

# Common Reserve Schedule

## 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	Fully Funded	Percent Funded	% Increase		Loan or Interest	Reserve Expenses		
	Balance	Balance	Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Special Assmts		
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

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Site and Grounds</b>			
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
<b>Mechanical/Electrical/Plumbing</b>			
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
<b>Amenities</b>			
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
<b>25 Total Funded Components</b>			

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.