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Verona Reserve Common

Venice, FL

JOSHUA HARDIN CAI-RS 00415 DESIGNATION RESERVE SPECIALIST

Report #: 27039-4
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY

Update "No-Site-Visit"

August 29, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®

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Table of Contents

Verona Reserve - Common
Venice, FL
Level of Service: **Update "No-Site-Visit"**

Report #: **27039-4**
# of Units: 165
January 1, 2026 through **December 31, 2026**

Findings & Recommendations — as of January 1, 2026

Projected Starting Reserve Balance	**$408,975**
Projected "Fully Funded" (Ideal) Reserve Balance	**$483,023**
Percent Funded	**84.7 %**
Required 2026 Special Assessments	**$0**
Minimum 2026 Reserve Funding (Baseline Funding)	**$58,480**
Recommended 2026 Reserve Funding (Fully Funding, Achieve 100% by Year 30)	**$69,630**

Reserve Fund Strength: 84.7%

Weak	Fair	Strong	
< 30%	< 70%		> 130%
		X	
High	Medium	Low	

Risk of Special Assessment: Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.00 %**
Annual Inflation Rate	**3.00 %**

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2025 Fiscal Year. The most recent visual inspection of the property was conducted 8/22/2024.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 84.7 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Funding Required:

As of 2025, Florida statutes have been amended to define baseline funding as follows: "...a baseline funding plan…provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above $0 throughout the forecast period.

Recommended Funding Plan:

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study--or to waive reserve funding entirely—but only for these specific components. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site and Grounds			
2119	Pavers - Replace	40	29	$59,840
2125	Asphalt - Resurface	20	9	$324,000
2141	Vinyl Fencing - Replace	30	27	$126,000
2143	Chain Link Fencing (Dog Park) - Replace	30	16	$13,950
2145	Entry/Exit Gates/Fencing - Replace	25	11	$56,900
2157	Perimeter Walls - Repair/Paint	8	4	$28,800
2169	Sign/Monument - Refurbish/Replace	20	12	$25,700
2173	Pole Lights - Replace	25	11	$21,600
2181	Outdoor Furniture - Replace	20	6	$9,270
2185	Mulch Replenishment - Allowance	1	0	$12,500
	Mechanical/Electrical/Plumbing			
2501	Intercom/Entry System - Replace	15	12	$5,150
2509	Gate Operators (2013) - Replace	15	2	$11,000
2509	Gate Operators (2021) - Replace	15	10	$11,000
2509	Gate Operators (2023) - Replace	15	12	$11,000
2511	Barrier Arm Operators - Replace	15	1	$11,000
2543	Security Camera System - Upgrade	10	1	$10,800
2585	Irrigation Pump System - Replace	20	1	$91,000
	Amenities			
2381	Shingle Roofing (Pool Bldg) - Replace	20	5	$8,688
2763	Pool Deck Furniture - Replace	8	0	$13,800
2768	Pool Deck (Coated) - Resurface	30	15	$7,840
2769	Pool Deck (Pavers) - Resurface	40	25	$29,400
2771	Pool Fence - Replace	30	15	$17,400
2773	Swimming Pool - Resurface	12	10	$31,930
2781	Pool Heaters - Replace	10	9	$17,485
2787	Pool Equipment - Repair/Replace	5	0	$7,730
25	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

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

RESERVE STUDY RESULTS

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

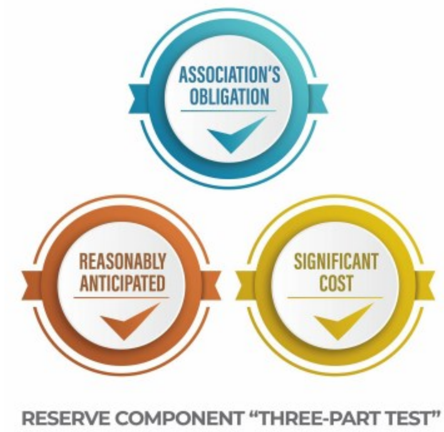
Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is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

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. 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 natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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

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

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

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

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

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

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

What is our Recommended Funding Goal?

FUNDING OBJECTIVES

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

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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

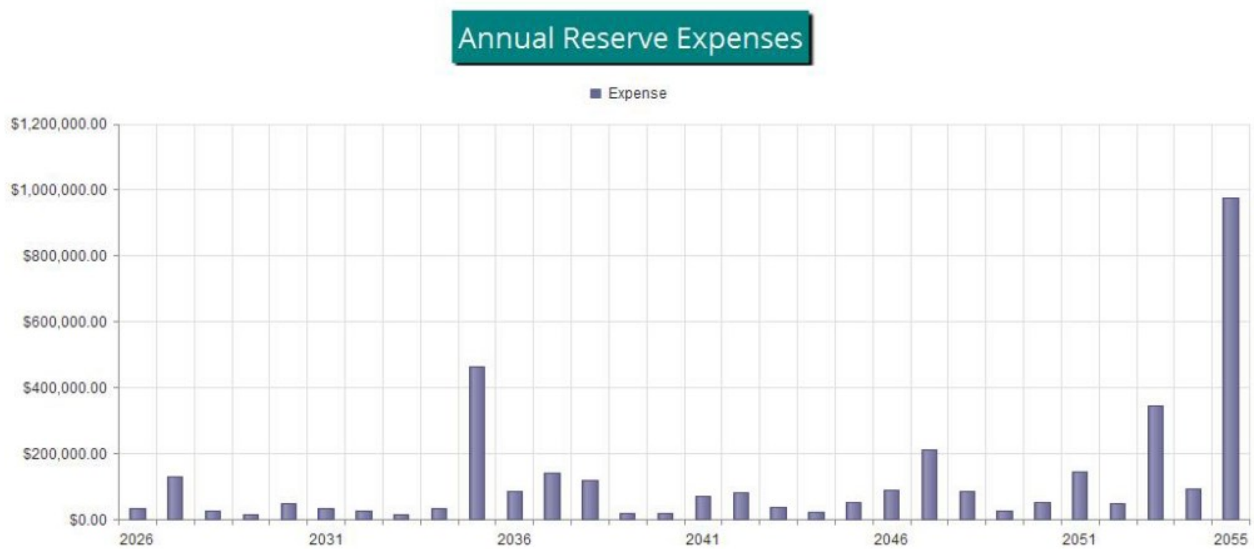


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $408,975 as-of the start of your Fiscal Year on 1/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $483,023. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 84.7 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of $69,630 in the upcoming fiscal year. At minimum, the Association must budget $58,480 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

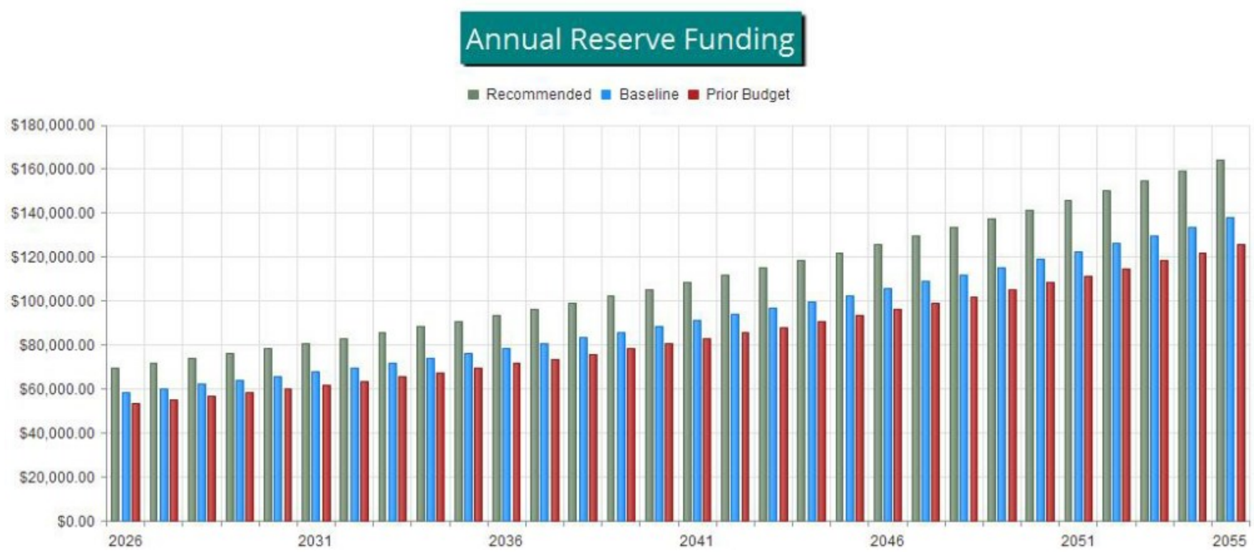


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

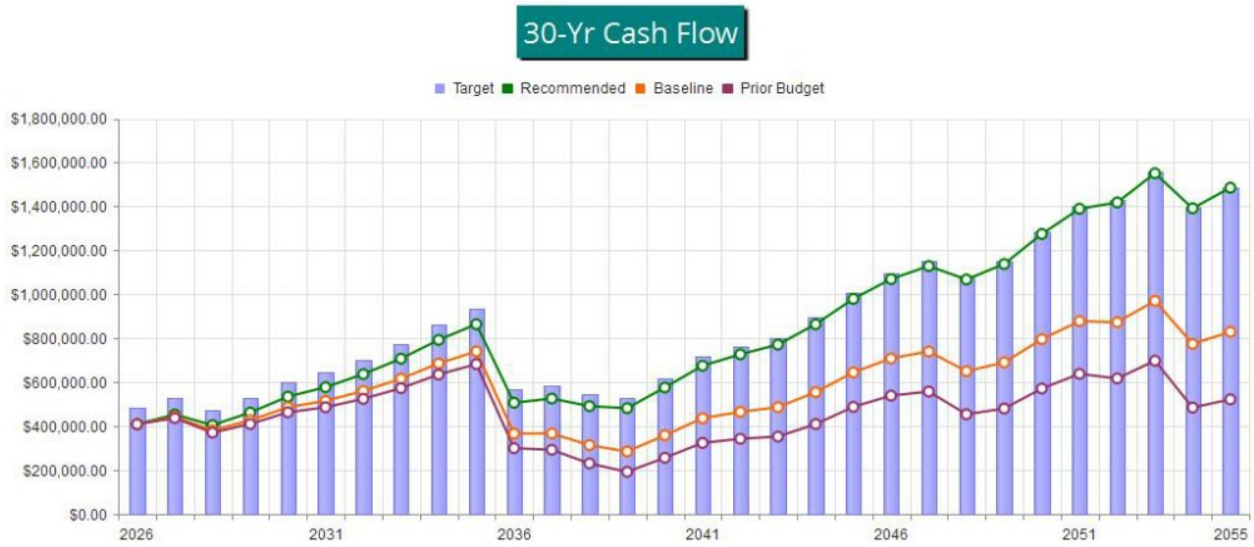


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

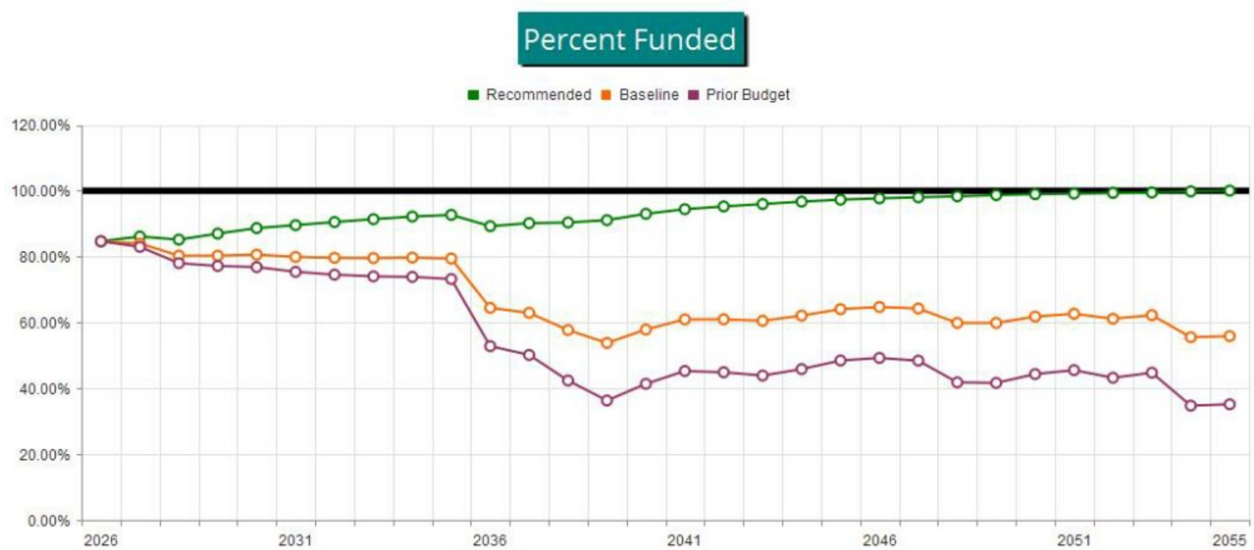


Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

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

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site and Grounds							
2119	Pavers - Replace	$59,840	X	11	/	40	=	$16,456
2125	Asphalt - Resurface	$324,000	X	11	/	20	=	$178,200
2141	Vinyl Fencing - Replace	$126,000	X	3	/	30	=	$12,600
2143	Chain Link Fencing (Dog Park) - Replace	$13,950	X	14	/	30	=	$6,510
2145	Entry/Exit Gates/Fencing - Replace	$56,900	X	14	/	25	=	$31,864
2157	Perimeter Walls - Repair/Paint	$28,800	X	4	/	8	=	$14,400
2169	Sign/Monument - Refurbish/Replace	$25,700	X	8	/	20	=	$10,280
2173	Pole Lights - Replace	$21,600	X	14	/	25	=	$12,096
2181	Outdoor Furniture - Replace	$9,270	X	14	/	20	=	$6,489
2185	Mulch Replenishment - Allowance	$12,500	X	1	/	1	=	$12,500
	Mechanical/Electrical/Plumbing							
2501	Intercom/Entry System - Replace	$5,150	X	3	/	15	=	$1,030
2509	Gate Operators (2013) - Replace	$11,000	X	13	/	15	=	$9,533
2509	Gate Operators (2021) - Replace	$11,000	X	5	/	15	=	$3,667
2509	Gate Operators (2023) - Replace	$11,000	X	3	/	15	=	$2,200
2511	Barrier Arm Operators - Replace	$11,000	X	14	/	15	=	$10,267
2543	Security Camera System - Upgrade	$10,800	X	9	/	10	=	$9,720
2585	Irrigation Pump System - Replace	$91,000	X	19	/	20	=	$86,450
	Amenities							
2381	Shingle Roofing (Pool Bldg) - Replace	$8,688	X	15	/	20	=	$6,516
2763	Pool Deck Furniture - Replace	$13,800	X	8	/	8	=	$13,800
2768	Pool Deck (Coated) - Resurface	$7,840	X	15	/	30	=	$3,920
2769	Pool Deck (Pavers) - Resurface	$29,400	X	15	/	40	=	$11,025
2771	Pool Fence - Replace	$17,400	X	15	/	30	=	$8,700
2773	Swimming Pool - Resurface	$31,930	X	2	/	12	=	$5,322
2781	Pool Heaters - Replace	$17,485	X	1	/	10	=	$1,749
2787	Pool Equipment - Repair/Replace	$7,730	X	5	/	5	=	$7,730
								$483,023

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site and Grounds				
2119	Pavers - Replace	40	$59,840	$1,496	2.41 %
2125	Asphalt - Resurface	20	$324,000	$16,200	26.15 %
2141	Vinyl Fencing - Replace	30	$126,000	$4,200	6.78 %
2143	Chain Link Fencing (Dog Park) - Replace	30	$13,950	$465	0.75 %
2145	Entry/Exit Gates/Fencing - Replace	25	$56,900	$2,276	3.67 %
2157	Perimeter Walls - Repair/Paint	8	$28,800	$3,600	5.81 %
2169	Sign/Monument - Refurbish/Replace	20	$25,700	$1,285	2.07 %
2173	Pole Lights - Replace	25	$21,600	$864	1.39 %
2181	Outdoor Furniture - Replace	20	$9,270	$464	0.75 %
2185	Mulch Replenishment - Allowance	1	$12,500	$12,500	20.18 %
	Mechanical/Electrical/Plumbing				
2501	Intercom/Entry System - Replace	15	$5,150	$343	0.55 %
2509	Gate Operators (2013) - Replace	15	$11,000	$733	1.18 %
2509	Gate Operators (2021) - Replace	15	$11,000	$733	1.18 %
2509	Gate Operators (2023) - Replace	15	$11,000	$733	1.18 %
2511	Barrier Arm Operators - Replace	15	$11,000	$733	1.18 %
2543	Security Camera System - Upgrade	10	$10,800	$1,080	1.74 %
2585	Irrigation Pump System - Replace	20	$91,000	$4,550	7.34 %
	Amenities				
2381	Shingle Roofing (Pool Bldg) - Replace	20	$8,688	$434	0.70 %
2763	Pool Deck Furniture - Replace	8	$13,800	$1,725	2.78 %
2768	Pool Deck (Coated) - Resurface	30	$7,840	$261	0.42 %
2769	Pool Deck (Pavers) - Resurface	40	$29,400	$735	1.19 %
2771	Pool Fence - Replace	30	$17,400	$580	0.94 %
2773	Swimming Pool - Resurface	12	$31,930	$2,661	4.30 %
2781	Pool Heaters - Replace	10	$17,485	$1,749	2.82 %
2787	Pool Equipment - Repair/Replace	5	$7,730	$1,546	2.50 %
25	Total Funded Components			$61,947	100.00 %

30-Year Reserve Plan Summary

Report # 27039-4
No-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$408,975	$483,023	84.7 %	Low	30.76 %	$69,630	$0	$8,614	$34,030
2027	$453,189	$526,268	86.1 %	Low	3.00 %	$71,719	$0	$8,569	$129,059
2028	$404,418	$474,845	85.2 %	Low	3.00 %	$73,870	$0	$8,657	$24,931
2029	$462,014	$531,103	87.0 %	Low	3.00 %	$76,087	$0	$9,955	$13,659
2030	$534,397	$602,689	88.7 %	Low	3.00 %	$78,369	$0	$11,108	$46,484
2031	$577,391	$644,706	89.6 %	Low	3.00 %	$80,720	$0	$12,131	$33,524
2032	$636,718	$703,486	90.5 %	Low	3.00 %	$83,142	$0	$13,428	$25,995
2033	$707,294	$774,003	91.4 %	Low	3.00 %	$85,636	$0	$14,985	$15,373
2034	$792,542	$859,862	92.2 %	Low	3.00 %	$88,205	$0	$16,551	$33,316
2035	$863,982	$932,169	92.7 %	Low	3.00 %	$90,851	$0	$13,695	$461,870
2036	$506,657	$567,660	89.3 %	Low	3.00 %	$93,577	$0	$10,314	$84,882
2037	$525,667	$583,011	90.2 %	Low	3.00 %	$96,384	$0	$10,161	$140,915
2038	$491,297	$543,681	90.4 %	Low	3.00 %	$99,276	$0	$9,722	$118,552
2039	$481,743	$528,854	91.1 %	Low	3.00 %	$102,254	$0	$10,570	$18,357
2040	$576,210	$619,513	93.0 %	Low	3.00 %	$105,322	$0	$12,503	$18,907
2041	$675,127	$715,136	94.4 %	Low	3.00 %	$108,481	$0	$14,007	$70,841
2042	$726,774	$763,031	95.2 %	Low	3.00 %	$111,736	$0	$14,967	$82,241
2043	$771,236	$803,603	96.0 %	Low	3.00 %	$115,088	$0	$16,336	$38,842
2044	$863,818	$893,165	96.7 %	Low	3.00 %	$118,540	$0	$18,417	$21,280
2045	$979,495	$1,006,666	97.3 %	Low	3.00 %	$122,097	$0	$20,472	$52,579
2046	$1,069,485	$1,094,593	97.7 %	Low	3.00 %	$125,760	$0	$21,962	$88,554
2047	$1,128,654	$1,151,460	98.0 %	Low	3.00 %	$129,532	$0	$21,942	$212,632
2048	$1,067,497	$1,085,691	98.3 %	Low	3.00 %	$133,418	$0	$22,034	$85,132
2049	$1,137,816	$1,152,833	98.7 %	Low	3.00 %	$137,421	$0	$24,104	$24,670
2050	$1,274,671	$1,287,935	99.0 %	Low	3.00 %	$141,543	$0	$26,617	$53,462
2051	$1,389,370	$1,401,210	99.2 %	Low	3.00 %	$145,790	$0	$28,050	$145,136
2052	$1,418,073	$1,427,351	99.4 %	Low	3.00 %	$150,163	$0	$29,665	$46,949
2053	$1,550,952	$1,559,416	99.5 %	Low	3.00 %	$154,668	$0	$29,399	$343,522
2054	$1,391,497	$1,394,102	99.8 %	Low	3.00 %	$159,308	$0	$28,741	$94,491
2055	$1,485,055	$1,484,581	100.0 %	Low	3.00 %	$164,088	$0	$21,789	$975,206

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 27039-4
No-Site-Visit

Fiscal Year Start: 2026	Net After Tax Interest: 2.00 %	Avg 30-Yr Inflation: 3.00 %
Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes	

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	$408,975	$483,023	84.7 %	Low	9.82 %	$58,480	$0	$8,502	$34,030
2027	$441,927	$526,268	84.0 %	Low	3.00 %	$60,234	$0	$8,225	$129,059
2028	$381,327	$474,845	80.3 %	Low	3.00 %	$62,041	$0	$8,071	$24,931
2029	$426,509	$531,103	80.3 %	Low	3.00 %	$63,903	$0	$9,116	$13,659
2030	$485,869	$602,689	80.6 %	Low	3.00 %	$65,820	$0	$10,002	$46,484
2031	$515,207	$644,706	79.9 %	Low	3.00 %	$67,794	$0	$10,745	$33,524
2032	$560,222	$703,486	79.6 %	Low	3.00 %	$69,828	$0	$11,750	$25,995
2033	$615,806	$774,003	79.6 %	Low	3.00 %	$71,923	$0	$13,000	$15,373
2034	$685,356	$859,862	79.7 %	Low	3.00 %	$74,081	$0	$14,245	$33,316
2035	$740,366	$932,169	79.4 %	Low	3.00 %	$76,303	$0	$11,053	$461,870
2036	$365,851	$567,660	64.4 %	Medium	3.00 %	$78,592	$0	$7,321	$84,882
2037	$366,883	$583,011	62.9 %	Medium	3.00 %	$80,950	$0	$6,800	$140,915
2038	$313,718	$543,681	57.7 %	Medium	3.00 %	$83,378	$0	$5,977	$118,552
2039	$284,521	$528,854	53.8 %	Medium	3.00 %	$85,880	$0	$6,424	$18,357
2040	$358,469	$619,513	57.9 %	Medium	3.00 %	$88,456	$0	$7,937	$18,907
2041	$435,955	$715,136	61.0 %	Medium	3.00 %	$91,110	$0	$9,004	$70,841
2042	$465,228	$763,031	61.0 %	Medium	3.00 %	$93,843	$0	$9,507	$82,241
2043	$486,338	$803,603	60.5 %	Medium	3.00 %	$96,659	$0	$10,400	$38,842
2044	$554,554	$893,165	62.1 %	Medium	3.00 %	$99,558	$0	$11,983	$21,280
2045	$644,816	$1,006,666	64.1 %	Medium	3.00 %	$102,545	$0	$13,519	$52,579
2046	$708,301	$1,094,593	64.7 %	Medium	3.00 %	$105,621	$0	$14,469	$88,554
2047	$739,838	$1,151,460	64.3 %	Medium	3.00 %	$108,790	$0	$13,885	$212,632
2048	$649,881	$1,085,691	59.9 %	Medium	3.00 %	$112,054	$0	$13,389	$85,132
2049	$690,192	$1,152,833	59.9 %	Medium	3.00 %	$115,415	$0	$14,847	$24,670
2050	$795,784	$1,287,935	61.8 %	Medium	3.00 %	$118,878	$0	$16,723	$53,462
2051	$877,922	$1,401,210	62.7 %	Medium	3.00 %	$122,444	$0	$17,491	$145,136
2052	$872,721	$1,427,351	61.1 %	Medium	3.00 %	$126,117	$0	$18,414	$46,949
2053	$970,304	$1,559,416	62.2 %	Medium	3.00 %	$129,901	$0	$17,429	$343,522
2054	$774,111	$1,394,102	55.5 %	Medium	3.00 %	$133,798	$0	$16,022	$94,491
2055	$829,440	$1,484,581	55.9 %	Medium	3.00 %	$137,812	$0	$8,291	$975,206

#	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$408,975	$453,189	$404,418	$462,014	$534,397
	Annual Reserve Funding	$69,630	$71,719	$73,870	$76,087	$78,369
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,614	$8,569	$8,657	$9,955	$11,108
	Total Income	$487,219	$533,477	$486,945	$548,056	$623,874
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$32,415
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$12,500	$12,875	$13,261	$13,659	$14,069
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$11,670	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$11,330	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$11,124	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$93,730	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$13,800	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$7,730	$0	$0	$0	$0
	Total Expenses	$34,030	$129,059	$24,931	$13,659	$46,484
	Ending Reserve Balance	$453,189	$404,418	$462,014	$534,397	$577,391

#	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$577,391	$636,718	$707,294	$792,542	$863,982
	Annual Reserve Funding	$80,720	$83,142	$85,636	$88,205	$90,851
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$12,131	$13,428	$14,985	$16,551	$13,695
	Total Income	$670,242	$733,288	$807,915	$897,298	$968,527
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$422,747
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$11,069	$0	$0	$0
2185	Mulch Replenishment - Allowance	$14,491	$14,926	$15,373	$15,835	$16,310
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$10,072	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$17,481	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$22,814
2787	Pool Equipment - Repair/Replace	$8,961	$0	$0	$0	$0
	Total Expenses	$33,524	$25,995	$15,373	$33,316	$461,870
	Ending Reserve Balance	$636,718	$707,294	$792,542	$863,982	$506,657

#	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$506,657	$525,667	$491,297	$481,743	$576,210
	Annual Reserve Funding	$93,577	$96,384	$99,276	$102,254	$105,322
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,314	$10,161	$9,722	$10,570	$12,503
	Total Income	$610,549	$632,212	$600,295	$594,567	$694,034
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$78,763	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$41,062	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$36,642	$0	$0
2173	Pole Lights - Replace	$0	$29,899	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$16,799	$17,303	$17,822	$18,357	$18,907
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$7,343	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$14,783	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$15,683	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$14,950	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$42,911	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$10,388	$0	$0	$0	$0
	Total Expenses	$84,882	$140,915	$118,552	$18,357	$18,907
	Ending Reserve Balance	$525,667	$491,297	$481,743	$576,210	$675,127

#	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$675,127	$726,774	$771,236	$863,818	$979,495
	Annual Reserve Funding	$108,481	$111,736	$115,088	$118,540	$122,097
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$14,007	$14,967	$16,336	$18,417	$20,472
	Total Income	$797,615	$853,477	$902,660	$1,000,776	$1,122,064
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$22,386	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$19,475	$20,059	$20,661	$21,280	$21,919
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$18,181	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$17,652	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$22,145	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$12,214	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$27,109	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$30,660
2787	Pool Equipment - Repair/Replace	$12,043	$0	$0	$0	$0
	Total Expenses	$70,841	$82,241	$38,842	$21,280	$52,579
	Ending Reserve Balance	$726,774	$771,236	$863,818	$979,495	$1,069,485

#	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$1,069,485	$1,128,654	$1,067,497	$1,137,816	$1,274,671
	Annual Reserve Funding	$125,760	$129,532	$133,418	$137,421	$141,543
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$21,962	$21,942	$22,034	$24,104	$26,617
	Total Income	$1,217,207	$1,280,128	$1,222,949	$1,299,341	$1,442,832
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$52,016	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$22,576	$23,254	$23,951	$24,670	$25,410
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$20,091	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$169,287	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$28,053
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$61,181	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$13,961	$0	$0	$0	$0
	Total Expenses	$88,554	$212,632	$85,132	$24,670	$53,462
	Ending Reserve Balance	$1,128,654	$1,067,497	$1,137,816	$1,274,671	$1,389,370

#	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$1,389,370	$1,418,073	$1,550,952	$1,391,497	$1,485,055
	Annual Reserve Funding	$145,790	$150,163	$154,668	$159,308	$164,088
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,050	$29,665	$29,399	$28,741	$21,789
	Total Income	$1,563,210	$1,597,901	$1,735,020	$1,579,546	$1,670,931
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$141,017
2125	Asphalt - Resurface	$0	$0	$0	$0	$763,527
2141	Vinyl Fencing - Replace	$0	$0	$279,882	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$65,892	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$19,992	$0	$0	$0
2185	Mulch Replenishment - Allowance	$26,172	$26,957	$27,766	$28,599	$29,457
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$11,440	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$23,032	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$24,434	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$18,191	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$61,557	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$41,205
2787	Pool Equipment - Repair/Replace	$16,185	$0	$0	$0	$0
	Total Expenses	$145,136	$46,949	$343,522	$94,491	$975,206
	Ending Reserve Balance	$1,418,073	$1,550,952	$1,391,497	$1,485,055	$695,726

	Fiscal Year	2026	2027	2028	2029	2030
	Starting Reserve Balance	$408,975	$441,927	$381,327	$426,509	$485,869
	Annual Reserve Funding	$58,480	$60,234	$62,041	$63,903	$65,820
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$8,502	$8,225	$8,071	$9,116	$10,002
	Total Income	$475,957	$510,386	$451,440	$499,528	$561,690
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$32,415
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$12,500	$12,875	$13,261	$13,659	$14,069
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$11,670	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$11,330	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$11,124	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$93,730	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$13,800	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$7,730	$0	$0	$0	$0
	Total Expenses	$34,030	$129,059	$24,931	$13,659	$46,484
	Ending Reserve Balance	$441,927	$381,327	$426,509	$485,869	$515,207

	Fiscal Year	2031	2032	2033	2034	2035
	Starting Reserve Balance	$515,207	$560,222	$615,806	$685,356	$740,366
	Annual Reserve Funding	$67,794	$69,828	$71,923	$74,081	$76,303
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$10,745	$11,750	$13,000	$14,245	$11,053
	Total Income	$593,746	$641,801	$700,730	$773,682	$827,721
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$422,747
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$11,069	$0	$0	$0
2185	Mulch Replenishment - Allowance	$14,491	$14,926	$15,373	$15,835	$16,310
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$10,072	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$17,481	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$22,814
2787	Pool Equipment - Repair/Replace	$8,961	$0	$0	$0	$0
	Total Expenses	$33,524	$25,995	$15,373	$33,316	$461,870
	Ending Reserve Balance	$560,222	$615,806	$685,356	$740,366	$365,851

#	Fiscal Year	2036	2037	2038	2039	2040
	Starting Reserve Balance	$365,851	$366,883	$313,718	$284,521	$358,469
	Annual Reserve Funding	$78,592	$80,950	$83,378	$85,880	$88,456
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$7,321	$6,800	$5,977	$6,424	$7,937
	Total Income	$451,764	$454,633	$403,073	$376,826	$454,863
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$78,763	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$41,062	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$36,642	$0	$0
2173	Pole Lights - Replace	$0	$29,899	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$16,799	$17,303	$17,822	$18,357	$18,907
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$7,343	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$14,783	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$15,683	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$14,950	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$42,911	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$10,388	$0	$0	$0	$0
	Total Expenses	$84,882	$140,915	$118,552	$18,357	$18,907
	Ending Reserve Balance	$366,883	$313,718	$284,521	$358,469	$435,955

#	Fiscal Year	2041	2042	2043	2044	2045
	Starting Reserve Balance	$435,955	$465,228	$486,338	$554,554	$644,816
	Annual Reserve Funding	$91,110	$93,843	$96,659	$99,558	$102,545
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$9,004	$9,507	$10,400	$11,983	$13,519
	Total Income	$536,069	$568,579	$593,396	$666,096	$760,880
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$22,386	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$19,475	$20,059	$20,661	$21,280	$21,919
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$18,181	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$17,652	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$22,145	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$12,214	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$27,109	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$30,660
2787	Pool Equipment - Repair/Replace	$12,043	$0	$0	$0	$0
	Total Expenses	$70,841	$82,241	$38,842	$21,280	$52,579
	Ending Reserve Balance	$465,228	$486,338	$554,554	$644,816	$708,301

#	Fiscal Year	2046	2047	2048	2049	2050
	Starting Reserve Balance	$708,301	$739,838	$649,881	$690,192	$795,784
	Annual Reserve Funding	$105,621	$108,790	$112,054	$115,415	$118,878
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$14,469	$13,885	$13,389	$14,847	$16,723
	Total Income	$828,391	$862,513	$775,324	$820,454	$931,384
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2141	Vinyl Fencing - Replace	$0	$0	$0	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$52,016	$0	$0	$0	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$0	$0	$0	$0
2185	Mulch Replenishment - Allowance	$22,576	$23,254	$23,951	$24,670	$25,410
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$0	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$20,091	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$169,287	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$28,053
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$61,181	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$0
2787	Pool Equipment - Repair/Replace	$13,961	$0	$0	$0	$0
	Total Expenses	$88,554	$212,632	$85,132	$24,670	$53,462
	Ending Reserve Balance	$739,838	$649,881	$690,192	$795,784	$877,922

#	Fiscal Year	2051	2052	2053	2054	2055
	Starting Reserve Balance	$877,922	$872,721	$970,304	$774,111	$829,440
	Annual Reserve Funding	$122,444	$126,117	$129,901	$133,798	$137,812
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,491	$18,414	$17,429	$16,022	$8,291
	Total Income	$1,017,857	$1,017,253	$1,117,634	$923,931	$975,542
#	Component					
	Site and Grounds					
2119	Pavers - Replace	$0	$0	$0	$0	$141,017
2125	Asphalt - Resurface	$0	$0	$0	$0	$763,527
2141	Vinyl Fencing - Replace	$0	$0	$279,882	$0	$0
2143	Chain Link Fencing (Dog Park) - Replace	$0	$0	$0	$0	$0
2145	Entry/Exit Gates/Fencing - Replace	$0	$0	$0	$0	$0
2157	Perimeter Walls - Repair/Paint	$0	$0	$0	$65,892	$0
2169	Sign/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2173	Pole Lights - Replace	$0	$0	$0	$0	$0
2181	Outdoor Furniture - Replace	$0	$19,992	$0	$0	$0
2185	Mulch Replenishment - Allowance	$26,172	$26,957	$27,766	$28,599	$29,457
	Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$11,440	$0	$0
2509	Gate Operators (2013) - Replace	$0	$0	$0	$0	$0
2509	Gate Operators (2021) - Replace	$23,032	$0	$0	$0	$0
2509	Gate Operators (2023) - Replace	$0	$0	$24,434	$0	$0
2511	Barrier Arm Operators - Replace	$0	$0	$0	$0	$0
2543	Security Camera System - Upgrade	$0	$0	$0	$0	$0
2585	Irrigation Pump System - Replace	$0	$0	$0	$0	$0
	Amenities					
2381	Shingle Roofing (Pool Bldg) - Replace	$18,191	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2768	Pool Deck (Coated) - Resurface	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$61,557	$0	$0	$0	$0
2771	Pool Fence - Replace	$0	$0	$0	$0	$0
2773	Swimming Pool - Resurface	$0	$0	$0	$0	$0
2781	Pool Heaters - Replace	$0	$0	$0	$0	$41,205
2787	Pool Equipment - Repair/Replace	$16,185	$0	$0	$0	$0
	Total Expenses	$145,136	$46,949	$343,522	$94,491	$975,206
	Ending Reserve Balance	$872,721	$970,304	$774,111	$829,440	$336

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
UOM	Unit of Measure
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
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 the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible **Approx Quantity: 1 Informational Component**
Location: Throughout property/development
Funded?: No. Per information provided - Client/Association not responsible.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as “Reserve Study Standards.” These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association “has the obligation to maintain or replace the existing element.” Additional component selection guidelines state “Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent.” In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Sarasota County Lift Station

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2010 Not Reasonably Anticipated **Approx Quantity: 1 Informational Component**
Location: Throughout property/development
Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as “Reserve Study Standards.” These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the “the need and schedule for this project can be reasonably anticipated.” Additional component selection guidelines state: “When a project becomes ‘reasonably anticipated’ will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty.” There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Retention Pond Dredging/Restoration
- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Irrigation Infrastructure (i.e. Underground Lines)
- Comprehensive Repair/Replacement of Utility Infrastructure (Electrical, Water, Sanitary Sewer)
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Comprehensive Repair/Replacement of Building Foundation(s)
- Comprehensive Repair/Replacement of Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration: 1. Total Life Expectancy (Recurring Interval Between Project Cycles) 2. Remaining Useful Life (Before Next Project) 3. Total Project Cost Estimate (In Current Dollars) In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost **Approx Quantity: 1 Informational Component**
Location: Throughout property/development
Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as “Reserve Study Standards.” These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The third part of the test is that the “The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.” Additional component selection guidelines state: “The community’s budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account.” After discussion with the client and/or consideration of the association’s size, a minimum threshold of $5,000 was used for Reserve consideration.

There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Concrete Curb & Gutter Repairs/Replacements
- Flag Pole Replacement
- Pool Building Painting
- Pool Deck Coating/Repairs
- Bathroom Remodeling
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client’s Reserve funding plan at that time.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Comp #: 2030 Including in Operating Budget **Approx Quantity: 1 Informational Component**
Location: Throughout property/development
Funded?: No. Expected to be handled through the client's annual Operating budget.
History:
Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Mailbox Replacements (As Needed)
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment

Because costs related to the above items are anticipated to be handled through the client’s Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client’s Reserve funding plan at that time.
Useful Life: **Remaining Life:**
Lower Estimate: $ 0 **Higher Estimate:** $0
Cost Source:

Site and Grounds

Comp #: 2119 Pavers - Replace **Approx Quantity: 7,480 GSF**
Location: Adjacent to entry area
Funded?: Yes.
History: The new pavers were installed in 2015 according to the Manager.
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 40 years **Remaining Life:** 29 years
Lower Estimate: $ 53,900 **Higher Estimate:** $65,800
Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface **Approx Quantity: 21,000 GSY**
Location: Streets/roadways throughout association
Funded?: Yes.
History:
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 20 years **Remaining Life:** 9 years
Lower Estimate: $ 292,000 **Higher Estimate:** $356,000
Cost Source: AR Cost Database

Comp #: 2141 Vinyl Fencing - Replace **Approx Quantity: 4,200 LF**
Location: Perimeter areas of development
Funded?: Yes.
History: The vinyl fencing was replaced in 2023 at a cost of $102,000 (per information provided).
Comments: Approximate Height: 6-ft

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 30 years **Remaining Life:** 27 years
Lower Estimate: $ 113,000 **Higher Estimate:** $139,000
Cost Source: Client Cost History, plus Inflation

Comp #: 2143 Chain Link Fencing (Dog Park) - Replace **Approx Quantity: 620 LF**
Location: Dog Park
Funded?: Yes.
History:
Comments: Approximate Height: 4-ft

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 30 years **Remaining Life:** 16 years
Lower Estimate: $ 12,600 **Higher Estimate:** $15,300
Cost Source: AR Cost Database

Comp #: 2145 Entry/Exit Gates/Fencing - Replace **Approx Quantity: 1 Lump Sum Allowance**
Location: Main entry/exit, West entry/exit
Funded?: Yes.
History:
Comments: Approximate Measurements/Count -

At Main Entry/Exit -
(2) 9-ft x 5.5-8-ft Swing Gates at Entrance
(2) 13.5-ft x 5.5-8-ft Swing Gates at Exit
(1) Pedestrian Gate
45 LF of 6-ft tall Aluminum Fencing

At West Entry/Exit -
(2) 13-ft x 5.5-8-ft Swing Gates
(1) Pedestrian Gate
110 LF of 6-ft Aluminum Fencing

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 25 years **Remaining Life:** 11 years
Lower Estimate: $ 51,200 **Higher Estimate:** $62,600
Cost Source: AR Cost Database

Comp #: 2157 Perimeter Walls - Repair/Paint **Approx Quantity: 1,540 LF**
Location: Fontanelle Circle area
Funded?: Yes.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2012: Original construction of the development (per information provided)/satellite imagery)
2022: Perimeter walls repaired/painted (included monument sign) at a cost of $24,700 (per information provided)

Approximate Height: 4-ft

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 8 years **Remaining Life:** 4 years
Lower Estimate: $ 25,900 **Higher Estimate:** $31,700
Cost Source: Client Cost History, plus Inflation

Comp #: 2169 Sign/Monument - Refurbish/Replace **Approx Quantity: 3 Monument Walls/Signs**
Location: Main entry to community, perimeter walls
Funded?: Yes.
History: The sign/monuments was repaired/painted with perimeter walls in 2022 (per information provided).
Comments: Approximate Counts -
(1) Large monument sign with stucco pillars, stone façade, and metal lettering
(2) Smaller signs with stone façade and metal lettering (part of perimeter wall)

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: $ 23,100 **Higher Estimate:** $28,300
Cost Source: AR Cost Database

Comp #: 2173 Pole Lights - Replace **Approx Quantity: 7 Pole Lights**
Location: Main entry, West entry, pool parking lot, and dog park
Funded?: Yes.
History:
Comments: Approximate Count -
(3) Double-Fixture Poles at Main Entry
(1) Single-Fixture Pole at West Entry
(1) Single-Fixture Pole at Pool Parking Lot
(2) Single-Fixture Poles at Dog Park

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 25 years **Remaining Life:** 11 years
Lower Estimate: $ 19,400 **Higher Estimate:** $23,800
Cost Source: AR Cost Database

Comp #: 2181 Outdoor Furniture - Replace **Approx Quantity: 8 Pieces**
Location: At dog park
Funded?: Yes.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2012: (4) Pieces original to the construction of the development (per information provided)
2017: (4) Pieces installed on new 8'x8' concrete slabs at a cost of $4,059 (per information provided)

Approximate Count -
(6) Metal Benches
(2) Metal Picnic Tables

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 20 years **Remaining Life:** 6 years
Lower Estimate: $ 8,340 **Higher Estimate:** $10,200
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2185 Mulch Replenishment - Allowance **Approx Quantity: 1 Lump Sum Allowance**
Location: Landscaped common areas throughout property/development
Funded?: Yes.
History: (Listed Below)
Comments: *NOTE (2025): Per information provided, the association plans to spend approximately $11,700 in mulch replacements in 2026. A slightly higher allowance has been used here based on higher costs noted this year and in recent years. This component should be monitored and expenses tracked and may be updated during a future Reserve Study engagement based on the most current information available at that time.

Project History (As Reported/Available) -
2021: Mulch replacement completed throughout the community at a cost of $27,000 (per information provided)
2023: Mulch replacement completed throughout the community at a cost of $26,550.85 (per information provided)
2025: Phase 1 Mulch replacement for the commons was done for $15,645.45 (per information provided).

See project history.
Useful Life: 1 years **Remaining Life:** 0 years
Lower Estimate: $ 11,300 **Higher Estimate:** $13,800
Cost Source: AR Cost Database/Client Cost History

Mechanical/Electrical/Plumbing

Comp #: 2501 Intercom/Entry System - Replace **Approx Quantity: 1 Intercom**
Location: Gate entrance
Funded?: Yes.
History: The intercom/entry system was replaced in 2023 at a cost of $4,568 (per information provided).
Comments: Manufacturer: DoorKing

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 15 years **Remaining Life:** 12 years
Lower Estimate: $ 4,640 **Higher Estimate:** $5,670
Cost Source: Client Cost History, plus Inflation

Comp #: 2509 Gate Operators (2013) - Replace **Approx Quantity: 2 Operators**
Location: Gate entrance (West entry/xit)
Funded?: Yes.
History:
Comments: Manufacturer: Viking
Model: Model F-1
Manufacture Date: 2013

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 15 years **Remaining Life:** 2 years
Lower Estimate: $ 9,900 **Higher Estimate:** $12,100
Cost Source: AR Cost Database

Comp #: 2509 Gate Operators (2021) - Replace **Approx Quantity: 2 Operators**
Location: Gate entrance (front exit)
Funded?: Yes.
History: The front exit gate operators was replaced in 2021 at an approximate cost of $10,000 (per information provided).
Comments: Manufacturer: LiftMaster
Model: CSW24UL
Manufacture Date: 2021

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 15 years **Remaining Life:** 10 years
Lower Estimate: $ 9,900 **Higher Estimate:** $12,100
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2509 Gate Operators (2023) - Replace **Approx Quantity: 2 Operators**
Location: Gate entrance (front entrance)
Funded?: Yes.
History: The front entrance gate operators was replaced in 2023 at a cost of $10,125 (per information provided).
Comments: Manufacturer: LiftMaster
Model: CSW24UL
Manufacture Date: 2023

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 15 years **Remaining Life:** 12 years
Lower Estimate: $ 9,900 **Higher Estimate:** $12,100
Cost Source: Client Cost History, plus Inflation

Comp #: 2511 Barrier Arm Operators - Replace **Approx Quantity: 2 Barrier Arm Operators**
Location: West entry
Funded?: Yes.
History:
Comments: ,*NOTE (2025): Per information provided, the association plans to replace the operators in 2027. The remaining useful life for this component has been set accordingly, assuming completion in 2027.

Manufacturer: LiftMaster
Model: MAT-DC-BB3
Manufacture Date: 2012

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 15 years **Remaining Life:** 1 years
Lower Estimate: $ 9,900 **Higher Estimate:** $12,100
Cost Source: AR Cost Database

Comp #: 2543 Security Camera System - Upgrade **Approx Quantity: 5 Cameras**
Location: Central recording station, cameras in common areas
Funded?: Yes.
History: (Listed below)
Comments: ,*NOTE (2025): Per information provided, the association plans to upgrade the system in 2027.

Project History (As Reported/Available) -
2015: Security cameras installed at a cost of $5,695 (per information provided)
2021: Upgrades performed at a cost of $8,800 (per information provided)

Camera Count -
(3) at Main Entrance Area
(2) at West Entrance Area

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 10 years **Remaining Life:** 1 years
Lower Estimate: $ 9,720 **Higher Estimate:** $11,900
Cost Source: Client Cost History, plus Inflation

Comp #: 2585 Irrigation Pump System - Replace **Approx Quantity: 1 Irrigation System**
Location: Landscaped common areas
Funded?: Yes.
History: (Listed below)
Comments: *NOTE (2025): Per information provided, the association plans to replace the irrigation pump system in 2027. The remaining useful life for this component has been set accordingly

Project History (As Reported/Available) -
2011: Installed, no cost, no cost (confirm)
2015: Replaced (per info previously provided by manager)
2021: Filter system upgraded, pump and motor replaced, and new HDPE piping ran into the lake at a total cost of $32,420 (per information provided)

Manufacturer: Hoover
Site ID: #7138
Manufacture Date: 2015

Equipment Count -
(1) 25 HP Pump
(1) 30 HP VFD
(1) Hoover Controller
(1) 33.4 Gallon Well Tank
(4) Arkal Filter Units

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 20 years **Remaining Life:** 1 years
Lower Estimate: $ 81,900 **Higher Estimate:** $100,000
Cost Source: Research with Local Vendor/Contractor

Amenities

Comp #: 2381 Shingle Roofing (Pool Bldg) - Replace **Approx Quantity: 1,600 GSF**
Location: Pool building rooftop
Funded?: Yes.
History: Presumed to be original to the construction of the pool building (2011, per information provided/satellite imagery)
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 20 years **Remaining Life:** 5 years
Lower Estimate: $ 7,820 **Higher Estimate:** $9,560
Cost Source: AR Cost Database/Estimate Provided by Client

Comp #: 2763 Pool Deck Furniture - Replace **Approx Quantity: 47 Pieces**
Location: Pool deck
Funded?: Yes.
History:
Comments: Furniture Type: Sling (Aluminum)

Approximate Count -
(15) Lounges
(8) Drink Tables
(5) Dining Tables
(17) Dining Chairs
(2) Umbrellas

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 8 years **Remaining Life:** 0 years
Lower Estimate: $ 12,400 **Higher Estimate:** $15,200
Cost Source: AR Cost Database

Comp #: 2768 Pool Deck (Coated) - Resurface **Approx Quantity: 980 GSF**
Location: Pool deck
Funded?: Yes.
History: Presumed to be original to the construction of the property (2008, per information provided)
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 30 years **Remaining Life:** 15 years
Lower Estimate: $ 7,060 **Higher Estimate:** $8,620
Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Pavers) - Resurface **Approx Quantity: 2,800 GSF**
Location: Pool deck
Funded?: Yes.
History:
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 40 years **Remaining Life:** 25 years
Lower Estimate: $ 26,500 **Higher Estimate:** $32,300
Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace **Approx Quantity: 260 LF**
Location: Perimeter of pool area
Funded?: Yes.
History: Presumed to be original to the construction of the pool/pool building (2011, per information provided)
Comments: Approximate Measurements/Count -
260 LF of 4-ft tall Aluminum Fencing
(3) Pedestrian Gates

No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 30 years **Remaining Life:** 15 years
Lower Estimate: $ 15,700 **Higher Estimate:** $19,100
Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool - Resurface **Approx Quantity: 1,660 GSF**
Location: Interior finishes of pool
Funded?: Yes.
History: (Listed Below)
Comments: Project History (As Reported/Available) -
2011-12: Original to the construction of the development (per information provided)
2024: The pool was resurfaced for $30,890 and the coping was replaced for $7,260 (per information provided)

Approximate Footprint: 995 GSF
Waterline Perimeter: 145 LF
Depth Range: 3'6" to 6'
Number of Ladders: (1)
Number of Rails: (1)

See project history.
Useful Life: 12 years **Remaining Life:** 10 years
Lower Estimate: $ 28,700 **Higher Estimate:** $35,100
Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Pool Heaters - Replace **Approx Quantity: 3 Heaters**
Location: Exposed location adjacent to pool deck
Funded?: Yes.
History: (Listed below)
Comments: Project History (As Reported/Available) -
2011: (2) Heater original construction of the pool/pool building (per information provided/satellite imagery)
2019: (1) Heater replaced at a cost of $3,450 (per information provided)
2025: (1) Pool Heater was replaced for $5,485 and the other (2) Pool Heaters will also be replaced for approximately $12,000 total. (per information provided)

(1) Heater
Manufacturer: Built Right
Model: BR115-1 XW
Manufacture Date: 2025

(2) Heaters
Manufacturer: Jandy
Model: N/A
Manufacture Date: 2011

See project history.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: $ 15,700 **Higher Estimate:** $19,200
Cost Source: Estimate Provided by Client/Client Cost History

Comp #: 2787 Pool Equipment - Repair/Replace **Approx Quantity: 1 Pieces**
Location: Enclosure adjacent to pool deck
Funded?: Yes.
History:
Comments: No project history reported for this component since the prior Reserve Study engagement (completed in 2024 for the 2025 fiscal year).
Useful Life: 5 years **Remaining Life:** 0 years
Lower Estimate: $ 6,960 **Higher Estimate:** $8,500
Cost Source: AR Cost Database
