Resurface	\$22,000	X	3	/	6	=	\$11,000
422	Tennis Fence - Replace	\$73,000	X	13	/	25	=	\$37,960
423	Tennis Fence - Repaint	\$11,700	X	6	/	8	=	\$8,775
426	Tennis Windscreen - Replace	\$11,800	X	3	/	6	=	\$5,900
428	Tennis Lights - Replace	\$85,500	X	13	/	30	=	\$37,050
430	Tennis Benches - Replace	\$2,550	X	13	/	20	=	\$1,658
434	Tennis Ball Machine - Replace	\$4,350	X	10	/	12	=	\$3,625
442	Ramada Furniture - Replace	\$5,300	X	13	/	25	=	\$2,756
446	Drinking Fountain - Replace	\$4,850	X	13	/	18	=	\$3,503
450	Pickleball Courts - Resurface	\$31,500	X	3	/	6	=	\$15,750
452	Pickleball Fence - Replace	\$52,500	X	3	/	25	=	\$6,300
453	Pickleball Fence - Repaint	\$10,150	X	3	/	8	=	\$3,806
454	Pickleball Windscreen - Replace	\$7,600	X	1	/	6	=	\$1,267
458	Pickleball Lights - Replace	\$48,500	X	3	/	30	=	\$4,850
459	Pickleball Benches - Replace	\$4,100	X	1	/	20	=	\$205
520	Metal Fence - Replace (A)	\$7,850	X	7	/	15	=	\$3,663
521	Metal Fence - Replace (B)	\$7,300	X	13	/	15	=	\$6,327
522	Metal Fence - Replace (C)	\$8,550	X	6	/	12	=	\$4,275

Table 3: Fully Funded Balance**13460-4**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
524	Metal Fence - Replace (D)	\$6,400	X	13	/	20	=	\$4,160
526	Metal Fence - Replace (E)	\$2,500	X	13	/	30	=	\$1,083
530	Chain Fence - Replace	\$4,250	X	13	/	20	=	\$2,763
562	Walking Bridge - Refurbish	\$10,800	X	1	/	25	=	\$432
615	Backflow Valves - Replace	\$9,450	X	13	/	20	=	\$6,143
680	Pressure Washer - Replace (A)	\$8,500	X	8	/	10	=	\$6,800
681	Pressure Washer - Replace (B)	\$5,600	X	7	/	10	=	\$3,920
684	Maintenance Cart - Replace (A)	\$6,350	X	6	/	6	=	\$6,350
685	Maintenance Cart - Replace (B)	\$6,350	X	5	/	6	=	\$5,292

VILLAGE CENTER - OUTDOOR POOL

800	Pool Deck - Resurface	\$53,000	X	1	/	12	=	\$4,417
801	Pool Deck - Seal/Repair	\$17,500	X	1	/	4	=	\$4,375
802	Pool - Resurface	\$71,100	X	1	/	12	=	\$5,925
804	Pool Mushroom - Replace	\$14,000	X	13	/	30	=	\$6,067
806	Spa - Resurface	\$3,600	X	1	/	8	=	\$450
810	Pool Furniture - Replace	\$21,000	X	1	/	12	=	\$1,750
812	Pool Furniture - Refurbish	\$11,350	X	7	/	12	=	\$6,621
814	Pool Lounges - Replace	\$13,000	X	3	/	12	=	\$3,250
816	Pool Lounges - Refurbish	\$7,050	X	9	/	12	=	\$5,288
820	Patio Chairs - Replace	\$12,500	X	8	/	8	=	\$12,500
822	Patio Tables - Replace	\$4,000	X	13	/	15	=	\$3,467
824	Trash Cans - Replace	\$3,600	X	1	/	20	=	\$180
830	Wood Pergola - Replace	\$20,000	X	13	/	24	=	\$10,833
840	Pool Filters - Replace	\$11,000	X	13	/	15	=	\$9,533
846	Pool Pumps (2004) - Replace	\$25,500	X	10	/	12	=	\$21,250
849	Pool Pumps (2016) - Replace	\$6,900	X	1	/	12	=	\$575
850	Pool Pumps - Repair	\$12,500	X	4	/	4	=	\$12,500
854	Pool Heater (Indoor) - Replace	\$12,050	X	3	/	6	=	\$6,025
856	Pool Heater (Outdoor) - Replace	\$36,500	X	4	/	6	=	\$24,333
860	Spa Filters - Replace	\$3,400	X	13	/	15	=	\$2,947
862	Spa Pumps - Replace (2004)	\$4,000	X	11	/	12	=	\$3,667
866	Spa Heater (Indoor) - Replace	\$4,150	X	6	/	8	=	\$3,113
867	Spa Heater (Outdoor) - Replace	\$4,150	X	8	/	8	=	\$4,150
870	Chlorinators - Replace	\$22,500	X	5	/	12	=	\$9,375

CLUBHOUSE - INTERIOR

901	Carpet Floor - Replace	\$95,500	X	9	/	10	=	\$85,950
902	Tile Floor - Replace	\$98,500	X	12	/	24	=	\$49,250
905	Door Openers - Replace	\$8,600	X	1	/	12	=	\$717
906	Artwork/Decor - Replace	\$31,000	X	12	/	20	=	\$18,600
907	Interior Surfaces - Repaint	\$49,500	X	9	/	10	=	\$44,550
908	Interior Lights - Replace	\$155,000	X	12	/	25	=	\$74,400
909	Ceiling Tiles - Replace	\$22,000	X	12	/	35	=	\$7,543
911	Reception Desk - Remodel	\$9,500	X	7	/	20	=	\$3,325
912	ID Printer - Replace	\$4,300	X	2	/	5	=	\$1,720
914	Furniture - Replace	\$181,000	X	12	/	15	=	\$144,800

Table 3: Fully Funded Balance**13460-4**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
920	Lounge Cabinetry - Replace	\$17,800	X	12	/	25	=	\$8,544
922	Lounge Appliances - Replace	\$3,600	X	12	/	15	=	\$2,880
930	Cafe - Remodel	\$18,800	X	12	/	25	=	\$9,024
932	Cafe Refrig. Display - Replace	\$14,500	X	12	/	15	=	\$11,600
933	Cafe Refrigerator - Replace	\$3,100	X	12	/	15	=	\$2,480
934	Cafe Ice Maker - Replace	\$2,500	X	7	/	8	=	\$2,188
940	Billiards Tables - Replace	\$19,000	X	12	/	25	=	\$9,120
950	Poker Cabinetry - Replace	\$2,550	X	12	/	20	=	\$1,530
954	Window Blinds - Replace	\$8,850	X	12	/	15	=	\$7,080
956	Window Shades - Replace	\$3,250	X	5	/	15	=	\$1,083
958	Window Valances - Replace	\$16,000	X	12	/	15	=	\$12,800
970	Office Reception - Remodel	\$6,800	X	12	/	20	=	\$4,080
971	Office Furniture - Replace	\$30,700	X	12	/	15	=	\$24,560
972	Office Computers - Replace	\$15,500	X	3	/	4	=	\$11,625
976	Copy Room - Remodel	\$5,400	X	12	/	25	=	\$2,592
980	Elevator Cab - Remodel	\$14,500	X	12	/	15	=	\$11,600
981	Elevator - Modernize	\$65,000	X	12	/	24	=	\$32,500
985	Fire Alarm Panel - Replace	\$6,000	X	12	/	15	=	\$4,800
990	Server Computer - Replace	\$6,150	X	3	/	4	=	\$4,613
998	Phone System - Replace	\$11,000	X	12	/	12	=	\$11,000

CLUBHOUSE - FITNESS CENTER

1000	Fitness Reception - Remodel	\$6,900	X	12	/	20	=	\$4,140
1010	Aerobics Floor - Replace	\$4,000	X	12	/	20	=	\$2,400
1012	Spin Bikes - Replace	\$17,000	X	6	/	8	=	\$12,750
1016	Mirrors - Replace	\$20,000	X	12	/	25	=	\$9,600
1020	Cardio Machines - Replace	\$83,700	X	10	/	10	=	\$83,700
1030	Treadmills - Replace	\$78,400	X	7	/	7	=	\$78,400
1040	Strength Equipment - Replace	\$74,500	X	11	/	15	=	\$54,633
1050	Drinking Fountains - Replace	\$13,200	X	12	/	20	=	\$7,920
1052	Locker Rooms - Remodel	\$205,000	X	12	/	20	=	\$123,000
1054	Door Openers - Replace	\$4,300	X	2	/	12	=	\$717
1056	Sauna Rooms - Repair	\$3,250	X	5	/	8	=	\$2,031
1057	Sauna Heaters - Replace	\$4,050	X	3	/	10	=	\$1,215
1058	Steam Rooms - Retile	\$24,500	X	12	/	20	=	\$14,700
1060	Indoor Pool Deck - Resurface	\$11,600	X	13	/	16	=	\$9,425
1061	Indoor Pool Deck - Seal	\$5,400	X	1	/	4	=	\$1,350
1062	Indoor Pool - Resurface	\$27,500	X	10	/	12	=	\$22,917
1066	Steel Rail - Replace	\$11,500	X	6	/	25	=	\$2,760
1070	Indoor Spa - Resurface	\$3,600	X	6	/	10	=	\$2,160
1072	Spa Mural - Repaint	\$2,500	X	11	/	15	=	\$1,833
1074	Indoor Pool Furniture - Replace	\$7,050	X	11	/	15	=	\$5,170
1080	Water Boiler - Replace	\$6,900	X	6	/	10	=	\$4,140
1083	Water Tank - Replace	\$3,500	X	3	/	10	=	\$1,050
1084	Water Softener - Replace	\$4,550	X	10	/	15	=	\$3,033
1086	Steam Generator - Replace	\$12,850	X	1	/	10	=	\$1,285

Table 3: Fully Funded Balance**13460-4**

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
CLUBHOUSE - ACTIVITY ROOMS								
1103	Vinyl Floor - Replace	\$8,550	X	12	/	20	=	\$5,130
1110	Activity Furniture - Replace	\$18,000	X	12	/	15	=	\$14,400
1112	Activity Cabinetry - Replace	\$43,000	X	12	/	20	=	\$25,800
1120	Conference Chairs - Replace	\$2,950	X	2	/	5	=	\$1,180
1122	Conference Table - Replace	\$3,200	X	7	/	15	=	\$1,493
1126	Task Chairs - Replace	\$7,000	X	8	/	10	=	\$5,600
1130	Tech Tables - Replace	\$3,400	X	12	/	15	=	\$2,720
1132	Tech Computers - Replace	\$8,000	X	5	/	5	=	\$8,000
1135	Sewing Workstations - Replace	\$8,200	X	12	/	20	=	\$4,920
1136	Sewing Machines - Replace	\$28,000	X	12	/	20	=	\$16,800
1140	Ceramics Kilns - Replace	\$6,800	X	12	/	15	=	\$5,440
1146	Restrooms - Remodel	\$90,000	X	12	/	20	=	\$54,000
1150	Water Heater - Replace	\$3,250	X	1	/	10	=	\$325
CLUBHOUSE - TOWN HALL								
1206	Dance Floor - Replace	\$8,850	X	11	/	15	=	\$6,490
1208	Wallpaper - Replace	\$20,000	X	11	/	15	=	\$14,667
1210	Window Blinds - Replace	\$4,900	X	6	/	12	=	\$2,450
1212	Room Dividers - Replace	\$101,500	X	11	/	30	=	\$37,217
1216	Banquet Furniture - Replace	\$36,000	X	10	/	10	=	\$36,000
1220	Stage Drapes - Replace	\$2,500	X	16	/	20	=	\$2,000
1223	Stage Lights - Replace	\$10,400	X	1	/	12	=	\$867
1226	Video Projector - Replace	\$5,500	X	3	/	8	=	\$2,063
1227	Projector Screen - Replace	\$4,250	X	11	/	18	=	\$2,597
1230	Piano - Replace	\$5,000	X	12	/	25	=	\$2,400
1232	Dressing Rooms - Refurbish	\$2,500	X	11	/	20	=	\$1,375
1240	Control System - Replace	\$11,000	X	10	/	12	=	\$9,167
1244	Sound System - Upgrade (A)	\$26,000	X	10	/	10	=	\$26,000
1244	Sound System - Upgrade (B)	\$20,350	X	1	/	10	=	\$2,035
1248	Power Back-Up - Replace	\$24,500	X	11	/	20	=	\$13,475
1250	Hallway Furniture - Replace	\$5,450	X	11	/	15	=	\$3,997
1254	Restrooms - Remodel	\$39,000	X	11	/	20	=	\$21,450
1260	Vinyl Floor - Replace	\$2,600	X	11	/	20	=	\$1,430
1262	Dishwasher - Replace	\$4,000	X	11	/	15	=	\$2,933
1264	Ice Machine - Replace	\$8,600	X	4	/	8	=	\$4,300
1266	Over/Range - Replace	\$8,500	X	11	/	18	=	\$5,194
1268	Refrigerator - Replace	\$4,000	X	11	/	15	=	\$2,933
1272	Food Server - Replace	\$5,600	X	9	/	15	=	\$3,360
1278	BBQ Grill - Replace	\$2,950	X	8	/	10	=	\$2,360
CLUBHOUSE - EXTERIOR								
1300	Patio Furniture - Replace	\$53,150	X	7	/	14	=	\$26,575
1301	Furniture Cushions - Replace	\$12,500	X	14	/	14	=	\$12,500
1310	Exterior Lights - Replace	\$13,500	X	6	/	20	=	\$4,050
1315	Stucco Surfaces - Repaint	\$45,000	X	7	/	8	=	\$39,375
1316	Wood Surfaces - Repaint	\$15,500	X	3	/	4	=	\$11,625

Table 3: Fully Funded Balance**13460-4**

#	Component	Current		Effective	Age	/	Useful	=	Fully Funded Balance
		Cost	X						
1318	Wood Pergolas - Replace	\$40,000	X	13	/	24	=	\$21,667	
1320	Foam Roof - Replace	\$56,500	X	13	/	25	=	\$29,380	
1322	Foam Roof - Recoat	\$21,500	X	3	/	5	=	\$12,900	
1324	Tile Roofs - Refurbish	\$75,000	X	12	/	30	=	\$30,000	
1329	HVAC Compressors - Partial Replace	\$11,500	X	1	/	1	=	\$11,500	
1330	HVAC Units (2004) - Replace	\$106,200	X	12	/	12	=	\$106,200	
1330	HVAC Units (2006) - Replace	\$75,000	X	10	/	12	=	\$62,500	
1330	HVAC Units (2009) - Replace	\$8,200	X	8	/	12	=	\$5,467	
1330	HVAC Units (2012) - Replace	\$8,200	X	5	/	12	=	\$3,417	
1330	HVAC Units (2014) - Replace	\$16,400	X	3	/	12	=	\$4,100	
1330	HVAC Units (2015) - Replace	\$8,200	X	2	/	12	=	\$1,367	
1330	HVAC Units (2016) - Replace	\$13,000	X	1	/	12	=	\$1,083	
1330	HVAC Units (Maint) - Replace	\$5,850	X	12	/	12	=	\$5,850	
1350	Exhaust Fans - Replace	\$9,500	X	12	/	20	=	\$5,700	
1359	Dehumidifier System - Replace	\$83,050	X	0	/	0	=	\$83,050	
1360	Dehumidifier System - Replace	\$153,000	X	0	/	12	=	\$0	
1362	Dehumidifier System - Repair	\$9,650	X	6	/	12	=	\$4,825	
1370	Weather Station - Replace	\$2,550	X	6	/	12	=	\$1,275	

SALES ANNEX

1400	Carpet Floor - Replace	\$12,800	X	9	/	10	=	\$11,520
1402	Tile Floor - Replace	\$34,000	X	23	/	24	=	\$32,583
1410	Interior Surfaces - Repaint	\$14,550	X	9	/	10	=	\$13,095
1412	Interior Lights - Replace	\$32,500	X	13	/	25	=	\$16,900
1414	Ceiling Tiles - Replace	\$7,500	X	13	/	35	=	\$2,786
1420	Door Openers - Replace	\$4,300	X	11	/	12	=	\$3,942
1423	Window Blinds - Replace	\$6,100	X	13	/	15	=	\$5,287
1430	Kitchen - Remodel	\$13,400	X	13	/	20	=	\$8,710
1434	Cabinetry - Replace	\$8,100	X	13	/	25	=	\$4,212
1436	Restrooms - Remodel	\$33,000	X	13	/	20	=	\$21,450
1455	Stucco Surfaces - Repaint	\$9,300	X	7	/	8	=	\$8,138
1456	Wood Surfaces - Repaint	\$2,500	X	3	/	4	=	\$1,875
1458	Wood Pergolas - Replace	\$25,900	X	13	/	24	=	\$14,029
1460	Foam Roof - Replace	\$16,400	X	15	/	25	=	\$9,840
1462	Foam Roof - Recoat	\$7,600	X	5	/	5	=	\$7,600
1464	Tile Roofs - Refurbish	\$4,800	X	13	/	30	=	\$2,080
1470	HVAC Units - Replace	\$53,200	X	11	/	12	=	\$48,767

\$5,641,190

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
MAIN ENTRY					
100	Monuments - Refurbish	20	\$12,500	\$625	0.1%
110	Card Reader - Replace	10	\$8,350	\$835	0.1%
114	Gate Operators - Replace	12	\$16,500	\$1,375	0.2%
120	Vehicle Gates - Replace	30	\$13,000	\$433	0.1%
130	Gatehouse - Remodel	18	\$4,600	\$256	0.0%
132	Gatehouse - Refurbish	6	\$2,500	\$417	0.1%
136	Computers - Replace	4	\$3,000	\$750	0.1%
138	Access System - Upgrade	8	\$7,700	\$963	0.1%
140	Camera System - Replace	7	\$7,800	\$1,114	0.1%
146	Gatehouse Lights - Replace	20	\$3,200	\$160	0.0%
154	Gatehouse HVAC - Replace	10	\$4,800	\$480	0.1%
PAVEMENT					
201	Asphalt (Ph1) - Resurface	43	\$2,320,000	\$53,953	7.1%
204	Asphalt (Ph2) - Resurface	43	\$2,180,000	\$50,698	6.7%
206	Asphalt (Ph3) - Resurface	43	\$896,000	\$20,837	2.7%
210	Asphalt (Ph1-2) - Seal/Repair	7	\$318,000	\$45,429	6.0%
212	Asphalt (Ph3) - Seal/Repair	7	\$68,300	\$9,757	1.3%
214	Asphalt (Parking) - Seal/Repair	3	\$24,500	\$8,167	1.1%
218	Asphalt - Crack Seal	2	\$23,500	\$11,750	1.5%
220	Streets - Restripe	7	\$5,000	\$714	0.1%
233	Concrete - Repair	4	\$7,500	\$1,875	0.2%
PHASE 1 COMMON AREA					
300	Street Lights - Replace	30	\$12,500	\$417	0.1%
306	Landscape Lights - Replace	15	\$54,250	\$3,617	0.5%
310	Concrete Fountain - Repair	15	\$6,000	\$400	0.1%
320	Mailboxes - Replace	20	\$77,100	\$3,855	0.5%
500	Block Walls - Repair	25	\$43,000	\$1,720	0.2%
501	Block Walls - Repaint	6	\$56,100	\$9,350	1.2%
510	Metal Fence (P4) - Replace	15	\$2,500	\$167	0.0%
511	Metal Fence (P7) - Replace	20	\$9,000	\$450	0.1%
512	Metal Fence (Perim-A) - Replace	30	\$218,000	\$7,267	1.0%
513	Metal Fence (Perim-B) - Replace	20	\$37,500	\$1,875	0.2%
540	Metal Surfaces - Repaint	5	\$30,000	\$6,000	0.8%
610	Irrig Controllers - Replace	12	\$119,500	\$9,958	1.3%
620	Landscape Granite - Replenish	5	\$125,300	\$25,060	3.3%
623	Granite Trails - Replenish	5	\$65,500	\$13,100	1.7%
630	Plants/Trees - Partial Replace	10	\$41,000	\$4,100	0.5%
650	Wash Erosion - Repair	10	\$25,000	\$2,500	0.3%
700	Lake Beds - Dredge/Repair	30	\$400,000	\$13,333	1.8%
702	Lake Beds/Shoreline - Repair	10	\$26,500	\$2,650	0.3%
704	Aeration Diffusers - Replace	10	\$5,700	\$570	0.1%
710	Lake Pumps - Replace	20	\$27,000	\$1,350	0.2%
712	Lake Pumps - Refurbish	5	\$13,500	\$2,700	0.4%

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
714	Control Panel - Replace	25	\$17,500	\$700	0.1%
PHASE 2 COMMON AREA					
162	Card Reader - Replace	10	\$8,350	\$835	0.1%
164	Barrier Arms - Replace	12	\$14,500	\$1,208	0.2%
170	Gate Operators - Replace	12	\$16,500	\$1,375	0.2%
174	Vehicle Gates - Replace	30	\$14,500	\$483	0.1%
176	Entry Fence - Replace	20	\$3,300	\$165	0.0%
300	Street Lights - Replace	30	\$15,000	\$500	0.1%
320	Mailboxes - Replace	20	\$82,600	\$4,130	0.5%
500	Block Walls - Repair	25	\$42,000	\$1,680	0.2%
514	Metal Fence - Replace	30	\$56,500	\$1,883	0.2%
640	Drywells - Inspect/Clean	3	\$8,700	\$2,900	0.4%
642	Drywells - Partial Replace	30	\$57,500	\$1,917	0.3%
700	Lake Beds - Dredge/Repair	30	\$317,500	\$10,583	1.4%
702	Lake Beds/Shoreline - Repair	10	\$26,000	\$2,600	0.3%
704	Aeration Diffusers - Replace	10	\$9,900	\$990	0.1%
707	Aeration Compressor - Replace	14	\$10,800	\$771	0.1%
708	Aeration Compressor - Rebuild	14	\$4,950	\$354	0.0%
720	Lake Pumps - Replace	20	\$57,500	\$2,875	0.4%
722	Lake Pumps - Refurbish	5	\$29,000	\$5,800	0.8%
728	Control Panels - Replace	25	\$42,000	\$1,680	0.2%
PHASE 3 COMMON AREA					
300	Street Lights - Replace	30	\$8,350	\$278	0.0%
320	Mailboxes - Replace	20	\$35,650	\$1,783	0.2%
500	Block Walls - Repair	25	\$19,000	\$760	0.1%
501	Block Walls - Repaint	6	\$24,500	\$4,083	0.5%
515	Metal Fence - Replace (A)	12	\$4,750	\$396	0.1%
516	Metal Fence - Replace (B)	30	\$48,000	\$1,600	0.2%
540	Metal Surfaces - Repaint	5	\$5,300	\$1,060	0.1%
580	Aluminum Pergolas - Replace	30	\$8,400	\$280	0.0%
582	Patio Furniture - Replace	20	\$13,500	\$675	0.1%
610	Irrig Controllers - Replace	12	\$56,500	\$4,708	0.6%
700	Lake Beds - Dredge/Repair	30	\$133,500	\$4,450	0.6%
702	Lake Beds/Shoreline - Repair	10	\$12,000	\$1,200	0.2%
704	Aeration Diffusers - Replace	10	\$6,600	\$660	0.1%
706	Aeration Compressors - Replace	8	\$9,200	\$1,150	0.2%
730	Lake Pump - Replace	20	\$13,250	\$663	0.1%
732	Lake Pump - Refurbish	5	\$8,000	\$1,600	0.2%
736	Control Panel - Replace	25	\$14,000	\$560	0.1%
PUMP STATION					
760	Pump Station - Replace	20	\$245,000	\$12,250	1.6%
763	Control Panel VFD - Replace	20	\$9,100	\$455	0.1%
764	Control Panel A/C - Replace	20	\$5,650	\$283	0.0%

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
766	Irrigation Filters - Replace	20	\$57,000	\$2,850	0.4%
771	Irrigation Pump #1 - Rebuild	5	\$8,800	\$1,760	0.2%
772	Irrigation Pump #2 - Rebuild	5	\$8,800	\$1,760	0.2%
773	Irrigation Pump #3 - Rebuild	5	\$8,800	\$1,760	0.2%
775	Jockey (PM) Pump - Replace	8	\$5,300	\$663	0.1%
776	Lake Circ. Pump - Replace	15	\$15,500	\$1,033	0.1%
778	Lake Circ. Pump - Refurbish	5	\$14,500	\$2,900	0.4%
780	Aeration Compressor - Replace	20	\$13,500	\$675	0.1%
781	Aeration Compressor - Repair	20	\$4,350	\$218	0.0%
784	Acid Injection - Replace	10	\$24,500	\$2,450	0.3%
786	Acid Storage Tank - Replace	15	\$2,950	\$197	0.0%
790	Fertigation System - Replace	10	\$10,800	\$1,080	0.1%
793	Fertilizer Tanks - Replace	15	\$3,500	\$233	0.0%
796	Shade Screen - Replace	10	\$4,100	\$410	0.1%

VILLAGE CENTER - RECREATION

302	Pole Lights - Replace	30	\$77,000	\$2,567	0.3%
306	Landscape Lights - Refurbish	5	\$29,500	\$5,900	0.8%
310	Concrete Fountain - Repair	15	\$6,000	\$400	0.1%
406	Patio Furniture - Replace	20	\$12,500	\$625	0.1%
407	Furniture Cushions - Replace	5	\$6,300	\$1,260	0.2%
409	Park Benches - Replace	15	\$10,350	\$690	0.1%
410	Basketball Court - Replace	20	\$30,000	\$1,500	0.2%
411	Basketball Court - Resurface	5	\$4,250	\$850	0.1%
412	Basketball Equipment - Replace	20	\$2,600	\$130	0.0%
413	Basketball Lights - Replace	15	\$5,500	\$367	0.0%
415	Bocce Ball Turf - Replace	7	\$30,000	\$4,286	0.6%
416	Bocce Ball Lights - Replace	25	\$5,500	\$220	0.0%
417	Putting Course - Replace	12	\$101,500	\$8,458	1.1%
418	Putting Course Lights - Replace	25	\$11,000	\$440	0.1%
420	Tennis Courts - Resurface	6	\$22,000	\$3,667	0.5%
422	Tennis Fence - Replace	25	\$73,000	\$2,920	0.4%
423	Tennis Fence - Repaint	8	\$11,700	\$1,463	0.2%
426	Tennis Windscreen - Replace	6	\$11,800	\$1,967	0.3%
428	Tennis Lights - Replace	30	\$85,500	\$2,850	0.4%
430	Tennis Benches - Replace	20	\$2,550	\$128	0.0%
434	Tennis Ball Machine - Replace	12	\$4,350	\$363	0.0%
442	Ramada Furniture - Replace	25	\$5,300	\$212	0.0%
446	Drinking Fountain - Replace	18	\$4,850	\$269	0.0%
450	Pickleball Courts - Resurface	6	\$31,500	\$5,250	0.7%
452	Pickleball Fence - Replace	25	\$52,500	\$2,100	0.3%
453	Pickleball Fence - Repaint	8	\$10,150	\$1,269	0.2%
454	Pickleball Windscreen - Replace	6	\$7,600	\$1,267	0.2%
458	Pickleball Lights - Replace	30	\$48,500	\$1,617	0.2%
459	Pickleball Benches - Replace	20	\$4,100	\$205	0.0%
520	Metal Fence - Replace (A)	15	\$7,850	\$523	0.1%
521	Metal Fence - Replace (B)	15	\$7,300	\$487	0.1%
522	Metal Fence - Replace (C)	12	\$8,550	\$713	0.1%

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
524	Metal Fence - Replace (D)	20	\$6,400	\$320	0.0%
526	Metal Fence - Replace (E)	30	\$2,500	\$83	0.0%
530	Chain Fence - Replace	20	\$4,250	\$213	0.0%
562	Walking Bridge - Refurbish	25	\$10,800	\$432	0.1%
615	Backflow Valves - Replace	20	\$9,450	\$473	0.1%
680	Pressure Washer - Replace (A)	10	\$8,500	\$850	0.1%
681	Pressure Washer - Replace (B)	10	\$5,600	\$560	0.1%
684	Maintenance Cart - Replace (A)	6	\$6,350	\$1,058	0.1%
685	Maintenance Cart - Replace (B)	6	\$6,350	\$1,058	0.1%

VILLAGE CENTER - OUTDOOR POOL

800	Pool Deck - Resurface	12	\$53,000	\$4,417	0.6%
801	Pool Deck - Seal/Repair	4	\$17,500	\$4,375	0.6%
802	Pool - Resurface	12	\$71,100	\$5,925	0.8%
804	Pool Mushroom - Replace	30	\$14,000	\$467	0.1%
806	Spa - Resurface	8	\$3,600	\$450	0.1%
810	Pool Furniture - Replace	12	\$21,000	\$1,750	0.2%
812	Pool Furniture - Refurbish	12	\$11,350	\$946	0.1%
814	Pool Lounges - Replace	12	\$13,000	\$1,083	0.1%
816	Pool Lounges - Refurbish	12	\$7,050	\$588	0.1%
820	Patio Chairs - Replace	8	\$12,500	\$1,563	0.2%
822	Patio Tables - Replace	15	\$4,000	\$267	0.0%
824	Trash Cans - Replace	20	\$3,600	\$180	0.0%
830	Wood Pergola - Replace	24	\$20,000	\$833	0.1%
840	Pool Filters - Replace	15	\$11,000	\$733	0.1%
846	Pool Pumps (2004) - Replace	12	\$25,500	\$2,125	0.3%
849	Pool Pumps (2016) - Replace	12	\$6,900	\$575	0.1%
850	Pool Pumps - Repair	4	\$12,500	\$3,125	0.4%
854	Pool Heater (Indoor) - Replace	6	\$12,050	\$2,008	0.3%
856	Pool Heater (Outdoor) - Replace	6	\$36,500	\$6,083	0.8%
860	Spa Filters - Replace	15	\$3,400	\$227	0.0%
862	Spa Pumps - Replace (2004)	12	\$4,000	\$333	0.0%
866	Spa Heater (Indoor) - Replace	8	\$4,150	\$519	0.1%
867	Spa Heater (Outdoor) - Replace	8	\$4,150	\$519	0.1%
870	Chlorinators - Replace	12	\$22,500	\$1,875	0.2%

CLUBHOUSE - INTERIOR

901	Carpet Floor - Replace	10	\$95,500	\$9,550	1.3%
902	Tile Floor - Replace	24	\$98,500	\$4,104	0.5%
905	Door Openers - Replace	12	\$8,600	\$717	0.1%
906	Artwork/Decor - Replace	20	\$31,000	\$1,550	0.2%
907	Interior Surfaces - Repaint	10	\$49,500	\$4,950	0.7%
908	Interior Lights - Replace	25	\$155,000	\$6,200	0.8%
909	Ceiling Tiles - Replace	35	\$22,000	\$629	0.1%
911	Reception Desk - Remodel	20	\$9,500	\$475	0.1%
912	ID Printer - Replace	5	\$4,300	\$860	0.1%
914	Furniture - Replace	15	\$181,000	\$12,067	1.6%

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
920	Lounge Cabinetry - Replace	25	\$17,800	\$712	0.1%
922	Lounge Appliances - Replace	15	\$3,600	\$240	0.0%
930	Cafe - Remodel	25	\$18,800	\$752	0.1%
932	Cafe Refrig. Display - Replace	15	\$14,500	\$967	0.1%
933	Cafe Refrigerator - Replace	15	\$3,100	\$207	0.0%
934	Cafe Ice Maker - Replace	8	\$2,500	\$313	0.0%
940	Billiards Tables - Replace	25	\$19,000	\$760	0.1%
950	Poker Cabinetry - Replace	20	\$2,550	\$128	0.0%
954	Window Blinds - Replace	15	\$8,850	\$590	0.1%
956	Window Shades - Replace	15	\$3,250	\$217	0.0%
958	Window Valances - Replace	15	\$16,000	\$1,067	0.1%
970	Office Reception - Remodel	20	\$6,800	\$340	0.0%
971	Office Furniture - Replace	15	\$30,700	\$2,047	0.3%
972	Office Computers - Replace	4	\$15,500	\$3,875	0.5%
976	Copy Room - Remodel	25	\$5,400	\$216	0.0%
980	Elevator Cab - Remodel	15	\$14,500	\$967	0.1%
981	Elevator - Modernize	24	\$65,000	\$2,708	0.4%
985	Fire Alarm Panel - Replace	15	\$6,000	\$400	0.1%
990	Server Computer - Replace	4	\$6,150	\$1,538	0.2%
998	Phone System - Replace	12	\$11,000	\$917	0.1%

CLUBHOUSE - FITNESS CENTER

1000	Fitness Reception - Remodel	20	\$6,900	\$345	0.0%
1010	Aerobics Floor - Replace	20	\$4,000	\$200	0.0%
1012	Spin Bikes - Replace	8	\$17,000	\$2,125	0.3%
1016	Mirrors - Replace	25	\$20,000	\$800	0.1%
1020	Cardio Machines - Replace	10	\$83,700	\$8,370	1.1%
1030	Treadmills - Replace	7	\$78,400	\$11,200	1.5%
1040	Strength Equipment - Replace	15	\$74,500	\$4,967	0.7%
1050	Drinking Fountains - Replace	20	\$13,200	\$660	0.1%
1052	Locker Rooms - Remodel	20	\$205,000	\$10,250	1.3%
1054	Door Openers - Replace	12	\$4,300	\$358	0.0%
1056	Sauna Rooms - Repair	8	\$3,250	\$406	0.1%
1057	Sauna Heaters - Replace	10	\$4,050	\$405	0.1%
1058	Steam Rooms - Retile	20	\$24,500	\$1,225	0.2%
1060	Indoor Pool Deck - Resurface	16	\$11,600	\$725	0.1%
1061	Indoor Pool Deck - Seal	4	\$5,400	\$1,350	0.2%
1062	Indoor Pool - Resurface	12	\$27,500	\$2,292	0.3%
1066	Steel Rail - Replace	25	\$11,500	\$460	0.1%
1070	Indoor Spa - Resurface	10	\$3,600	\$360	0.0%
1072	Spa Mural - Repaint	15	\$2,500	\$167	0.0%
1074	Indoor Pool Furniture - Replace	15	\$7,050	\$470	0.1%
1080	Water Boiler - Replace	10	\$6,900	\$690	0.1%
1083	Water Tank - Replace	10	\$3,500	\$350	0.0%
1084	Water Softener - Replace	15	\$4,550	\$303	0.0%
1086	Steam Generator - Replace	10	\$12,850	\$1,285	0.2%

Table 4: Component Significance**13460-4**

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
CLUBHOUSE - ACTIVITY ROOMS					
1103	Vinyl Floor - Replace	20	\$8,550	\$428	0.1%
1110	Activity Furniture - Replace	15	\$18,000	\$1,200	0.2%
1112	Activity Cabinetry - Replace	20	\$43,000	\$2,150	0.3%
1120	Conference Chairs - Replace	5	\$2,950	\$590	0.1%
1122	Conference Table - Replace	15	\$3,200	\$213	0.0%
1126	Task Chairs - Replace	10	\$7,000	\$700	0.1%
1130	Tech Tables - Replace	15	\$3,400	\$227	0.0%
1132	Tech Computers - Replace	5	\$8,000	\$1,600	0.2%
1135	Sewing Workstations - Replace	20	\$8,200	\$410	0.1%
1136	Sewing Machines - Replace	20	\$28,000	\$1,400	0.2%
1140	Ceramics Kilns - Replace	15	\$6,800	\$453	0.1%
1146	Restrooms - Remodel	20	\$90,000	\$4,500	0.6%
1150	Water Heater - Replace	10	\$3,250	\$325	0.0%
CLUBHOUSE - TOWN HALL					
1206	Dance Floor - Replace	15	\$8,850	\$590	0.1%
1208	Wallpaper - Replace	15	\$20,000	\$1,333	0.2%
1210	Window Blinds - Replace	12	\$4,900	\$408	0.1%
1212	Room Dividers - Replace	30	\$101,500	\$3,383	0.4%
1216	Banquet Furniture - Replace	10	\$36,000	\$3,600	0.5%
1220	Stage Drapes - Replace	20	\$2,500	\$125	0.0%
1223	Stage Lights - Replace	12	\$10,400	\$867	0.1%
1226	Video Projector - Replace	8	\$5,500	\$688	0.1%
1227	Projector Screen - Replace	18	\$4,250	\$236	0.0%
1230	Piano - Replace	25	\$5,000	\$200	0.0%
1232	Dressing Rooms - Refurbish	20	\$2,500	\$125	0.0%
1240	Control System - Replace	12	\$11,000	\$917	0.1%
1244	Sound System - Upgrade (A)	10	\$26,000	\$2,600	0.3%
1244	Sound System - Upgrade (B)	10	\$20,350	\$2,035	0.3%
1248	Power Back-Up - Replace	20	\$24,500	\$1,225	0.2%
1250	Hallway Furniture - Replace	15	\$5,450	\$363	0.0%
1254	Restrooms - Remodel	20	\$39,000	\$1,950	0.3%
1260	Vinyl Floor - Replace	20	\$2,600	\$130	0.0%
1262	Dishwasher - Replace	15	\$4,000	\$267	0.0%
1264	Ice Machine - Replace	8	\$8,600	\$1,075	0.1%
1266	Oven/Range - Replace	18	\$8,500	\$472	0.1%
1268	Refrigerator - Replace	15	\$4,000	\$267	0.0%
1272	Food Server - Replace	15	\$5,600	\$373	0.0%
1278	BBQ Grill - Replace	10	\$2,950	\$295	0.0%
CLUBHOUSE - EXTERIOR					
1300	Patio Furniture - Replace	14	\$53,150	\$3,796	0.5%
1301	Furniture Cushions - Replace	14	\$12,500	\$893	0.1%
1310	Exterior Lights - Replace	20	\$13,500	\$675	0.1%
1315	Stucco Surfaces - Repaint	8	\$45,000	\$5,625	0.7%
1316	Wood Surfaces - Repaint	4	\$15,500	\$3,875	0.5%

Table 4: Component Significance

13460-4

#	Component	Useful Life	Current Cost Estimate	Deterioration Cost/Yr.	Deterioration Significance
1318	Wood Pergolas - Replace	24	\$40,000	\$1,667	0.2%
1320	Foam Roof - Replace	25	\$56,500	\$2,260	0.3%
1322	Foam Roof - Recoat	5	\$21,500	\$4,300	0.6%
1324	Tile Roofs - Refurbish	30	\$75,000	\$2,500	0.3%
1329	HVAC Compressors - Partial Replace	1	\$11,500	\$11,500	1.5%
1330	HVAC Units (2004) - Replace	12	\$106,200	\$8,850	1.2%
1330	HVAC Units (2006) - Replace	12	\$75,000	\$6,250	0.8%
1330	HVAC Units (2009) - Replace	12	\$8,200	\$683	0.1%
1330	HVAC Units (2012) - Replace	12	\$8,200	\$683	0.1%
1330	HVAC Units (2014) - Replace	12	\$16,400	\$1,367	0.2%
1330	HVAC Units (2015) - Replace	12	\$8,200	\$683	0.1%
1330	HVAC Units (2016) - Replace	12	\$13,000	\$1,083	0.1%
1330	HVAC Units (Maint) - Replace	12	\$5,850	\$488	0.1%
1350	Exhaust Fans - Replace	20	\$9,500	\$475	0.1%
1359	Dehumidifier System - Replace	N/A	\$83,050	\$0	0.0%
1360	Dehumidifier System - Replace	12	\$153,000	\$12,750	1.7%
1362	Dehumidifier System - Repair	12	\$9,650	\$804	0.1%
1370	Weather Station - Replace	12	\$2,550	\$213	0.0%

SALES ANNEX

1400	Carpet Floor - Replace	10	\$12,800	\$1,280	0.2%
1402	Tile Floor - Replace	24	\$34,000	\$1,417	0.2%
1410	Interior Surfaces - Repaint	10	\$14,550	\$1,455	0.2%
1412	Interior Lights - Replace	25	\$32,500	\$1,300	0.2%
1414	Ceiling Tiles - Replace	35	\$7,500	\$214	0.0%
1420	Door Openers - Replace	12	\$4,300	\$358	0.0%
1423	Window Blinds - Replace	15	\$6,100	\$407	0.1%
1430	Kitchen - Remodel	20	\$13,400	\$670	0.1%
1434	Cabinetry - Replace	25	\$8,100	\$324	0.0%
1436	Restrooms - Remodel	20	\$33,000	\$1,650	0.2%
1455	Stucco Surfaces - Repaint	8	\$9,300	\$1,163	0.2%
1456	Wood Surfaces - Repaint	4	\$2,500	\$625	0.1%
1458	Wood Pergolas - Replace	24	\$25,900	\$1,079	0.1%
1460	Foam Roof - Replace	25	\$16,400	\$656	0.1%
1462	Foam Roof - Recoat	5	\$7,600	\$1,520	0.2%
1464	Tile Roofs - Refurbish	30	\$4,800	\$160	0.0%
1470	HVAC Units - Replace	12	\$53,200	\$4,433	0.6%
291	Total Funded Components			\$759,981	100.0%

Report Start Date: 01/01/17

Interest: 1.0%	Inflation: 3.0%
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**Reserve Fund Strength Calculations
(All values as of Fiscal Year Start Date)**

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Contribs.	Loans or Special Assmts	Interest Income	Reserve Expenses
2017	\$1,693,160	\$5,641,190	30.0%	Med	\$925,092	\$0	\$17,350	\$857,300
2018	\$1,778,302	\$5,710,187	31.1%	Med	\$962,096	\$0	\$19,940	\$548,939
2019	\$2,211,399	\$6,122,350	36.1%	Med	\$1,000,580	\$0	\$25,187	\$409,083
2020	\$2,828,082	\$6,715,117	42.1%	Med	\$1,040,603	\$0	\$28,638	\$995,420
2021	\$2,901,903	\$6,746,654	43.0%	Med	\$1,082,227	\$0	\$32,824	\$351,215
2022	\$3,665,739	\$7,468,329	49.1%	Med	\$1,125,516	\$0	\$39,929	\$507,646
2023	\$4,323,538	\$8,076,960	53.5%	Med	\$1,170,537	\$0	\$48,296	\$202,511
2024	\$5,339,860	\$9,045,363	59.0%	Med	\$1,217,358	\$0	\$54,799	\$987,466
2025	\$5,624,551	\$9,262,356	60.7%	Med	\$1,266,052	\$0	\$58,296	\$909,224
2026	\$6,039,675	\$9,595,329	62.9%	Med	\$1,316,694	\$0	\$62,293	\$994,433
2027	\$6,424,230	\$9,880,274	65.0%	Med	\$1,369,362	\$0	\$64,628	\$1,351,308
2028	\$6,506,912	\$9,836,827	66.1%	Med	\$1,424,137	\$0	\$68,237	\$852,965
2029	\$7,146,321	\$10,336,929	69.1%	Med	\$1,481,102	\$0	\$73,464	\$1,148,094
2030	\$7,552,794	\$10,580,558	71.4%	Low	\$1,540,346	\$0	\$79,858	\$747,484
2031	\$8,425,514	\$11,277,606	74.7%	Low	\$1,601,960	\$0	\$88,760	\$782,160
2032	\$9,334,074	\$11,994,336	77.8%	Low	\$1,666,038	\$0	\$97,212	\$980,740
2033	\$10,116,584	\$12,563,550	80.5%	Low	\$1,732,680	\$0	\$108,597	\$345,814
2034	\$11,612,047	\$13,840,401	83.9%	Low	\$1,801,987	\$0	\$113,930	\$2,344,316
2035	\$11,183,648	\$13,134,784	85.1%	Low	\$1,874,067	\$0	\$116,873	\$973,792
2036	\$12,200,795	\$13,858,453	88.0%	Low	\$1,949,029	\$0	\$123,809	\$1,702,128
2037	\$12,571,505	\$13,893,625	90.5%	Low	\$1,988,010	\$0	\$130,517	\$1,146,971
2038	\$13,543,061	\$14,542,843	93.1%	Low	\$2,027,770	\$0	\$139,266	\$1,388,059
2039	\$14,322,039	\$15,005,630	95.4%	Low	\$2,068,326	\$0	\$150,147	\$820,380
2040	\$15,720,132	\$16,110,697	97.6%	Low	\$2,109,692	\$0	\$164,027	\$894,725
2041	\$17,099,125	\$17,217,336	99.3%	Low	\$2,151,886	\$0	\$174,957	\$1,518,802
2042	\$17,907,166	\$17,760,721	100.8%	Low	\$2,194,924	\$0	\$185,364	\$1,106,038
2043	\$19,181,415	\$18,793,292	102.1%	Low	\$2,238,822	\$0	\$200,514	\$682,345
2044	\$20,938,406	\$20,342,413	102.9%	Low	\$2,283,598	\$0	\$212,444	\$1,865,994
2045	\$21,568,454	\$20,769,494	103.8%	Low	\$2,329,270	\$0	\$217,893	\$2,087,048
2046	\$22,028,570	\$21,033,865	104.7%	Low	\$2,375,856	\$0	\$226,490	\$1,342,182

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

13460-4

Fiscal Year	2017	2018	2019	2020	2021
Starting Reserve Balance	\$1,693,160	\$1,778,302	\$2,211,399	\$2,828,082	\$2,901,903
Annual Reserve Contribution	\$925,092	\$962,096	\$1,000,580	\$1,040,603	\$1,082,227
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$17,350	\$19,940	\$25,187	\$28,638	\$32,824
Total Income	\$2,635,602	\$2,760,338	\$3,237,165	\$3,897,323	\$4,016,954
# Component					

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$9,398
114	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$18,571
120	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
130	Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
132	Gatehouse - Refurbish	\$0	\$0	\$0	\$0	\$0
136	Computers - Replace	\$0	\$0	\$0	\$3,278	\$0
138	Access System - Upgrade	\$7,700	\$0	\$0	\$0	\$0
140	Camera System - Replace	\$0	\$0	\$0	\$0	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$0	\$0	\$0	\$347,487	\$0
212	Asphalt (Ph3) - Seal/Repair	\$0	\$70,349	\$0	\$0	\$0
214	Asphalt (Parking) - Seal/Repair	\$0	\$0	\$25,992	\$0	\$0
218	Asphalt - Crack Seal	\$0	\$24,205	\$0	\$25,679	\$0
220	Streets - Restripe	\$5,000	\$0	\$0	\$0	\$0
233	Concrete - Repair	\$0	\$0	\$0	\$8,195	\$0

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
306	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$6,556	\$0
320	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501	Block Walls - Repaint	\$0	\$0	\$0	\$61,302	\$0
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$0	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$0	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$0	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$0	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$30,900	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
620	Landscape Granite - Replenish	\$125,300	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$65,500	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

13460-4

Fiscal Year	2017	2018	2019	2020	2021
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$28,957	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$6,047	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
712 Lake Pumps - Refurbish	\$13,500	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$9,398
164 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
170 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$18,571
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
176 Entry Fence - Replace	\$0	\$0	\$0	\$0	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Drywells - Inspect/Clean	\$0	\$0	\$9,230	\$0	\$0
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$29,263
704 Aeration Diffusers - Replace	\$9,900	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
708 Aeration Compressor - Rebuild	\$0	\$0	\$5,251	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
722 Lake Pumps - Refurbish	\$0	\$29,870	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$27,575
515 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$5,791	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
706 Aeration Compressors - Replace	\$0	\$0	\$0	\$0	\$0
730 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$8,742	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)

13460-4

Fiscal Year	2017	2018	2019	2020	2021
760 Pump Station - Replace	\$0	\$0	\$0	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$0	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$0	\$0
766 Irrigation Filters - Replace	\$57,000	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$9,904
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$9,904
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$9,904
775 Jockey (PM) Pump - Replace	\$0	\$0	\$0	\$0	\$5,965
776 Lake Circ. Pump - Replace	\$15,500	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$14,500	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
781 Aeration Compressor - Repair	\$4,350	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$25,992	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
790 Fertigation System - Replace	\$0	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$3,713	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$4,480	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
306 Landscape Lights - Refurbish	\$29,500	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$6,365	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$6,684	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
411 Basketball Court - Resurface	\$4,250	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$5,835	\$0	\$0
415 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$0	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$0
417 Putting Course - Replace	\$0	\$0	\$0	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$0	\$0
420 Tennis Courts - Resurface	\$0	\$0	\$0	\$24,040	\$0
422 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
423 Tennis Fence - Repaint	\$0	\$0	\$12,413	\$0	\$0
426 Tennis Windscreen - Replace	\$0	\$0	\$0	\$12,894	\$0
428 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$0	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$0	\$4,615	\$0	\$0
442 Ramada Furniture - Replace	\$0	\$0	\$0	\$0	\$0
446 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
450 Pickleball Courts - Resurface	\$0	\$0	\$0	\$34,421	\$0
452 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
453 Pickleball Fence - Repaint	\$0	\$0	\$0	\$0	\$0
454 Pickleball Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
458 Pickleball Lights - Replace	\$0	\$0	\$0	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$7,745	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13460-4**

Fiscal Year	2017	2018	2019	2020	2021
522 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$0	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$0	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$0	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$0
615 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$9,018	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$6,119	\$0
684 Maintenance Cart - Replace (A)	\$6,350	\$0	\$0	\$0	\$0
685 Maintenance Cart - Replace (B)	\$0	\$6,541	\$0	\$0	\$0

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
801 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$19,123	\$0
802 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$0	\$0	\$0
806 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
810 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
812 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
814 Pool Lounges - Replace	\$0	\$0	\$0	\$0	\$0
816 Pool Lounges - Refurbish	\$0	\$0	\$0	\$7,704	\$0
820 Patio Chairs - Replace	\$12,500	\$0	\$0	\$0	\$0
822 Patio Tables - Replace	\$0	\$0	\$4,244	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
830 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$11,670	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$0	\$27,053	\$0	\$0
849 Pool Pumps (2016) - Replace	\$0	\$0	\$0	\$0	\$0
850 Pool Pumps - Repair	\$12,500	\$0	\$0	\$0	\$14,069
854 Pool Heater (Indoor) - Replace	\$0	\$0	\$0	\$13,167	\$0
856 Pool Heater (Outdoor) - Replace	\$0	\$0	\$38,723	\$0	\$0
860 Spa Filters - Replace	\$0	\$0	\$3,607	\$0	\$0
862 Spa Pumps - Replace (2004)	\$0	\$4,120	\$0	\$0	\$0
866 Spa Heater (Indoor) - Replace	\$0	\$0	\$4,403	\$0	\$0
867 Spa Heater (Outdoor) - Replace	\$4,150	\$0	\$0	\$0	\$0
870 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$98,365	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Interior Surfaces - Repaint	\$0	\$50,985	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$4,699	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$197,784	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13460-4**

Fiscal Year	2017	2018	2019	2020	2021
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$3,934	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$15,845	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$3,387	\$0
934 Cafe Ice Maker - Replace	\$0	\$2,575	\$0	\$0	\$0
940 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$9,671	\$0
956 Window Shades - Replace	\$0	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$17,484	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$0	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$33,547	\$0
972 Office Computers - Replace	\$0	\$15,965	\$0	\$0	\$0
976 Copy Room - Remodel	\$0	\$0	\$0	\$0	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$15,845	\$0
981 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$6,556	\$0
990 Server Computer - Replace	\$0	\$6,335	\$0	\$0	\$0
998 Phone System - Replace	\$11,000	\$0	\$0	\$0	\$0

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$0	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$0	\$0
1012 Spin Bikes - Replace	\$0	\$0	\$18,035	\$0	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$0	\$0
1020 Cardio Machines - Replace	\$83,700	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$78,400	\$0	\$0	\$0	\$0
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$83,850
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
1054 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$0	\$0	\$3,551	\$0
1057 Sauna Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$0	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$12,676	\$0
1061 Indoor Pool Deck - Seal	\$0	\$0	\$0	\$5,901	\$0
1062 Indoor Pool - Resurface	\$0	\$0	\$29,175	\$0	\$0
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$0
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$4,052
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$2,814
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$7,935
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$7,766
1083 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
1084 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$19,669	\$0

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13460-4**

Fiscal Year	2017	2018	2019	2020	2021
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$3,224	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$0	\$0
1126 Task Chairs - Replace	\$0	\$0	\$7,426	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$3,715	\$0
1132 Tech Computers - Replace	\$8,000	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$0	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$0	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$7,431	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$9,961
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$22,510
1210 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1216 Banquet Furniture - Replace	\$36,000	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$2,814
1223 Stage Lights - Replace	\$0	\$0	\$0	\$0	\$0
1226 Video Projector - Replace	\$0	\$0	\$0	\$0	\$0
1227 Projector Screen - Replace	\$0	\$0	\$0	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$0	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1240 Control System - Replace	\$0	\$0	\$11,670	\$0	\$0
1244 Sound System - Upgrade (A)	\$26,000	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$0
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$0
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$6,134
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$4,502
1264 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$9,679
1266 Oven/Range - Replace	\$0	\$0	\$0	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$4,502
1272 Food Server - Replace	\$0	\$0	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$3,130	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1301 Furniture Cushions - Replace	\$12,500	\$0	\$0	\$0	\$0
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1315 Stucco Surfaces - Repaint	\$0	\$46,350	\$0	\$0	\$0
1316 Wood Surfaces - Repaint	\$0	\$15,965	\$0	\$0	\$0
1318 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$22,809	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1329 HVAC Compressors - Partial Replace	\$11,500	\$11,845	\$12,200	\$12,566	\$12,943

Table 6: 30-Year Income/Expense Detail (yrs 0 through 4)**13460-4**

Fiscal Year	2017	2018	2019	2020	2021
1330 HVAC Units (2004) - Replace	\$106,200	\$0	\$0	\$0	\$0
1330 HVAC Units (2006) - Replace	\$0	\$0	\$79,568	\$0	\$0
1330 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$9,229
1330 HVAC Units (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (Maint) - Replace	\$5,850	\$0	\$0	\$0	\$0
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
1359 Dehumidifier System - Replace	\$83,050	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1362 Dehumidifier System - Repair	\$0	\$0	\$0	\$0	\$0
1370 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$13,184	\$0	\$0	\$0
1402 Tile Floor - Replace	\$0	\$35,020	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$14,987	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1420 Door Openers - Replace	\$0	\$4,429	\$0	\$0	\$0
1423 Window Blinds - Replace	\$0	\$0	\$6,471	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1455 Stucco Surfaces - Repaint	\$0	\$9,579	\$0	\$0	\$0
1456 Wood Surfaces - Repaint	\$0	\$2,575	\$0	\$0	\$0
1458 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1460 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$7,600	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1470 HVAC Units - Replace	\$0	\$54,796	\$0	\$0	\$0
Total Expenses	\$857,300	\$548,939	\$409,083	\$995,420	\$351,215
Ending Reserve Balance:	\$1,778,302	\$2,211,399	\$2,828,082	\$2,901,903	\$3,665,739

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

13460-4

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$3,665,739	\$4,323,538	\$5,339,860	\$5,624,551	\$6,039,675
Annual Reserve Contribution	\$1,125,516	\$1,170,537	\$1,217,358	\$1,266,052	\$1,316,694
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$39,929	\$48,296	\$54,799	\$58,296	\$62,293
Total Income	\$4,831,184	\$5,542,371	\$6,612,017	\$6,948,900	\$7,418,663

Component

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$15,373	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
114	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
130	Gatehouse - Remodel	\$5,333	\$0	\$0	\$0	\$0
132	Gatehouse - Refurbish	\$2,898	\$0	\$0	\$0	\$0
136	Computers - Replace	\$0	\$0	\$3,690	\$0	\$0
138	Access System - Upgrade	\$0	\$0	\$0	\$9,754	\$0
140	Camera System - Replace	\$0	\$9,314	\$0	\$0	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$3,936	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$5,903	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
212	Asphalt (Ph3) - Seal/Repair	\$0	\$0	\$0	\$86,520	\$0
214	Asphalt (Parking) - Seal/Repair	\$28,402	\$0	\$0	\$31,036	\$0
218	Asphalt - Crack Seal	\$27,243	\$0	\$28,902	\$0	\$30,662
220	Streets - Restripe	\$0	\$0	\$6,149	\$0	\$0
233	Concrete - Repair	\$0	\$0	\$9,224	\$0	\$0

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
306	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
320	Mailboxes - Replace	\$0	\$0	\$94,823	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501	Block Walls - Repaint	\$0	\$0	\$0	\$0	\$73,198
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$0	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$11,069	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$0	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$0	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$35,822	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$155,920
620	Landscape Granite - Replenish	\$145,257	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$75,932	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$53,496

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

13460-4

Fiscal Year	2022	2023	2024	2025	2026
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$32,619
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$33,207	\$0	\$0
712 Lake Pumps - Refurbish	\$15,650	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
164 Barrier Arms - Replace	\$0	\$17,314	\$0	\$0	\$0
170 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
176 Entry Fence - Replace	\$0	\$0	\$0	\$0	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$107,774
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Drywells - Inspect/Clean	\$10,086	\$0	\$0	\$11,021	\$0
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$14,092
708 Aeration Compressor - Rebuild	\$0	\$0	\$0	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$75,024
722 Lake Pumps - Refurbish	\$0	\$34,628	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
515 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$6,714	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$15,201	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$8,361	\$0
706 Aeration Compressors - Replace	\$0	\$10,985	\$0	\$0	\$0
730 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$10,134	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

13460-4

Fiscal Year	2022	2023	2024	2025	2026
760 Pump Station - Replace	\$0	\$0	\$301,319	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$0	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$0	\$0
766 Irrigation Filters - Replace	\$0	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$11,482
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$11,482
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$11,482
775 Jockey (PM) Pump - Replace	\$0	\$0	\$0	\$0	\$0
776 Lake Circ. Pump - Replace	\$0	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$16,809	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$16,603	\$0	\$0
781 Aeration Compressor - Repair	\$0	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$0	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$3,628	\$0	\$0
790 Fertigation System - Replace	\$12,520	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$0	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
306 Landscape Lights - Refurbish	\$34,199	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$15,373	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$7,748	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Court - Replace	\$0	\$0	\$36,896	\$0	\$0
411 Basketball Court - Resurface	\$4,927	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$3,198	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$0	\$0	\$0
415 Bocce Ball Turf - Replace	\$0	\$35,822	\$0	\$0	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$0
417 Putting Course - Replace	\$0	\$0	\$0	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$0	\$0
420 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$28,705
422 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
423 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
426 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$15,396
428 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$3,136	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$0	\$0	\$0	\$0
442 Ramada Furniture - Replace	\$0	\$0	\$0	\$0	\$0
446 Drinking Fountain - Replace	\$5,622	\$0	\$0	\$0	\$0
450 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$41,100
452 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
453 Pickleball Fence - Repaint	\$11,767	\$0	\$0	\$0	\$0
454 Pickleball Windscreen - Replace	\$8,810	\$0	\$0	\$0	\$0
458 Pickleball Lights - Replace	\$0	\$0	\$0	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$9,944	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**13460-4**

Fiscal Year	2022	2023	2024	2025	2026
522 Metal Fence - Replace (C)	\$0	\$10,209	\$0	\$0	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$7,871	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$0	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$5,227	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$0
615 Backflow Valves - Replace	\$0	\$0	\$11,622	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$0	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$0	\$0
684 Maintenance Cart - Replace (A)	\$0	\$7,582	\$0	\$0	\$0
685 Maintenance Cart - Replace (B)	\$0	\$0	\$7,810	\$0	\$0

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
801 Pool Deck - Seal/Repair	\$0	\$0	\$21,523	\$0	\$0
802 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$0	\$0	\$0
806 Spa - Resurface	\$0	\$0	\$4,428	\$0	\$0
810 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
812 Pool Furniture - Refurbish	\$13,158	\$0	\$0	\$0	\$0
814 Pool Lounges - Replace	\$0	\$0	\$0	\$0	\$16,962
816 Pool Lounges - Refurbish	\$0	\$0	\$0	\$0	\$0
820 Patio Chairs - Replace	\$0	\$0	\$0	\$15,835	\$0
822 Patio Tables - Replace	\$0	\$0	\$0	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
830 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$0	\$0	\$0	\$0
849 Pool Pumps (2016) - Replace	\$0	\$0	\$0	\$0	\$0
850 Pool Pumps - Repair	\$0	\$0	\$0	\$15,835	\$0
854 Pool Heater (Indoor) - Replace	\$0	\$0	\$0	\$0	\$15,723
856 Pool Heater (Outdoor) - Replace	\$0	\$0	\$0	\$46,237	\$0
860 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
862 Spa Pumps - Replace (2004)	\$0	\$0	\$0	\$0	\$0
866 Spa Heater (Indoor) - Replace	\$0	\$0	\$0	\$0	\$0
867 Spa Heater (Outdoor) - Replace	\$0	\$0	\$0	\$5,257	\$0
870 Chlorinators - Replace	\$0	\$0	\$27,672	\$0	\$0

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$39,270	\$0
907 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$5,447	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

13460-4

Fiscal Year	2022	2023	2024	2025	2026
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$0	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$0	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
934 Cafe Ice Maker - Replace	\$0	\$0	\$0	\$0	\$3,262
940 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$3,230	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
956 Window Shades - Replace	\$0	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$0	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$8,614	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
972 Office Computers - Replace	\$17,969	\$0	\$0	\$0	\$20,224
976 Copy Room - Remodel	\$0	\$0	\$0	\$0	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
981 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
990 Server Computer - Replace	\$7,130	\$0	\$0	\$0	\$8,024
998 Phone System - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$8,741	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$5,067	\$0
1012 Spin Bikes - Replace	\$0	\$0	\$0	\$0	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$0	\$0
1020 Cardio Machines - Replace	\$0	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$0	\$0	\$96,422	\$0	\$0
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$16,721	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$259,688	\$0
1054 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$0	\$0	\$0	\$0
1057 Sauna Heaters - Replace	\$0	\$0	\$4,981	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$31,036	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1061 Indoor Pool Deck - Seal	\$0	\$0	\$6,641	\$0	\$0
1062 Indoor Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$0
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$0
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1083 Water Tank - Replace	\$0	\$0	\$4,305	\$0	\$0
1084 Water Softener - Replace	\$5,275	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$16,766

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$10,831	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)

13460-4

Fiscal Year	2022	2023	2024	2025	2026
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$54,471	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$3,737	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$4,054	\$0
1126 Task Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$0	\$0
1132 Tech Computers - Replace	\$9,274	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$10,388	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$35,470	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$0	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$114,009	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$4,241

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$0
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$0
1210 Window Blinds - Replace	\$0	\$5,851	\$0	\$0	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1216 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$0
1223 Stage Lights - Replace	\$0	\$0	\$0	\$0	\$0
1226 Video Projector - Replace	\$6,376	\$0	\$0	\$0	\$0
1227 Projector Screen - Replace	\$0	\$0	\$5,227	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$0	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$3,262
1240 Control System - Replace	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (A)	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$26,552
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$31,967
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$50,886
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$3,392
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
1264 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
1266 Oven/Range - Replace	\$0	\$0	\$10,454	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
1272 Food Server - Replace	\$0	\$6,687	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$0	\$65,368	\$0	\$0
1301 Furniture Cushions - Replace	\$0	\$0	\$0	\$0	\$0
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1315 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$58,715
1316 Wood Surfaces - Repaint	\$17,969	\$0	\$0	\$0	\$20,224
1318 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$26,442	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1329 HVAC Compressors - Partial Replace	\$13,332	\$13,732	\$14,144	\$14,568	\$15,005

Table 6: 30-Year Income/Expense Detail (yrs 5 through 9)**13460-4**

Fiscal Year	2022	2023	2024	2025	2026
1330 HVAC Units (2004) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2012) - Replace	\$0	\$0	\$10,085	\$0	\$0
1330 HVAC Units (2014) - Replace	\$0	\$0	\$0	\$0	\$21,398
1330 HVAC Units (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (Maint) - Replace	\$0	\$0	\$0	\$0	\$0
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$12,034	\$0
1359 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1362 Dehumidifier System - Repair	\$0	\$11,523	\$0	\$0	\$0
1370 Weather Station - Replace	\$0	\$3,045	\$0	\$0	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
1402 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1420 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1423 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$16,480	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$40,586	\$0	\$0
1455 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$12,134
1456 Wood Surfaces - Repaint	\$2,898	\$0	\$0	\$0	\$3,262
1458 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1460 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$8,810	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1470 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$507,646	\$202,511	\$987,466	\$909,224	\$994,433
Ending Reserve Balance:	\$4,323,538	\$5,339,860	\$5,624,551	\$6,039,675	\$6,424,230

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

13460-4

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$6,424,230	\$6,506,912	\$7,146,321	\$7,552,794	\$8,425,514
Annual Reserve Contribution	\$1,369,362	\$1,424,137	\$1,481,102	\$1,540,346	\$1,601,960
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$64,628	\$68,237	\$73,464	\$79,858	\$88,760
Total Income	\$7,858,220	\$7,999,286	\$8,700,888	\$9,172,998	\$10,116,234
# Component					

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$12,630
114	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
130	Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
132	Gatehouse - Refurbish	\$0	\$3,461	\$0	\$0	\$0
136	Computers - Replace	\$0	\$4,153	\$0	\$0	\$0
138	Access System - Upgrade	\$0	\$0	\$0	\$0	\$0
140	Camera System - Replace	\$0	\$0	\$0	\$11,455	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$427,365	\$0	\$0	\$0	\$0
212	Asphalt (Ph3) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
214	Asphalt (Parking) - Seal/Repair	\$0	\$33,914	\$0	\$0	\$37,058
218	Asphalt - Crack Seal	\$0	\$32,529	\$0	\$34,511	\$0
220	Streets - Restripe	\$0	\$0	\$0	\$0	\$7,563
233	Concrete - Repair	\$0	\$10,382	\$0	\$0	\$0

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
306	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
320	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$61,308	\$0	\$0
501	Block Walls - Repaint	\$0	\$0	\$0	\$0	\$0
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$3,671	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$0	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$0	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$0	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$41,527	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
620	Landscape Granite - Replenish	\$168,393	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$88,027	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

13460-4

Fiscal Year	2027	2028	2029	2030	2031
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$38,916	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$8,127	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
712 Lake Pumps - Refurbish	\$18,143	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$24,951	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$12,630
164 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
170 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
176 Entry Fence - Replace	\$0	\$0	\$0	\$4,846	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$63,529
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Drywells - Inspect/Clean	\$0	\$12,043	\$0	\$0	\$13,160
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$39,327
704 Aeration Diffusers - Replace	\$13,305	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
708 Aeration Compressor - Rebuild	\$0	\$0	\$0	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
722 Lake Pumps - Refurbish	\$0	\$40,143	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$63,529

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$32,926	\$0	\$0	\$0	\$0
515 Metal Fence - Replace (A)	\$6,384	\$0	\$0	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$7,783	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$75,931	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
706 Aeration Compressors - Replace	\$0	\$0	\$0	\$0	\$13,916
730 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$11,748	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

13460-4

Fiscal Year	2027	2028	2029	2030	2031
760 Pump Station - Replace	\$0	\$0	\$0	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$12,974	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$0	\$0
766 Irrigation Filters - Replace	\$0	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$13,311
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$13,311
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$13,311
775 Jockey (PM) Pump - Replace	\$0	\$0	\$7,557	\$0	\$0
776 Lake Circ. Pump - Replace	\$0	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$19,487	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
781 Aeration Compressor - Repair	\$0	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$34,931	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
790 Fertigation System - Replace	\$0	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$0	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$6,021	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
306 Landscape Lights - Refurbish	\$39,646	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$8,982	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$15,655
410 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
411 Basketball Court - Resurface	\$5,712	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$0	\$0	\$0
415 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$44,056	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$0
417 Putting Course - Replace	\$136,408	\$0	\$0	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$0	\$0
420 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
422 Tennis Fence - Replace	\$0	\$0	\$104,081	\$0	\$0
423 Tennis Fence - Repaint	\$15,724	\$0	\$0	\$0	\$0
426 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
428 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$0	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$0	\$0	\$0	\$6,580
442 Ramada Furniture - Replace	\$0	\$0	\$7,557	\$0	\$0
446 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
450 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
452 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
453 Pickleball Fence - Repaint	\$0	\$0	\$0	\$14,906	\$0
454 Pickleball Windscreen - Replace	\$0	\$10,520	\$0	\$0	\$0
458 Pickleball Lights - Replace	\$0	\$0	\$0	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**13460-4**

Fiscal Year	2027	2028	2029	2030	2031
522 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$0	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$0	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$0	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$0
615 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$12,119	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$8,224	\$0
684 Maintenance Cart - Replace (A)	\$0	\$0	\$9,054	\$0	\$0
685 Maintenance Cart - Replace (B)	\$0	\$0	\$0	\$9,325	\$0

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$73,364	\$0	\$0	\$0
801 Pool Deck - Seal/Repair	\$0	\$24,224	\$0	\$0	\$0
802 Pool - Resurface	\$0	\$98,419	\$0	\$0	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$0	\$0	\$0
806 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
810 Pool Furniture - Replace	\$0	\$29,069	\$0	\$0	\$0
812 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
814 Pool Lounges - Replace	\$0	\$0	\$0	\$0	\$0
816 Pool Lounges - Refurbish	\$0	\$0	\$0	\$0	\$0
820 Patio Chairs - Replace	\$0	\$0	\$0	\$0	\$0
822 Patio Tables - Replace	\$0	\$0	\$0	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
830 Wood Pergola - Replace	\$0	\$27,685	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$0	\$0	\$0	\$38,571
849 Pool Pumps (2016) - Replace	\$0	\$9,551	\$0	\$0	\$0
850 Pool Pumps - Repair	\$0	\$0	\$17,822	\$0	\$0
854 Pool Heater (Indoor) - Replace	\$0	\$0	\$0	\$0	\$0
856 Pool Heater (Outdoor) - Replace	\$0	\$0	\$0	\$0	\$55,210
860 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
862 Spa Pumps - Replace (2004)	\$0	\$0	\$0	\$5,874	\$0
866 Spa Heater (Indoor) - Replace	\$5,577	\$0	\$0	\$0	\$0
867 Spa Heater (Outdoor) - Replace	\$0	\$0	\$0	\$0	\$0
870 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$132,194	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$140,437	\$0	\$0
905 Door Openers - Replace	\$0	\$11,904	\$0	\$0	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Interior Surfaces - Repaint	\$0	\$68,520	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$227,623	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$13,951	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$6,315	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$26,140	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)

13460-4

Fiscal Year	2027	2028	2029	2030	2031
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$0	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$27,608	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$0	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
934 Cafe Ice Maker - Replace	\$0	\$0	\$0	\$0	\$0
940 Billiards Tables - Replace	\$0	\$0	\$0	\$27,902	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
956 Window Shades - Replace	\$4,368	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$0	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$0	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
972 Office Computers - Replace	\$0	\$0	\$0	\$22,762	\$0
976 Copy Room - Remodel	\$0	\$0	\$0	\$7,930	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
981 Elevator - Modernize	\$0	\$0	\$92,674	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
990 Server Computer - Replace	\$0	\$0	\$0	\$9,031	\$0
998 Phone System - Replace	\$0	\$0	\$15,683	\$0	\$0

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$0	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$0	\$0
1012 Spin Bikes - Replace	\$22,847	\$0	\$0	\$0	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$29,371	\$0
1020 Cardio Machines - Replace	\$112,486	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$0	\$0	\$0	\$0	\$118,587
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
1054 Door Openers - Replace	\$5,779	\$0	\$0	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$4,499	\$0	\$0	\$0
1057 Sauna Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$0	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1061 Indoor Pool Deck - Seal	\$0	\$7,475	\$0	\$0	\$0
1062 Indoor Pool - Resurface	\$0	\$0	\$0	\$0	\$41,596
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$0
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$5,445
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$0
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$10,437
1083 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
1084 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**13460-4**

Fiscal Year	2027	2028	2029	2030	2031
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$4,332	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$0	\$0
1126 Task Chairs - Replace	\$0	\$0	\$9,980	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$0	\$0
1132 Tech Computers - Replace	\$10,751	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$0	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$0	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$0	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$0
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$0
1210 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1216 Banquet Furniture - Replace	\$48,381	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$0
1223 Stage Lights - Replace	\$0	\$14,396	\$0	\$0	\$0
1226 Video Projector - Replace	\$0	\$0	\$0	\$8,077	\$0
1227 Projector Screen - Replace	\$0	\$0	\$0	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$7,343	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1240 Control System - Replace	\$0	\$0	\$0	\$0	\$16,638
1244 Sound System - Upgrade (A)	\$34,942	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$0
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$0
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
1264 Ice Machine - Replace	\$0	\$0	\$12,262	\$0	\$0
1266 Oven/Range - Replace	\$0	\$0	\$0	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
1272 Food Server - Replace	\$0	\$0	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$4,206	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1301 Furniture Cushions - Replace	\$0	\$0	\$0	\$0	\$18,907
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$20,420
1315 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1316 Wood Surfaces - Repaint	\$0	\$0	\$0	\$22,762	\$0
1318 Wood Pergolas - Replace	\$0	\$55,369	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$80,555	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$30,654	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1329 HVAC Compressors - Partial Replace	\$15,455	\$15,919	\$16,396	\$16,888	\$17,395

Table 6: 30-Year Income/Expense Detail (yrs 10 through 14)**13460-4**

Fiscal Year	2027	2028	2029	2030	2031
1330 HVAC Units (2004) - Replace	\$0	\$0	\$151,416	\$0	\$0
1330 HVAC Units (2006) - Replace	\$0	\$0	\$0	\$0	\$113,444
1330 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2015) - Replace	\$11,020	\$0	\$0	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$17,995	\$0	\$0	\$0
1330 HVAC Units (Maint) - Replace	\$0	\$0	\$8,341	\$0	\$0
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
1359 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$218,141	\$0	\$0
1362 Dehumidifier System - Repair	\$0	\$0	\$0	\$0	\$0
1370 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$17,718	\$0	\$0	\$0
1402 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$20,141	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$46,337	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1420 Door Openers - Replace	\$0	\$0	\$0	\$6,315	\$0
1423 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$11,549	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1455 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1456 Wood Surfaces - Repaint	\$0	\$0	\$0	\$3,671	\$0
1458 Wood Pergolas - Replace	\$0	\$35,852	\$0	\$0	\$0
1460 Foam Roof - Replace	\$22,040	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$10,214	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1470 HVAC Units - Replace	\$0	\$0	\$0	\$78,126	\$0
Total Expenses	\$1,351,308	\$852,965	\$1,148,094	\$747,484	\$782,160
Ending Reserve Balance:	\$6,506,912	\$7,146,321	\$7,552,794	\$8,425,514	\$9,334,074

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

13460-4

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$9,334,074	\$10,116,584	\$11,612,047	\$11,183,648	\$12,200,795
Annual Reserve Contribution	\$1,666,038	\$1,732,680	\$1,801,987	\$1,874,067	\$1,949,029
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$97,212	\$108,597	\$113,930	\$116,873	\$123,809
Total Income	\$11,097,324	\$11,957,861	\$13,527,964	\$13,174,587	\$14,273,633

Component

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
114	Gate Operators - Replace	\$0	\$26,478	\$0	\$0	\$0
120	Vehicle Gates - Replace	\$0	\$0	\$21,487	\$0	\$0
130	Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
132	Gatehouse - Refurbish	\$0	\$0	\$4,132	\$0	\$0
136	Computers - Replace	\$4,674	\$0	\$0	\$0	\$5,261
138	Access System - Upgrade	\$0	\$12,356	\$0	\$0	\$0
140	Camera System - Replace	\$0	\$0	\$0	\$0	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$7,934	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$0	\$0	\$525,606	\$0	\$0
212	Asphalt (Ph3) - Seal/Repair	\$106,409	\$0	\$0	\$0	\$0
214	Asphalt (Parking) - Seal/Repair	\$0	\$0	\$40,495	\$0	\$0
218	Asphalt - Crack Seal	\$36,612	\$0	\$38,842	\$0	\$41,207
220	Streets - Restripe	\$0	\$0	\$0	\$0	\$0
233	Concrete - Repair	\$11,685	\$0	\$0	\$0	\$13,151

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$20,661	\$0	\$0
306	Landscape Lights - Replace	\$84,520	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$10,215	\$0
320	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501	Block Walls - Repaint	\$87,402	\$0	\$0	\$0	\$0
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$0	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$0	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$360,321	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$60,176	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$48,141	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
620	Landscape Granite - Replenish	\$195,213	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$102,047	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$71,894

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

13460-4

Fiscal Year	2032	2033	2034	2035	2036
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$43,838
700 Lake Beds - Dredge/Repair	\$0	\$0	\$661,139	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
712 Lake Pumps - Refurbish	\$21,033	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
164 Barrier Arms - Replace	\$0	\$0	\$0	\$24,685	\$0
170 Gate Operators - Replace	\$0	\$26,478	\$0	\$0	\$0
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$25,426
176 Entry Fence - Replace	\$0	\$0	\$0	\$0	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$26,303
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$99,073
640 Drywells - Inspect/Clean	\$0	\$0	\$14,380	\$0	\$0
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$100,827
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$556,738
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
708 Aeration Compressor - Rebuild	\$0	\$7,943	\$0	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
722 Lake Pumps - Refurbish	\$0	\$46,536	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$60,692	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$39,315	\$0	\$0	\$0
515 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$9,023	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$23,672
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$20,429	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$11,236	\$0
706 Aeration Compressors - Replace	\$0	\$0	\$0	\$0	\$0
730 Lake Pump - Replace	\$0	\$0	\$0	\$22,557	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$13,619	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

13460-4

Fiscal Year	2032	2033	2034	2035	2036
760 Pump Station - Replace	\$0	\$0	\$0	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$0	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$9,619	\$0
766 Irrigation Filters - Replace	\$0	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$15,431
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$15,431
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$15,431
775 Jockey (PM) Pump - Replace	\$0	\$0	\$0	\$0	\$0
776 Lake Circ. Pump - Replace	\$24,148	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$22,591	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
781 Aeration Compressor - Repair	\$0	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$0	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
790 Fertigation System - Replace	\$16,826	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$5,785	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$127,269	\$0	\$0
306 Landscape Lights - Refurbish	\$45,960	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$9,917	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$10,413	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
411 Basketball Court - Resurface	\$6,621	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$9,091	\$0	\$0
415 Bocce Ball Turf - Replace	\$0	\$0	\$0	\$0	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$0
417 Putting Course - Replace	\$0	\$0	\$0	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$0	\$0
420 Tennis Courts - Resurface	\$34,275	\$0	\$0	\$0	\$0
422 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
423 Tennis Fence - Repaint	\$0	\$0	\$0	\$19,918	\$0
426 Tennis Windscreen - Replace	\$18,384	\$0	\$0	\$0	\$0
428 Tennis Lights - Replace	\$0	\$0	\$141,318	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$0	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$0	\$0	\$0	\$0
442 Ramada Furniture - Replace	\$0	\$0	\$0	\$0	\$0
446 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
450 Pickleball Courts - Resurface	\$49,076	\$0	\$0	\$0	\$0
452 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
453 Pickleball Fence - Repaint	\$0	\$0	\$0	\$0	\$0
454 Pickleball Windscreen - Replace	\$0	\$0	\$12,562	\$0	\$0
458 Pickleball Lights - Replace	\$0	\$0	\$0	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$7,189
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$12,066	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)**13460-4**

Fiscal Year	2032	2033	2034	2035	2036
522 Metal Fence - Replace (C)	\$0	\$0	\$0	\$14,556	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$0	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$4,132	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$0	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$0
615 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$0	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$0	\$0
684 Maintenance Cart - Replace (A)	\$0	\$0	\$0	\$10,810	\$0
685 Maintenance Cart - Replace (B)	\$0	\$0	\$0	\$0	\$11,135

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
801 Pool Deck - Seal/Repair	\$27,264	\$0	\$0	\$0	\$30,686
802 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$23,140	\$0	\$0
806 Spa - Resurface	\$5,609	\$0	\$0	\$0	\$0
810 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
812 Pool Furniture - Refurbish	\$0	\$0	\$18,760	\$0	\$0
814 Pool Lounges - Replace	\$0	\$0	\$0	\$0	\$0
816 Pool Lounges - Refurbish	\$10,984	\$0	\$0	\$0	\$0
820 Patio Chairs - Replace	\$0	\$20,059	\$0	\$0	\$0
822 Patio Tables - Replace	\$0	\$0	\$6,611	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$6,313
830 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$18,181	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$0	\$0	\$0	\$0
849 Pool Pumps (2016) - Replace	\$0	\$0	\$0	\$0	\$0
850 Pool Pumps - Repair	\$0	\$20,059	\$0	\$0	\$0
854 Pool Heater (Indoor) - Replace	\$18,774	\$0	\$0	\$0	\$0
856 Pool Heater (Outdoor) - Replace	\$0	\$0	\$0	\$0	\$0
860 Spa Filters - Replace	\$0	\$0	\$5,620	\$0	\$0
862 Spa Pumps - Replace (2004)	\$0	\$0	\$0	\$0	\$0
866 Spa Heater (Indoor) - Replace	\$0	\$0	\$0	\$7,065	\$0
867 Spa Heater (Outdoor) - Replace	\$0	\$6,660	\$0	\$0	\$0
870 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$39,454

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$7,320	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$308,140	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

13460-4

Fiscal Year	2032	2033	2034	2035	2036
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$6,129	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$24,685	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$5,278	\$0
934 Cafe Ice Maker - Replace	\$0	\$0	\$4,132	\$0	\$0
940 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$15,067	\$0
956 Window Shades - Replace	\$0	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$27,239	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$0	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$52,265	\$0
972 Office Computers - Replace	\$0	\$0	\$25,619	\$0	\$0
976 Copy Room - Remodel	\$0	\$0	\$0	\$0	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$24,685	\$0
981 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$10,215	\$0
990 Server Computer - Replace	\$0	\$0	\$10,165	\$0	\$0
998 Phone System - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$0	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$0	\$0
1012 Spin Bikes - Replace	\$0	\$0	\$0	\$28,941	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$0	\$0
1020 Cardio Machines - Replace	\$0	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$0	\$0	\$0	\$0	\$0
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$130,636
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
1054 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$0	\$0	\$0	\$5,699
1057 Sauna Heaters - Replace	\$0	\$0	\$6,694	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$0	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$20,341
1061 Indoor Pool Deck - Seal	\$8,413	\$0	\$0	\$0	\$9,469
1062 Indoor Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$20,165
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$4,384
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$12,362
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1083 Water Tank - Replace	\$0	\$0	\$5,785	\$0	\$0
1084 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$22,533

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$30,644	\$0

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)

13460-4

Fiscal Year	2032	2033	2034	2035	2036
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$5,022	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$0	\$0
1126 Task Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$5,788	\$0
1132 Tech Computers - Replace	\$12,464	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$0	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$0	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$11,577	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$5,699

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$15,519
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$35,070
1210 Window Blinds - Replace	\$0	\$0	\$0	\$8,342	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$177,981
1216 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$0
1223 Stage Lights - Replace	\$0	\$0	\$0	\$0	\$0
1226 Video Projector - Replace	\$0	\$0	\$0	\$0	\$0
1227 Projector Screen - Replace	\$0	\$0	\$0	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$0	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1240 Control System - Replace	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (A)	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$35,684
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$0
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$9,557
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$7,014
1264 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
1266 Oven/Range - Replace	\$0	\$0	\$0	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$7,014
1272 Food Server - Replace	\$0	\$0	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1301 Furniture Cushions - Replace	\$0	\$0	\$0	\$0	\$0
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1315 Stucco Surfaces - Repaint	\$0	\$0	\$74,378	\$0	\$0
1316 Wood Surfaces - Repaint	\$0	\$0	\$25,619	\$0	\$0
1318 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$35,536	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$127,682	\$0
1329 HVAC Compressors - Partial Replace	\$17,917	\$18,454	\$19,008	\$19,578	\$20,165

Table 6: 30-Year Income/Expense Detail (yrs 15 through 19)**13460-4**

Fiscal Year	2032	2033	2034	2035	2036
1330 HVAC Units (2004) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2009) - Replace	\$0	\$13,159	\$0	\$0	\$0
1330 HVAC Units (2012) - Replace	\$0	\$0	\$0	\$0	\$14,379
1330 HVAC Units (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (Maint) - Replace	\$0	\$0	\$0	\$0	\$0
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
1359 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1362 Dehumidifier System - Repair	\$0	\$0	\$0	\$16,428	\$0
1370 Weather Station - Replace	\$0	\$0	\$0	\$4,341	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
1402 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1420 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1423 Window Blinds - Replace	\$0	\$0	\$10,082	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1455 Stucco Surfaces - Repaint	\$0	\$0	\$15,371	\$0	\$0
1456 Wood Surfaces - Repaint	\$0	\$0	\$4,132	\$0	\$0
1458 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1460 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$11,841	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$7,934	\$0	\$0
1470 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$980,740	\$345,814	\$2,344,316	\$973,792	\$1,702,128
Ending Reserve Balance:	\$10,116,584	\$11,612,047	\$11,183,648	\$12,200,795	\$12,571,505

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

13460-4

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$12,571,505	\$13,543,061	\$14,322,039	\$15,720,132	\$17,099,125
Annual Reserve Contribution	\$1,988,010	\$2,027,770	\$2,068,326	\$2,109,692	\$2,151,886
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$130,517	\$139,266	\$150,147	\$164,027	\$174,957
Total Income	\$14,690,032	\$15,710,098	\$16,540,511	\$17,993,850	\$19,425,968
# Component					

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$0	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$16,974
114	Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
120	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
130	Gatehouse - Remodel	\$0	\$0	\$0	\$9,078	\$0
132	Gatehouse - Refurbish	\$0	\$0	\$0	\$4,934	\$0
136	Computers - Replace	\$0	\$0	\$0	\$5,921	\$0
138	Access System - Upgrade	\$0	\$0	\$0	\$0	\$15,653
140	Camera System - Replace	\$14,088	\$0	\$0	\$0	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$0	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$0	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$0	\$0	\$0	\$0	\$646,429
212	Asphalt (Ph3) - Seal/Repair	\$0	\$0	\$130,870	\$0	\$0
214	Asphalt (Parking) - Seal/Repair	\$44,250	\$0	\$0	\$48,353	\$0
218	Asphalt - Crack Seal	\$0	\$43,717	\$0	\$46,379	\$0
220	Streets - Restripe	\$0	\$9,301	\$0	\$0	\$0
233	Concrete - Repair	\$0	\$0	\$0	\$14,802	\$0

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
306	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
320	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501	Block Walls - Repaint	\$0	\$104,363	\$0	\$0	\$0
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$0	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$0	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$0	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$0	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$55,809	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$222,305	\$0	\$0	\$0
620	Landscape Granite - Replenish	\$226,306	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$118,300	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

13460-4

Fiscal Year	2037	2038	2039	2040	2041
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$52,300	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$10,922	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
712 Lake Pumps - Refurbish	\$24,383	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$16,974
164 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
170 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
176 Entry Fence - Replace	\$0	\$0	\$0	\$0	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Drywells - Inspect/Clean	\$15,713	\$0	\$0	\$17,170	\$0
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$52,853
704 Aeration Diffusers - Replace	\$17,881	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$21,315	\$0
708 Aeration Compressor - Rebuild	\$0	\$0	\$0	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$0
722 Lake Pumps - Refurbish	\$0	\$53,949	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$37,498	\$0
501 Block Walls - Repaint	\$0	\$0	\$46,945	\$0	\$0
515 Metal Fence - Replace (A)	\$0	\$0	\$9,101	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$10,460	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$108,260	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
706 Aeration Compressors - Replace	\$0	\$0	\$17,628	\$0	\$0
730 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$15,789	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$27,630	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

13460-4

Fiscal Year	2037	2038	2039	2040	2041
760 Pump Station - Replace	\$0	\$0	\$0	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$0	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$0	\$0
766 Irrigation Filters - Replace	\$102,948	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$17,889
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$17,889
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$17,889
775 Jockey (PM) Pump - Replace	\$9,572	\$0	\$0	\$0	\$0
776 Lake Circ. Pump - Replace	\$0	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$26,189	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
781 Aeration Compressor - Repair	\$7,857	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$46,945	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$5,653	\$0	\$0
790 Fertigation System - Replace	\$0	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$0	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$8,092	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
306 Landscape Lights - Refurbish	\$53,280	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$12,071	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
410 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
411 Basketball Court - Resurface	\$7,676	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$0	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$0	\$0	\$0
415 Bocce Ball Turf - Replace	\$54,183	\$0	\$0	\$0	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$11,180
417 Putting Course - Replace	\$0	\$0	\$194,484	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$21,709	\$0
420 Tennis Courts - Resurface	\$0	\$40,926	\$0	\$0	\$0
422 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
423 Tennis Fence - Repaint	\$0	\$0	\$0	\$0	\$0
426 Tennis Windscreen - Replace	\$0	\$21,951	\$0	\$0	\$0
428 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$0	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$0	\$0	\$0	\$0
442 Ramada Furniture - Replace	\$0	\$0	\$0	\$0	\$0
446 Drinking Fountain - Replace	\$0	\$0	\$0	\$9,572	\$0
450 Pickleball Courts - Resurface	\$0	\$58,599	\$0	\$0	\$0
452 Pickleball Fence - Replace	\$0	\$0	\$100,595	\$0	\$0
453 Pickleball Fence - Repaint	\$0	\$18,882	\$0	\$0	\$0
454 Pickleball Windscreen - Replace	\$0	\$0	\$0	\$14,999	\$0
458 Pickleball Lights - Replace	\$0	\$0	\$0	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$15,493	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**13460-4**

Fiscal Year	2037	2038	2039	2040	2041
522 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$0	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$0	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$0	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$21,954
615 Backflow Valves - Replace	\$0	\$0	\$0	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$16,287	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$11,052	\$0
684 Maintenance Cart - Replace (A)	\$0	\$0	\$0	\$0	\$12,908
685 Maintenance Cart - Replace (B)	\$0	\$0	\$0	\$0	\$0

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$0	\$0	\$104,600	\$0
801 Pool Deck - Seal/Repair	\$0	\$0	\$0	\$34,538	\$0
802 Pool - Resurface	\$0	\$0	\$0	\$140,322	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$0	\$0	\$0
806 Spa - Resurface	\$0	\$0	\$0	\$7,105	\$0
810 Pool Furniture - Replace	\$0	\$0	\$0	\$41,445	\$0
812 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$0
814 Pool Lounges - Replace	\$0	\$24,184	\$0	\$0	\$0
816 Pool Lounges - Refurbish	\$0	\$0	\$0	\$0	\$0
820 Patio Chairs - Replace	\$0	\$0	\$0	\$0	\$25,410
822 Patio Tables - Replace	\$0	\$0	\$0	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
830 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$0	\$0	\$0	\$0
849 Pool Pumps (2016) - Replace	\$0	\$0	\$0	\$13,618	\$0
850 Pool Pumps - Repair	\$22,576	\$0	\$0	\$0	\$25,410
854 Pool Heater (Indoor) - Replace	\$0	\$22,417	\$0	\$0	\$0
856 Pool Heater (Outdoor) - Replace	\$65,923	\$0	\$0	\$0	\$0
860 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
862 Spa Pumps - Replace (2004)	\$0	\$0	\$0	\$0	\$0
866 Spa Heater (Indoor) - Replace	\$0	\$0	\$0	\$0	\$0
867 Spa Heater (Outdoor) - Replace	\$0	\$0	\$0	\$0	\$8,436
870 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$177,658	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Door Openers - Replace	\$0	\$0	\$0	\$16,973	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Interior Surfaces - Repaint	\$0	\$92,085	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$43,419	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$8,486	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

13460-4

Fiscal Year	2037	2038	2039	2040	2041
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$0	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$0	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
934 Cafe Ice Maker - Replace	\$0	\$0	\$0	\$0	\$0
940 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
956 Window Shades - Replace	\$0	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$0	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$0	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
972 Office Computers - Replace	\$0	\$28,835	\$0	\$0	\$0
976 Copy Room - Remodel	\$0	\$0	\$0	\$0	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
981 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
990 Server Computer - Replace	\$0	\$11,441	\$0	\$0	\$0
998 Phone System - Replace	\$0	\$0	\$0	\$0	\$22,361

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$0	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$0	\$0
1012 Spin Bikes - Replace	\$0	\$0	\$0	\$0	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$0	\$0
1020 Cardio Machines - Replace	\$151,172	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$0	\$145,847	\$0	\$0	\$0
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
1054 Door Openers - Replace	\$0	\$0	\$8,239	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$0	\$0	\$0	\$0
1057 Sauna Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$0	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1061 Indoor Pool Deck - Seal	\$0	\$0	\$0	\$10,657	\$0
1062 Indoor Pool - Resurface	\$0	\$0	\$0	\$0	\$0
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$0
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$7,318
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$0
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$14,026
1083 Water Tank - Replace	\$0	\$0	\$0	\$0	\$0
1084 Water Softener - Replace	\$8,218	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)

13460-4

Fiscal Year	2037	2038	2039	2040	2041
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$5,822	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$6,315	\$0
1126 Task Chairs - Replace	\$0	\$0	\$13,413	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$0	\$0
1132 Tech Computers - Replace	\$14,449	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$0	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$0	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$0	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$0
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$0
1210 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1216 Banquet Furniture - Replace	\$65,020	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$5,082
1223 Stage Lights - Replace	\$0	\$0	\$0	\$20,525	\$0
1226 Video Projector - Replace	\$0	\$10,232	\$0	\$0	\$0
1227 Projector Screen - Replace	\$0	\$0	\$0	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$0	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1240 Control System - Replace	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (A)	\$46,959	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$0
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$0
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
1264 Ice Machine - Replace	\$15,533	\$0	\$0	\$0	\$0
1266 Oven/Range - Replace	\$0	\$0	\$0	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
1272 Food Server - Replace	\$0	\$10,418	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$5,653	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$98,875	\$0	\$0	\$0
1301 Furniture Cushions - Replace	\$0	\$0	\$0	\$0	\$0
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1315 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1316 Wood Surfaces - Repaint	\$0	\$28,835	\$0	\$0	\$0
1318 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$41,196	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1329 HVAC Compressors - Partial Replace	\$20,770	\$21,393	\$22,035	\$22,696	\$23,377

Table 6: 30-Year Income/Expense Detail (yrs 20 through 24)**13460-4**

Fiscal Year	2037	2038	2039	2040	2041
1330 HVAC Units (2004) - Replace	\$0	\$0	\$0	\$0	\$215,883
1330 HVAC Units (2006) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2014) - Replace	\$0	\$30,509	\$0	\$0	\$0
1330 HVAC Units (2015) - Replace	\$0	\$0	\$15,712	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$0	\$0	\$25,657	\$0
1330 HVAC Units (Maint) - Replace	\$0	\$0	\$0	\$0	\$11,892
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$0	\$0
1359 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$311,017
1362 Dehumidifier System - Repair	\$0	\$0	\$0	\$0	\$0
1370 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$23,812	\$0	\$0	\$0
1402 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$27,067	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$14,371	\$0	\$0
1420 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1423 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1455 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1456 Wood Surfaces - Repaint	\$0	\$4,651	\$0	\$0	\$0
1458 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1460 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$13,726	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1470 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,146,971	\$1,388,059	\$820,380	\$894,725	\$1,518,802
Ending Reserve Balance:	\$13,543,061	\$14,322,039	\$15,720,132	\$17,099,125	\$17,907,166

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

13460-4

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$17,907,166	\$19,181,415	\$20,938,406	\$21,568,454	\$22,028,570
Annual Reserve Contribution	\$2,194,924	\$2,238,822	\$2,283,598	\$2,329,270	\$2,375,856
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$185,364	\$200,514	\$212,444	\$217,893	\$226,490
Total Income	\$20,287,453	\$21,620,751	\$23,434,448	\$24,115,617	\$24,630,916

Component

MAIN ENTRY

100	Monuments - Refurbish	\$0	\$0	\$27,766	\$0	\$0
110	Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
114	Gate Operators - Replace	\$0	\$0	\$0	\$37,751	\$0
120	Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
130	Gatehouse - Remodel	\$0	\$0	\$0	\$0	\$0
132	Gatehouse - Refurbish	\$0	\$0	\$0	\$0	\$5,891
136	Computers - Replace	\$0	\$0	\$6,664	\$0	\$0
138	Access System - Upgrade	\$0	\$0	\$0	\$0	\$0
140	Camera System - Replace	\$0	\$0	\$17,326	\$0	\$0
146	Gatehouse Lights - Replace	\$0	\$0	\$7,108	\$0	\$0
154	Gatehouse HVAC - Replace	\$0	\$0	\$10,662	\$0	\$0

PAVEMENT

201	Asphalt (Ph1) - Resurface	\$0	\$0	\$0	\$0	\$0
204	Asphalt (Ph2) - Resurface	\$0	\$0	\$0	\$0	\$0
206	Asphalt (Ph3) - Resurface	\$0	\$0	\$0	\$0	\$0
210	Asphalt (Ph1-2) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
212	Asphalt (Ph3) - Seal/Repair	\$0	\$0	\$0	\$0	\$160,953
214	Asphalt (Parking) - Seal/Repair	\$0	\$52,836	\$0	\$0	\$57,736
218	Asphalt - Crack Seal	\$49,204	\$0	\$52,200	\$0	\$55,379
220	Streets - Restripe	\$0	\$0	\$0	\$11,440	\$0
233	Concrete - Repair	\$0	\$0	\$16,660	\$0	\$0

PHASE 1 COMMON AREA

300	Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
306	Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
310	Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
320	Mailboxes - Replace	\$0	\$0	\$171,261	\$0	\$0
500	Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501	Block Walls - Repaint	\$0	\$0	\$124,614	\$0	\$0
510	Metal Fence (P4) - Replace	\$0	\$0	\$0	\$5,720	\$0
511	Metal Fence (P7) - Replace	\$0	\$0	\$19,992	\$0	\$0
512	Metal Fence (Perim-A) - Replace	\$0	\$0	\$0	\$0	\$0
513	Metal Fence (Perim-B) - Replace	\$0	\$0	\$0	\$0	\$0
540	Metal Surfaces - Repaint	\$0	\$64,698	\$0	\$0	\$0
610	Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
620	Landscape Granite - Replenish	\$262,350	\$0	\$0	\$0	\$0
623	Granite Trails - Replenish	\$137,142	\$0	\$0	\$0	\$0
630	Plants/Trees - Partial Replace	\$0	\$0	\$0	\$0	\$96,619

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

13460-4

Fiscal Year	2042	2043	2044	2045	2046
650 Wash Erosion - Repair	\$0	\$0	\$0	\$0	\$58,914
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
710 Lake Pumps - Replace	\$0	\$0	\$59,975	\$0	\$0
712 Lake Pumps - Refurbish	\$28,266	\$0	\$0	\$0	\$0
714 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 2 COMMON AREA

162 Card Reader - Replace	\$0	\$0	\$0	\$0	\$0
164 Barrier Arms - Replace	\$0	\$0	\$0	\$0	\$0
170 Gate Operators - Replace	\$0	\$0	\$0	\$37,751	\$0
174 Vehicle Gates - Replace	\$0	\$0	\$0	\$0	\$0
176 Entry Fence - Replace	\$0	\$0	\$0	\$0	\$0
300 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$194,652
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
514 Metal Fence - Replace	\$0	\$0	\$0	\$0	\$0
640 Drywells - Inspect/Clean	\$0	\$18,762	\$0	\$0	\$20,502
642 Drywells - Partial Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$0	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$0	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$0	\$0
707 Aeration Compressor - Replace	\$0	\$0	\$0	\$0	\$0
708 Aeration Compressor - Rebuild	\$0	\$0	\$0	\$0	\$0
720 Lake Pumps - Replace	\$0	\$0	\$0	\$0	\$135,503
722 Lake Pumps - Refurbish	\$0	\$62,541	\$0	\$0	\$0
728 Control Panels - Replace	\$0	\$0	\$0	\$0	\$0

PHASE 3 COMMON AREA

300 Street Lights - Replace	\$0	\$0	\$0	\$19,104	\$0
320 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
500 Block Walls - Repair	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Repaint	\$0	\$0	\$0	\$56,054	\$0
515 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
516 Metal Fence - Replace (B)	\$0	\$0	\$0	\$109,821	\$0
540 Metal Surfaces - Repaint	\$0	\$0	\$0	\$12,126	\$0
580 Aluminum Pergolas - Replace	\$0	\$0	\$0	\$0	\$19,795
582 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
610 Irrig Controllers - Replace	\$0	\$0	\$0	\$0	\$0
700 Lake Beds - Dredge/Repair	\$0	\$0	\$0	\$305,438	\$0
702 Lake Beds/Shoreline - Repair	\$0	\$0	\$0	\$27,455	\$0
704 Aeration Diffusers - Replace	\$0	\$0	\$0	\$15,100	\$0
706 Aeration Compressors - Replace	\$0	\$0	\$0	\$0	\$0
730 Lake Pump - Replace	\$0	\$0	\$0	\$0	\$0
732 Lake Pump - Refurbish	\$0	\$0	\$0	\$18,303	\$0
736 Control Panel - Replace	\$0	\$0	\$0	\$0	\$0

PUMP STATION

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**13460-4**

Fiscal Year	2042	2043	2044	2045	2046
760 Pump Station - Replace	\$0	\$0	\$544,216	\$0	\$0
763 Control Panel VFD - Replace	\$0	\$0	\$0	\$0	\$0
764 Control Panel A/C - Replace	\$0	\$0	\$0	\$0	\$0
766 Irrigation Filters - Replace	\$0	\$0	\$0	\$0	\$0
771 Irrigation Pump #1 - Rebuild	\$0	\$0	\$0	\$0	\$20,738
772 Irrigation Pump #2 - Rebuild	\$0	\$0	\$0	\$0	\$20,738
773 Irrigation Pump #3 - Rebuild	\$0	\$0	\$0	\$0	\$20,738
775 Jockey (PM) Pump - Replace	\$0	\$0	\$0	\$12,126	\$0
776 Lake Circ. Pump - Replace	\$0	\$0	\$0	\$0	\$0
778 Lake Circ. Pump - Refurbish	\$30,360	\$0	\$0	\$0	\$0
780 Aeration Compressor - Replace	\$0	\$0	\$29,987	\$0	\$0
781 Aeration Compressor - Repair	\$0	\$0	\$0	\$0	\$0
784 Acid Injection - Replace	\$0	\$0	\$0	\$0	\$0
786 Acid Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
790 Fertigation System - Replace	\$22,613	\$0	\$0	\$0	\$0
793 Fertilizer Tanks - Replace	\$0	\$0	\$0	\$0	\$0
796 Shade Screen - Replace	\$0	\$0	\$0	\$0	\$0

VILLAGE CENTER - RECREATION

302 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
306 Landscape Lights - Refurbish	\$61,766	\$0	\$0	\$0	\$0
310 Concrete Fountain - Repair	\$0	\$0	\$0	\$0	\$0
406 Patio Furniture - Replace	\$0	\$0	\$27,766	\$0	\$0
407 Furniture Cushions - Replace	\$0	\$0	\$13,994	\$0	\$0
409 Park Benches - Replace	\$0	\$0	\$0	\$0	\$24,390
410 Basketball Court - Replace	\$0	\$0	\$66,639	\$0	\$0
411 Basketball Court - Resurface	\$8,899	\$0	\$0	\$0	\$0
412 Basketball Equipment - Replace	\$0	\$0	\$5,775	\$0	\$0
413 Basketball Lights - Replace	\$0	\$0	\$0	\$0	\$0
415 Bocce Ball Turf - Replace	\$0	\$0	\$66,639	\$0	\$0
416 Bocce Ball Lights - Replace	\$0	\$0	\$0	\$0	\$0
417 Putting Course - Replace	\$0	\$0	\$0	\$0	\$0
418 Putting Course Lights - Replace	\$0	\$0	\$0	\$0	\$0
420 Tennis Courts - Resurface	\$0	\$0	\$48,868	\$0	\$0
422 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
423 Tennis Fence - Repaint	\$0	\$25,232	\$0	\$0	\$0
426 Tennis Windscreen - Replace	\$0	\$0	\$26,211	\$0	\$0
428 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
430 Tennis Benches - Replace	\$0	\$0	\$5,664	\$0	\$0
434 Tennis Ball Machine - Replace	\$0	\$9,381	\$0	\$0	\$0
442 Ramada Furniture - Replace	\$0	\$0	\$0	\$0	\$0
446 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
450 Pickleball Courts - Resurface	\$0	\$0	\$69,971	\$0	\$0
452 Pickleball Fence - Replace	\$0	\$0	\$0	\$0	\$0
453 Pickleball Fence - Repaint	\$0	\$0	\$0	\$0	\$23,919
454 Pickleball Windscreen - Replace	\$0	\$0	\$0	\$0	\$17,910
458 Pickleball Lights - Replace	\$0	\$0	\$107,733	\$0	\$0
459 Pickleball Benches - Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Replace (A)	\$0	\$0	\$0	\$0	\$0
521 Metal Fence - Replace (B)	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

13460-4

Fiscal Year	2042	2043	2044	2045	2046
522 Metal Fence - Replace (C)	\$0	\$0	\$0	\$0	\$0
524 Metal Fence - Replace (D)	\$0	\$0	\$14,216	\$0	\$0
526 Metal Fence - Replace (E)	\$0	\$0	\$0	\$0	\$0
530 Chain Fence - Replace	\$0	\$0	\$9,440	\$0	\$0
562 Walking Bridge - Refurbish	\$0	\$0	\$0	\$0	\$0
615 Backflow Valves - Replace	\$0	\$0	\$20,991	\$0	\$0
680 Pressure Washer - Replace (A)	\$0	\$0	\$0	\$0	\$0
681 Pressure Washer - Replace (B)	\$0	\$0	\$0	\$0	\$0
684 Maintenance Cart - Replace (A)	\$0	\$0	\$0	\$0	\$0
685 Maintenance Cart - Replace (B)	\$13,295	\$0	\$0	\$0	\$0

VILLAGE CENTER - OUTDOOR POOL

800 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
801 Pool Deck - Seal/Repair	\$0	\$0	\$38,873	\$0	\$0
802 Pool - Resurface	\$0	\$0	\$0	\$0	\$0
804 Pool Mushroom - Replace	\$0	\$0	\$0	\$0	\$0
806 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
810 Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
812 Pool Furniture - Refurbish	\$0	\$0	\$0	\$0	\$26,747
814 Pool Lounges - Replace	\$0	\$0	\$0	\$0	\$0
816 Pool Lounges - Refurbish	\$0	\$0	\$15,660	\$0	\$0
820 Patio Chairs - Replace	\$0	\$0	\$0	\$0	\$0
822 Patio Tables - Replace	\$0	\$0	\$0	\$0	\$0
824 Trash Cans - Replace	\$0	\$0	\$0	\$0	\$0
830 Wood Pergola - Replace	\$0	\$0	\$0	\$0	\$0
840 Pool Filters - Replace	\$0	\$0	\$0	\$0	\$0
846 Pool Pumps (2004) - Replace	\$0	\$54,993	\$0	\$0	\$0
849 Pool Pumps (2016) - Replace	\$0	\$0	\$0	\$0	\$0
850 Pool Pumps - Repair	\$0	\$0	\$0	\$28,599	\$0
854 Pool Heater (Indoor) - Replace	\$0	\$0	\$26,767	\$0	\$0
856 Pool Heater (Outdoor) - Replace	\$0	\$78,716	\$0	\$0	\$0
860 Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
862 Spa Pumps - Replace (2004)	\$8,375	\$0	\$0	\$0	\$0
866 Spa Heater (Indoor) - Replace	\$0	\$8,950	\$0	\$0	\$0
867 Spa Heater (Outdoor) - Replace	\$0	\$0	\$0	\$0	\$0
870 Chlorinators - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - INTERIOR

901 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
902 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
905 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
906 Artwork/Decor - Replace	\$0	\$0	\$0	\$70,926	\$0
907 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
908 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
909 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
911 Reception Desk - Remodel	\$0	\$0	\$0	\$0	\$0
912 ID Printer - Replace	\$0	\$0	\$0	\$9,838	\$0
914 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
920 Lounge Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**13460-4**

Fiscal Year	2042	2043	2044	2045	2046
922 Lounge Appliances - Replace	\$0	\$0	\$0	\$0	\$0
930 Cafe - Remodel	\$0	\$0	\$0	\$0	\$0
932 Cafe Refrig. Display - Replace	\$0	\$0	\$0	\$0	\$0
933 Cafe Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
934 Cafe Ice Maker - Replace	\$5,234	\$0	\$0	\$0	\$0
940 Billiards Tables - Replace	\$0	\$0	\$0	\$0	\$0
950 Poker Cabinetry - Replace	\$0	\$0	\$0	\$5,834	\$0
954 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
956 Window Shades - Replace	\$6,805	\$0	\$0	\$0	\$0
958 Window Valances - Replace	\$0	\$0	\$0	\$0	\$0
970 Office Reception - Remodel	\$0	\$0	\$0	\$15,558	\$0
971 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
972 Office Computers - Replace	\$32,454	\$0	\$0	\$0	\$36,527
976 Copy Room - Remodel	\$0	\$0	\$0	\$0	\$0
980 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
981 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
985 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0
990 Server Computer - Replace	\$12,877	\$0	\$0	\$0	\$14,493
998 Phone System - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - FITNESS CENTER

1000 Fitness Reception - Remodel	\$0	\$0	\$0	\$15,787	\$0
1010 Aerobics Floor - Replace	\$0	\$0	\$0	\$9,152	\$0
1012 Spin Bikes - Replace	\$0	\$36,662	\$0	\$0	\$0
1016 Mirrors - Replace	\$0	\$0	\$0	\$0	\$0
1020 Cardio Machines - Replace	\$0	\$0	\$0	\$0	\$0
1030 Treadmills - Replace	\$0	\$0	\$0	\$179,374	\$0
1040 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1050 Drinking Fountains - Replace	\$0	\$0	\$0	\$30,201	\$0
1052 Locker Rooms - Remodel	\$0	\$0	\$0	\$469,025	\$0
1054 Door Openers - Replace	\$0	\$0	\$0	\$0	\$0
1056 Sauna Rooms - Repair	\$0	\$0	\$7,219	\$0	\$0
1057 Sauna Heaters - Replace	\$0	\$0	\$8,996	\$0	\$0
1058 Steam Rooms - Retile	\$0	\$0	\$0	\$56,054	\$0
1060 Indoor Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1061 Indoor Pool Deck - Seal	\$0	\$0	\$11,995	\$0	\$0
1062 Indoor Pool - Resurface	\$0	\$59,306	\$0	\$0	\$0
1066 Steel Rail - Replace	\$0	\$0	\$0	\$0	\$0
1070 Indoor Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1072 Spa Mural - Repaint	\$0	\$0	\$0	\$0	\$0
1074 Indoor Pool Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1080 Water Boiler - Replace	\$0	\$0	\$0	\$0	\$0
1083 Water Tank - Replace	\$0	\$0	\$7,775	\$0	\$0
1084 Water Softener - Replace	\$0	\$0	\$0	\$0	\$0
1086 Steam Generator - Replace	\$0	\$0	\$0	\$0	\$30,282

CLUBHOUSE - ACTIVITY ROOMS

1103 Vinyl Floor - Replace	\$0	\$0	\$0	\$19,562	\$0
1110 Activity Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)

13460-4

Fiscal Year	2042	2043	2044	2045	2046
1112 Activity Cabinetry - Replace	\$0	\$0	\$0	\$98,381	\$0
1120 Conference Chairs - Replace	\$0	\$0	\$0	\$6,749	\$0
1122 Conference Table - Replace	\$0	\$0	\$0	\$0	\$0
1126 Task Chairs - Replace	\$0	\$0	\$0	\$0	\$0
1130 Tech Tables - Replace	\$0	\$0	\$0	\$0	\$0
1132 Tech Computers - Replace	\$16,750	\$0	\$0	\$0	\$0
1135 Sewing Workstations - Replace	\$0	\$0	\$0	\$18,761	\$0
1136 Sewing Machines - Replace	\$0	\$0	\$0	\$64,062	\$0
1140 Ceramics Kilns - Replace	\$0	\$0	\$0	\$0	\$0
1146 Restrooms - Remodel	\$0	\$0	\$0	\$205,913	\$0
1150 Water Heater - Replace	\$0	\$0	\$0	\$0	\$7,659

CLUBHOUSE - TOWN HALL

1206 Dance Floor - Replace	\$0	\$0	\$0	\$0	\$0
1208 Wallpaper - Replace	\$0	\$0	\$0	\$0	\$0
1210 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1212 Room Dividers - Replace	\$0	\$0	\$0	\$0	\$0
1216 Banquet Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1220 Stage Drapes - Replace	\$0	\$0	\$0	\$0	\$0
1223 Stage Lights - Replace	\$0	\$0	\$0	\$0	\$0
1226 Video Projector - Replace	\$0	\$0	\$0	\$0	\$12,961
1227 Projector Screen - Replace	\$8,899	\$0	\$0	\$0	\$0
1230 Piano - Replace	\$0	\$0	\$0	\$0	\$0
1232 Dressing Rooms - Refurbish	\$0	\$0	\$0	\$0	\$5,891
1240 Control System - Replace	\$0	\$23,723	\$0	\$0	\$0
1244 Sound System - Upgrade (A)	\$0	\$0	\$0	\$0	\$0
1244 Sound System - Upgrade (B)	\$0	\$0	\$0	\$0	\$47,956
1248 Power Back-Up - Replace	\$0	\$0	\$0	\$0	\$57,736
1250 Hallway Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1254 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$91,906
1260 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$6,127
1262 Dishwasher - Replace	\$0	\$0	\$0	\$0	\$0
1264 Ice Machine - Replace	\$0	\$0	\$0	\$19,676	\$0
1266 Oven/Range - Replace	\$17,797	\$0	\$0	\$0	\$0
1268 Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
1272 Food Server - Replace	\$0	\$0	\$0	\$0	\$0
1278 BBQ Grill - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE - EXTERIOR

1300 Patio Furniture - Replace	\$0	\$0	\$0	\$0	\$0
1301 Furniture Cushions - Replace	\$0	\$0	\$0	\$28,599	\$0
1310 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1315 Stucco Surfaces - Repaint	\$94,220	\$0	\$0	\$0	\$0
1316 Wood Surfaces - Repaint	\$32,454	\$0	\$0	\$0	\$36,527
1318 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1320 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1322 Foam Roof - Recoat	\$0	\$0	\$47,758	\$0	\$0
1324 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1329 HVAC Compressors - Partial Replace	\$24,078	\$24,801	\$25,545	\$26,311	\$27,101

Table 6: 30-Year Income/Expense Detail (yrs 25 through 29)**13460-4**

Fiscal Year	2042	2043	2044	2045	2046
1330 HVAC Units (2004) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2006) - Replace	\$0	\$161,744	\$0	\$0	\$0
1330 HVAC Units (2009) - Replace	\$0	\$0	\$0	\$18,761	\$0
1330 HVAC Units (2012) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2014) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2015) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (2016) - Replace	\$0	\$0	\$0	\$0	\$0
1330 HVAC Units (Maint) - Replace	\$0	\$0	\$0	\$0	\$0
1350 Exhaust Fans - Replace	\$0	\$0	\$0	\$21,735	\$0
1359 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1360 Dehumidifier System - Replace	\$0	\$0	\$0	\$0	\$0
1362 Dehumidifier System - Repair	\$0	\$0	\$0	\$0	\$0
1370 Weather Station - Replace	\$0	\$0	\$0	\$0	\$0

SALES ANNEX

1400 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
1402 Tile Floor - Replace	\$71,188	\$0	\$0	\$0	\$0
1410 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1412 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
1414 Ceiling Tiles - Replace	\$0	\$0	\$0	\$0	\$0
1420 Door Openers - Replace	\$9,003	\$0	\$0	\$0	\$0
1423 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
1430 Kitchen - Remodel	\$0	\$0	\$29,765	\$0	\$0
1434 Cabinetry - Replace	\$0	\$0	\$0	\$0	\$0
1436 Restrooms - Remodel	\$0	\$0	\$73,303	\$0	\$0
1455 Stucco Surfaces - Repaint	\$19,472	\$0	\$0	\$0	\$0
1456 Wood Surfaces - Repaint	\$5,234	\$0	\$0	\$0	\$5,891
1458 Wood Pergolas - Replace	\$0	\$0	\$0	\$0	\$0
1460 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1462 Foam Roof - Recoat	\$15,913	\$0	\$0	\$0	\$0
1464 Tile Roofs - Refurbish	\$0	\$0	\$0	\$0	\$0
1470 HVAC Units - Replace	\$111,389	\$0	\$0	\$0	\$0
Total Expenses	\$1,106,038	\$682,345	\$1,865,994	\$2,087,048	\$1,342,182
Ending Reserve Balance:	\$19,181,415	\$20,938,406	\$21,568,454	\$22,028,570	\$23,288,734

Accuracy, Limitations, and Disclosures

Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. We can control measurements, which we attempt to establish within 5% accuracy through a combination of on-site measurements, drawings, and satellite imagery. The starting Reserve Balance and interest rate earned on deposited Reserve funds that you provided to us were considered reliable and were not confirmed independently. 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 Useful Life, Remaining Useful Life, and Current Cost estimates assume a stable economic environment and lack of natural disasters.

Because the physical condition of your components, the association's Reserve balance, the economic environment, and legislative environment change each year, this Reserve Study is by nature a "one-year" document. Because a long-term perspective improves the accuracy of near-term planning, this Report projects expenses for the next 30 years. It is our recommendation and that of the Financial Accounting Standards Board (FASB) that your Reserve Study be updated each year as part of the annual budget process.

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. DJ Vlaming, R.S., company president, is a credentialed Reserve Specialist (#61). All work done by Association Reserves – AZ, 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.

Component quantities indicated in this Report were found in prior Reserve Studies unless noted otherwise. No destructive or intrusive testing was performed. This Report and this site inspection were accomplished only for Reserve budget purposes (to help identify and address the normal deterioration of properly built and installed components with predictable life expectancies). The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective.

Association Reserves' liability in any matter involving this Reserve Study is limited to our Fee for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)

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

Fully Funded Balance (FFB): The value of the deterioration of the Reserve Components. This is the fraction of life “used up” of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.

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

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 6.

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

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

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

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