

	REMAINING LIFE ESTIMATE IN YEARS	LIFE IN YEARS 1/1/2025	ESTIMATED REPR / REPL COST	EST. CASH BALANCE 1/1/2025	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
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COMMON AREA POOLED RESERVES:

SITE & GROUNDS

Asphalt - Seal & Repair*	4	0	26,000					26,000				26,000				26,000				26,000
Asphalt - Resurface	20	10	252,000												252,000					
Pavers	40	30	39,300																	
Entry/Exit Gates & Fencing	25	12	22,000														22,000			
Dog Park Fence	30	17	8,100																	
Perimeter Wall - Repair & Repaint	7	5	26,000					26,000								26,000				
Monument Signs	20	7	20,000									20,000								
Light Poles (7)	25	12	14,000														14,000			
Outdoor/Site Furniture (4 pcs. old)	20	7	4,500									4,500								
Outdoor/Site Furniture (4 pcs.new)	20	12	4,500														4,500			
Perimeter Vinyl Fencing	30	28	101,000																	
Mailboxes*	20	7	28,900									28,900								
			546,300																	

M.E.P.

Gate Operators (2 back)	15	3	10,000					10,000												
Gate Operators (2 front/entrance)	15	14	10,000																10,000	
Gate Operators (2 front/exit)	15	11	10,000												10,000					
Barrier Arm Operators (2 back)	15	2	8,600				8,600													
Intercom/Entry System	15	14	4,500																4,500	
Security Camera System	6	2	8,800				8,800					8,800							8,800	
Irrigation Pump System	12	2	64,000				64,000												64,000	
			115,900																	

AMENITIES

Cabana Shingle Roof	20	7	6,000									6,000								
Cabana Bathrooms	20	7	6,300									6,300								
Pool Deck Furniture	8	1	7,700			7,700								7,700						
Pool Deck - Resurface	40	27	17,600																	
Pool Fence	20	7	9,400									9,400								
Pool - Resurface	12	12	31,000													31,000				
Pool Heater (1)	10	1	6,000			6,000										6,000				
Pool Heaters (2)	10	0	12,000		12,000									12,000						
			96,000																	

5010 - Total Common Area Pooled Reserves **758,200 367,665**

Yearly Projected Cash Outflows:	(12,000)	(13,700)	(81,400)	(36,000)	(26,000)	-	-	(101,100)	(8,800)	(19,700)	(252,000)	(99,000)	(40,500)	-	(87,300)	(26,000)
Beginning Common Area Cash Balance:	367,665	408,915	450,063	425,155	447,343	481,276	543,008	606,591	570,982	629,637	679,417	498,980	473,691	509,112	587,312	580,557
Annual Reserve Requirement:	53,250	54,848	56,493	58,188	59,933	61,731	63,583	65,491	67,456	69,479	71,564	73,710	75,922	78,199	80,545	82,962
Ending Common Cash Balance:	408,915	450,063	425,155	447,343	481,276	543,008	606,591	570,982	629,637	679,417	498,980	473,691	509,112	587,312	580,557	637,519

VILLA POOLED RESERVES:

Building Exteriors	10	4	156,400					54,100	58,300	44,000								54,100	58,300
Shingle Roofs	20	9	936,800										312,270	312,270	312,270				
5450 - Total Villa Pooled Reserves			1,093,200																

Yearly Projected Cash Outflows:	-	-	-	-	(54,100)	(58,300)	(44,000)	-	-	(312,270)	(312,270)	(312,270)	-	-	(54,100)	(58,300)
Beginning Villa Reserves Cash Balance:	496,391	570,391	646,611	725,118	805,979	835,167	862,653	907,013	998,024	1,091,765	876,048	663,228	453,391	558,897	667,569	725,401
Annual Reserve Requirement:	74,000	76,220	78,507	80,862	83,288	85,786	88,360	91,011	93,741	96,553	99,450	102,433	105,506	108,671	111,932	115,290
Ending Villa Cash Balance:	570,391	646,611	725,118	805,979	835,167	862,653	907,013	998,024	1,091,765	876,048	663,228	453,391	558,897	667,569	725,401	782,390

	REMAINING LIFE ESTIMATE IN YEARS	LIFE IN YEARS 1/1/2025	ESTIMATED REPR / REPL COST	EST. CASH BALANCE 1/1/2025	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
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COMMON AREA POOLED RESERVES:

SITE & GROUNDS

Asphalt - Seal & Repair*	4	0	26,000				26,000					26,000				26,000				26,000
Asphalt - Resurface	20	10	252,000																252,000	
Pavers	40	30	39,300																39,300	
Entry/Exit Gates & Fencing	25	12	22,000																	
Dog Park Fence	30	17	8,100			8,100														
Perimeter Wall - Repair & Repaint	7	5	26,000				26,000							26,000						
Monument Signs	20	7	20,000													20,000				
Light Poles (7)	25	12	14,000																	
Outdoor/Site Furniture (4 pcs. old)	20	7	4,500													4,500				
Outdoor/Site Furniture (4 pcs.new)	20	12	4,500																	
Perimeter Vinyl Fencing	30	28	101,000													168,000				
Mailboxes*	20	7	28,900													28,900				
			546,300																	

M.E.P.

Gate Operators (2 back)	15	3	10,000				10,000													
Gate Operators (2 front/entrance)	15	14	10,000															10,000		
Gate Operators (2 front/exit)	15	11	10,000												10,000					
Barrier Arm Operators (2 back)	15	2	8,600			8,600														
Intercom/Entry System	15	14	4,500															4,500		
Security Camera System	6	2	8,800						8,800						8,800					
Irrigation Pump System	12	2	64,000												64,000					
			115,900																	

AMENITIES

Cabana Shingle Roof	20	7	6,000													6,000				
Cabana Bathrooms	20	7	6,300													6,300				
Pool Deck Furniture	8	1	7,700			7,700								7,700						
Pool Deck - Resurface	40	27	17,600													17,600				
Pool Fence	20	7	9,400													9,400				
Pool - Resurface	12	12	31,000								31,000									
Pool Heater (1)	10	1	6,000						6,000											6,000
Pool Heaters (2)	10	0	12,000				12,000											12,000		
			96,000																	

5010 - Total Common Area Pooled Reserves **758,200 367,665**

Yearly Projected Cash Outflows:

Beginning Common Area Cash Balance:

Annual Reserve Requirement:

Ending Common Cash Balance:

-	(24,400)	(36,000)	(38,000)	(8,800)	(6,000)	-	(57,000)	-	(33,700)	(82,800)	(286,700)	-	(26,500)	(291,300)	(32,000)
637,519	722,970	786,584	841,238	896,612	983,988	1,077,049	1,179,081	1,227,175	1,335,421	1,413,214	1,445,253	1,276,837	1,398,669	1,497,656	1,335,608
85,451	88,014	90,655	93,374	96,175	99,061	102,033	105,093	108,246	111,494	114,838	118,284	121,832	125,487	129,252	133,129
722,970	786,584	841,238	896,612	983,988	1,077,049	1,179,081	1,227,175	1,335,421	1,413,214	1,445,253	1,276,837	1,398,669	1,497,656	1,335,608	1,436,737

VILLA POOLED RESERVES:

Building Exteriors	10	4	156,400		44,000							54,100	58,300	44,000						
Shingle Roofs	20	9	936,800															312,270	312,270	312,270
5450 - Total Villa Pooled Reserves			1,093,200		496,391															

Yearly Projected Cash Outflows:

Beginning Villa Reserves Cash Balance:

Annual Reserve Requirement:

Ending Villa Cash Balance:

(44,000)	-	-	-	-	-	-	-	(54,100)	(58,300)	(44,000)	-	-	(312,270)	(312,270)	(312,270)
782,390	857,138	979,449	1,105,429	1,235,189	1,368,841	1,506,503	1,648,294	1,794,340	1,890,667	1,987,306	2,102,894	2,267,269	2,436,576	2,298,692	2,166,039
118,748	122,311	125,980	129,759	133,652	137,662	141,792	146,045	150,427	154,940	159,588	164,375	169,307	174,386	179,617	185,006
857,138	979,449	1,105,429	1,235,189	1,368,841	1,506,503	1,648,294	1,794,340	1,890,667	1,987,306	2,102,894	2,267,269	2,436,576	2,298,692	2,166,039	2,038,775

	REMAINING		EST.		
LIFE	LIFE IN	ESTIMATED	CASH	2057	2058
ESTIMATE	YEARS	REPR / REPL	BALANCE		
IN YEARS	1/1/2025	COST	1/1/2025		

COMMON AREA POOLED RESERVES:

SITE & GROUNDS

Asphalt - Seal & Repair*	4	0	26,000			
Asphalt - Resurface	20	10	252,000			
Pavers	40	30	39,300			
Entry/Exit Gates & Fencing	25	12	22,000			
Dog Park Fence	30	17	8,100			
Perimeter Wall - Repair & Repaint	7	5	26,000		26,000	
Monument Signs	20	7	20,000			
Light Poles (7)	25	12	14,000			
Outdoor/Site Furniture (4 pcs. old)	20	7	4,500			
Outdoor/Site Furniture (4 pcs.new)	20	12	4,500		4,500	
Perimeter Vinyl Fencing	30	28	101,000			
Mailboxes*	20	7	28,900			
			546,300			

M.E.P.

Gate Operators (2 back)	15	3	10,000			10,000
Gate Operators (2 front/entrance)	15	14	10,000			
Gate Operators (2 front/exit)	15	11	10,000			
Barrier Arm Operators (2 back)	15	2	8,600		8,600	
Intercom/Entry System	15	14	4,500			
Security Camera System	6	2	8,800		8,800	
Irrigation Pump System	12	2	64,000			
			115,900			

AMENITIES

Cabana Shingle Roof	20	7	6,000			
Cabana Bathrooms	20	7	6,300			
Pool Deck Furniture	8	1	7,700			7,700
Pool Deck - Resurface	40	27	17,600			
Pool Fence	20	7	9,400			
Pool - Resurface	12	12	31,000			
Pool Heater (1)	10	1	6,000			
Pool Heaters (2)	10	0	12,000			
			96,000			

5010 - Total Common Area Pooled Reserves **758,200 367,665**

Yearly Projected Cash Outflows:	(47,900)	(17,700)
Beginning Common Area Cash Balance:	1,436,737	1,525,960
Annual Reserve Requirement:	137,123	141,237
Ending Common Cash Balance:	1,525,960	1,649,497

VILLA POOLED RESERVES:

Building Exteriors	10	4	156,400			
Shingle Roofs	20	9	936,800			
5450 - Total Villa Pooled Reserves			1,093,200		496,391	

Yearly Projected Cash Outflows:	-	-
Beginning Villa Reserves Cash Balance:	2,038,775	2,229,331
Annual Reserve Requirement:	190,556	196,273
Ending Villa Cash Balance:	2,229,331	2,425,604