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Update “No-Site-Visit” Reserve Study



Revised

The Lakes Community Association Tempe, Arizona

Report #: 2198-4
For Period Beginning: January 1, 2014
Expires: December 31, 2014
Date Prepared: February 25, 2014



Hello, and welcome to your Reserve Study!

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

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

In this Report, you will find...

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

More Questions?

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

480-361-5340 or 800-393-7903

**ASSOCIATION
RESERVES**
Est. 1986

Reserve Studies for Community Associations

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3-Minute Executive Summary

Association: The Lakes Community Association **Assoc. #:** 2198-4
Location: Tempe, Arizona
of Units: 1313
Report Period: January 1, 2014 through December 31, 2014

Results as-of 1/1/2014:

Projected Starting Reserve Balance:	\$1,186,302
Fully Funded Reserve Balance:	\$1,399,042
Average Reserve Deficit (Surplus) Per Unit:	\$162
Percent Funded:	84.8%
Recommended 2014 Annual Reserve Contribution:	\$250,000
Recommended 2014 Special Assessment for Reserves:	\$0
Most Recent Reserve Contribution Rate:	\$310,000

Economic Assumptions:

Net Annual “After Tax” Interest Earnings Accruing to Reserves..... 0.50%
Annual Inflation Rate..... 3.00%

- This is an “Update No-Site-Visit” Reserve Study, based on a prior Report prepared by Association Reserves for your 2013 Fiscal Year. No site inspection was performed as part of this Reserve Study.
- The Reserve expense threshold for this report was increased to \$2,500, so no expenses under \$2,500 are included, except for sealing the boat ramp asphalt.
- Because your Reserve Fund is 84.8% Funded, this represents a strong financial position. In perspective, association’s with a Reserve Fund over 70% Funded typically enjoy fiscal stability with low risk of special assessments and deferred maintenance.
- Based on this starting point and your anticipated future expenses, we recommend decreasing Reserve contributions to \$250,000 for the next few years. Nominal annual increases (see tables herein) to help offset inflation should be expected eventually.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or “Fully Funded”.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
CLUBHOUSE EXTERIOR				
104 Entry Walkway Pavers - Replace	20	20	\$15,000	\$27,092
108 Balcony Deck - Resurface	24	3	\$17,650	\$19,287
109 Balcony Deck - Seal/Repair	3	0	\$5,250	\$5,737
112 Wood Stairway - Replace	30	29	\$8,150	\$19,206
150 Lounge Lift - Replace	20	10	\$38,750	\$52,077
560 Trellises (Metal Slats) - Replace	20	12	\$5,000	\$7,129
562 Trellises (Wood Beams) - Replace	40	12	\$40,000	\$57,030
600 Doors & Windows - Replace	30	5	\$45,050	\$52,225
620 Wall Lights - Replace	20	15	\$8,250	\$12,853
1115 Stucco Surfaces - Repaint	10	6	\$15,000	\$17,911
1116 Wood Surfaces - Repaint	5	1	\$8,000	\$8,240
1117 Wood Surfaces - Repair	10	1	\$10,000	\$10,300
1301 Foam Roof - Replace	25	18	\$25,350	\$43,157
1302 Foam Roof - Recoat	5	3	\$8,250	\$9,015
1304 Tile Roof - Refurbish (A)	30	2	\$27,550	\$29,228
1305 Tile Roof - Refurbish (B)	30	13	\$9,350	\$13,731
CLUBHOUSE EQUIPMENT				
300 HVAC Air Handler - Lobby & Offices	15	14	\$7,650	\$11,571
301 HVAC Air Handler - Game Rm. & Lockers	15	0	\$7,650	\$11,918
302 HVAC Air Handler - Multipurpose	15	14	\$7,650	\$11,571
303 HVAC Air Handler - Gym #1	15	2	\$2,950	\$3,130
304 HVAC Air Handler - Gym #2	15	2	\$3,750	\$3,978
320 HVAC Condenser - Lobby & Offices	15	14	\$8,650	\$13,084
321 HVAC Condenser - Game Rm. & Lockers	15	0	\$7,500	\$11,685
322 HVAC Condenser - Multipurpose	15	14	\$8,650	\$13,084
323 HVAC Condenser - Gym #1	15	2	\$3,250	\$3,448
324 HVAC Condenser - Gym #2	15	2	\$5,950	\$6,312
330 HVAC Units - Adult Lounge #1	15	2	\$6,300	\$6,684
331 HVAC Units - Adult Lounge #2	15	2	\$6,300	\$6,684
332 HVAC Units - Racquetball #1	15	2	\$5,350	\$5,676
333 HVAC Units - Racquetball #2	15	2	\$5,350	\$5,676
CLUBHOUSE INTERIOR - 1ST FLOOR				
801 Carpet Floor - Replace	6	1	\$26,800	\$27,604
803 Tile Surfaces - Replace	15	10	\$3,750	\$5,040
804 Vinyl Floor - Replace	15	10	\$2,500	\$3,360
808 Lobby Furniture - Replace	6	1	\$2,950	\$3,039
810 Front Desk - Remodel	10	5	\$14,900	\$17,273
813 Photo ID Printer - Replace	6	4	\$2,850	\$3,208
817 Door Openers (Halls) - Replace	10	1	\$4,100	\$4,223
824 Interior Lights - Replace	20	5	\$23,800	\$27,591
826 Window Blinds - Replace	10	5	\$5,450	\$6,318
830 Game Furniture - Replace	5	1	\$2,500	\$2,575
832 Billiards Table - Replace	25	4	\$4,100	\$4,615

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
840 Multipurpose Furniture - Replace	5	0	\$4,000	\$4,637
848 Ceiling Fans - Replace	10	6	\$2,650	\$3,164
850 Catering Kitchen - Remodel	25	6	\$5,550	\$6,627
854 Kitchen Refrigerator - Replace	15	6	\$3,200	\$3,821
855 Kitchen Ranges - Replace	12	7	\$4,250	\$5,227
860 Locker Rooms - Remodel	15	11	\$103,300	\$142,991
862 Locker Rooms - Repair	5	1	\$5,600	\$5,768
865 Sauna Heater (Men's) - Replace	10	9	\$2,500	\$3,262
866 Sauna Heater (Wm's) - Replace	10	3	\$2,500	\$2,732
1100 Interior Surfaces - Repaint	6	1	\$11,250	\$11,588
CLUBHOUSE INTERIOR - FITNESS				
870 Rubber Floor - Replace	10	5	\$2,500	\$2,898
872 Elliptical - Replace (A)	8	0	\$5,400	\$6,841
873 Elliptical - Replace (B)	8	0	\$5,400	\$6,841
876 Recumbent Bike - Replace (A)	8	5	\$2,500	\$2,898
877 Recumbent Bike - Replace (B)	8	1	\$2,500	\$2,575
880 Upright Bike - Replace (A)	8	5	\$2,500	\$2,898
881 Upright Bike - Replace (B)	8	2	\$2,500	\$2,652
884 Stair Climber - Replace	10	0	\$3,400	\$4,569
886 Treadmills - Replace	6	4	\$13,750	\$15,476
890 Strength Equipment - Replace	15	0	\$30,000	\$46,739
894 Racquetball Floors - Replace	30	10	\$25,800	\$34,673
895 Racquetball Floors - Refinish	5	0	\$7,000	\$8,115
897 Racquetball Lights - Replace	30	4	\$11,400	\$12,831
CLUBHOUSE INTERIOR - MGMT OFFICE				
902 Office Desks - Replace	12	5	\$11,000	\$12,752
906 Office Computers - Replace	5	3	\$7,200	\$7,868
910 Office Copier - Replace	8	0	\$7,000	\$8,867
915 Surveillance Cameras & DVR - Replace	10	10	\$27,000	\$36,286
916 Server Computer - Replace	5	3	\$2,500	\$2,732
918 Telephone System - Replace	10	3	\$5,550	\$6,065
920 Interior Lights - Replace	20	5	\$5,000	\$5,796
930 Conference Furniture - Replace	15	2	\$6,850	\$7,267
934 Kitchen - Remodel	25	10	\$7,350	\$9,878
938 Fire Alarm Panel - Replace	15	3	\$3,100	\$3,387
CLUBHOUSE INTERIOR - 2ND FLOOR				
940 Carpet Floor - Replace	6	0	\$8,050	\$9,612
942 Tile Floor - Replace	20	14	\$6,900	\$10,437
946 Lounge Sofas - Replace	5	1	\$9,200	\$9,476
948 Lounge Furniture - Replace	10	4	\$3,500	\$3,939
950 Lounge Television - Replace	8	1	\$2,500	\$2,575
952 Banquet Chairs - Replace	10	1	\$7,650	\$7,880
954 PA System - Replace	10	10	\$5,000	\$6,720

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
962 Interior Lights - Replace	20	14	\$7,600	\$11,496
970 Kitchen - Remodel	20	14	\$5,250	\$7,941
974 Ice Machine - Replace	15	4	\$5,150	\$5,796
980 Restrooms - Remodel	20	14	\$4,900	\$7,412
1100 Interior Surfaces - Repaint	6	1	\$5,000	\$5,150

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	5	0	\$7,000	\$8,115
580 Mist System - Replace	15	13	\$7,600	\$11,161
1200 Pool Deck - Partial Replace	5	4	\$15,000	\$16,883
1201 Pool Deck - Resurface	15	14	\$63,000	\$95,293
1202 Pool Deck - Seal/Repair	3	2	\$12,000	\$12,731
1203 Pool (Main) - Resurface	15	14	\$53,000	\$80,167
1204 Pool Cap Stone - Replace	25	24	\$64,000	\$130,099
1205 Pool (Play) - Resurface	15	2	\$4,400	\$4,668
1206 Spa - Resurface	15	5	\$6,350	\$7,361
1207 Pool Access Lift - Replace	10	7	\$6,750	\$8,302
1208 Pool Cover - Replace	6	4	\$10,000	\$11,255
1209 Pool Cover Reel - Replace	20	19	\$8,000	\$14,028
1210 Lane Lines - Replace	8	1	\$4,000	\$4,120
1211 Lane Line Reel - Replace	15	1	\$2,500	\$2,575
1214 Pool Furniture - Partial Replace	5	0	\$4,000	\$4,637
1218 Pool Vacuum & Cart - Replace	10	9	\$3,000	\$3,914
1220 Pool Filters (Main) - Replace	15	14	\$6,300	\$9,529
1222 Pool Pumps (Main) - Replace	15	14	\$3,600	\$5,445
1224 Pool Heaters (Main) - Replace	10	9	\$7,000	\$9,133
1225 Pool Heat Pumps - Replace	10	9	\$17,000	\$22,181
1226 Pool Chlorinator (Main) - Replace	12	1	\$4,000	\$4,120
1236 Pool Chlorinator (Play) - Replace	12	6	\$3,250	\$3,881
1244 Spa Heater - Replace	6	4	\$2,550	\$2,870
1246 Spa Chlorinator - Replace	12	8	\$3,250	\$4,117

RECREATION CENTER

180 Flag Pole - Replace	30	11	\$3,400	\$4,706
201 Parking Lot Asphalt - Repave	20	1	\$76,600	\$78,898
202 Parking Lot Asphalt - Seal/Repair	4	2	\$3,900	\$4,138
250 Maintenance Truck - Replace	10	1	\$20,400	\$21,012
360 Pole Lights - Replace	30	13	\$13,750	\$20,192
380 Picnic Tables (Metal) - Replace	15	14	\$8,250	\$12,479
408 Playground Furniture - Replace	15	3	\$5,200	\$5,682
410 Playground Structure - Replace	20	3	\$32,150	\$35,131
411 Playground Equipment - Replace	15	0	\$5,800	\$9,036
412 Playground Swings - Replace	20	9	\$3,200	\$4,175
415 Playground Shades - Replace	8	6	\$5,050	\$6,030
417 Playground Turf - Replace	12	2	\$4,450	\$4,721
424 Basketball Court - Replace	24	8	\$37,000	\$46,870
425 Basketball Court - Resurface	4	0	\$4,150	\$4,671

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
430 Tennis Courts - Resurface	6	0	\$15,000	\$17,911
432 Tennis Windscreen - Replace	8	0	\$7,050	\$8,931
433 Tennis Fence - Replace	25	14	\$29,550	\$44,697
438 Tennis Lights - Replace	30	6	\$45,300	\$54,091
440 Tennis Ramada - Replace	25	14	\$3,400	\$5,143
503 Metal Fence (Club) - Replace	25	8	\$6,100	\$7,727
504 Metal Fence (Park) - Replace	25	2	\$17,400	\$18,460
505 Metal Fence (Main Pool) - Replace	25	8	\$22,425	\$28,407
506 Metal Fence (Spa) - Replace	25	16	\$2,800	\$4,493
507 Metal Fence (Play Pool) - Replace	25	16	\$2,800	\$4,493
508 Metal Fence (Playground) - Replace	20	5	\$10,405	\$12,062
650 Gas BBQ - Replace	15	4	\$4,150	\$4,671
1610 Pontoon Boat - Replace	20	8	\$30,000	\$38,003
1611 Pontoon Boat - Repair	20	18	\$13,000	\$22,132
1612 Pontoon Boat Motors - Replace	10	3	\$9,200	\$10,053
1615 Patrol Boat - Replace	20	4	\$7,350	\$8,272
1616 Patrol Boat Motor - Replace	15	2	\$10,000	\$10,609

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	20	14	\$6,100	\$9,227
203 Boat Ramp Asphalt - Repave	24	6	\$25,300	\$30,210
204 Boat Ramp Asphalt - Seal/Repair	4	2	\$1,350	\$1,432
370 Boardwalk Lights - Waterfront Com.	15	15	\$6,000	\$9,348
406 Park Benches - Replace	15	2	\$2,900	\$3,077
407 Pet Stations - Replace	15	5	\$5,300	\$6,144
501 Block Walls - Partial Replace	40	20	\$15,000	\$27,092
520 Metal Fence - Docks	4	1	\$5,120	\$5,274
521 Metal Fence - Waterfront	16	6	\$6,800	\$8,120
522 Metal Fence - Lakeshore Dr. (West)	16	12	\$16,000	\$22,812
523 Metal Fence - Lakeshore Dr. (East)	25	5	\$13,625	\$15,795
527 Metal Fence - Driftwood Dr.	25	3	\$2,680	\$2,929
530 Metal Fence - Boardwalk	25	25	\$9,000	\$18,844
540 View Fence - Parks	30	2	\$6,100	\$6,471
542 View Fence - Rapids	20	2	\$6,750	\$7,161
544 View Fence - The Island	30	9	\$34,450	\$44,949
546 View Fence - West Lake	30	11	\$12,650	\$17,511
548 View Fence - East Lake	30	13	\$15,050	\$22,101
700 Monuments (Tile) - Replace	15	3	\$17,300	\$18,904
702 Monument (Metal) - Replace	20	2	\$2,700	\$2,864
710 Storage Roof - Replace	30	3	\$4,500	\$4,917
720 Electric Panel - Replace	40	37	\$4,200	\$12,538

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	15	7	\$20,650	\$25,397
1602 Pontoon Dock - Recreation Ctr.	15	1	\$6,200	\$6,386
1620 Lake Dock - Bayview Dr.	15	0	\$2,500	\$3,895
1621 Lake Dock - Northshore Park	15	3	\$2,500	\$2,732

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
1622 Lake Dock - Windjammer Way	15	0	\$2,500	\$3,895
1623 Lake Dock - Weathervane Ln.	15	0	\$2,500	\$3,895
1624 Lake Dock - Westwind Way	15	6	\$2,500	\$2,985
1625 Lake Dock - Edgewater Dr.	15	14	\$2,500	\$3,781
1626 Lake Dock - Candlestick Dr.	15	14	\$2,500	\$3,781
1627 Lake Dock - Marine Park	15	13	\$2,500	\$3,671
1628 Lake Dock - Crow's Nest Rd.	15	5	\$2,500	\$2,898
1629 Lake Dock - Outrigger Rd.	15	1	\$2,500	\$2,575
1630 Lake Dock - Rocky Point Rd.	15	1	\$2,500	\$2,575
1631 Lake Dock - Sailor's Reef Rd.	15	14	\$2,500	\$3,781
1632 Lake Dock - Whaler's Way	15	2	\$2,500	\$2,652
1640 Floating Dock - Waterfront	15	11	\$3,500	\$4,845
1642 Lake Dock - Driftwood Dr.	15	13	\$2,500	\$3,671
1643 Lake Dock - Compass Park	15	13	\$2,500	\$3,671
1644 Lake Dock - Lobster Trap Ln.	15	8	\$2,500	\$3,167
1645 Lake Dock - Leeward Ln.	15	14	\$2,500	\$3,781
1646 Lake Dock - Eveningstar Ln.	15	8	\$2,500	\$3,167
1647 Lake Dock - Morningstar Ln.	15	1	\$2,500	\$2,575
1648 Lake Dock - Lamplighter Ln.	15	0	\$2,500	\$3,895
1650 Lake Dock - Boat Ramp	15	1	\$2,500	\$2,575
1651 Lake Dock - Christmas East	15	7	\$3,550	\$4,366
1652 Lake Dock - Christmas West	15	9	\$3,550	\$4,632

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	45	15	\$178,500	\$278,097
1710 Bank Structure - Bridge	45	43	\$81,600	\$290,865
1712 Bank Structure - Watershed Rest.	45	44	\$80,000	\$293,716
1716 Bank Structure - Waterfront Com.	45	40	\$189,050	\$616,688
1720 Bank Structure - Village Landing	45	37	\$288,900	\$862,432
1722 Bank Structure - Boat Ramp	45	44	\$30,000	\$110,144
1724 Bank Structure - Apartments	45	42	\$84,050	\$290,871
1728 Bank Structures - Wood Sealing	10	9	\$7,000	\$9,133
1736 Lake Pump (Isl. Waterfall) - Replace	10	9	\$4,000	\$5,219
1740 Lake Pump (Boat Ramp) - Replace	15	9	\$10,000	\$13,048
1744 Pump Pipes (Boat Ramp) - Replace	50	9	\$10,000	\$13,048
1748 Lake Pump (Pier 54) - Replace	15	4	\$5,000	\$5,628
1752 Pump Pipes (Pier 54) - Replace	50	9	\$10,000	\$13,048
1756 Lake Pump (Whaler's) - Replace	15	3	\$10,000	\$10,927
1760 Pump Pipes (Whaler's) - Replace	50	9	\$10,000	\$13,048
1762 Lake Pump (Marine) - Replace	15	13	\$8,000	\$11,748
1768 Lake Pump (Compass) - Replace	15	2	\$8,000	\$8,487
1780 Rapids Intake Screen - Replace	20	4	\$11,050	\$12,437
1782 Rapids Vault Cover - Replace	20	16	\$11,150	\$17,892
1784 Rapids Pump (North) - Replace	15	6	\$15,000	\$17,911
1788 Rapids Pump (South) - Replace	15	2	\$15,000	\$15,914
1790 Lake Pumps - Repair	5	1	\$20,000	\$20,600
211 Total Funded Components				

Note 1: a Useful Life of "N/A" means a one-time expense, not expected to repeat.
Note 2: 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 process of research and analysis along well defined methodologies.

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

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

Methodology

First we establish what the projected expenses are, then we determine the association's financial status and create a Funding Plan. For this "Update No-Site-Visit" Reserve Study, we started with a review of your prior Reserve Study, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs. Reserves), and research into any well-established association precedents. We adjusted life and cost factors based on time since the last Reserve Study and interviews with association representatives.

Reserve Study

- Component List
- Reserve Fund Strength
- Recommended Contribs

Reserve Study Types

- Full
- Update With-Site-Visit
- • Update No-Site-Visit

Which Physical Assets are Covered by Reserves?

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

Reserve Components

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

How are Useful Life and Remaining Useful Life established?

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

How are Cost Estimates Established?

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

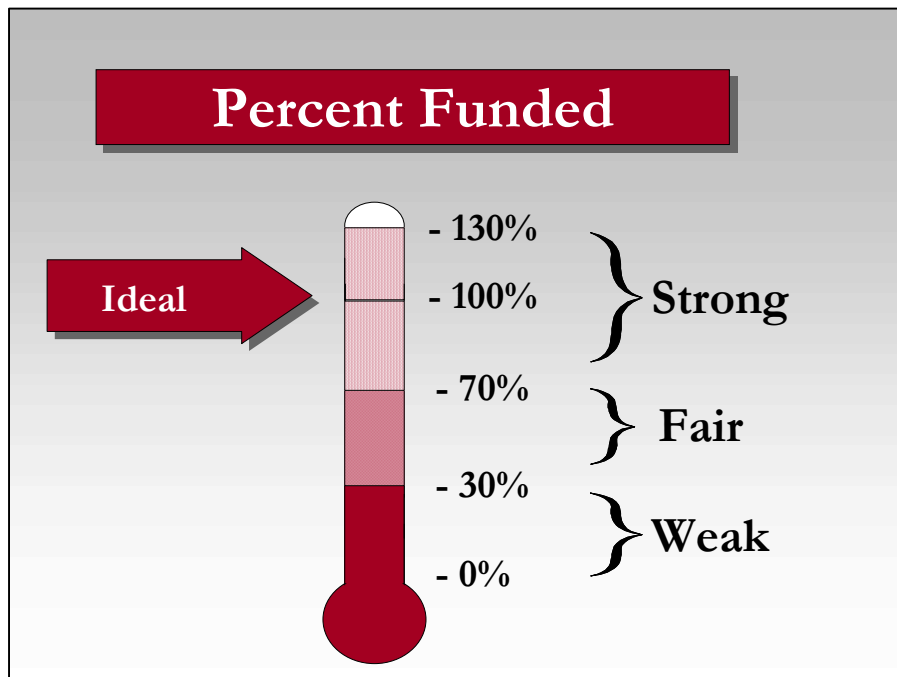
- 1) Client Cost History
- 2) Comparison to Association Reserves database or work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

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

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

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



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

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

How much should we contribute?

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

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

Funding Principles

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

What is our Funding Goal?

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

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

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

Funding Goals

- Full Funding
- Threshold Funding
- Baseline Funding

Projected Expenses

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

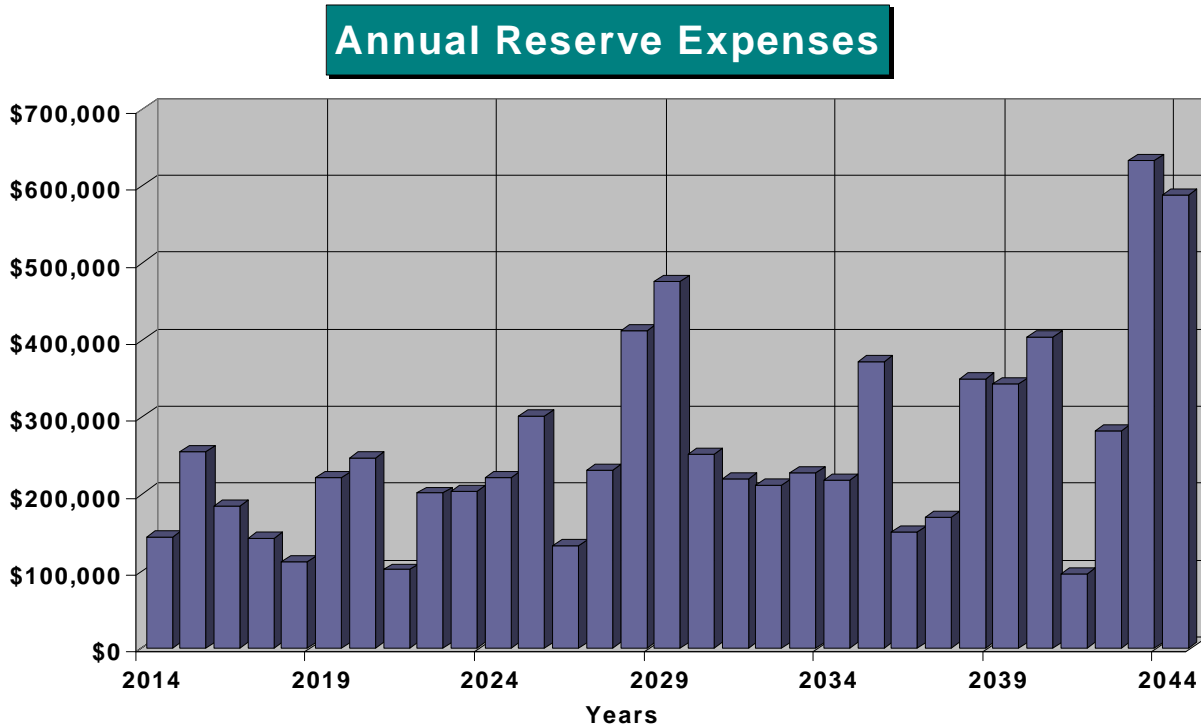


Figure 1

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

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,186,302 as-of the start of your Fiscal Year on January 1, 2014. This is based on your actual balance on December 31, 2013. As of January 1, 2014, your Fully Funded Balance is computed to be \$1,399,042 (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 85% Funded. As indicated earlier in the Executive Summary, this represents a strong status.

Recommended Funding Plan

Based on your current Percent Funded and your projected cash flow requirements, we recommend Reserve contributions of \$250,000 this Fiscal Year. This represents the first year of the 30-year Funding Plan shown below. This same information is also shown numerically in both Tables 4 & 5.

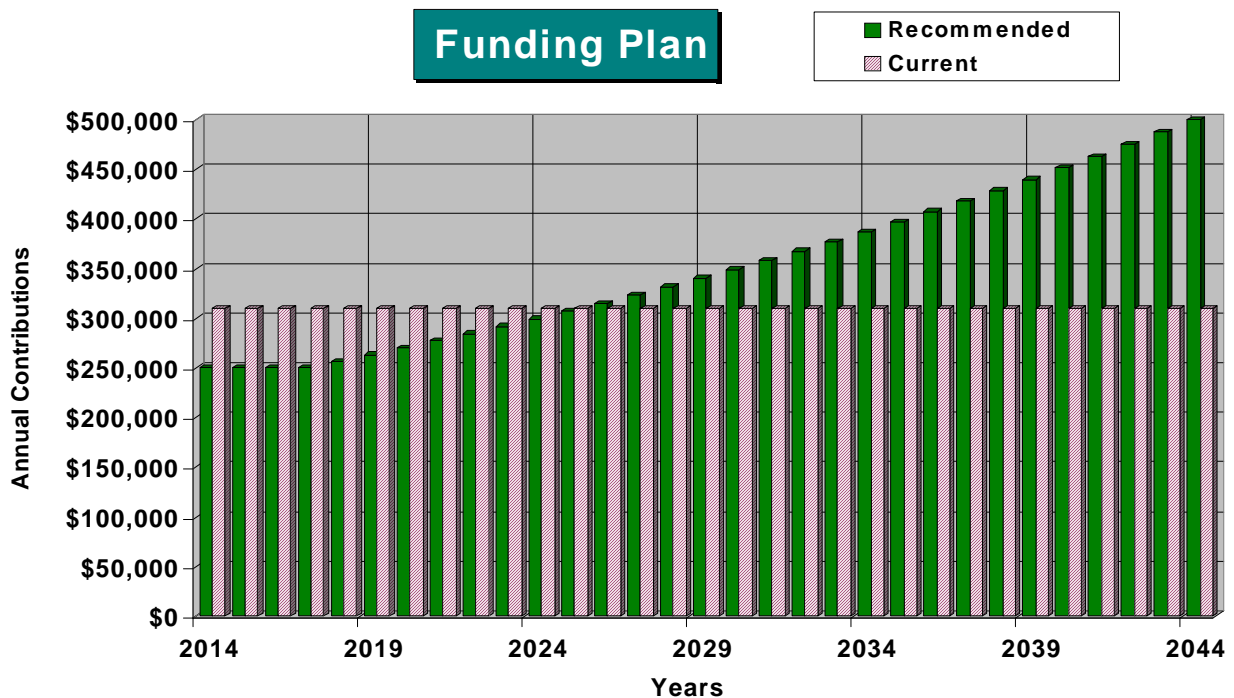


Figure 2

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

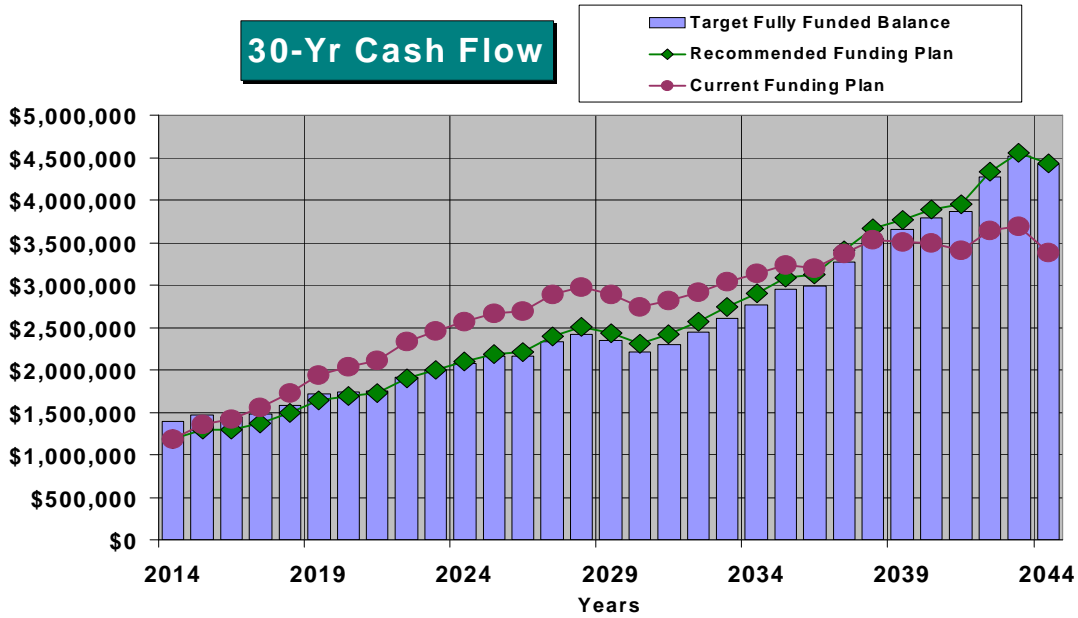


Figure 3

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

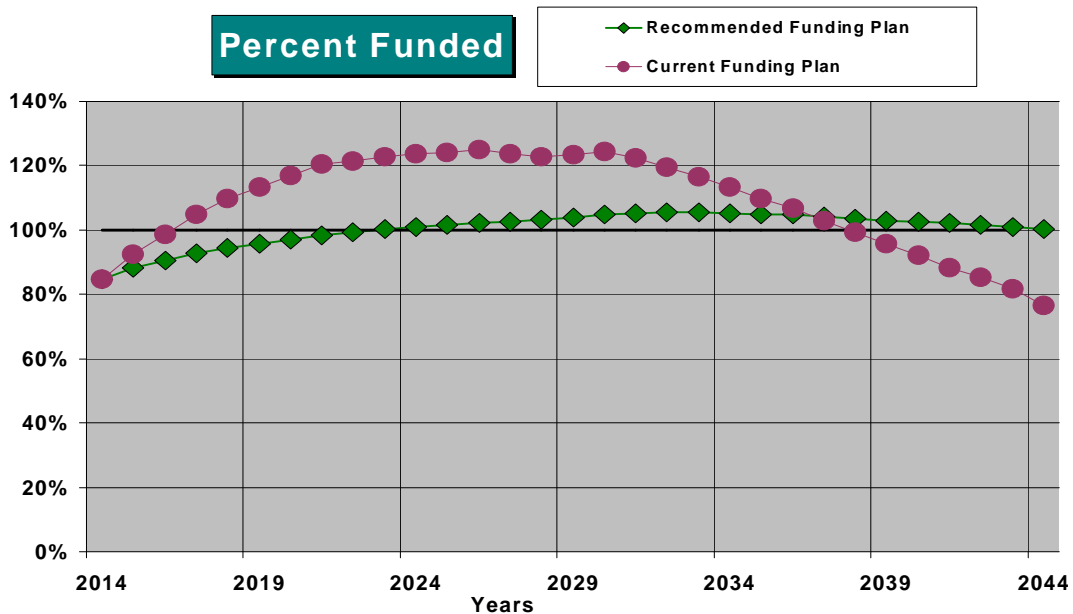


Figure 4

Table Descriptions

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

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

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

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

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

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

Table 2: Reserve Component List Detail

2198-4

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	Approx 1,070 Sq Ft	20	20	\$13,500	\$16,500
108 Balcony Deck - Resurface	Approx 1,100 Sq Ft	24	3	\$15,100	\$20,200
109 Balcony Deck - Seal/Repair	Approx 1,100 Sq Ft	3	0	\$4,700	\$5,800
112 Wood Stairway - Replace	Rails, Steps, Stringers	30	29	\$7,300	\$9,000
150 Lounge Lift - Replace	(1) Porch Lift	20	10	\$35,000	\$42,500
560 Trellises (Metal Slats) - Replace	(2) Trellises	20	12	\$4,500	\$5,500
562 Trellises (Wood Beams) - Replace	(2) Trellises	40	12	\$36,000	\$44,000
600 Doors & Windows - Replace	(18) Doors, (38) Windows	30	5	\$40,800	\$49,300
620 Wall Lights - Replace	Approx (60) Lights	20	15	\$7,300	\$9,200
1115 Stucco Surfaces - Repaint	Approx 17,300 Sq Ft	10	6	\$13,500	\$16,500
1116 Wood Surfaces - Repaint	Approx 18,330 Sq Ft	5	1	\$7,200	\$8,800
1117 Wood Surfaces - Repair	Approx 18,330 Sq Ft	10	1	\$9,000	\$11,000
1301 Foam Roof - Replace	Approx 7,700 Sq Ft	25	18	\$22,400	\$28,300
1302 Foam Roof - Recoat	Approx 7,700 Sq Ft	5	3	\$6,700	\$9,800
1304 Tile Roof - Refurbish (A)	Approx 5,000 Sq Ft	30	2	\$24,500	\$30,600
1305 Tile Roof - Refurbish (B)	Approx 1,700 Sq Ft	30	13	\$8,300	\$10,400
CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	(2) G.E.: 100,000 BTU	15	14	\$7,100	\$8,200
301 HVAC Air Handler - Game Rm. & Lockers	(1) York: 80,000 BTU	15	0	\$7,100	\$8,200
302 HVAC Air Handler - Multipurpose	(2) G.E.: 166,000 BTU	15	14	\$7,100	\$8,200
303 HVAC Air Handler - Gym #1	(1) Ruud	15	2	\$2,700	\$3,200
304 HVAC Air Handler - Gym #2	(1) Ruud	15	2	\$3,400	\$4,100
320 HVAC Condenser - Lobby & Offices	(1) G.E., 7.5-Ton	15	14	\$7,800	\$9,500
321 HVAC Condenser - Game Rm. & Lockers	(1) York, 5-Ton	15	0	\$6,700	\$8,300
322 HVAC Condenser - Multipurpose	(1) G.E., 7.5-Ton	15	14	\$7,800	\$9,500
323 HVAC Condenser - Gym #1	(1) Ruud, 2.5-Ton	15	2	\$2,900	\$3,600
324 HVAC Condenser - Gym #2	(1) Ruud, 5-Ton	15	2	\$5,400	\$6,500
330 HVAC Units - Adult Lounge #1	(1) Carrier, 5-Ton	15	2	\$5,700	\$6,900
331 HVAC Units - Adult Lounge #2	(1) Carrier, 5-Ton	15	2	\$5,700	\$6,900
332 HVAC Units - Racquetball #1	(1) York, 4-Ton	15	2	\$4,800	\$5,900
333 HVAC Units - Racquetball #2	(1) York, 4-Ton	15	2	\$4,800	\$5,900
CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	Approx 700 Sq Yds	6	1	\$23,600	\$30,000
803 Tile Surfaces - Replace	Approx 210 Sq Ft	15	10	\$3,200	\$4,300
804 Vinyl Floor - Replace	Approx 810 Sq Ft	15	10	\$2,300	\$2,700
808 Lobby Furniture - Replace	(5) Pieces	6	1	\$2,700	\$3,200
810 Front Desk - Remodel	Counters & Cabinets	10	5	\$13,500	\$16,300
813 Photo ID Printer - Replace	(1) Printer	6	4	\$2,600	\$3,100
817 Door Openers (Halls) - Replace	(2) KM Systems	10	1	\$3,700	\$4,500
824 Interior Lights - Replace	(124) Light Fixtures	20	5	\$21,400	\$26,200
826 Window Blinds - Replace	(48) Sets of Blinds	10	5	\$4,900	\$6,000
830 Game Furniture - Replace	(2) Tables, (4) Chairs	5	1	\$2,300	\$2,700

Table 2: Reserve Component List Detail**2198-4**

# Component	Quantity	Useful Life	Rem.	Best Cost	Current
			Useful Life		Worst Cost
832 Billiards Table - Replace	(1) Connelly	25	4	\$3,600	\$4,600
840 Multipurpose Furniture - Replace	(5) Pieces	5	0	\$3,600	\$4,400
848 Ceiling Fans - Replace	(8) Ceiling Fans	10	6	\$2,200	\$3,100
850 Catering Kitchen - Remodel	Floor, Ceiling, Walls	25	6	\$5,000	\$6,100
854 Kitchen Refrigerator - Replace	(1) True T-35	15	6	\$2,900	\$3,500
855 Kitchen Ranges - Replace	(2) Maytag Gemini	12	7	\$3,800	\$4,700
860 Locker Rooms - Remodel	(2) Locker Rooms	15	11	\$93,000	\$113,600
862 Locker Rooms - Repair	(2) Locker Rooms	5	1	\$5,100	\$6,100
865 Sauna Heater (Men's) - Replace	(1) Heater	10	9	\$2,300	\$2,700
866 Sauna Heater (Wm's) - Replace	(1) Heater	10	3	\$2,300	\$2,700
1100 Interior Surfaces - Repaint	Approx 15,740 Sq Ft	6	1	\$9,600	\$12,900

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	Approx 200 Sq Ft	10	5	\$2,300	\$2,700
872 Elliptical - Replace (A)	(1) Precor EFX 544	8	0	\$4,900	\$5,900
873 Elliptical - Replace (B)	(1) Life Fitness	8	0	\$4,900	\$5,900
876 Recumbent Bike - Replace (A)	(1) True CS800	8	5	\$2,300	\$2,700
877 Recumbent Bike - Replace (B)	(1) Lifecycle 9500R	8	1	\$2,300	\$2,700
880 Upright Bike - Replace (A)	(1) True CS800	8	5	\$2,300	\$2,700
881 Upright Bike - Replace (B)	(1) Life Fitness 95ci	8	2	\$2,300	\$2,700
884 Stair Climber - Replace	(1) Lifestep Stepper	10	0	\$3,100	\$3,700
886 Treadmills - Replace	(3) Star Trac TR-4500	6	4	\$12,200	\$15,300
890 Strength Equipment - Replace	(11) Machines + Weights	15	0	\$27,000	\$33,000
894 Racquetball Floors - Replace	(2) Courts: 1,600 Sq Ft	30	10	\$22,800	\$28,800
895 Racquetball Floors - Refinish	(2) Courts: 1,600 Sq Ft	5	0	\$6,000	\$8,000
897 Racquetball Lights - Replace	(18) Light Fixtures	30	4	\$10,300	\$12,500

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	(5) Desks	12	5	\$8,700	\$13,300
906 Office Computers - Replace	(6) Computers	5	3	\$6,400	\$8,000
910 Office Copier - Replace	(1) Konica Minolta	8	0	\$6,000	\$8,000
915 Surveillance Cameras & DVR - Replace	(18) Cameras, (1) DVR	10	10	\$24,000	\$30,000
916 Server Computer - Replace	(1) Computer	5	3	\$2,300	\$2,700
918 Telephone System - Replace	(1) System	10	3	\$5,000	\$6,100
920 Interior Lights - Replace	(19) Light Fixtures	20	5	\$4,500	\$5,500
930 Conference Furniture - Replace	(1) Table, (10) Chairs	15	2	\$6,200	\$7,500
934 Kitchen - Remodel	Cabinets & Counter	25	10	\$6,500	\$8,200
938 Fire Alarm Panel - Replace	(1) Honeywell Panel	15	3	\$2,600	\$3,600

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	Approx 210 Sq Yds	6	0	\$7,100	\$9,000
942 Tile Floor - Replace	Approx 500 Sq Ft	20	14	\$6,100	\$7,700
946 Lounge Sofas - Replace	(3) Pieces	5	1	\$8,700	\$9,700
948 Lounge Furniture - Replace	(6) Pieces	10	4	\$3,200	\$3,800
950 Lounge Television - Replace	(1) Mitsubishi	8	1	\$2,300	\$2,700
952 Banquet Chairs - Replace	Approx (100) Chairs	10	1	\$7,100	\$8,200

Table 2: Reserve Component List Detail**2198-4**

# Component	Quantity	Useful Life	Rem.	Best Cost	Current
			Useful Life		Worst Cost
954 PA System - Replace	(1) System	10	10	\$4,500	\$5,500
962 Interior Lights - Replace	(25) Lights, (4) Fans	20	14	\$6,800	\$8,400
970 Kitchen - Remodel	Cabinets & Counter	20	14	\$4,700	\$5,800
974 Ice Machine - Replace	(1) Hoshizaki	15	4	\$4,600	\$5,700
980 Restrooms - Remodel	(2) Restrooms	20	14	\$4,100	\$5,700
1100 Interior Surfaces - Repaint	Approx 5,430 Sq Ft	6	1	\$4,500	\$5,500

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	(2) Ramadas	5	0	\$6,500	\$7,500
580 Mist System - Replace	(1) Pump & Lines	15	13	\$6,800	\$8,400
1200 Pool Deck - Partial Replace	Approx 8,000 Sq Ft	5	4	\$13,500	\$16,500
1201 Pool Deck - Resurface	Approx 8,000 Sq Ft	15	14	\$56,000	\$70,000
1202 Pool Deck - Seal/Repair	Approx 8,000 Sq Ft	3	2	\$10,800	\$13,200
1203 Pool (Main) - Resurface	(1) Pool, 287 LF	15	14	\$48,000	\$58,000
1204 Pool Cap Stone - Replace	Unknown	25	24	\$58,000	\$70,000
1205 Pool (Play) - Resurface	(1) Pool, 100 LF	15	2	\$3,700	\$5,100
1206 Spa - Resurface	(1) Spa, 40 LF	15	5	\$5,600	\$7,100
1207 Pool Access Lift - Replace	(1) Warner Linear	10	7	\$6,100	\$7,400
1208 Pool Cover - Replace	Approx 5,200 Sq Ft	6	4	\$9,000	\$11,000
1209 Pool Cover Reel - Replace	(1) Double Winder Reel	20	19	\$7,200	\$8,800
1210 Lane Lines - Replace	(7) 75' Lines	8	1	\$3,600	\$4,400
1211 Lane Line Reel - Replace	(1) Steel Reel	15	1	\$2,300	\$2,700
1214 Pool Furniture - Partial Replace	(85) Pieces	5	0	\$3,500	\$4,500
1218 Pool Vacuum & Cart - Replace	(1) Maxi-Sweep, 2-HP	10	9	\$2,700	\$3,300
1220 Pool Filters (Main) - Replace	(3) Filters	15	14	\$5,600	\$7,000
1222 Pool Pumps (Main) - Replace	(3) Pumps	15	14	\$3,300	\$3,900
1224 Pool Heaters (Main) - Replace	(2) Gas Heaters	10	9	\$6,000	\$8,000
1225 Pool Heat Pumps - Replace	(2) Heat Pumps	10	9	\$15,000	\$19,000
1226 Pool Chlorinator (Main) - Replace	(1) Aquasol Controller	12	1	\$3,400	\$4,600
1236 Pool Chlorinator (Play) - Replace	(1) Strantrol System 3	12	6	\$2,900	\$3,600
1244 Spa Heater - Replace	(1) Pentair 250,000 BTU	6	4	\$2,200	\$2,900
1246 Spa Chlorinator - Replace	(1) Strantrol System 3	12	8	\$2,900	\$3,600

RECREATION CENTER

180 Flag Pole - Replace	(1) Flag Pole	30	11	\$3,100	\$3,700
201 Parking Lot Asphalt - Repave	Approx 33,300 Sq Ft	20	1	\$68,000	\$85,200
202 Parking Lot Asphalt - Seal/Repair	Approx 33,300 Sq Ft	4	2	\$3,400	\$4,400
250 Maintenance Truck - Replace	(1) 1999 Dodge Truck	10	1	\$17,300	\$23,500
360 Pole Lights - Replace	(6) Poles, (9) Lights	30	13	\$12,400	\$15,100
380 Picnic Tables (Metal) - Replace	(6) Picnic Tables	15	14	\$7,300	\$9,200
408 Playground Furniture - Replace	(5) Pieces	15	3	\$4,700	\$5,700
410 Playground Structure - Replace	(1) Structure	20	3	\$28,600	\$35,700
411 Playground Equipment - Replace	(5) Pieces	15	0	\$5,200	\$6,400
412 Playground Swings - Replace	(2) T-Swing Sets	20	9	\$2,900	\$3,500
415 Playground Shades - Replace	(2) Shades: 1,100 Sq Ft	8	6	\$4,500	\$5,600
417 Playground Turf - Replace	Approx 200 Sq Ft	12	2	\$4,000	\$4,900
424 Basketball Court - Replace	(1) Court	24	8	\$34,000	\$40,000

Table 2: Reserve Component List Detail**2198-4**

# Component	Quantity	Useful Life	Rem.	Best Cost	Current
			Useful Life		Worst Cost
425 Basketball Court - Resurface	(1) Court	4	0	\$3,700	\$4,600
430 Tennis Courts - Resurface	(3) Courts	6	0	\$13,500	\$16,500
432 Tennis Windscreen - Replace	Approx 5,450 Sq Ft	8	0	\$6,300	\$7,800
433 Tennis Fence - Replace	Approx 840 LF	25	14	\$26,600	\$32,500
438 Tennis Lights - Replace	(12) Poles, (18) Lights	30	6	\$40,800	\$49,800
440 Tennis Ramada - Replace	(12) Poles, (18) Lights	25	14	\$3,100	\$3,700
503 Metal Fence (Club) - Replace	Approx 152 LF	25	8	\$5,500	\$6,700
504 Metal Fence (Park) - Replace	Approx 435 LF	25	2	\$15,650	\$19,150
505 Metal Fence (Main Pool) - Replace	Approx 560 LF	25	8	\$20,200	\$24,650
506 Metal Fence (Spa) - Replace	Approx 70 LF	25	16	\$2,520	\$3,080
507 Metal Fence (Play Pool) - Replace	Approx 70 LF	25	16	\$2,520	\$3,080
508 Metal Fence (Playground) - Replace	Approx 260 LF	20	5	\$9,360	\$11,450
650 Gas BBQ - Replace	(1) MagiCater	15	4	\$3,700	\$4,600
1610 Pontoon Boat - Replace	(1) Pontoon Boat	20	8	\$27,000	\$33,000
1611 Pontoon Boat - Repair	(1) Pontoon Boat	20	18	\$11,700	\$14,300
1612 Pontoon Boat Motors - Replace	(2) Mercury Outboard	10	3	\$8,200	\$10,200
1615 Patrol Boat - Replace	(1) Boat	20	4	\$6,500	\$8,200
1616 Patrol Boat Motor - Replace	(1) Martin Marine	15	2	\$9,000	\$11,000

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	(1) Flag Pole	20	14	\$5,500	\$6,700
203 Boat Ramp Asphalt - Repave	Approx 11,400 Sq Ft	24	6	\$21,500	\$29,100
204 Boat Ramp Asphalt - Seal/Repair	Approx 11,400 Sq Ft	4	2	\$1,200	\$1,500
370 Boardwalk Lights - Waterfront Com.	Lights & Conduit	15	15	\$5,400	\$6,600
406 Park Benches - Replace	(5) Benches	15	2	\$2,600	\$3,200
407 Pet Stations - Replace	Approx (11) Stations	15	5	\$4,300	\$6,300
501 Block Walls - Partial Replace	Approx 75,000 Sq Ft	40	20	\$13,500	\$16,500
520 Metal Fence - Docks	Approx 640 LF	4	1	\$4,610	\$5,630
521 Metal Fence - Waterfront	Approx 170 LF	16	6	\$6,120	\$7,480
522 Metal Fence - Lakeshore Dr. (West)	Approx 400 LF	16	12	\$14,400	\$17,600
523 Metal Fence - Lakeshore Dr. (East)	Approx 340 LF	25	5	\$12,250	\$15,000
527 Metal Fence - Driftwood Dr.	Approx 134 LF	25	3	\$2,410	\$2,950
530 Metal Fence - Boardwalk	Unknown	25	25	\$8,000	\$10,000
540 View Fence - Parks	Approx 385 LF	30	2	\$5,500	\$6,700
542 View Fence - Rapids	Approx 330 LF	20	2	\$6,100	\$7,400
544 View Fence - The Island	Approx 2,180 LF	30	9	\$31,100	\$37,800
546 View Fence - West Lake	Approx 800 LF	30	11	\$11,400	\$13,900
548 View Fence - East Lake	Approx 950 LF	30	13	\$13,600	\$16,500
700 Monuments (Tile) - Replace	(14) Monuments	15	3	\$15,600	\$19,000
702 Monument (Metal) - Replace	(1) Monument	20	2	\$2,400	\$3,000
710 Storage Roof - Replace	Approx 900 Sq Ft	30	3	\$4,100	\$4,900
720 Electric Panel - Replace	(1) Electric Panel	40	37	\$3,800	\$4,600

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	(2) Docks: 1,420 Sq Ft	15	7	\$18,600	\$22,700
1602 Pontoon Dock - Recreation Ctr.	(1) Dock: 280 Sq Ft	15	1	\$5,600	\$6,800
1620 Lake Dock - Bayview Dr.	(1) Dock: 100 Sq Ft	15	0	\$2,300	\$2,700

Table 2: Reserve Component List Detail

2198-4

# Component	Quantity	Useful Life	Rem.	Best Cost	Current
			Useful Life		Worst Cost
1621 Lake Dock - Northshore Park	(1) Dock: 100 Sq Ft	15	3	\$2,300	\$2,700
1622 Lake Dock - Windjammer Way	(1) Dock: 100 Sq Ft	15	0	\$2,300	\$2,700
1623 Lake Dock - Weathervane Ln.	(1) Dock: 100 Sq Ft	15	0	\$2,300	\$2,700
1624 Lake Dock - Westwind Way	(1) Dock: 100 Sq Ft	15	6	\$2,300	\$2,700
1625 Lake Dock - Edgewater Dr.	(1) Dock: 100 Sq Ft	15	14	\$2,300	\$2,700
1626 Lake Dock - Candlestick Dr.	(1) Dock: 100 Sq Ft	15	14	\$2,300	\$2,700
1627 Lake Dock - Marine Park	(1) Dock: 120 Sq Ft	15	13	\$2,300	\$2,700
1628 Lake Dock - Crow's Nest Rd.	(1) Dock: 100 Sq Ft	15	5	\$2,300	\$2,700
1629 Lake Dock - Outrigger Rd.	(1) Dock: 100 Sq Ft	15	1	\$2,300	\$2,700
1630 Lake Dock - Rocky Point Rd.	(1) Dock: 100 Sq Ft	15	1	\$2,300	\$2,700
1631 Lake Dock - Sailor's Reef Rd.	(1) Dock: 100 Sq Ft	15	14	\$2,300	\$2,700
1632 Lake Dock - Whaler's Way	(1) Dock: 100 Sq Ft	15	2	\$2,300	\$2,700
1640 Floating Dock - Waterfront	(1) Dock: 240 Sq Ft	15	11	\$3,200	\$3,800
1642 Lake Dock - Driftwood Dr.	(1) Dock: 100 Sq Ft	15	13	\$2,300	\$2,700
1643 Lake Dock - Compass Park	(1) Dock: 100 Sq Ft	15	13	\$2,300	\$2,700
1644 Lake Dock - Lobster Trap Ln.	(1) Dock: 100 Sq Ft	15	8	\$2,300	\$2,700
1645 Lake Dock - Leeward Ln.	(1) Dock: 300 Sq Ft	15	14	\$2,300	\$2,700
1646 Lake Dock - Eveningstar Ln.	(1) Dock: 100 Sq Ft	15	8	\$2,300	\$2,700
1647 Lake Dock - Morningstar Ln.	(1) Dock: 100 Sq Ft	15	1	\$2,300	\$2,700
1648 Lake Dock - Lamplighter Ln.	(1) Dock: 100 Sq Ft	15	0	\$2,300	\$2,700
1650 Lake Dock - Boat Ramp	(1) Dock: 120 Sq Ft	15	1	\$2,300	\$2,700
1651 Lake Dock - Christmas East	(1) Dock: 160 Sq Ft	15	7	\$3,200	\$3,900
1652 Lake Dock - Christmas West	(1) Dock: 160 Sq Ft	15	9	\$3,200	\$3,900

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	(3) Lakes	45	15	\$153,000	\$204,000
1710 Bank Structure - Bridge	Wood Shoreline & Pilings	45	43	\$71,400	\$91,800
1712 Bank Structure - Watershed Rest.	Wood Shoreline & Pilings	45	44	\$75,000	\$85,000
1716 Bank Structure - Waterfront Com.	Wood Shoreline & Pilings	45	40	\$170,000	\$208,100
1720 Bank Structure - Village Landing	Wood Shoreline & Pilings	45	37	\$259,600	\$318,200
1722 Bank Structure - Boat Ramp	Wood Shoreline & Pilings	45	44	\$25,000	\$35,000
1724 Bank Structure - Apartments	Wood Shoreline & Pilings	45	42	\$75,700	\$92,400
1728 Bank Structures - Wood Sealing	Wood Shoreline & Pilings	10	9	\$6,300	\$7,700
1736 Lake Pump (Isl. Waterfall) - Replace	(1) Pump, 3-HP	10	9	\$3,600	\$4,400
1740 Lake Pump (Boat Ramp) - Replace	(1) Pump, 7.5-HP	15	9	\$9,000	\$11,000
1744 Pump Pipes (Boat Ramp) - Replace	Numerous LF	50	9	\$9,000	\$11,000
1748 Lake Pump (Pier 54) - Replace	(1) Pump, 3-HP	15	4	\$4,500	\$5,500
1752 Pump Pipes (Pier 54) - Replace	Numerous LF	50	9	\$9,000	\$11,000
1756 Lake Pump (Whaler's) - Replace	(1) Pump, 10-HP	15	3	\$9,000	\$11,000
1760 Pump Pipes (Whaler's) - Replace	Numerous LF	50	9	\$9,000	\$11,000
1762 Lake Pump (Marine) - Replace	(1) Pump, 5-HP	15	13	\$7,000	\$9,000
1768 Lake Pump (Compass) - Replace	(1) Pump, 5-HP	15	2	\$7,000	\$9,000
1780 Rapids Intake Screen - Replace	(2) Metal Grates	20	4	\$9,900	\$12,200
1782 Rapids Vault Cover - Replace	(1) Metal Cover	20	16	\$10,000	\$12,300
1784 Rapids Pump (North) - Replace	(1) Pump, 20-HP	15	6	\$14,000	\$16,000
1788 Rapids Pump (South) - Replace	(1) Pump, 20-HP	15	2	\$14,000	\$16,000
1790 Lake Pumps - Repair	(8) Assorted Pumps	5	1	\$18,000	\$22,000

Table 2: Reserve Component List Detail**2198-4**

# Component	Quantity	Useful Life	Rem. Useful Life	Best Cost	Current Worst Cost
<hr/> <hr/>					
211	Total Funded Components				

Table 3: Contribution and Fund Breakdown**2198-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
CLUBHOUSE EXTERIOR						
104 Entry Walkway Pavers - Replace	20	20	\$15,000	\$0	\$0.00	\$0.00
108 Balcony Deck - Resurface	24	3	\$17,650	\$15,444	\$15,443.75	\$1,074.80
109 Balcony Deck - Seal/Repair	3	0	\$5,250	\$5,250	\$5,250.00	\$2,557.61
112 Wood Stairway - Replace	30	29	\$8,150	\$272	\$0.00	\$397.04
150 Lounge Lift - Replace	20	10	\$38,750	\$19,375	\$19,375.00	\$2,831.64
560 Trellises (Metal Slats) - Replace	20	12	\$5,000	\$2,000	\$2,000.00	\$365.37
562 Trellises (Wood Beams) - Replace	40	12	\$40,000	\$28,000	\$28,000.00	\$1,461.49
600 Doors & Windows - Replace	30	5	\$45,050	\$37,542	\$37,541.67	\$2,194.67
620 Wall Lights - Replace	20	15	\$8,250	\$2,063	\$2,062.50	\$602.86
1115 Stucco Surfaces - Repaint	10	6	\$15,000	\$6,000	\$6,000.00	\$2,192.23
1116 Wood Surfaces - Repaint	5	1	\$8,000	\$6,400	\$6,400.00	\$2,338.38
1117 Wood Surfaces - Repair	10	1	\$10,000	\$9,000	\$9,000.00	\$1,461.49
1301 Foam Roof - Replace	25	18	\$25,350	\$7,098	\$0.00	\$1,481.95
1302 Foam Roof - Recoat	5	3	\$8,250	\$3,300	\$3,300.00	\$2,411.46
1304 Tile Roof - Refurbish (A)	30	2	\$27,550	\$25,713	\$25,713.33	\$1,342.13
1305 Tile Roof - Refurbish (B)	30	13	\$9,350	\$5,298	\$5,298.33	\$455.50
CLUBHOUSE EQUIPMENT						
300 HVAC Air Handler - Lobby & Offices	15	14	\$7,650	\$510	\$510.00	\$745.36
301 HVAC Air Handler - Game Rm. & Lockers	15	0	\$7,650	\$7,650	\$7,650.00	\$745.36
302 HVAC Air Handler - Multipurpose	15	14	\$7,650	\$510	\$510.00	\$745.36
303 HVAC Air Handler - Gym #1	15	2	\$2,950	\$2,557	\$2,556.67	\$287.43
304 HVAC Air Handler - Gym #2	15	2	\$3,750	\$3,250	\$3,250.00	\$365.37
320 HVAC Condenser - Lobby & Offices	15	14	\$8,650	\$577	\$576.67	\$842.79
321 HVAC Condenser - Game Rm. & Lockers	15	0	\$7,500	\$7,500	\$7,500.00	\$730.74
322 HVAC Condenser - Multipurpose	15	14	\$8,650	\$577	\$576.67	\$842.79
323 HVAC Condenser - Gym #1	15	2	\$3,250	\$2,817	\$2,816.67	\$316.66
324 HVAC Condenser - Gym #2	15	2	\$5,950	\$5,157	\$5,156.67	\$579.72
330 HVAC Units - Adult Lounge #1	15	2	\$6,300	\$5,460	\$5,460.00	\$613.83
331 HVAC Units - Adult Lounge #2	15	2	\$6,300	\$5,460	\$5,460.00	\$613.83
332 HVAC Units - Racquetball #1	15	2	\$5,350	\$4,637	\$4,636.67	\$521.26
333 HVAC Units - Racquetball #2	15	2	\$5,350	\$4,637	\$4,636.67	\$521.26
CLUBHOUSE INTERIOR - 1ST FLOOR						
801 Carpet Floor - Replace	6	1	\$26,800	\$22,333	\$22,333.33	\$6,527.99
803 Tile Surfaces - Replace	15	10	\$3,750	\$1,250	\$1,250.00	\$365.37
804 Vinyl Floor - Replace	15	10	\$2,500	\$833	\$833.33	\$243.58
808 Lobby Furniture - Replace	6	1	\$2,950	\$2,458	\$2,458.33	\$718.57
810 Front Desk - Remodel	10	5	\$14,900	\$7,450	\$7,450.00	\$2,177.62
813 Photo ID Printer - Replace	6	4	\$2,850	\$950	\$950.00	\$694.21
817 Door Openers (Halls) - Replace	10	1	\$4,100	\$3,690	\$3,690.00	\$599.21
824 Interior Lights - Replace	20	5	\$23,800	\$17,850	\$17,850.00	\$1,739.17
826 Window Blinds - Replace	10	5	\$5,450	\$2,725	\$2,725.00	\$796.51
830 Game Furniture - Replace	5	1	\$2,500	\$2,000	\$2,000.00	\$730.74

Table 3: Contribution and Fund Breakdown**2198-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
832 Billiards Table - Replace	25	4	\$4,100	\$3,444	\$3,444.00	\$239.68
840 Multipurpose Furniture - Replace	5	0	\$4,000	\$4,000	\$4,000.00	\$1,169.19
848 Ceiling Fans - Replace	10	6	\$2,650	\$1,060	\$1,060.00	\$387.29
850 Catering Kitchen - Remodel	25	6	\$5,550	\$4,218	\$4,218.00	\$324.45
854 Kitchen Refrigerator - Replace	15	6	\$3,200	\$1,920	\$1,920.00	\$311.78
855 Kitchen Ranges - Replace	12	7	\$4,250	\$1,771	\$1,770.83	\$517.61
860 Locker Rooms - Remodel	15	11	\$103,300	\$27,547	\$27,546.67	\$10,064.79
862 Locker Rooms - Repair	5	1	\$5,600	\$4,480	\$4,480.00	\$1,636.87
865 Sauna Heater (Men's) - Replace	10	9	\$2,500	\$250	\$250.00	\$365.37
866 Sauna Heater (Wm's) - Replace	10	3	\$2,500	\$1,750	\$1,750.00	\$365.37
1100 Interior Surfaces - Repaint	6	1	\$11,250	\$9,375	\$9,375.00	\$2,740.29

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	10	5	\$2,500	\$1,250	\$1,250.00	\$365.37
872 Elliptical - Replace (A)	8	0	\$5,400	\$5,400	\$5,400.00	\$986.51
873 Elliptical - Replace (B)	8	0	\$5,400	\$5,400	\$5,400.00	\$986.51
876 Recumbent Bike - Replace (A)	8	5	\$2,500	\$938	\$937.50	\$456.72
877 Recumbent Bike - Replace (B)	8	1	\$2,500	\$2,188	\$2,187.50	\$456.72
880 Upright Bike - Replace (A)	8	5	\$2,500	\$938	\$937.50	\$456.72
881 Upright Bike - Replace (B)	8	2	\$2,500	\$1,875	\$1,875.00	\$456.72
884 Stair Climber - Replace	10	0	\$3,400	\$3,400	\$3,400.00	\$496.91
886 Treadmills - Replace	6	4	\$13,750	\$4,583	\$4,583.33	\$3,349.25
890 Strength Equipment - Replace	15	0	\$30,000	\$30,000	\$30,000.00	\$2,922.98
894 Racquetball Floors - Replace	30	10	\$25,800	\$17,200	\$17,200.00	\$1,256.88
895 Racquetball Floors - Refinish	5	0	\$7,000	\$7,000	\$7,000.00	\$2,046.09
897 Racquetball Lights - Replace	30	4	\$11,400	\$9,880	\$9,880.00	\$555.37

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	12	5	\$11,000	\$6,417	\$6,416.67	\$1,339.70
906 Office Computers - Replace	5	3	\$7,200	\$2,880	\$2,880.00	\$2,104.54
910 Office Copier - Replace	8	0	\$7,000	\$7,000	\$7,000.00	\$1,278.80
915 Surveillance Cameras & DVR - Replace	10	10	\$27,000	\$0	\$0.00	\$0.00
916 Server Computer - Replace	5	3	\$2,500	\$1,000	\$1,000.00	\$730.74
918 Telephone System - Replace	10	3	\$5,550	\$3,885	\$3,885.00	\$811.13
920 Interior Lights - Replace	20	5	\$5,000	\$3,750	\$3,750.00	\$365.37
930 Conference Furniture - Replace	15	2	\$6,850	\$5,937	\$5,936.67	\$667.41
934 Kitchen - Remodel	25	10	\$7,350	\$4,410	\$4,410.00	\$429.68
938 Fire Alarm Panel - Replace	15	3	\$3,100	\$2,480	\$2,480.00	\$302.04

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	6	0	\$8,050	\$8,050	\$8,050.00	\$1,960.83
942 Tile Floor - Replace	20	14	\$6,900	\$2,070	\$2,070.00	\$504.21
946 Lounge Sofas - Replace	5	1	\$9,200	\$7,360	\$7,360.00	\$2,689.14
948 Lounge Furniture - Replace	10	4	\$3,500	\$2,100	\$2,100.00	\$511.52
950 Lounge Television - Replace	8	1	\$2,500	\$2,188	\$2,187.50	\$456.72
952 Banquet Chairs - Replace	10	1	\$7,650	\$6,885	\$6,885.00	\$1,118.04

Table 3: Contribution and Fund Breakdown
2198-4

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
954 PA System - Replace	10	10	\$5,000	\$0	\$0.00	\$0.00
962 Interior Lights - Replace	20	14	\$7,600	\$2,280	\$2,280.00	\$555.37
970 Kitchen - Remodel	20	14	\$5,250	\$1,575	\$1,575.00	\$383.64
974 Ice Machine - Replace	15	4	\$5,150	\$3,777	\$3,776.67	\$501.78
980 Restrooms - Remodel	20	14	\$4,900	\$1,470	\$1,470.00	\$358.06
1100 Interior Surfaces - Repaint	6	1	\$5,000	\$4,167	\$4,166.67	\$1,217.91

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	5	0	\$7,000	\$7,000	\$7,000.00	\$2,046.09
580 Mist System - Replace	15	13	\$7,600	\$1,013	\$1,013.33	\$740.49
1200 Pool Deck - Partial Replace	5	4	\$15,000	\$3,000	\$3,000.00	\$4,384.47
1201 Pool Deck - Resurface	15	14	\$63,000	\$4,200	\$4,200.00	\$6,138.26
1202 Pool Deck - Seal/Repair	3	2	\$12,000	\$4,000	\$4,000.00	\$5,845.96
1203 Pool (Main) - Resurface	15	14	\$53,000	\$3,533	\$3,533.33	\$5,163.93
1204 Pool Cap Stone - Replace	25	24	\$64,000	\$2,560	\$0.00	\$3,741.41
1205 Pool (Play) - Resurface	15	2	\$4,400	\$3,813	\$3,813.33	\$428.70
1206 Spa - Resurface	15	5	\$6,350	\$4,233	\$4,233.33	\$618.70
1207 Pool Access Lift - Replace	10	7	\$6,750	\$2,025	\$2,025.00	\$986.51
1208 Pool Cover - Replace	6	4	\$10,000	\$3,333	\$3,333.33	\$2,435.82
1209 Pool Cover Reel - Replace	20	19	\$8,000	\$400	\$0.00	\$584.60
1210 Lane Lines - Replace	8	1	\$4,000	\$3,500	\$3,500.00	\$730.74
1211 Lane Line Reel - Replace	15	1	\$2,500	\$2,333	\$2,333.33	\$243.58
1214 Pool Furniture - Partial Replace	5	0	\$4,000	\$4,000	\$4,000.00	\$1,169.19
1218 Pool Vacuum & Cart - Replace	10	9	\$3,000	\$300	\$300.00	\$438.45
1220 Pool Filters (Main) - Replace	15	14	\$6,300	\$420	\$420.00	\$613.83
1222 Pool Pumps (Main) - Replace	15	14	\$3,600	\$240	\$240.00	\$350.76
1224 Pool Heaters (Main) - Replace	10	9	\$7,000	\$700	\$700.00	\$1,023.04
1225 Pool Heat Pumps - Replace	10	9	\$17,000	\$1,700	\$1,700.00	\$2,484.53
1226 Pool Chlorinator (Main) - Replace	12	1	\$4,000	\$3,667	\$3,666.67	\$487.16
1236 Pool Chlorinator (Play) - Replace	12	6	\$3,250	\$1,625	\$1,625.00	\$395.82
1244 Spa Heater - Replace	6	4	\$2,550	\$850	\$850.00	\$621.13
1246 Spa Chlorinator - Replace	12	8	\$3,250	\$1,083	\$1,083.33	\$395.82

RECREATION CENTER

180 Flag Pole - Replace	30	11	\$3,400	\$2,153	\$2,153.33	\$165.64
201 Parking Lot Asphalt - Repave	20	1	\$76,600	\$72,770	\$72,770.00	\$5,597.50
202 Parking Lot Asphalt - Seal/Repair	4	2	\$3,900	\$1,950	\$1,950.00	\$1,424.95
250 Maintenance Truck - Replace	10	1	\$20,400	\$18,360	\$18,360.00	\$2,981.44
360 Pole Lights - Replace	30	13	\$13,750	\$7,792	\$7,791.67	\$669.85
380 Picnic Tables (Metal) - Replace	15	14	\$8,250	\$550	\$550.00	\$803.82
408 Playground Furniture - Replace	15	3	\$5,200	\$4,160	\$4,160.00	\$506.65
410 Playground Structure - Replace	20	3	\$32,150	\$27,328	\$27,327.50	\$2,349.34
411 Playground Equipment - Replace	15	0	\$5,800	\$5,800	\$5,800.00	\$565.11
412 Playground Swings - Replace	20	9	\$3,200	\$1,760	\$1,760.00	\$233.84
415 Playground Shades - Replace	8	6	\$5,050	\$1,263	\$1,262.50	\$922.57
417 Playground Turf - Replace	12	2	\$4,450	\$3,708	\$3,708.33	\$541.97
424 Basketball Court - Replace	24	8	\$37,000	\$24,667	\$24,666.67	\$2,253.13

Table 3: Contribution and Fund Breakdown

2198-4

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
425 Basketball Court - Resurface	4	0	\$4,150	\$4,150	\$4,150.00	\$1,516.30
430 Tennis Courts - Resurface	6	0	\$15,000	\$15,000	\$15,000.00	\$3,653.72
432 Tennis Windscreen - Replace	8	0	\$7,050	\$7,050	\$7,050.00	\$1,287.94
433 Tennis Fence - Replace	25	14	\$29,550	\$13,002	\$13,002.00	\$1,727.48
438 Tennis Lights - Replace	30	6	\$45,300	\$36,240	\$36,240.00	\$2,206.85
440 Tennis Ramada - Replace	25	14	\$3,400	\$1,496	\$1,496.00	\$198.76
503 Metal Fence (Club) - Replace	25	8	\$6,100	\$4,148	\$4,148.00	\$356.60
504 Metal Fence (Park) - Replace	25	2	\$17,400	\$16,008	\$16,008.00	\$1,017.20
505 Metal Fence (Main Pool) - Replace	25	8	\$22,425	\$15,249	\$15,249.00	\$1,310.96
506 Metal Fence (Spa) - Replace	25	16	\$2,800	\$1,008	\$0.00	\$163.69
507 Metal Fence (Play Pool) - Replace	25	16	\$2,800	\$1,008	\$0.00	\$163.69
508 Metal Fence (Playground) - Replace	20	5	\$10,405	\$7,804	\$7,803.75	\$760.34
650 Gas BBQ - Replace	15	4	\$4,150	\$3,043	\$3,043.33	\$404.35
1610 Pontoon Boat - Replace	20	8	\$30,000	\$18,000	\$18,000.00	\$2,192.23
1611 Pontoon Boat - Repair	20	18	\$13,000	\$1,300	\$0.00	\$949.97
1612 Pontoon Boat Motors - Replace	10	3	\$9,200	\$6,440	\$6,440.00	\$1,344.57
1615 Patrol Boat - Replace	20	4	\$7,350	\$5,880	\$5,880.00	\$537.10
1616 Patrol Boat Motor - Replace	15	2	\$10,000	\$8,667	\$8,666.67	\$974.33

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	20	14	\$6,100	\$1,830	\$1,830.00	\$445.75
203 Boat Ramp Asphalt - Repave	24	6	\$25,300	\$18,975	\$18,975.00	\$1,540.65
204 Boat Ramp Asphalt - Seal/Repair	4	2	\$1,350	\$675	\$675.00	\$493.25
370 Boardwalk Lights - Waterfront Com.	15	15	\$6,000	\$0	\$0.00	\$0.00
406 Park Benches - Replace	15	2	\$2,900	\$2,513	\$2,513.33	\$282.55
407 Pet Stations - Replace	15	5	\$5,300	\$3,533	\$3,533.33	\$516.39
501 Block Walls - Partial Replace	40	20	\$15,000	\$7,500	\$0.00	\$548.06
520 Metal Fence - Docks	4	1	\$5,120	\$3,840	\$3,840.00	\$1,870.71
521 Metal Fence - Waterfront	16	6	\$6,800	\$4,250	\$4,250.00	\$621.13
522 Metal Fence - Lakeshore Dr. (West)	16	12	\$16,000	\$4,000	\$4,000.00	\$1,461.49
523 Metal Fence - Lakeshore Dr. (East)	25	5	\$13,625	\$10,900	\$10,900.00	\$796.51
527 Metal Fence - Driftwood Dr.	25	3	\$2,680	\$2,358	\$2,358.40	\$156.67
530 Metal Fence - Boardwalk	25	25	\$9,000	\$0	\$0.00	\$0.00
540 View Fence - Parks	30	2	\$6,100	\$5,693	\$5,693.33	\$297.17
542 View Fence - Rapids	20	2	\$6,750	\$6,075	\$6,075.00	\$493.25
544 View Fence - The Island	30	9	\$34,450	\$24,115	\$24,115.00	\$1,678.28
546 View Fence - West Lake	30	11	\$12,650	\$8,012	\$8,011.67	\$616.26
548 View Fence - East Lake	30	13	\$15,050	\$8,528	\$8,528.33	\$733.18
700 Monuments (Tile) - Replace	15	3	\$17,300	\$13,840	\$13,840.00	\$1,685.58
702 Monument (Metal) - Replace	20	2	\$2,700	\$2,430	\$2,430.00	\$197.30
710 Storage Roof - Replace	30	3	\$4,500	\$4,050	\$4,050.00	\$219.22
720 Electric Panel - Replace	40	37	\$4,200	\$315	\$0.00	\$153.46

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	15	7	\$20,650	\$11,013	\$11,013.33	\$2,011.98
1602 Pontoon Dock - Recreation Ctr.	15	1	\$6,200	\$5,787	\$5,786.67	\$604.08
1620 Lake Dock - Bayview Dr.	15	0	\$2,500	\$2,500	\$2,500.00	\$243.58

Table 3: Contribution and Fund Breakdown**2198-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
1621 Lake Dock - Northshore Park	15	3	\$2,500	\$2,000	\$2,000.00	\$243.58
1622 Lake Dock - Windjammer Way	15	0	\$2,500	\$2,500	\$2,500.00	\$243.58
1623 Lake Dock - Weathervane Ln.	15	0	\$2,500	\$2,500	\$2,500.00	\$243.58
1624 Lake Dock - Westwind Way	15	6	\$2,500	\$1,500	\$1,500.00	\$243.58
1625 Lake Dock - Edgewater Dr.	15	14	\$2,500	\$167	\$166.67	\$243.58
1626 Lake Dock - Candlestick Dr.	15	14	\$2,500	\$167	\$166.67	\$243.58
1627 Lake Dock - Marine Park	15	13	\$2,500	\$333	\$333.33	\$243.58
1628 Lake Dock - Crow's Nest Rd.	15	5	\$2,500	\$1,667	\$1,666.67	\$243.58
1629 Lake Dock - Outrigger Rd.	15	1	\$2,500	\$2,333	\$2,333.33	\$243.58
1630 Lake Dock - Rocky Point Rd.	15	1	\$2,500	\$2,333	\$2,333.33	\$243.58
1631 Lake Dock - Sailor's Reef Rd.	15	14	\$2,500	\$167	\$166.67	\$243.58
1632 Lake Dock - Whaler's Way	15	2	\$2,500	\$2,167	\$2,166.67	\$243.58
1640 Floating Dock - Waterfront	15	11	\$3,500	\$933	\$933.33	\$341.01
1642 Lake Dock - Driftwood Dr.	15	13	\$2,500	\$333	\$333.33	\$243.58
1643 Lake Dock - Compass Park	15	13	\$2,500	\$333	\$333.33	\$243.58
1644 Lake Dock - Lobster Trap Ln.	15	8	\$2,500	\$1,167	\$1,166.67	\$243.58
1645 Lake Dock - Leeward Ln.	15	14	\$2,500	\$167	\$166.67	\$243.58
1646 Lake Dock - Eveningstar Ln.	15	8	\$2,500	\$1,167	\$1,166.67	\$243.58
1647 Lake Dock - Morningstar Ln.	15	1	\$2,500	\$2,333	\$2,333.33	\$243.58
1648 Lake Dock - Lamplighter Ln.	15	0	\$2,500	\$2,500	\$2,500.00	\$243.58
1650 Lake Dock - Boat Ramp	15	1	\$2,500	\$2,333	\$2,333.33	\$243.58
1651 Lake Dock - Christmas East	15	7	\$3,550	\$1,893	\$1,893.33	\$345.89
1652 Lake Dock - Christmas West	15	9	\$3,550	\$1,420	\$1,420.00	\$345.89

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	45	15	\$178,500	\$119,000	\$13,991.10	\$5,797.24
1710 Bank Structure - Bridge	45	43	\$81,600	\$3,627	\$0.00	\$2,650.17
1712 Bank Structure - Watershed Rest.	45	44	\$80,000	\$1,778	\$0.00	\$2,598.20
1716 Bank Structure - Waterfront Com.	45	40	\$189,050	\$21,006	\$0.00	\$6,139.88
1720 Bank Structure - Village Landing	45	37	\$288,900	\$51,360	\$0.00	\$9,382.76
1722 Bank Structure - Boat Ramp	45	44	\$30,000	\$667	\$0.00	\$974.33
1724 Bank Structure - Apartments	45	42	\$84,050	\$5,603	\$0.00	\$2,729.74
1728 Bank Structures - Wood Sealing	10	9	\$7,000	\$700	\$700.00	\$1,023.04
1736 Lake Pump (Isl. Waterfall) - Replace	10	9	\$4,000	\$400	\$400.00	\$584.60
1740 Lake Pump (Boat Ramp) - Replace	15	9	\$10,000	\$4,000	\$4,000.00	\$974.33
1744 Pump Pipes (Boat Ramp) - Replace	50	9	\$10,000	\$8,200	\$8,200.00	\$292.30
1748 Lake Pump (Pier 54) - Replace	15	4	\$5,000	\$3,667	\$3,666.67	\$487.16
1752 Pump Pipes (Pier 54) - Replace	50	9	\$10,000	\$8,200	\$8,200.00	\$292.30
1756 Lake Pump (Whaler's) - Replace	15	3	\$10,000	\$8,000	\$8,000.00	\$974.33
1760 Pump Pipes (Whaler's) - Replace	50	9	\$10,000	\$8,200	\$8,200.00	\$292.30
1762 Lake Pump (Marine) - Replace	15	13	\$8,000	\$1,067	\$1,066.67	\$779.46
1768 Lake Pump (Compass) - Replace	15	2	\$8,000	\$6,933	\$6,933.33	\$779.46
1780 Rapids Intake Screen - Replace	20	4	\$11,050	\$8,840	\$8,840.00	\$807.47
1782 Rapids Vault Cover - Replace	20	16	\$11,150	\$2,230	\$0.00	\$814.78
1784 Rapids Pump (North) - Replace	15	6	\$15,000	\$9,000	\$9,000.00	\$1,461.49
1788 Rapids Pump (South) - Replace	15	2	\$15,000	\$13,000	\$13,000.00	\$1,461.49
1790 Lake Pumps - Repair	5	1	\$20,000	\$16,000	\$16,000.00	\$5,845.96

Table 3: Contribution and Fund Breakdown**2198-4**

# Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
211 Total Funded Components				\$1,399,042	\$1,186,302	\$250,000

Table 4: 30-Year Reserve Plan Summary

2198-4

Fiscal Year Beginning: 01/01/14

Interest: 0.5%	Inflation: 3.0%
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2014	\$1,186,302	\$1,399,042	84.8%	Strong	\$250,000	\$0	\$6,212	\$143,650
2015	\$1,298,864	\$1,472,292	88.2%	Strong	\$250,000	\$0	\$6,499	\$254,276
2016	\$1,301,086	\$1,439,173	90.4%	Strong	\$250,000	\$0	\$6,685	\$184,119
2017	\$1,373,652	\$1,482,491	92.7%	Strong	\$250,000	\$0	\$7,154	\$142,360
2018	\$1,488,446	\$1,578,163	94.3%	Strong	\$256,500	\$0	\$7,820	\$112,551
2019	\$1,640,215	\$1,712,142	95.8%	Strong	\$263,169	\$0	\$8,327	\$220,262
2020	\$1,691,449	\$1,743,602	97.0%	Strong	\$270,011	\$0	\$8,534	\$247,288
2021	\$1,722,706	\$1,753,001	98.3%	Strong	\$277,032	\$0	\$9,073	\$101,526
2022	\$1,907,284	\$1,919,171	99.4%	Strong	\$284,235	\$0	\$9,767	\$200,878
2023	\$2,000,408	\$1,995,891	100.2%	Strong	\$291,625	\$0	\$10,245	\$203,636
2024	\$2,098,642	\$2,078,854	101.0%	Strong	\$299,207	\$0	\$10,714	\$220,537
2025	\$2,188,027	\$2,155,821	101.5%	Strong	\$306,986	\$0	\$10,978	\$301,832
2026	\$2,204,159	\$2,154,509	102.3%	Strong	\$314,968	\$0	\$11,501	\$133,237
2027	\$2,397,391	\$2,334,158	102.7%	Strong	\$323,157	\$0	\$12,248	\$229,928
2028	\$2,502,868	\$2,424,676	103.2%	Strong	\$331,559	\$0	\$12,342	\$411,954
2029	\$2,434,815	\$2,344,374	103.9%	Strong	\$340,180	\$0	\$11,863	\$475,414
2030	\$2,311,444	\$2,204,438	104.9%	Strong	\$349,024	\$0	\$11,829	\$251,217
2031	\$2,421,080	\$2,299,609	105.3%	Strong	\$358,099	\$0	\$12,481	\$219,366
2032	\$2,572,294	\$2,439,075	105.5%	Strong	\$367,410	\$0	\$13,282	\$211,272
2033	\$2,741,714	\$2,602,848	105.3%	Strong	\$376,962	\$0	\$14,116	\$226,904
2034	\$2,905,888	\$2,764,680	105.1%	Strong	\$386,763	\$0	\$14,985	\$218,449
2035	\$3,089,187	\$2,949,599	104.7%	Strong	\$396,819	\$0	\$15,543	\$372,282
2036	\$3,129,267	\$2,989,281	104.7%	Strong	\$407,136	\$0	\$16,325	\$150,510
2037	\$3,402,218	\$3,268,617	104.1%	Strong	\$417,722	\$0	\$17,673	\$169,136
2038	\$3,668,477	\$3,547,490	103.4%	Strong	\$428,583	\$0	\$18,584	\$349,132
2039	\$3,766,511	\$3,656,319	103.0%	Strong	\$439,726	\$0	\$19,120	\$342,176
2040	\$3,883,181	\$3,786,439	102.6%	Strong	\$451,159	\$0	\$19,580	\$403,283
2041	\$3,950,637	\$3,862,311	102.3%	Strong	\$462,889	\$0	\$20,718	\$95,849
2042	\$4,338,396	\$4,272,449	101.5%	Strong	\$474,924	\$0	\$22,226	\$281,484
2043	\$4,554,062	\$4,513,033	100.9%	Strong	\$487,272	\$0	\$22,456	\$633,492

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

2198-4

Fiscal Year	2014	2015	2016	2017	2018
Starting Reserve Balance	\$1,186,302	\$1,298,864	\$1,301,086	\$1,373,652	\$1,488,446
Annual Reserve Contribution	\$250,000	\$250,000	\$250,000	\$250,000	\$256,500
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,212	\$6,499	\$6,685	\$7,154	\$7,820
Total Income	\$1,442,514	\$1,555,362	\$1,557,771	\$1,630,806	\$1,752,766
# Component					

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$0	\$19,287	\$0
109 Balcony Deck - Seal/Repair	\$5,250	\$0	\$0	\$0	\$0
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$0
150 Lounge Lift - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$0	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$0	\$0	\$0
600 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$8,240	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$10,300	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$9,015	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$29,228	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
301 HVAC Air Handler - Game Rm. & Lockers	\$7,650	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$0
303 HVAC Air Handler - Gym #1	\$0	\$0	\$3,130	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$3,978	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
321 HVAC Condenser - Game Rm. & Lockers	\$7,500	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$0
323 HVAC Condenser - Gym #1	\$0	\$0	\$3,448	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$6,312	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$6,684	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$6,684	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$5,676	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$5,676	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$0	\$27,604	\$0	\$0	\$0
803 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$0	\$3,039	\$0	\$0	\$0
810 Front Desk - Remodel	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**2198-4**

Fiscal Year	2014	2015	2016	2017	2018
813 Photo ID Printer - Replace	\$0	\$0	\$0	\$0	\$3,208
817 Door Openers (Halls) - Replace	\$0	\$4,223	\$0	\$0	\$0
824 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$2,575	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$4,615
840 Multipurpose Furniture - Replace	\$4,000	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$0	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$0	\$0	\$0
860 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$5,768	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$0
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$2,732	\$0
1100 Interior Surfaces - Repaint	\$0	\$11,588	\$0	\$0	\$0

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$5,400	\$0	\$0	\$0	\$0
873 Elliptical - Replace (B)	\$5,400	\$0	\$0	\$0	\$0
876 Recumbent Bike - Replace (A)	\$0	\$0	\$0	\$0	\$0
877 Recumbent Bike - Replace (B)	\$0	\$2,575	\$0	\$0	\$0
880 Upright Bike - Replace (A)	\$0	\$0	\$0	\$0	\$0
881 Upright Bike - Replace (B)	\$0	\$0	\$2,652	\$0	\$0
884 Stair Climber - Replace	\$3,400	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$0	\$0	\$0	\$0	\$15,476
890 Strength Equipment - Replace	\$30,000	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$0	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$7,000	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$12,831

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$0	\$0	\$0	\$0	\$0
906 Office Computers - Replace	\$0	\$0	\$0	\$7,868	\$0
910 Office Copier - Replace	\$7,000	\$0	\$0	\$0	\$0
915 Surveillance Cameras & DVR - Replace	\$0	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$2,732	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$6,065	\$0
920 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$7,267	\$0	\$0
934 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$3,387	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$8,050	\$0	\$0	\$0	\$0
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
946 Lounge Sofas - Replace	\$0	\$9,476	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**2198-4**

Fiscal Year	2014	2015	2016	2017	2018
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$3,939
950 Lounge Television - Replace	\$0	\$2,575	\$0	\$0	\$0
952 Banquet Chairs - Replace	\$0	\$7,880	\$0	\$0	\$0
954 PA System - Replace	\$0	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$5,796
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$5,150	\$0	\$0	\$0

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$7,000	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$16,883
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$0	\$12,731	\$0	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$0
1205 Pool (Play) - Resurface	\$0	\$0	\$4,668	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$11,255
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lane Lines - Replace	\$0	\$4,120	\$0	\$0	\$0
1211 Lane Line Reel - Replace	\$0	\$2,575	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$4,000	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1226 Pool Chlorinator (Main) - Replace	\$0	\$4,120	\$0	\$0	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$0	\$0	\$0	\$0
1244 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$2,870
1246 Spa Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$78,898	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$4,138	\$0	\$0
250 Maintenance Truck - Replace	\$0	\$21,012	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
408 Playground Furniture - Replace	\$0	\$0	\$0	\$5,682	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$35,131	\$0
411 Playground Equipment - Replace	\$5,800	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
417 Playground Turf - Replace	\$0	\$0	\$4,721	\$0	\$0

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

2198-4

Fiscal Year	2014	2015	2016	2017	2018
424 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
425 Basketball Court - Resurface	\$4,150	\$0	\$0	\$0	\$4,671
430 Tennis Courts - Resurface	\$15,000	\$0	\$0	\$0	\$0
432 Tennis Windscreen - Replace	\$7,050	\$0	\$0	\$0	\$0
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
438 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$18,460	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Fence (Spa) - Replace	\$0	\$0	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$0	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$0	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$4,671
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$0	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$0	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$10,053	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$8,272
1616 Patrol Boat Motor - Replace	\$0	\$0	\$10,609	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
203 Boat Ramp Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$0	\$0	\$1,432	\$0	\$0
370 Boardwalk Lights - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$3,077	\$0	\$0
407 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$0	\$5,274	\$0	\$0	\$0
521 Metal Fence - Waterfront	\$0	\$0	\$0	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$0	\$0	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$0	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$2,929	\$0
530 Metal Fence - Boardwalk	\$0	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$6,471	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$7,161	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$0
546 View Fence - West Lake	\$0	\$0	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$0	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$18,904	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$2,864	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$4,917	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$6,386	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$2,500	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$2,732	\$0

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

2198-4

Fiscal Year	2014	2015	2016	2017	2018
1622 Lake Dock - Windjammer Way	\$2,500	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$2,500	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$0	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$0
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$0
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$0	\$0
1628 Lake Dock - Crow's Nest Rd.	\$0	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$2,575	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$2,575	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$0
1632 Lake Dock - Whaler's Way	\$0	\$0	\$2,652	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$0	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$0	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$0	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$0
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$0	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$2,575	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$2,500	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$2,575	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$0	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$0

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$0	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$0
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$0
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$5,628
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$10,927	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$0	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$8,487	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$12,437
1782 Rapids Vault Cover - Replace	\$0	\$0	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$0	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$15,914	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$20,600	\$0	\$0	\$0
Total Expenses	\$143,650	\$254,276	\$184,119	\$142,360	\$112,551
Ending Reserve Balance:	\$1,298,864	\$1,301,086	\$1,373,652	\$1,488,446	\$1,640,215

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

2198-4

Fiscal Year	2019	2020	2021	2022	2023
Starting Reserve Balance	\$1,640,215	\$1,691,449	\$1,722,706	\$1,907,284	\$2,000,408
Annual Reserve Contribution	\$263,169	\$270,011	\$277,032	\$284,235	\$291,625
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$8,327	\$8,534	\$9,073	\$9,767	\$10,245
Total Income	\$1,911,711	\$1,969,994	\$2,008,810	\$2,201,286	\$2,302,278

Component

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$0	\$0	\$0
109 Balcony Deck - Seal/Repair	\$0	\$6,269	\$0	\$0	\$6,850
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$0
150 Lounge Lift - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$0	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$0	\$0	\$0
600 Doors & Windows - Replace	\$52,225	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$17,911	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$9,552	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$10,451	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
301 HVAC Air Handler - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$0
303 HVAC Air Handler - Gym #1	\$0	\$0	\$0	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$0	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
321 HVAC Condenser - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$0
323 HVAC Condenser - Gym #1	\$0	\$0	\$0	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$0	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$0	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$0	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$0	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$0	\$0	\$32,961	\$0	\$0
803 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$0	\$0	\$3,628	\$0	\$0
810 Front Desk - Remodel	\$17,273	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2019	2020	2021	2022	2023
813 Photo ID Printer - Replace	\$0	\$0	\$0	\$0	\$0
817 Door Openers (Halls) - Replace	\$0	\$0	\$0	\$0	\$0
824 Interior Lights - Replace	\$27,591	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$6,318	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$2,985	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
840 Multipurpose Furniture - Replace	\$4,637	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$3,164	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$6,627	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$3,821	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$5,227	\$0	\$0
860 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$6,687	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$3,262
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$13,836	\$0	\$0

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$2,898	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$0	\$0	\$0	\$6,841	\$0
873 Elliptical - Replace (B)	\$0	\$0	\$0	\$6,841	\$0
876 Recumbent Bike - Replace (A)	\$2,898	\$0	\$0	\$0	\$0
877 Recumbent Bike - Replace (B)	\$0	\$0	\$0	\$0	\$3,262
880 Upright Bike - Replace (A)	\$2,898	\$0	\$0	\$0	\$0
881 Upright Bike - Replace (B)	\$0	\$0	\$0	\$0	\$0
884 Stair Climber - Replace	\$0	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$0	\$0	\$0	\$0	\$0
890 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$0	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$8,115	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$12,752	\$0	\$0	\$0	\$0
906 Office Computers - Replace	\$0	\$0	\$0	\$9,121	\$0
910 Office Copier - Replace	\$0	\$0	\$0	\$8,867	\$0
915 Surveillance Cameras & DVR - Replace	\$0	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$3,167	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
920 Interior Lights - Replace	\$5,796	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$0	\$9,612	\$0	\$0	\$0
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
946 Lounge Sofas - Replace	\$0	\$10,985	\$0	\$0	\$0

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

2198-4

Fiscal Year	2019	2020	2021	2022	2023
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
950 Lounge Television - Replace	\$0	\$0	\$0	\$0	\$3,262
952 Banquet Chairs - Replace	\$0	\$0	\$0	\$0	\$0
954 PA System - Replace	\$0	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$6,149	\$0	\$0

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$8,115	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$19,572
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$13,911	\$0	\$0	\$15,201	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$0
1205 Pool (Play) - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$7,361	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$8,302	\$0	\$0
1208 Pool Cover - Replace	\$0	\$0	\$0	\$0	\$0
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lane Lines - Replace	\$0	\$0	\$0	\$0	\$5,219
1211 Lane Line Reel - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$4,637	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$3,914
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$9,133
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$22,181
1226 Pool Chlorinator (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$3,881	\$0	\$0	\$0
1244 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
1246 Spa Chlorinator - Replace	\$0	\$0	\$0	\$4,117	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$4,657	\$0	\$0	\$0
250 Maintenance Truck - Replace	\$0	\$0	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
408 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$4,175
415 Playground Shades - Replace	\$0	\$6,030	\$0	\$0	\$0
417 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2019	2020	2021	2022	2023
424 Basketball Court - Replace	\$0	\$0	\$0	\$46,870	\$0
425 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
430 Tennis Courts - Resurface	\$0	\$17,911	\$0	\$0	\$0
432 Tennis Windscreen - Replace	\$0	\$0	\$0	\$8,931	\$0
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
438 Tennis Lights - Replace	\$0	\$54,091	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$7,727	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$28,407	\$0
506 Metal Fence (Spa) - Replace	\$0	\$0	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$0	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$12,062	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$38,003	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$0	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$0	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$0
1616 Patrol Boat Motor - Replace	\$0	\$0	\$0	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
203 Boat Ramp Asphalt - Repave	\$0	\$30,210	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$0	\$0	\$1,660	\$0	\$0
370 Boardwalk Lights - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
407 Pet Stations - Replace	\$6,144	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$5,935	\$0	\$0	\$0	\$6,680
521 Metal Fence - Waterfront	\$0	\$8,120	\$0	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$0	\$0	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$15,795	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
530 Metal Fence - Boardwalk	\$0	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$0	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$0	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$44,949
546 View Fence - West Lake	\$0	\$0	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$0	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$25,397	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$0	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2019	2020	2021	2022	2023
1622 Lake Dock - Windjammer Way	\$0	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$0	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$2,985	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$0
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$0
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$0	\$0
1628 Lake Dock - Crow's Nest Rd.	\$2,898	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$0	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$0	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$0
1632 Lake Dock - Whaler's Way	\$0	\$0	\$0	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$0	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$0	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$3,167	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$0
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$3,167	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$0	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$0	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$4,366	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$4,632

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$0	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$9,133
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$5,219
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$13,048
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$13,048
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$13,048
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$13,048
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$0	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$0	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$0
1782 Rapids Vault Cover - Replace	\$0	\$0	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$17,911	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$0	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$23,881	\$0	\$0	\$0
Total Expenses	\$220,262	\$247,288	\$101,526	\$200,878	\$203,636
Ending Reserve Balance:	\$1,691,449	\$1,722,706	\$1,907,284	\$2,000,408	\$2,098,642

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

2198-4

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$2,098,642	\$2,188,027	\$2,204,159	\$2,397,391	\$2,502,868
Annual Reserve Contribution	\$299,207	\$306,986	\$314,968	\$323,157	\$331,559
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,714	\$10,978	\$11,501	\$12,248	\$12,342
Total Income	\$2,408,563	\$2,505,991	\$2,530,628	\$2,732,796	\$2,846,768
# Component					

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$0	\$0	\$0
109 Balcony Deck - Seal/Repair	\$0	\$0	\$7,485	\$0	\$0
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$0
150 Lounge Lift - Replace	\$52,077	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$7,129	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$57,030	\$0	\$0
600 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$11,074	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$13,842	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$12,115	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$13,731	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$11,571
301 HVAC Air Handler - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$11,571
303 HVAC Air Handler - Gym #1	\$0	\$0	\$0	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$0	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$13,084
321 HVAC Condenser - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$13,084
323 HVAC Condenser - Gym #1	\$0	\$0	\$0	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$0	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$0	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$0	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$0	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$0	\$0	\$0	\$39,357	\$0
803 Tile Surfaces - Replace	\$5,040	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$3,360	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$0	\$0	\$0	\$4,332	\$0
810 Front Desk - Remodel	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**2198-4**

Fiscal Year	2024	2025	2026	2027	2028
813 Photo ID Printer - Replace	\$3,830	\$0	\$0	\$0	\$0
817 Door Openers (Halls) - Replace	\$0	\$5,675	\$0	\$0	\$0
824 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$3,461	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
840 Multipurpose Furniture - Replace	\$5,376	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$0	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$0	\$0	\$0
860 Locker Rooms - Remodel	\$0	\$142,991	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$0	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$0
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$3,671	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$16,521	\$0

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$0	\$0	\$0	\$0	\$0
873 Elliptical - Replace (B)	\$0	\$0	\$0	\$0	\$0
876 Recumbent Bike - Replace (A)	\$0	\$0	\$0	\$3,671	\$0
877 Recumbent Bike - Replace (B)	\$0	\$0	\$0	\$0	\$0
880 Upright Bike - Replace (A)	\$0	\$0	\$0	\$3,671	\$0
881 Upright Bike - Replace (B)	\$3,360	\$0	\$0	\$0	\$0
884 Stair Climber - Replace	\$4,569	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$18,479	\$0	\$0	\$0	\$0
890 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$34,673	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$0	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$0	\$0	\$0	\$0	\$0
906 Office Computers - Replace	\$0	\$0	\$0	\$10,573	\$0
910 Office Copier - Replace	\$0	\$0	\$0	\$0	\$0
915 Surveillance Cameras & DVR - Replace	\$36,286	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$3,671	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$8,150	\$0
920 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Kitchen - Remodel	\$9,878	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$0	\$0	\$11,477	\$0	\$0
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$10,437
946 Lounge Sofas - Replace	\$0	\$12,735	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14)**2198-4**

Fiscal Year	2024	2025	2026	2027	2028
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$5,294
950 Lounge Television - Replace	\$0	\$0	\$0	\$0	\$0
952 Banquet Chairs - Replace	\$0	\$10,589	\$0	\$0	\$0
954 PA System - Replace	\$6,720	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$11,496
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$7,941
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$7,412
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$7,343	\$0

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$9,407	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$11,161	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$22,689
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$95,293
1202 Pool Deck - Seal/Repair	\$0	\$16,611	\$0	\$0	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$80,167
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$0
1205 Pool (Play) - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Cover - Replace	\$13,439	\$0	\$0	\$0	\$0
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lane Lines - Replace	\$0	\$0	\$0	\$0	\$0
1211 Lane Line Reel - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$5,376	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$9,529
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$5,445
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1226 Pool Chlorinator (Main) - Replace	\$0	\$0	\$0	\$5,874	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$0	\$0	\$0	\$0
1244 Spa Heater - Replace	\$3,427	\$0	\$0	\$0	\$0
1246 Spa Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$4,706	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$5,241	\$0	\$0	\$0	\$5,899
250 Maintenance Truck - Replace	\$0	\$28,238	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$20,192	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$12,479
408 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$7,639
417 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$6,731

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

2198-4

Fiscal Year	2024	2025	2026	2027	2028
424 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
425 Basketball Court - Resurface	\$0	\$0	\$5,917	\$0	\$0
430 Tennis Courts - Resurface	\$0	\$0	\$21,386	\$0	\$0
432 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$44,697
438 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$5,143
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Fence (Spa) - Replace	\$0	\$0	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$0	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$0	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$0	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$0	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$13,511	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$0
1616 Patrol Boat Motor - Replace	\$0	\$0	\$0	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$9,227
203 Boat Ramp Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$0	\$1,869	\$0	\$0	\$0
370 Boardwalk Lights - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
407 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$0	\$0	\$0	\$7,519	\$0
521 Metal Fence - Waterfront	\$0	\$0	\$0	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$22,812	\$0	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$0	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
530 Metal Fence - Boardwalk	\$0	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$0	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$0	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$0
546 View Fence - West Lake	\$0	\$17,511	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$22,101	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$0	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2024	2025	2026	2027	2028
1622 Lake Dock - Windjammer Way	\$0	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$0	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$0	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$3,781
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$3,781
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$3,671	\$0
1628 Lake Dock - Crow's Nest Rd.	\$0	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$0	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$0	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$3,781
1632 Lake Dock - Whaler's Way	\$0	\$0	\$0	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$4,845	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$3,671	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$3,671	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$0	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$3,781
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$0	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$0	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$0	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$0	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$0

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$0	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$0
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$0
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$11,748	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$0	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$0
1782 Rapids Vault Cover - Replace	\$0	\$0	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$0	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$0	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$27,685	\$0	\$0	\$0
Total Expenses	\$220,537	\$301,832	\$133,237	\$229,928	\$411,954
Ending Reserve Balance:	\$2,188,027	\$2,204,159	\$2,397,391	\$2,502,868	\$2,434,815

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

2198-4

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,434,815	\$2,311,444	\$2,421,080	\$2,572,294	\$2,741,714
Annual Reserve Contribution	\$340,180	\$349,024	\$358,099	\$367,410	\$376,962
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$11,863	\$11,829	\$12,481	\$13,282	\$14,116
Total Income	\$2,786,857	\$2,672,297	\$2,791,660	\$2,952,986	\$3,132,792

Component

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$0	\$0	\$0
109 Balcony Deck - Seal/Repair	\$8,179	\$0	\$0	\$8,938	\$0
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$0
150 Lounge Lift - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$0	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$0	\$0	\$0
600 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$12,853	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$24,071	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$12,838	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$43,157	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
301 HVAC Air Handler - Game Rm. & Lockers	\$11,918	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$0
303 HVAC Air Handler - Gym #1	\$0	\$0	\$4,876	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$6,198	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
321 HVAC Condenser - Game Rm. & Lockers	\$11,685	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$0
323 HVAC Condenser - Gym #1	\$0	\$0	\$5,372	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$9,834	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$10,413	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$10,413	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$8,843	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$8,843	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$46,994
803 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$0	\$0	\$0	\$0	\$5,173
810 Front Desk - Remodel	\$23,214	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**2198-4**

Fiscal Year	2029	2030	2031	2032	2033
813 Photo ID Printer - Replace	\$0	\$4,573	\$0	\$0	\$0
817 Door Openers (Halls) - Replace	\$0	\$0	\$0	\$0	\$0
824 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$8,491	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$4,012	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
840 Multipurpose Furniture - Replace	\$6,232	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$4,252	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$0	\$0	\$7,452
860 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$8,986	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$4,384
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$19,727

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$3,895	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$0	\$8,665	\$0	\$0	\$0
873 Elliptical - Replace (B)	\$0	\$8,665	\$0	\$0	\$0
876 Recumbent Bike - Replace (A)	\$0	\$0	\$0	\$0	\$0
877 Recumbent Bike - Replace (B)	\$0	\$0	\$4,132	\$0	\$0
880 Upright Bike - Replace (A)	\$0	\$0	\$0	\$0	\$0
881 Upright Bike - Replace (B)	\$0	\$0	\$0	\$4,256	\$0
884 Stair Climber - Replace	\$0	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$0	\$22,065	\$0	\$0	\$0
890 Strength Equipment - Replace	\$46,739	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$0	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$10,906	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$0	\$0	\$18,181	\$0	\$0
906 Office Computers - Replace	\$0	\$0	\$0	\$12,258	\$0
910 Office Copier - Replace	\$0	\$11,233	\$0	\$0	\$0
915 Surveillance Cameras & DVR - Replace	\$0	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$4,256	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
920 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$11,322	\$0	\$0
934 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$5,278	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$0	\$0	\$0	\$13,705	\$0
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
946 Lounge Sofas - Replace	\$0	\$14,763	\$0	\$0	\$0

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

2198-4

Fiscal Year	2029	2030	2031	2032	2033
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
950 Lounge Television - Replace	\$0	\$0	\$4,132	\$0	\$0
952 Banquet Chairs - Replace	\$0	\$0	\$0	\$0	\$0
954 PA System - Replace	\$0	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$9,031
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$8,768

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$10,906	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$26,303
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$0	\$0	\$19,834	\$0	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$0
1205 Pool (Play) - Resurface	\$0	\$0	\$7,273	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$11,157	\$0	\$0
1208 Pool Cover - Replace	\$0	\$16,047	\$0	\$0	\$0
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$14,028
1210 Lane Lines - Replace	\$0	\$0	\$6,611	\$0	\$0
1211 Lane Line Reel - Replace	\$0	\$4,012	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$6,232	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$5,261
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$12,275
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$29,810
1226 Pool Chlorinator (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$0	\$0	\$5,533	\$0
1244 Spa Heater - Replace	\$0	\$4,092	\$0	\$0	\$0
1246 Spa Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,639	\$0
250 Maintenance Truck - Replace	\$0	\$0	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
408 Playground Furniture - Replace	\$0	\$0	\$0	\$8,853	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$9,036	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
417 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**2198-4**

Fiscal Year	2029	2030	2031	2032	2033
424 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
425 Basketball Court - Resurface	\$0	\$6,660	\$0	\$0	\$0
430 Tennis Courts - Resurface	\$0	\$0	\$0	\$25,536	\$0
432 Tennis Windscreen - Replace	\$0	\$11,313	\$0	\$0	\$0
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
438 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Fence (Spa) - Replace	\$0	\$4,493	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$4,493	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$0	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$7,277
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$0	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$22,132	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$0	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$0
1616 Patrol Boat Motor - Replace	\$0	\$0	\$16,528	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
203 Boat Ramp Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$2,103	\$0	\$0	\$0	\$2,367
370 Boardwalk Lights - Waterfront Com.	\$9,348	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$4,793	\$0	\$0
407 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$0	\$0	\$8,463	\$0	\$0
521 Metal Fence - Waterfront	\$0	\$0	\$0	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$0	\$0	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$0	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
530 Metal Fence - Boardwalk	\$0	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$0	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$0	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$0
546 View Fence - West Lake	\$0	\$0	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$0	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$29,452	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$9,949	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$3,895	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$4,256	\$0

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

2198-4

Fiscal Year	2029	2030	2031	2032	2033
1622 Lake Dock - Windjammer Way	\$3,895	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$3,895	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$0	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$0
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$0
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$0	\$0
1628 Lake Dock - Crow's Nest Rd.	\$0	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$4,012	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$4,012	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$0
1632 Lake Dock - Whaler's Way	\$0	\$0	\$4,132	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$0	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$0	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$0	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$0
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$0	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$4,012	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$3,895	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$4,012	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$0	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$0

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$278,097	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$12,275
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$7,014
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$8,768
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$17,024	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$0	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$13,223	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$0
1782 Rapids Vault Cover - Replace	\$0	\$17,892	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$0	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$24,793	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$32,094	\$0	\$0	\$0
Total Expenses	\$475,414	\$251,217	\$219,366	\$211,272	\$226,904
 Ending Reserve Balance:	 \$2,311,444	 \$2,421,080	 \$2,572,294	 \$2,741,714	 \$2,905,888

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

2198-4

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$2,905,888	\$3,089,187	\$3,129,267	\$3,402,218	\$3,668,477
Annual Reserve Contribution	\$386,763	\$396,819	\$407,136	\$417,722	\$428,583
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,985	\$15,543	\$16,325	\$17,673	\$18,584
Total Income	\$3,307,636	\$3,501,549	\$3,552,728	\$3,837,613	\$4,115,643
# Component					

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$27,092	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$0	\$0	\$0
109 Balcony Deck - Seal/Repair	\$0	\$9,767	\$0	\$0	\$10,672
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$0
150 Lounge Lift - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$0	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$0	\$0	\$0
600 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$14,882	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$18,603	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$16,282	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
301 HVAC Air Handler - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$0
303 HVAC Air Handler - Gym #1	\$0	\$0	\$0	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$0	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$0
321 HVAC Condenser - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$0
323 HVAC Condenser - Gym #1	\$0	\$0	\$0	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$0	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$0	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$0	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$0	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
803 Tile Surfaces - Replace	\$0	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$0	\$0	\$0	\$0	\$0
810 Front Desk - Remodel	\$0	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**2198-4**

Fiscal Year	2034	2035	2036	2037	2038
813 Photo ID Printer - Replace	\$0	\$0	\$5,461	\$0	\$0
817 Door Openers (Halls) - Replace	\$0	\$7,627	\$0	\$0	\$0
824 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$0	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$4,651	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$0
840 Multipurpose Furniture - Replace	\$7,224	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$0	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$5,953	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$0	\$0	\$0
860 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$10,418	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$0
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$4,934	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$0	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$0	\$0	\$0	\$0	\$10,977
873 Elliptical - Replace (B)	\$0	\$0	\$0	\$0	\$10,977
876 Recumbent Bike - Replace (A)	\$0	\$4,651	\$0	\$0	\$0
877 Recumbent Bike - Replace (B)	\$0	\$0	\$0	\$0	\$0
880 Upright Bike - Replace (A)	\$0	\$4,651	\$0	\$0	\$0
881 Upright Bike - Replace (B)	\$0	\$0	\$0	\$0	\$0
884 Stair Climber - Replace	\$6,141	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$0	\$0	\$26,346	\$0	\$0
890 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$0	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$12,643	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$0	\$0	\$0	\$0	\$0
906 Office Computers - Replace	\$0	\$0	\$0	\$14,210	\$0
910 Office Copier - Replace	\$0	\$0	\$0	\$0	\$14,230
915 Surveillance Cameras & DVR - Replace	\$48,765	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$4,934	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$10,953	\$0
920 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$16,364
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
946 Lounge Sofas - Replace	\$0	\$17,115	\$0	\$0	\$0

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

2198-4

Fiscal Year	2034	2035	2036	2037	2038
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$7,115
950 Lounge Television - Replace	\$0	\$0	\$0	\$0	\$0
952 Banquet Chairs - Replace	\$0	\$14,231	\$0	\$0	\$0
954 PA System - Replace	\$9,031	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$12,643	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$0	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$30,492
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1202 Pool Deck - Seal/Repair	\$21,673	\$0	\$0	\$23,683	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$0
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$130,099
1205 Pool (Play) - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$11,469	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool Cover - Replace	\$0	\$0	\$19,161	\$0	\$0
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lane Lines - Replace	\$0	\$0	\$0	\$0	\$0
1211 Lane Line Reel - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$7,224	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1226 Pool Chlorinator (Main) - Replace	\$0	\$0	\$0	\$0	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$0	\$0	\$0	\$0
1244 Spa Heater - Replace	\$0	\$0	\$4,886	\$0	\$0
1246 Spa Chlorinator - Replace	\$5,870	\$0	\$0	\$0	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$142,499	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$0	\$7,473	\$0	\$0
250 Maintenance Truck - Replace	\$0	\$37,950	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
408 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$63,451	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$0
415 Playground Shades - Replace	\$0	\$0	\$9,676	\$0	\$0
417 Playground Turf - Replace	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2034	2035	2036	2037	2038
424 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
425 Basketball Court - Resurface	\$7,495	\$0	\$0	\$0	\$8,436
430 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$30,492
432 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$14,331
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
438 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$0	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Fence (Spa) - Replace	\$0	\$0	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$0	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$0	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$0	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$0	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$18,157	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$14,941
1616 Patrol Boat Motor - Replace	\$0	\$0	\$0	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
203 Boat Ramp Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$0	\$0	\$0	\$2,664	\$0
370 Boardwalk Lights - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
407 Pet Stations - Replace	\$9,572	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$27,092	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$0	\$9,525	\$0	\$0	\$0
521 Metal Fence - Waterfront	\$0	\$0	\$13,030	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$0	\$0	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$0	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
530 Metal Fence - Boardwalk	\$0	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$0	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$12,934	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$0
546 View Fence - West Lake	\$0	\$0	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$0	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$5,173	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$39,568	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$0	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2034	2035	2036	2037	2038
1622 Lake Dock - Windjammer Way	\$0	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$0	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$4,651	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$0
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$0
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$0	\$0
1628 Lake Dock - Crow's Nest Rd.	\$4,515	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$0	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$0	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$0
1632 Lake Dock - Whaler's Way	\$0	\$0	\$0	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$0	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$0	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$0	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$4,934	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$0
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$4,934	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$0	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$0	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$6,802	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$7,216

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$0	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$0
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$0
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$20,328
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$0	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$0	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$22,462
1782 Rapids Vault Cover - Replace	\$0	\$0	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$27,904	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$0	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$37,206	\$0	\$0	\$0
Total Expenses	\$218,449	\$372,282	\$150,510	\$169,136	\$349,132
 Ending Reserve Balance:	 \$3,089,187	 \$3,129,267	 \$3,402,218	 \$3,668,477	 \$3,766,511

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

2198-4

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$3,766,511	\$3,883,181	\$3,950,637	\$4,338,396	\$4,554,062
Annual Reserve Contribution	\$439,726	\$451,159	\$462,889	\$474,924	\$487,272
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,120	\$19,580	\$20,718	\$22,226	\$22,456
Total Income	\$4,225,357	\$4,353,920	\$4,434,244	\$4,835,546	\$5,063,791

Component

CLUBHOUSE EXTERIOR					
104 Entry Walkway Pavers - Replace	\$0	\$0	\$0	\$0	\$0
108 Balcony Deck - Resurface	\$0	\$0	\$39,206	\$0	\$0
109 Balcony Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
112 Wood Stairway - Replace	\$0	\$0	\$0	\$0	\$19,206
150 Lounge Lift - Replace	\$0	\$0	\$0	\$0	\$0
560 Trellises (Metal Slats) - Replace	\$0	\$0	\$0	\$0	\$0
562 Trellises (Wood Beams) - Replace	\$0	\$0	\$0	\$0	\$0
600 Doors & Windows - Replace	\$0	\$0	\$0	\$0	\$0
620 Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
1115 Stucco Surfaces - Repaint	\$0	\$32,349	\$0	\$0	\$0
1116 Wood Surfaces - Repaint	\$0	\$17,253	\$0	\$0	\$0
1117 Wood Surfaces - Repair	\$0	\$0	\$0	\$0	\$0
1301 Foam Roof - Replace	\$0	\$0	\$0	\$0	\$0
1302 Foam Roof - Recoat	\$0	\$0	\$0	\$18,875	\$0
1304 Tile Roof - Refurbish (A)	\$0	\$0	\$0	\$0	\$0
1305 Tile Roof - Refurbish (B)	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE EQUIPMENT					
300 HVAC Air Handler - Lobby & Offices	\$0	\$0	\$0	\$0	\$18,028
301 HVAC Air Handler - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
302 HVAC Air Handler - Multipurpose	\$0	\$0	\$0	\$0	\$18,028
303 HVAC Air Handler - Gym #1	\$0	\$0	\$0	\$0	\$0
304 HVAC Air Handler - Gym #2	\$0	\$0	\$0	\$0	\$0
320 HVAC Condenser - Lobby & Offices	\$0	\$0	\$0	\$0	\$20,384
321 HVAC Condenser - Game Rm. & Lockers	\$0	\$0	\$0	\$0	\$0
322 HVAC Condenser - Multipurpose	\$0	\$0	\$0	\$0	\$20,384
323 HVAC Condenser - Gym #1	\$0	\$0	\$0	\$0	\$0
324 HVAC Condenser - Gym #2	\$0	\$0	\$0	\$0	\$0
330 HVAC Units - Adult Lounge #1	\$0	\$0	\$0	\$0	\$0
331 HVAC Units - Adult Lounge #2	\$0	\$0	\$0	\$0	\$0
332 HVAC Units - Racquetball #1	\$0	\$0	\$0	\$0	\$0
333 HVAC Units - Racquetball #2	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 1ST FLOOR					
801 Carpet Floor - Replace	\$56,113	\$0	\$0	\$0	\$0
803 Tile Surfaces - Replace	\$7,852	\$0	\$0	\$0	\$0
804 Vinyl Floor - Replace	\$5,234	\$0	\$0	\$0	\$0
808 Lobby Furniture - Replace	\$6,177	\$0	\$0	\$0	\$0
810 Front Desk - Remodel	\$31,197	\$0	\$0	\$0	\$0

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**2198-4**

Fiscal Year	2039	2040	2041	2042	2043
813 Photo ID Printer - Replace	\$0	\$0	\$0	\$6,521	\$0
817 Door Openers (Halls) - Replace	\$0	\$0	\$0	\$0	\$0
824 Interior Lights - Replace	\$49,832	\$0	\$0	\$0	\$0
826 Window Blinds - Replace	\$11,411	\$0	\$0	\$0	\$0
830 Game Furniture - Replace	\$0	\$5,391	\$0	\$0	\$0
832 Billiards Table - Replace	\$0	\$0	\$0	\$0	\$9,662
840 Multipurpose Furniture - Replace	\$8,375	\$0	\$0	\$0	\$0
848 Ceiling Fans - Replace	\$0	\$5,715	\$0	\$0	\$0
850 Catering Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
854 Kitchen Refrigerator - Replace	\$0	\$0	\$0	\$0	\$0
855 Kitchen Ranges - Replace	\$0	\$0	\$0	\$0	\$0
860 Locker Rooms - Remodel	\$0	\$222,776	\$0	\$0	\$0
862 Locker Rooms - Repair	\$0	\$0	\$0	\$0	\$0
865 Sauna Heater (Men's) - Replace	\$0	\$0	\$0	\$0	\$5,891
866 Sauna Heater (Wm's) - Replace	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$23,555	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - FITNESS

870 Rubber Floor - Replace	\$5,234	\$0	\$0	\$0	\$0
872 Elliptical - Replace (A)	\$0	\$0	\$0	\$0	\$0
873 Elliptical - Replace (B)	\$0	\$0	\$0	\$0	\$0
876 Recumbent Bike - Replace (A)	\$0	\$0	\$0	\$0	\$5,891
877 Recumbent Bike - Replace (B)	\$5,234	\$0	\$0	\$0	\$0
880 Upright Bike - Replace (A)	\$0	\$0	\$0	\$0	\$5,891
881 Upright Bike - Replace (B)	\$0	\$5,391	\$0	\$0	\$0
884 Stair Climber - Replace	\$0	\$0	\$0	\$0	\$0
886 Treadmills - Replace	\$0	\$0	\$0	\$31,459	\$0
890 Strength Equipment - Replace	\$0	\$0	\$0	\$0	\$0
894 Racquetball Floors - Replace	\$0	\$0	\$0	\$0	\$0
895 Racquetball Floors - Refinish	\$14,656	\$0	\$0	\$0	\$0
897 Racquetball Lights - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - MGMT OFFICE

902 Office Desks - Replace	\$0	\$0	\$0	\$0	\$25,922
906 Office Computers - Replace	\$0	\$0	\$0	\$16,473	\$0
910 Office Copier - Replace	\$0	\$0	\$0	\$0	\$0
915 Surveillance Cameras & DVR - Replace	\$0	\$0	\$0	\$0	\$0
916 Server Computer - Replace	\$0	\$0	\$0	\$5,720	\$0
918 Telephone System - Replace	\$0	\$0	\$0	\$0	\$0
920 Interior Lights - Replace	\$10,469	\$0	\$0	\$0	\$0
930 Conference Furniture - Replace	\$0	\$0	\$0	\$0	\$0
934 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
938 Fire Alarm Panel - Replace	\$0	\$0	\$0	\$0	\$0

CLUBHOUSE INTERIOR - 2ND FLOOR

940 Carpet Floor - Replace	\$0	\$0	\$0	\$0	\$0
942 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
946 Lounge Sofas - Replace	\$0	\$19,841	\$0	\$0	\$0

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

2198-4

Fiscal Year	2039	2040	2041	2042	2043
948 Lounge Furniture - Replace	\$0	\$0	\$0	\$0	\$0
950 Lounge Television - Replace	\$5,234	\$0	\$0	\$0	\$0
952 Banquet Chairs - Replace	\$0	\$0	\$0	\$0	\$0
954 PA System - Replace	\$0	\$0	\$0	\$0	\$0
962 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
970 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
974 Ice Machine - Replace	\$0	\$0	\$0	\$0	\$0
980 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
1100 Interior Surfaces - Repaint	\$10,469	\$0	\$0	\$0	\$0

RECREATION CENTER POOLS

560 Wood Ramadas - Refurbish	\$14,656	\$0	\$0	\$0	\$0
580 Mist System - Replace	\$0	\$0	\$0	\$17,388	\$0
1200 Pool Deck - Partial Replace	\$0	\$0	\$0	\$0	\$35,348
1201 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$148,464
1202 Pool Deck - Seal/Repair	\$0	\$25,879	\$0	\$0	\$0
1203 Pool (Main) - Resurface	\$0	\$0	\$0	\$0	\$124,898
1204 Pool Cap Stone - Replace	\$0	\$0	\$0	\$0	\$0
1205 Pool (Play) - Resurface	\$0	\$0	\$0	\$0	\$0
1206 Spa - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Access Lift - Replace	\$0	\$0	\$14,994	\$0	\$0
1208 Pool Cover - Replace	\$0	\$0	\$0	\$22,879	\$0
1209 Pool Cover Reel - Replace	\$0	\$0	\$0	\$0	\$0
1210 Lane Lines - Replace	\$8,375	\$0	\$0	\$0	\$0
1211 Lane Line Reel - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool Furniture - Partial Replace	\$8,375	\$0	\$0	\$0	\$0
1218 Pool Vacuum & Cart - Replace	\$0	\$0	\$0	\$0	\$7,070
1220 Pool Filters (Main) - Replace	\$0	\$0	\$0	\$0	\$14,846
1222 Pool Pumps (Main) - Replace	\$0	\$0	\$0	\$0	\$8,484
1224 Pool Heaters (Main) - Replace	\$0	\$0	\$0	\$0	\$16,496
1225 Pool Heat Pumps - Replace	\$0	\$0	\$0	\$0	\$40,062
1226 Pool Chlorinator (Main) - Replace	\$8,375	\$0	\$0	\$0	\$0
1236 Pool Chlorinator (Play) - Replace	\$0	\$0	\$0	\$0	\$0
1244 Spa Heater - Replace	\$0	\$0	\$0	\$5,834	\$0
1246 Spa Chlorinator - Replace	\$0	\$0	\$0	\$0	\$0

RECREATION CENTER

180 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
201 Parking Lot Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
202 Parking Lot Asphalt - Seal/Repair	\$0	\$8,411	\$0	\$0	\$0
250 Maintenance Truck - Replace	\$0	\$0	\$0	\$0	\$0
360 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
380 Picnic Tables (Metal) - Replace	\$0	\$0	\$0	\$0	\$19,442
408 Playground Furniture - Replace	\$0	\$0	\$0	\$0	\$0
410 Playground Structure - Replace	\$0	\$0	\$0	\$0	\$0
411 Playground Equipment - Replace	\$0	\$0	\$0	\$0	\$0
412 Playground Swings - Replace	\$0	\$0	\$0	\$0	\$7,541
415 Playground Shades - Replace	\$0	\$0	\$0	\$0	\$0
417 Playground Turf - Replace	\$0	\$9,597	\$0	\$0	\$0

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

2198-4

Fiscal Year	2039	2040	2041	2042	2043
424 Basketball Court - Replace	\$0	\$0	\$0	\$0	\$0
425 Basketball Court - Resurface	\$0	\$0	\$0	\$9,495	\$0
430 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
432 Tennis Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
433 Tennis Fence - Replace	\$0	\$0	\$0	\$0	\$0
438 Tennis Lights - Replace	\$0	\$0	\$0	\$0	\$0
440 Tennis Ramada - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence (Club) - Replace	\$0	\$0	\$0	\$0	\$0
504 Metal Fence (Park) - Replace	\$0	\$0	\$38,650	\$0	\$0
505 Metal Fence (Main Pool) - Replace	\$0	\$0	\$0	\$0	\$0
506 Metal Fence (Spa) - Replace	\$0	\$0	\$0	\$0	\$0
507 Metal Fence (Play Pool) - Replace	\$0	\$0	\$0	\$0	\$0
508 Metal Fence (Playground) - Replace	\$21,786	\$0	\$0	\$0	\$0
650 Gas BBQ - Replace	\$0	\$0	\$0	\$0	\$0
1610 Pontoon Boat - Replace	\$0	\$0	\$0	\$68,638	\$0
1611 Pontoon Boat - Repair	\$0	\$0	\$0	\$0	\$0
1612 Pontoon Boat Motors - Replace	\$0	\$0	\$0	\$0	\$0
1615 Patrol Boat - Replace	\$0	\$0	\$0	\$0	\$0
1616 Patrol Boat Motor - Replace	\$0	\$0	\$0	\$0	\$0

COMMON AREA

182 X-Mas Isl. Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
203 Boat Ramp Asphalt - Repave	\$0	\$0	\$0	\$0	\$0
204 Boat Ramp Asphalt - Seal/Repair	\$0	\$0	\$2,999	\$0	\$0
370 Boardwalk Lights - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
406 Park Benches - Replace	\$0	\$0	\$0	\$0	\$0
407 Pet Stations - Replace	\$0	\$0	\$0	\$0	\$0
501 Block Walls - Partial Replace	\$0	\$0	\$0	\$0	\$0
520 Metal Fence - Docks	\$10,720	\$0	\$0	\$0	\$12,066
521 Metal Fence - Waterfront	\$0	\$0	\$0	\$0	\$0
522 Metal Fence - Lakeshore Dr. (West)	\$0	\$0	\$0	\$36,607	\$0
523 Metal Fence - Lakeshore Dr. (East)	\$0	\$0	\$0	\$0	\$0
527 Metal Fence - Driftwood Dr.	\$0	\$0	\$0	\$6,132	\$0
530 Metal Fence - Boardwalk	\$18,844	\$0	\$0	\$0	\$0
540 View Fence - Parks	\$0	\$0	\$0	\$0	\$0
542 View Fence - Rapids	\$0	\$0	\$0	\$0	\$0
544 View Fence - The Island	\$0	\$0	\$0	\$0	\$0
546 View Fence - West Lake	\$0	\$0	\$0	\$0	\$0
548 View Fence - East Lake	\$0	\$0	\$0	\$0	\$0
700 Monuments (Tile) - Replace	\$0	\$0	\$0	\$0	\$0
702 Monument (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
710 Storage Roof - Replace	\$0	\$0	\$0	\$0	\$0
720 Electric Panel - Replace	\$0	\$0	\$0	\$0	\$0

LAKE DOCKS

1601 Floating Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1602 Pontoon Dock - Recreation Ctr.	\$0	\$0	\$0	\$0	\$0
1620 Lake Dock - Bayview Dr.	\$0	\$0	\$0	\$0	\$0
1621 Lake Dock - Northshore Park	\$0	\$0	\$0	\$0	\$0

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

2198-4

Fiscal Year	2039	2040	2041	2042	2043
1622 Lake Dock - Windjammer Way	\$0	\$0	\$0	\$0	\$0
1623 Lake Dock - Weathervane Ln.	\$0	\$0	\$0	\$0	\$0
1624 Lake Dock - Westwind Way	\$0	\$0	\$0	\$0	\$0
1625 Lake Dock - Edgewater Dr.	\$0	\$0	\$0	\$0	\$5,891
1626 Lake Dock - Candlestick Dr.	\$0	\$0	\$0	\$0	\$5,891
1627 Lake Dock - Marine Park	\$0	\$0	\$0	\$5,720	\$0
1628 Lake Dock - Crow's Nest Rd.	\$0	\$0	\$0	\$0	\$0
1629 Lake Dock - Outrigger Rd.	\$0	\$0	\$0	\$0	\$0
1630 Lake Dock - Rocky Point Rd.	\$0	\$0	\$0	\$0	\$0
1631 Lake Dock - Sailor's Reef Rd.	\$0	\$0	\$0	\$0	\$5,891
1632 Lake Dock - Whaler's Way	\$0	\$0	\$0	\$0	\$0
1640 Floating Dock - Waterfront	\$0	\$7,548	\$0	\$0	\$0
1642 Lake Dock - Driftwood Dr.	\$0	\$0	\$0	\$5,720	\$0
1643 Lake Dock - Compass Park	\$0	\$0	\$0	\$5,720	\$0
1644 Lake Dock - Lobster Trap Ln.	\$0	\$0	\$0	\$0	\$0
1645 Lake Dock - Leeward Ln.	\$0	\$0	\$0	\$0	\$5,891
1646 Lake Dock - Eveningstar Ln.	\$0	\$0	\$0	\$0	\$0
1647 Lake Dock - Morningstar Ln.	\$0	\$0	\$0	\$0	\$0
1648 Lake Dock - Lamplighter Ln.	\$0	\$0	\$0	\$0	\$0
1650 Lake Dock - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1651 Lake Dock - Christmas East	\$0	\$0	\$0	\$0	\$0
1652 Lake Dock - Christmas West	\$0	\$0	\$0	\$0	\$0

LAKES & EQUIPMENT

1700 Lake Bed & Shoreline - Major Repair	\$0	\$0	\$0	\$0	\$0
1710 Bank Structure - Bridge	\$0	\$0	\$0	\$0	\$0
1712 Bank Structure - Watershed Rest.	\$0	\$0	\$0	\$0	\$0
1716 Bank Structure - Waterfront Com.	\$0	\$0	\$0	\$0	\$0
1720 Bank Structure - Village Landing	\$0	\$0	\$0	\$0	\$0
1722 Bank Structure - Boat Ramp	\$0	\$0	\$0	\$0	\$0
1724 Bank Structure - Apartments	\$0	\$0	\$0	\$0	\$0
1728 Bank Structures - Wood Sealing	\$0	\$0	\$0	\$0	\$16,496
1736 Lake Pump (Isl. Waterfall) - Replace	\$0	\$0	\$0	\$0	\$9,426
1740 Lake Pump (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1744 Pump Pipes (Boat Ramp) - Replace	\$0	\$0	\$0	\$0	\$0
1748 Lake Pump (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1752 Pump Pipes (Pier 54) - Replace	\$0	\$0	\$0	\$0	\$0
1756 Lake Pump (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1760 Pump Pipes (Whaler's) - Replace	\$0	\$0	\$0	\$0	\$0
1762 Lake Pump (Marine) - Replace	\$0	\$0	\$0	\$18,303	\$0
1768 Lake Pump (Compass) - Replace	\$0	\$0	\$0	\$0	\$0
1780 Rapids Intake Screen - Replace	\$0	\$0	\$0	\$0	\$0
1782 Rapids Vault Cover - Replace	\$0	\$0	\$0	\$0	\$0
1784 Rapids Pump (North) - Replace	\$0	\$0	\$0	\$0	\$0
1788 Rapids Pump (South) - Replace	\$0	\$0	\$0	\$0	\$0
1790 Lake Pumps - Repair	\$0	\$43,132	\$0	\$0	\$0
Total Expenses	\$342,176	\$403,283	\$95,849	\$281,484	\$633,492
Ending Reserve Balance:	\$3,883,181	\$3,950,637	\$4,338,396	\$4,554,062	\$4,430,299

Accuracy, Limitations, and Disclosures

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

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

Association Reserves – AZ 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). All work done by Association Reserves – AZ is performed under his Responsible Charge. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the association’s situation.

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

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

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area)
GSY	Gross Square Yards (area)
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 Reserve Balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This benchmark balance represents the value of the deterioration of the Reserve Components. This number is calculated for each component, then summed together for an association total.

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

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

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

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

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

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