



**Reserve Study for**

**North Shore at Lake Hart HOA  
Orlando, FL**

**October 8, 2020**



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Prepared by Global Solution Partners  
North Shore at Lake Hart HOA Reserve Study

October 8, 2020

Ms. Carla Daly  
Community Association Manager  
Access Management  
215 Celebration Place, Suite 115  
Celebration, FL 34747

Dear Ms. Daly,

Global Solution Partners is pleased to present to Ms. Carla Daly and the North Shore at Lake Hart Homeowners Association the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

### **Property Description**

North Shore at Lake Hart is an upscale single-family home community comprised of 1,049 homes located in Orlando, FL. The community consists of eight separate neighborhoods plus a clubhouse and amenities area. Each neighborhood includes the monument entry signage, access control gates and equipment, the asphalt streets and associated concrete flatwork, and storm drains. The community amenities include the clubhouse, a swimming pool, a playground, three tennis courts, a basketball court, a community dock, and the community irrigation system. North Shore at Lake Hart was constructed between 2002 and 2006.

### **Executive Financial Summary**

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2021 is \$410,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions have been set to increase annually by 2.5 percent (the rate of inflation) to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30 year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

## **Date of Site Visit**

The site visit for North Shore at Lake Hart was conducted by Mr. Jeff Peluso of Global Solution Partners on August 11, 2020. Jeff Peluso was met on site by Association Manager, Ms. Carla Daly, who provided pertinent information used in this report.

## **Property Observations**

The following information was provided by the client and/or gathered at the time of the site visit:

- There are eight individual neighborhoods throughout the community. Per the directive of the client, this report has been organized by individual neighborhood, then by the asset.
- North Shore Golf Club Boulevard is the main road that runs north to south through the community connecting Moss Park Road to Kirby Smith Road. All neighborhoods, with the exception of Sparrow Landing, are accessible from North Shore Golf Club Boulevard. Sparrow Landing is located off of Kirby Smith Road to the west. The association does not own North Shore Golf Club Boulevard; therefore, it has not been included in this Reserve Study.
- The association is responsible for the asphalt streets located behind the neighborhood gates. Evidence of previous repairs was observed, the surfaces are worn, and cracking was noted throughout. The community should anticipate the replacement of the asphalt surfaces by milling and reapplying the asphalt within the next five years. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the community. Global Solution Partners has factored asphalt sealing into this Reserve Study.
- Per information provided by the client, the community irrigation system is in poor condition and requires complete replacement. The client has received a bid to make temporary repairs to the irrigation system at a cost of approximately \$15,000.00 (an operating budget expense) and anticipates complete replacement of the system in two years. Global Solution Partners has included a placeholder cost for full system replacement. No bids were provided to Global Solution Partners for review.
- Per information provided by the client, the association plans to restore the community dock, which was inaccessible at the time of the site visit. The association plans to move forward with a bid in the amount of \$220,000.
- Per information provided by the client, the individual neighborhood entrance monuments are undergoing refurbishment in 2020 as several of the stone veneer monuments are starting to deteriorate. Entrance monument refurbishment has been included in this Reserve Study.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a stormwater drainage system repair allowance to provide funding for the general maintenance or necessary repairs to the stormwater drainage system throughout the study period.
- Per information provided by the client, the clubhouse roof was replaced in 2018 at a cost of \$38,000, the exterior was painted in 2020 at a cost of \$4,350, and the interior was painted in 2020 at a cost of \$4,450.

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### Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

### Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the North Shore at Lake Hart HOA reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2021
Reserve Funding Study Length	30 years
Number of Dues Paying Members	1049
Reserve Balance as of January 1, 2021	\$1,250,000.00
Annual Inflation Rate	2.50%
Interest Rate on Reserve Funds	0.50%
Minimum Reserve Account Balance	\$0
Dues Change Period	1 year

### Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2021	\$32.57	\$34,167	\$410,000	\$1,546,817
2022	\$33.38	\$35,021	\$420,250	\$1,715,739
2023	\$34.22	\$35,896	\$430,756	\$1,889,844
2024	\$35.08	\$36,794	\$441,525	\$2,337,984
2025	\$35.95	\$37,714	\$452,563	\$2,591,977
2026	\$36.85	\$38,656	\$463,877	\$171,029

## **Reserve Study Assumptions**

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

## **Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

## **Inflation Estimate**

Inflation for the last year has been reviewed. An inflation multiplier of 2.50% per year has been applied to all future expenses.

## **Initial Reserves**

Initial reserves for this Reserve Study were projected by the client to be \$1,250,000.00 on January 1, 2021. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

## **Financial Condition of Association**

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

## **Special Assessments**

Special Assessments have not been factored into this Reserve Study.

## **Reserve Funding Goal**

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



## Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for North Shore at Lake Hart HOA based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 Years may not be included in this reserve study unless payment for these items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

## Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

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This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

#### **Items Beyond the Scope of This Report**

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A Roof Inspection

#### **Governing Documents**

The CCR's (conditions, covenants, and restrictions) governing documents were provided and therefore reviewed as part of this study to assist in determining the assets owned by the Association.

#### **Items Considered to be Long-Lived**

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:



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- The building structures
- The pool structure
- The full replacement of the masonry brick walls at the Sparrow Landing neighborhood

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community, but it may also extend the design life of these items.

#### **Items Considered to be Operational**

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- The general landscaping
- The pool maintenance contract
- The general community signage
- The bike racks
- The basketball goals
- The tennis court nets
- The maintenance of the baseball field
- The trash receptacles
- The pet waste stations
- Pressure washing
- General maintenance and repairs to association owned assets

#### **Items Maintained by Others**

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

- The single-family homes and their lots
- The condominium buildings, the pool in the condo section
- The asphalt surfaces and associated concrete flatwork at North Shore Golf Club Boulevard
- The North Shore Golf Club facilities - with the exception of the irrigation system
- The transformers on site
- The fire hydrants on site
- The water supply system
- The sewer system
- The street lights

#### **Statement of Qualifications**

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to;

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contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

**Conflict of Interest**

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank North Shore at Lake Hart Homeowners Association for the opportunity to be of service in the preparation of this Reserve Study. Again, please feel free to write or call at our letterhead address if you have any questions.

**Prepared by**

Cheryl Rorrer, RS  
Project Manager  
Global Solution Partners

## Community Photos



Community entrance



Pond fountain



Tennis courts



Playground



Pool area



Fitness equipment



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Typical neighborhood entrance gate and equipment



Typical gate opener



Typical condition of asphalt surfaces



Typical condition of asphalt surfaces



Walkway to dock



Brick wall at Sparrow Landing

## Reserve Item Categories

### Heron Pointe



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$8,217.36	0 Yrs	8 Yrs	2021	\$8,217.36	Y
Storm water drainage system repair allowance	\$24,240.00	1 Yrs	15 Yrs	2022	\$24,846.00	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$176,942.00	5 Yrs	25 Yrs	2025	\$200,193.63	Y
Concrete gutter repair allowance (10% every 10 years)	\$7,946.30	5 Yrs	10 Yrs	2025	\$8,990.50	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$21,445.37	10 Yrs	5 Yrs	2030	\$27,451.89	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y
Entry gates refurbish	\$8,080.00	20 Yrs	20 Yrs	2040	\$13,240.02	Y



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## Marsh Pine



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$40,400.00	1 Yrs	15 Yrs	2022	\$41,410.00	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$321,660.00	5 Yrs	25 Yrs	2025	\$363,928.77	Y
Concrete gutter repair allowance (10% every 10 years)	\$16,304.33	5 Yrs	10 Yrs	2025	\$18,446.85	Y
Entry gates refurbish	\$8,080.00	6 Yrs	25 Yrs	2026	\$9,370.33	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$38,985.19	10 Yrs	5 Yrs	2030	\$49,904.34	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

## Osprey Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$36,360.00	1 Yrs	15 Yrs	2022	\$37,269.00	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$279,552.00	5 Yrs	25 Yrs	2025	\$316,287.43	Y
Concrete gutter repair allowance (10% every 10 years)	\$13,624.74	5 Yrs	10 Yrs	2025	\$15,415.14	Y
Entry gates refurbish	\$8,080.01	6 Yrs	25 Yrs	2026	\$9,370.33	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$33,881.70	10 Yrs	5 Yrs	2030	\$43,371.44	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y



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## Lakeshore



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$36,360.00	1 Yrs	15 Yrs	2022	\$37,269.00	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$273,944.00	5 Yrs	25 Yrs	2025	\$309,942.49	Y
Concrete gutter repair allowance (10% every 10 years)	\$13,708.41	5 Yrs	10 Yrs	2025	\$15,509.80	Y
Entry gates refurbish	\$8,080.01	6 Yrs	25 Yrs	2026	\$9,370.34	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$33,202.01	10 Yrs	5 Yrs	2030	\$42,501.38	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

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**Marsh Pointe**



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete gutter repair allowance (10% every 10 years)	\$5,757.71	0 Yrs	10 Yrs	2021	\$5,757.71	Y
Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$9,177.60	0 Yrs	8 Yrs	2021	\$9,177.60	Y
Storm water drainage system repair allowance	\$18,180.00	1 Yrs	15 Yrs	2022	\$18,634.50	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$115,060.00	5 Yrs	25 Yrs	2025	\$130,179.83	Y
Entry gates refurbish	\$8,080.02	6 Yrs	25 Yrs	2026	\$9,370.34	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$13,945.27	10 Yrs	5 Yrs	2030	\$17,851.13	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

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### Myrtle Creek



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$62,620.00	1 Yrs	15 Yrs	2022	\$64,185.50	Y
Automatic gate opener replacement	\$32,320.00	4 Yrs	8 Yrs	2024	\$35,675.23	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$527,949.00	5 Yrs	25 Yrs	2025	\$597,325.83	Y
Concrete gutter repair allowance (10% every 10 years)	\$25,866.75	5 Yrs	10 Yrs	2025	\$29,265.85	Y
Entry gates refurbish	\$16,160.04	6 Yrs	25 Yrs	2026	\$18,740.69	Y
Automatic gate opener control panel replacement	\$9,090.00	8 Yrs	8 Yrs	2028	\$11,075.28	Y
Asphalt paved streets patch and seal	\$63,987.42	10 Yrs	5 Yrs	2030	\$81,909.31	Y
Arm gate operator replacement	\$26,664.00	10 Yrs	10 Yrs	2030	\$34,132.17	Y
Entrance and monuments refurbishment	\$40,000.00	20 Yrs	20 Yrs	2040	\$65,544.66	Y



## Mallard Landings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$20,200.00	1 Yrs	15 Yrs	2022	\$20,705.00	Y
Automatic gate opener replacement	\$16,160.00	4 Yrs	8 Yrs	2024	\$17,837.62	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$177,268.00	5 Yrs	25 Yrs	2025	\$200,562.47	Y
Concrete gutter repair allowance (10% every 10 years)	\$7,103.01	5 Yrs	10 Yrs	2025	\$8,036.40	Y
Entry gates refurbish	\$8,080.00	6 Yrs	25 Yrs	2026	\$9,370.33	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$21,484.88	10 Yrs	5 Yrs	2030	\$27,502.46	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

## Sparrow Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Storm water drainage system repair allowance	\$12,120.00	1 Yrs	15 Yrs	2022	\$12,423.00	Y
Security camera system replacement	\$5,000.00	4 Yrs	5 Yrs	2024	\$5,519.06	Y
Asphalt paved streets - replacement	\$78,720.00	5 Yrs	25 Yrs	2025	\$89,064.45	Y
Concrete gutter repair allowance (10% every 10 years)	\$4,333.14	5 Yrs	10 Yrs	2025	\$4,902.55	Y
Entry gates refurbish	\$8,108.00	6 Yrs	25 Yrs	2026	\$9,402.79	Y
Arm gate operator replacement	\$13,332.00	6 Yrs	10 Yrs	2026	\$15,461.03	Y
Automatic gate opener control panel replacement	\$4,545.00	8 Yrs	8 Yrs	2028	\$5,537.64	Y
Asphalt paved streets patch and seal	\$9,540.86	10 Yrs	5 Yrs	2030	\$12,213.11	Y
Brick wall tuckpointing and refurbishment	\$24,947.00	11 Yrs	30 Yrs	2031	\$32,732.63	Y
Automatic gate opener replacement	\$16,160.00	11 Yrs	8 Yrs	2031	\$21,203.32	Y
Entrance and monuments refurbishment	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

## Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's Playground Equipment Replacement	\$100,000.00	5 Yrs	20 Yrs	2025	\$113,140.82	Y
Tennis court resurface	\$9,534.24	8 Yrs	9 Yrs	2028	\$11,616.55	Y
Tennis court concrete restoration	\$140,431.41	8 Yrs	18 Yrs	2028	\$171,102.04	Y
Sports court resurface	\$6,937.20	8 Yrs	9 Yrs	2028	\$8,452.30	Y
Playground shade structure	\$17,000.00	11 Yrs	15 Yrs	2031	\$22,305.47	Y
Metal picnic table replacement	\$1,616.00	11 Yrs	20 Yrs	2031	\$2,120.33	Y
Metal benches replacement	\$5,656.00	11 Yrs	20 Yrs	2031	\$7,421.16	Y
Pavilion refurbishment	\$10,100.00	15 Yrs	20 Yrs	2035	\$14,627.81	Y
Tennis court chain-link fencing replacement	\$13,816.80	20 Yrs	20 Yrs	2040	\$22,640.44	Y
Tennis court lighting replacement - double lights	\$16,800.00	24 Yrs	28 Yrs	2044	\$30,386.60	Y
Tennis court lighting replacement - single lights	\$6,464.00	24 Yrs	28 Yrs	2044	\$11,691.60	Y
Dock Replacement - at Mallard Landing section	\$220,000.00	25 Yrs	25 Yrs	2045	\$407,867.70	Y

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### Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$5,000.00	0 Yrs	20 Yrs	2021	\$5,000.00	Y
Asphalt paved parking areas - repave	\$17,739.34	5 Yrs	25 Yrs	2025	\$20,070.43	Y
HVAC system replacement - 2 ton unit	\$3,232.00	5 Yrs	14 Yrs	2025	\$3,656.71	Y
Fitness equipment replacement	\$53,025.00	5 Yrs	7 Yrs	2025	\$59,992.92	Y
Exterior building painting	\$4,356.00	7 Yrs	7 Yrs	2027	\$5,177.92	Y
Paint interior common areas in clubhouse	\$4,464.00	7 Yrs	7 Yrs	2027	\$5,306.29	Y
Clubhouse interior refurbishment allowance	\$155,442.03	7 Yrs	15 Yrs	2027	\$184,771.73	Y
Clubhouse bathrooms refurbish	\$40,000.00	7 Yrs	14 Yrs	2027	\$47,547.43	Y
Asphalt paved parking areas patch and seal and stripe	\$9,676.00	10 Yrs	5 Yrs	2030	\$12,386.10	Y
Concrete curb repair allowance (10% every 10 years)	\$869.71	10 Yrs	10 Yrs	2030	\$1,113.30	Y
Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$6,712.06	10 Yrs	10 Yrs	2030	\$8,592.00	Y
Fitness center refurbishment	\$16,000.00	10 Yrs	20 Yrs	2030	\$20,481.35	Y



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Exterior double doors with glass sidelites replacement - entrance	\$4,500.00	11 Yrs	30 Yrs	2031	\$5,904.39	Y
Exerior metal doors replacement	\$1,414.00	11 Yrs	30 Yrs	2031	\$1,855.29	Y
Windows replacement	\$6,363.00	11 Yrs	30 Yrs	2031	\$8,348.81	Y
HVAC system replacement - 4 ton unit	\$4,848.00	12 Yrs	14 Yrs	2032	\$6,520.02	Y
HVAC system replacement - 5 ton unit	\$8,075.00	13 Yrs	14 Yrs	2033	\$11,131.48	Y
Dimensional apshlat shingle roof replacement	\$38,019.35	15 Yrs	18 Yrs	2035	\$55,063.35	Y
Fixed Glass panel windows replacement	\$484.80	21 Yrs	40 Yrs	2041	\$814.26	Y

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### Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Pool resurface	\$32,076.94	0 Yrs	12 Yrs	2021	\$32,076.94	Y
Wading/Kiddie Pool Resurface	\$1,116.64	0 Yrs	12 Yrs	2021	\$1,116.64	Y
Wading/Kiddie Pool Coping & Tile Refurbish	\$1,565.50	0 Yrs	24 Yrs	2021	\$1,565.50	Y
Mushroom sprayer kiddie pool feature	\$4,646.00	0 Yrs	12 Yrs	2021	\$4,646.00	Y
Pool furniture replacement	\$18,028.50	4 Yrs	5 Yrs	2024	\$19,900.09	Y
Pool equipment pumps and filters system replacement	\$8,888.00	5 Yrs	10 Yrs	2025	\$10,055.96	Y
Pool tile and coping replacement	\$12,120.00	12 Yrs	24 Yrs	2032	\$16,300.05	Y
Pavers pool deck replacement	\$40,128.51	15 Yrs	25 Yrs	2035	\$58,118.05	Y
Aluminum pool fencing replacement	\$11,059.50	15 Yrs	25 Yrs	2035	\$16,017.45	Y

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### Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Pond pumps and fountains replacement allowance	\$50,000.00	0 Yrs	7 Yrs	2021	\$50,000.00	Y
Irrigation system replacement - placeholder cost	\$250,000.00	2 Yrs	20 Yrs	2023	\$262,656.25	Y
Asphalt paved parking areas - repave - Mallard Landings dock area	\$22,204.89	5 Yrs	25 Yrs	2025	\$25,122.80	Y
Concrete parking stops replacement - Mallard Landings dock area	\$2,100.00	5 Yrs	25 Yrs	2025	\$2,375.96	Y
Pond dredging and silt control allowance	\$310,612.17	5 Yrs	10 Yrs	2025	\$351,429.16	Y
Aluminum fencing replacement	\$5,507.33	6 Yrs	25 Yrs	2026	\$6,386.81	Y
Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$12,111.76	10 Yrs	5 Yrs	2030	\$15,504.07	Y
Pavers streets replacement - North Shore Golf Club Blvd.	\$83,031.70	12 Yrs	30 Yrs	2032	\$111,668.40	Y
Irrigation system pumps & controls replacement allowance	\$25,250.00	14 Yrs	12 Yrs	2034	\$35,677.59	Y
Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park	\$20,000.00	20 Yrs	20 Yrs	2040	\$32,772.33	Y

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Rd.						
Pillars refurbishment - at aluminum fencing	\$8,960.00	20 Yrs	20 Yrs	2040	\$14,682.00	Y

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Funding Reserve Analysis

# Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Heron Pointe	Asphalt paved streets - replacement	\$2.00 sqft	88,471 sqft	\$176,942	5 Yrs	25 Yrs	2025 2050 2075	\$200,194 \$371,148 \$688,087	\$33,366 \$14,846 \$27,523
Heron Pointe	Asphalt paved streets patch and seal	\$0.24 sqft	88,471 sqft	\$21,445	10 Yrs	5 Yrs	2030 2035 2040	\$27,452 \$31,059 \$35,141	\$2,496 \$6,212 \$7,028
Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$11.01 lnft	722 lnft	\$7,946	5 Yrs	10 Yrs	2025 2035 2045	\$8,991 \$11,509 \$14,732	\$1,498 \$1,151 \$1,473
Heron Pointe	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$0.91 sqft	9,040 sqft	\$8,217	0 Yrs	8 Yrs	2021 2028 2036	\$8,217 \$10,012 \$12,199	\$8,217 \$1,252 \$1,525
Heron Pointe	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Heron Pointe	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	20 Yrs	20 Yrs	2040 2060 2080	\$13,240 \$21,695 \$35,550	\$630 \$1,085 \$1,778
Heron Pointe	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310
Heron Pointe	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Heron Pointe	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Heron Pointe	Storm water drainage system repair allowance	\$2020.00 ea	12 ea	\$24,240	1 Yrs	15 Yrs	2022 2036 2051	\$24,846 \$35,984 \$52,116	\$12,423 \$2,399 \$3,474
Marsh Pine	Asphalt paved streets - replacement	\$2.00 sqft	160,830 sqft	\$321,660	5 Yrs	25 Yrs	2025 2050 2075	\$363,929 \$674,704 \$1,250,863	\$60,655 \$26,988 \$50,035
Marsh Pine	Asphalt paved streets patch and seal	\$0.24 sqft	160,830 sqft	\$38,985	10 Yrs	5 Yrs	2030 2035 2040	\$49,904 \$56,462 \$63,882	\$4,537 \$11,292 \$12,776

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$11.01 Inft	1,481 Inft	\$16,304	5 Yrs	10 Yrs	2025 2035 2045	\$18,447 \$23,614 \$30,227	\$3,074 \$2,361 \$3,023
Marsh Pine	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Marsh Pine	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Marsh Pine	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	6 Yrs	25 Yrs	2026 2051 2076	\$9,370 \$17,372 \$32,207	\$1,339 \$695 \$1,288
Marsh Pine	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310
Marsh Pine	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Marsh Pine	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Marsh Pine	Storm water drainage system repair allowance	\$2020.00 ea	20 ea	\$40,400	1 Yrs	15 Yrs	2022 2036 2051	\$41,410 \$59,974 \$86,860	\$20,705 \$3,998 \$5,791
Osprey Landing	Asphalt paved streets - replacement	\$2.00 sqft	139,776 sqft	\$279,552	5 Yrs	25 Yrs	2025 2050 2075	\$316,287 \$586,379 \$1,087,114	\$52,715 \$23,455 \$43,485
Osprey Landing	Asphalt paved streets patch and seal	\$0.24 sqft	139,776 sqft	\$33,882	10 Yrs	5 Yrs	2030 2035 2040	\$43,371 \$49,071 \$55,519	\$3,943 \$9,814 \$11,104
Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$11.01 Inft	1,238 Inft	\$13,625	5 Yrs	10 Yrs	2025 2035 2045	\$15,415 \$19,733 \$25,260	\$2,569 \$1,973 \$2,526
Osprey Landing	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Osprey Landing	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	6 Yrs	25 Yrs	2026 2051 2076	\$9,370 \$17,372 \$32,207	\$1,339 \$695 \$1,288
Osprey Landing	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Osprey Landing	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310
Osprey Landing	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Osprey Landing	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Osprey Landing	Storm water drainage system repair allowance	\$2020.00 ea	18 ea	\$36,360	1 Yrs	15 Yrs	2022 2036 2051	\$37,269 \$53,977 \$78,174	\$18,635 \$3,598 \$5,212
Lakeshore	Asphalt paved streets - replacement	\$2.00 sqft	136,972 sqft	\$273,944	5 Yrs	25 Yrs	2025 2050 2075	\$309,942 \$574,616 \$1,065,306	\$51,657 \$22,985 \$42,612
Lakeshore	Asphalt paved streets patch and seal	\$0.24 sqft	136,972 sqft	\$33,202	10 Yrs	5 Yrs	2030 2035 2040	\$42,501 \$48,086 \$54,405	\$3,864 \$9,617 \$10,881
Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$11.01 lnft	1,245 lnft	\$13,708	5 Yrs	10 Yrs	2025 2035 2045	\$15,510 \$19,854 \$25,415	\$2,585 \$1,985 \$2,541
Lakeshore	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Lakeshore	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	6 Yrs	25 Yrs	2026 2051 2076	\$9,370 \$17,372 \$32,207	\$1,339 \$695 \$1,288
Lakeshore	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Lakeshore	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310
Lakeshore	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Lakeshore	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Lakeshore	Storm water drainage system repair allowance	\$2020.00 ea	18 ea	\$36,360	1 Yrs	15 Yrs	2022 2036 2051	\$37,269 \$53,977 \$78,174	\$18,635 \$3,598 \$5,212



**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Marsh Pointe	Asphalt paved streets - replacement	\$2.00 sqft	57,530 sqft	\$115,060	5 Yrs	25 Yrs	2025 2050 2075	\$130,180 \$241,346 \$447,442	\$21,697 \$9,654 \$17,898
Marsh Pointe	Asphalt paved streets patch and seal	\$0.24 sqft	57,530 sqft	\$13,945	10 Yrs	5 Yrs	2030 2035 2040	\$17,851 \$20,197 \$22,851	\$1,623 \$4,039 \$4,570
Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$11.01 Inft	523 Inft	\$5,758	0 Yrs	10 Yrs	2021 2030 2040	\$5,758 \$7,370 \$9,435	\$5,758 \$737 \$943
Marsh Pointe	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Marsh Pointe	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	6 Yrs	25 Yrs	2026 2051 2076	\$9,370 \$17,372 \$32,207	\$1,339 \$695 \$1,288
Marsh Pointe	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Marsh Pointe	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310
Marsh Pointe	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$4.78 sqft	1,920 sqft	\$9,178	0 Yrs	8 Yrs	2021 2028 2036	\$9,178 \$11,182 \$13,624	\$9,178 \$1,398 \$1,703
Marsh Pointe	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Marsh Pointe	Storm water drainage system repair allowance	\$2020.00 ea	9 ea	\$18,180	1 Yrs	15 Yrs	2022 2036 2051	\$18,635 \$26,988 \$39,087	\$9,317 \$1,799 \$2,606
Myrtle Creek	Asphalt paved streets - replacement	\$2.00 sqft	263,975 sqft	\$527,949	5 Yrs	25 Yrs	2025 2050 2075	\$597,326 \$1,107,409 \$2,053,074	\$99,554 \$44,296 \$82,123
Myrtle Creek	Asphalt paved streets patch and seal	\$0.24 sqft	263,975 sqft	\$63,987	10 Yrs	5 Yrs	2030 2035 2040	\$81,909 \$92,673 \$104,851	\$7,446 \$18,535 \$20,970
Myrtle Creek	Concrete gutter repair allowance	\$11.01 Inft	2,350 Inft	\$25,867	5 Yrs	10 Yrs	2025 2035 2045	\$29,266 \$37,463 \$47,956	\$4,878 \$3,746 \$4,796

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
	(10% every 10 years)								
Myrtle Creek	Entrance and monuments refurbishment	\$20000.00 lump sum	2 lump sum	\$40,000	20 Yrs	20 Yrs	2040 2060 2080	\$65,545 \$107,403 \$175,992	\$3,121 \$5,370 \$8,800
Myrtle Creek	Entry gates refurbish	\$2020.01 ea	8 ea	\$16,160	6 Yrs	25 Yrs	2026 2051 2076	\$18,741 \$34,744 \$64,414	\$2,677 \$1,390 \$2,577
Myrtle Creek	Automatic gate opener control panel replacement	\$4545.00 ea	2 ea	\$9,090	8 Yrs	8 Yrs	2028 2036 2044	\$11,075 \$13,494 \$16,441	\$1,231 \$1,687 \$2,055
Myrtle Creek	Automatic gate opener replacement	\$4040.00 ea	8 ea	\$32,320	4 Yrs	8 Yrs	2024 2032 2040	\$35,675 \$43,467 \$52,960	\$7,135 \$5,433 \$6,620
Myrtle Creek	Arm gate operator replacement	\$3333.00 ea	8 ea	\$26,664	10 Yrs	10 Yrs	2030 2040 2050	\$34,132 \$43,692 \$55,930	\$3,103 \$4,369 \$5,593
Myrtle Creek	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Myrtle Creek	Storm water drainage system repair allowance	\$2020.00 ea	31 ea	\$62,620	1 Yrs	15 Yrs	2022 2036 2051	\$64,186 \$92,960 \$134,633	\$32,093 \$6,197 \$8,976
Mallard Landings	Asphalt paved streets - replacement	\$2.00 sqft	88,634 sqft	\$177,268	5 Yrs	25 Yrs	2025 2050 2075	\$200,562 \$371,832 \$689,355	\$33,427 \$14,873 \$27,574
Mallard Landings	Asphalt paved streets patch and seal	\$0.24 sqft	88,634 sqft	\$21,485	10 Yrs	5 Yrs	2030 2035 2040	\$27,502 \$31,117 \$35,205	\$2,500 \$6,223 \$7,041
Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$11.01 Inft	645 Inft	\$7,103	5 Yrs	10 Yrs	2025 2035 2045	\$8,036 \$10,287 \$13,169	\$1,339 \$1,029 \$1,317
Mallard Landings	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Mallard Landings	Entry gates refurbish	\$2020.00 ea	4 ea	\$8,080	6 Yrs	25 Yrs	2026 2051 2076	\$9,370 \$17,372 \$32,207	\$1,339 \$695 \$1,288
Mallard Landings	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Mallard Landings	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	4 Yrs	8 Yrs	2024 2032 2040	\$17,838 \$21,733 \$26,480	\$3,568 \$2,717 \$3,310

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Mallard Landings	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Mallard Landings	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Mallard Landings	Storm water drainage system repair allowance	\$2020.00 ea	10 ea	\$20,200	1 Yrs	15 Yrs	2022 2036 2051	\$20,705 \$29,987 \$43,430	\$10,353 \$1,999 \$2,895
Sparrow Landing	Asphalt paved streets - replacement	\$2.00 sqft	39,360 sqft	\$78,720	5 Yrs	25 Yrs	2025 2050 2075	\$89,064 \$165,121 \$306,124	\$14,844 \$6,605 \$12,245
Sparrow Landing	Asphalt paved streets patch and seal	\$0.24 sqft	39,360 sqft	\$9,541	10 Yrs	5 Yrs	2030 2035 2040	\$12,213 \$13,818 \$15,634	\$1,110 \$2,764 \$3,127
Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$11.01 lnft	394 lnft	\$4,333	5 Yrs	10 Yrs	2025 2035 2045	\$4,903 \$6,276 \$8,033	\$817 \$628 \$803
Sparrow Landing	Brick wall tuckpointing and refurbishment	\$4.80 sqft	5,200 sqft	\$24,947	11 Yrs	30 Yrs	2031 2061 2091	\$32,733 \$68,659 \$144,017	\$2,728 \$2,289 \$4,801
Sparrow Landing	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040 2060 2080	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Sparrow Landing	Entry gates refurbish	\$2027.00 ea	4 ea	\$8,108	6 Yrs	25 Yrs	2026 2051 2076	\$9,403 \$17,432 \$32,318	\$1,343 \$697 \$1,293
Sparrow Landing	Automatic gate opener control panel replacement	\$4545.00 ea	1 ea	\$4,545	8 Yrs	8 Yrs	2028 2036 2044	\$5,538 \$6,747 \$8,221	\$615 \$843 \$1,028
Sparrow Landing	Automatic gate opener replacement	\$4040.00 ea	4 ea	\$16,160	11 Yrs	8 Yrs	2031 2039 2047	\$21,203 \$25,834 \$31,476	\$1,767 \$3,229 \$3,935
Sparrow Landing	Arm gate operator replacement	\$3333.00 ea	4 ea	\$13,332	6 Yrs	10 Yrs	2026 2036 2046	\$15,461 \$19,791 \$25,335	\$2,209 \$1,979 \$2,533
Sparrow Landing	Security camera system replacement	\$5000.00 lump sum	1 lump sum	\$5,000	4 Yrs	5 Yrs	2024 2029 2034	\$5,519 \$6,244 \$7,065	\$1,104 \$1,249 \$1,413
Sparrow Landing	Storm water drainage system repair allowance	\$2020.00 ea	6 ea	\$12,120	1 Yrs	15 Yrs	2022 2036 2051	\$12,423 \$17,992 \$26,058	\$6,212 \$1,199 \$1,737
Recreational Facilities	Tennis court resurface	\$0.48 sqft	19,863 sqft	\$9,534	8 Yrs	9 Yrs	2028 2037	\$11,617 \$14,507	\$1,291 \$1,612

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
							2046	\$18,118	\$2,013
Recreational Facilities	Tennis court concrete restoration	\$7.07 sqft	19,863 sqft	\$140,431	8 Yrs	18 Yrs	2028	\$171,102	\$19,011
							2046	\$266,861	\$14,826
							2064	\$416,212	\$23,123
Recreational Facilities	Tennis court lighting replacement - double lights	\$2800.00 ea	6 ea	\$16,800	24 Yrs	28 Yrs	2044	\$30,387	\$1,215
							2072	\$60,667	\$2,167
							2100	\$121,121	\$4,326
Recreational Facilities	Tennis court lighting replacement - single lights	\$1616.00 ea	4 ea	\$6,464	24 Yrs	28 Yrs	2044	\$11,692	\$468
							2072	\$23,342	\$834
							2100	\$46,603	\$1,664
Recreational Facilities	Tennis court chain-link fencing replacement	\$24.24 Inft	570 Inft	\$13,817	20 Yrs	20 Yrs	2040	\$22,640	\$1,078
							2060	\$37,099	\$1,855
							2080	\$60,791	\$3,040
Recreational Facilities	Sports court resurface	\$1.64 sqft	4,230 sqft	\$6,937	8 Yrs	9 Yrs	2028	\$8,452	\$939
							2037	\$10,556	\$1,173
							2046	\$13,183	\$1,465
Recreational Facilities	Children's Playground Equipment Replacement	\$100000.00 ea	1 ea	\$100,000	5 Yrs	20 Yrs	2025	\$113,141	\$18,857
							2045	\$185,394	\$9,270
							2065	\$303,790	\$15,190
Recreational Facilities	Playground shade structure	\$8500.00 ea	2 ea	\$17,000	11 Yrs	15 Yrs	2031	\$22,305	\$1,859
							2046	\$32,305	\$2,154
							2061	\$46,787	\$3,119
Recreational Facilities	Metal picnic table replacement	\$808.00 ea	2 ea	\$1,616	11 Yrs	20 Yrs	2031	\$2,120	\$177
							2051	\$3,474	\$174
							2071	\$5,693	\$285
Recreational Facilities	Metal benches replacement	\$808.00 ea	7 ea	\$5,656	11 Yrs	20 Yrs	2031	\$7,421	\$618
							2051	\$12,160	\$608
							2071	\$19,926	\$996
Recreational Facilities	Pavilion refurbishment	\$10100.00 lump sum	1 lump sum	\$10,100	15 Yrs	20 Yrs	2035	\$14,628	\$914
							2055	\$23,969	\$1,198
							2075	\$39,277	\$1,964
Recreational Facilities	Dock Replacement - at Mallard Landing section	\$220000.00 ea	1 ea	\$220,000	25 Yrs	25 Yrs	2045	\$407,868	\$15,687
							2070	\$756,164	\$30,247
							2095	\$1,401,886	\$56,075
Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$0.85 sqft	11,405 sqft	\$9,676	10 Yrs	5 Yrs	2030	\$12,386	\$1,126
							2035	\$14,014	\$2,803
							2040	\$15,855	\$3,171
Clubhouse	Asphalt paved parking areas - repave	\$1.56 sqft	11,405 sqft	\$17,739	5 Yrs	25 Yrs	2025	\$20,070	\$3,345
							2050	\$37,209	\$1,488
							2075	\$68,984	\$2,759
Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$11.01 Inft	79 Inft	\$870	10 Yrs	10 Yrs	2030	\$1,113	\$101
							2040	\$1,425	\$143
							2050	\$1,824	\$182

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Funding Reserve Analysis

# Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Dimensional asphalt shingle roof replacement	\$5.97 sqft	6,368 sqft	\$38,019	15 Yrs	18 Yrs	2035 2053 2071	\$55,063 \$85,880 \$133,944	\$3,441 \$4,771 \$7,441
Clubhouse	Aluminum rain gutters replacement	\$5000.00 lump sum	1 lump sum	\$5,000	0 Yrs	20 Yrs	2021 2040 2060	\$5,000 \$8,193 \$13,425	\$5,000 \$410 \$671
Clubhouse	Exterior building painting	\$1.21 sqft	3,600 sqft	\$4,356	7 Yrs	7 Yrs	2027 2034 2041	\$5,178 \$6,155 \$7,316	\$647 \$879 \$1,045
Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$9.32 sqft	720 sqft	\$6,712	10 Yrs	10 Yrs	2030 2040 2050	\$8,592 \$10,998 \$14,079	\$781 \$1,100 \$1,408
Clubhouse	HVAC system replacement - 4 ton unit	\$4848.00 ea	1 ea	\$4,848	12 Yrs	14 Yrs	2032 2046 2060	\$6,520 \$9,213 \$13,017	\$502 \$658 \$930
Clubhouse	HVAC system replacement - 2 ton unit	\$3232.00 ea	1 ea	\$3,232	5 Yrs	14 Yrs	2025 2039 2053	\$3,657 \$5,167 \$7,301	\$609 \$369 \$521
Clubhouse	HVAC system replacement - 5 ton unit	\$8075.00 ea	1 ea	\$8,075	13 Yrs	14 Yrs	2033 2047 2061	\$11,131 \$15,728 \$22,224	\$795 \$1,123 \$1,587
Clubhouse	Fixed Glass panel windows replacement	\$30.30 sqft	16 sqft	\$485	21 Yrs	40 Yrs	2041 2081 2121	\$0,814 \$2,186 \$5,870	\$037 \$055 \$147
Clubhouse	Exterior double doors with glass sidelites replacement - entrance	\$4500.00 ea	1 ea	\$4,500	11 Yrs	30 Yrs	2031 2061 2091	\$5,904 \$12,385 \$25,978	\$492 \$413 \$866
Clubhouse	Exterior metal doors replacement	\$707.00 ea	2 ea	\$1,414	11 Yrs	30 Yrs	2031 2061 2091	\$1,855 \$3,892 \$8,163	\$155 \$130 \$272
Clubhouse	Windows replacement	\$454.50 ea	14 ea	\$6,363	11 Yrs	30 Yrs	2031 2061 2091	\$8,349 \$17,512 \$36,733	\$696 \$584 \$1,224
Clubhouse	Paint interior common areas in clubhouse	\$0.62 sqft	7,200 sqft	\$4,464	7 Yrs	7 Yrs	2027 2034 2041	\$5,306 \$6,308 \$7,498	\$663 \$901 \$1,071
Clubhouse	Clubhouse interior refurbishment allowance	\$29.29 sqft	5,307 sqft	\$155,442	7 Yrs	15 Yrs	2027 2042 2057	\$184,772 \$267,605 \$387,571	\$23,096 \$17,840 \$25,838
Clubhouse	Clubhouse bathrooms refurbish	\$20000.00 ea	2 ea	\$40,000	7 Yrs	14 Yrs	2027 2041	\$47,547 \$67,183	\$5,943 \$4,799

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
							2055	\$94,928	\$6,781
Clubhouse	Fitness center refurbishment	\$16000.00 lump sum	1 lump sum	\$16,000	10 Yrs	20 Yrs	2030	\$20,481	\$1,862
							2050	\$33,561	\$1,678
							2070	\$54,994	\$2,750
Clubhouse	Fitness equipment replacement	\$3535.00 ea	15 ea	\$53,025	5 Yrs	7 Yrs	2025	\$59,993	\$9,999
							2032	\$71,313	\$10,188
							2039	\$84,768	\$12,110
Pool Area	Pool resurface	\$10.53 sqft	3,045 sqft	\$32,077	0 Yrs	12 Yrs	2021	\$32,077	\$32,077
							2032	\$43,140	\$3,595
							2044	\$58,018	\$4,835
Pool Area	Pool tile and coping replacement	\$50.50 Inft	240 Inft	\$12,120	12 Yrs	24 Yrs	2032	\$16,300	\$1,254
							2056	\$29,482	\$1,228
							2080	\$53,325	\$2,222
Pool Area	Pavers pool deck replacement	\$10.34 sqft	3,880 sqft	\$40,129	15 Yrs	25 Yrs	2035	\$58,118	\$3,632
							2060	\$107,748	\$4,310
							2085	\$199,758	\$7,990
Pool Area	Aluminum pool fencing replacement	\$30.30 Inft	365 Inft	\$11,060	15 Yrs	25 Yrs	2035	\$16,017	\$1,001
							2060	\$29,695	\$1,188
							2085	\$55,054	\$2,202
Pool Area	Pool furniture replacement	\$353.50 ea	51 ea	\$18,029	4 Yrs	5 Yrs	2024	\$19,900	\$3,980
							2029	\$22,515	\$4,503
							2034	\$25,474	\$5,095
Pool Area	Pool equipment pumps and filters system replacement	\$8888.00 ea	1 ea	\$8,888	5 Yrs	10 Yrs	2025	\$10,056	\$1,676
							2035	\$12,872	\$1,287
							2045	\$16,478	\$1,648
Pool Area	Wading/Kiddie Pool Resurface	\$10.53 sqft	106 sqft	\$1,117	0 Yrs	12 Yrs	2021	\$1,117	\$1,117
							2032	\$1,502	\$125
							2044	\$2,020	\$168
Pool Area	Wading/Kiddie Pool Coping & Tile Refurbish	\$50.50 Inft	31 Inft	\$1,566	0 Yrs	24 Yrs	2021	\$1,566	\$1,566
							2044	\$2,832	\$118
							2068	\$5,122	\$213
Pool Area	Mushroom sprayer kiddie pool feature	\$4646.00 ea	1 ea	\$4,646	0 Yrs	12 Yrs	2021	\$4,646	\$4,646
							2032	\$6,248	\$521
							2044	\$8,403	\$700
Site Elements	Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2040	\$32,772	\$1,561
							2060	\$53,701	\$2,685
							2080	\$87,996	\$4,400
Site Elements	Aluminum fencing replacement	\$28.68 Inft	192 Inft	\$5,507	6 Yrs	25 Yrs	2026	\$6,387	\$912
							2051	\$11,841	\$474
							2076	\$21,952	\$878
Site Elements	Pillars refurbishment - at aluminum fencing	\$20.00 sqft	448 sqft	\$8,960	20 Yrs	20 Yrs	2040	\$14,682	\$699
							2060	\$24,058	\$1,203
							2080	\$39,422	\$1,971

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Funding Reserve Analysis

# Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Irrigation system replacement - placeholder cost	\$250000.00 lump sum	1 lump sum	\$250,000	2 Yrs	20 Yrs	2023 2042 2062	\$262,656 \$430,393 \$705,249	\$87,552 \$21,520 \$35,262
Site Elements	Irrigation system pumps & controls replacement allowance	\$25250.00 lump sum	1 lump sum	\$25,250	14 Yrs	12 Yrs	2034 2046 2058	\$35,678 \$47,982 \$64,531	\$2,379 \$3,999 \$5,378
Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$0.85 sqft	14,276 sqft	\$12,112	10 Yrs	5 Yrs	2030 2035 2040	\$15,504 \$17,541 \$19,847	\$1,409 \$3,508 \$3,969
Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$1.56 sqft	14,276 sqft	\$22,205	5 Yrs	25 Yrs	2025 2050 2075	\$25,123 \$46,576 \$86,350	\$4,187 \$1,863 \$3,454
Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$60.00 ea	35 ea	\$2,100	5 Yrs	25 Yrs	2025 2050 2075	\$2,376 \$4,405 \$8,166	\$396 \$176 \$327
Site Elements	Pond pumps and fountains replacement allowance	\$25000.00 ea	2 ea	\$50,000	0 Yrs	7 Yrs	2021 2027 2034	\$50,000 \$59,434 \$70,649	\$50,000 \$8,491 \$10,093
Site Elements	Pavers streets replacement - North Shore Golf Club Blvd.	\$10.91 sqft	7,612 sqft	\$83,032	12 Yrs	30 Yrs	2032 2062 2092	\$111,668 \$234,232 \$491,317	\$8,590 \$7,808 \$16,377
Site Elements	Pond dredging and silt control allowance	\$0.20 sqft	1,537,684 sqft	\$310,612	5 Yrs	10 Yrs	2025 2035 2045	\$351,429 \$449,859 \$575,858	\$58,572 \$44,986 \$57,586

Note for communities using straight-line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.



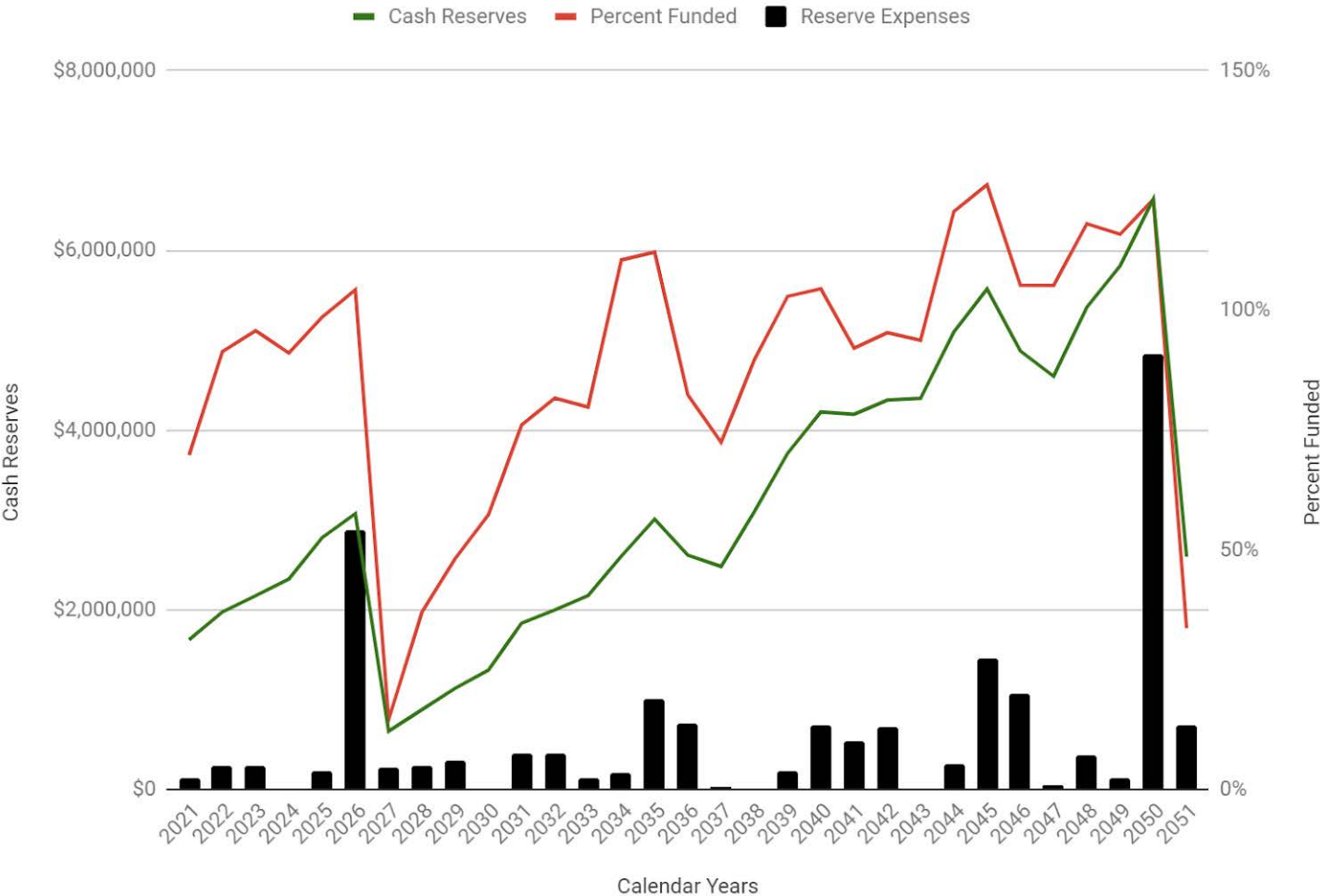
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Funding Reserve Analysis

## Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2021	\$410,000	\$6,250	\$117,558	\$1,875	\$1,546,817
2022	\$420,250	\$7,734	\$256,742	\$2,320	\$1,715,739
2023	\$430,756	\$8,579	\$262,656	\$2,574	\$1,889,844
2024	\$441,525	\$9,449		\$2,835	\$2,337,984
2025	\$452,563	\$11,690	\$206,754	\$3,507	\$2,591,977
2026	\$463,877	\$12,960	\$2,893,897	\$3,888	\$171,029
2027	\$475,474	\$855	\$249,043	\$257	\$398,058
2028	\$487,361	\$1,990	\$263,997	\$597	\$622,815
2029	\$499,545	\$3,114	\$313,479	\$934	\$811,061
2030	\$512,034	\$4,055	\$7,370	\$1,217	\$1,318,563
2031	\$524,835	\$6,593	\$394,914	\$1,978	\$1,453,099
2032	\$537,956	\$7,265	\$397,961	\$2,180	\$1,598,179
2033	\$551,404	\$7,991	\$134,488	\$2,397	\$2,020,688
2034	\$565,190	\$10,103	\$176,235	\$3,031	\$2,416,715
2035	\$579,319	\$12,084	\$1,001,182	\$3,625	\$2,003,311
2036	\$593,802	\$10,017	\$740,752	\$3,005	\$1,863,373
2037	\$608,647	\$9,317	\$25,063	\$2,795	\$2,453,479
2038	\$623,863	\$12,267		\$3,680	\$3,085,929
2039	\$639,460	\$15,430	\$208,537	\$4,629	\$3,527,653
2040	\$655,447	\$17,638	\$708,774	\$5,291	\$3,486,673
2041	\$671,833	\$17,433	\$544,262	\$5,230	\$3,626,447
2042	\$688,629	\$18,132	\$698,812	\$5,440	\$3,628,957
2043	\$705,844	\$18,145		\$5,443	\$4,347,502
2044	\$723,490	\$21,738	\$281,679	\$6,521	\$4,804,530
2045	\$741,578	\$24,023	\$1,463,399	\$7,207	\$4,099,524
2046	\$760,117	\$20,498	\$1,073,635	\$6,149	\$3,800,354
2047	\$779,120	\$19,002	\$47,205	\$5,701	\$4,545,570
2048	\$798,598	\$22,728	\$375,541	\$6,818	\$4,984,537
2049	\$818,563	\$24,923	\$118,750	\$7,477	\$5,701,796
2050	\$839,027	\$28,509	\$4,839,934	\$8,553	\$1,720,845
2051	\$860,003	\$8,604	\$705,046	\$2,581	\$1,881,825

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



## Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2021	\$33	\$391	\$34,167	\$410,000
2022	\$33	\$401	\$35,021	\$420,250
2023	\$34	\$411	\$35,896	\$430,756
2024	\$35	\$421	\$36,794	\$441,525
2025	\$36	\$431	\$37,714	\$452,563
2026	\$37	\$442	\$38,656	\$463,877
2027	\$38	\$453	\$39,623	\$475,474
2028	\$39	\$465	\$40,613	\$487,361
2029	\$40	\$476	\$41,629	\$499,545
2030	\$41	\$488	\$42,669	\$512,034
2031	\$42	\$500	\$43,736	\$524,835
2032	\$43	\$513	\$44,830	\$537,956
2033	\$44	\$526	\$45,950	\$551,404
2034	\$45	\$539	\$47,099	\$565,190
2035	\$46	\$552	\$48,277	\$579,319
2036	\$47	\$566	\$49,484	\$593,802
2037	\$48	\$580	\$50,721	\$608,647
2038	\$50	\$595	\$51,989	\$623,863
2039	\$51	\$610	\$53,288	\$639,460
2040	\$52	\$625	\$54,621	\$655,447
2041	\$53	\$640	\$55,986	\$671,833
2042	\$55	\$656	\$57,386	\$688,629
2043	\$56	\$673	\$58,820	\$705,844
2044	\$57	\$690	\$60,291	\$723,490
2045	\$59	\$707	\$61,798	\$741,578
2046	\$60	\$725	\$63,343	\$760,117
2047	\$62	\$743	\$64,927	\$779,120
2048	\$63	\$761	\$66,550	\$798,598
2049	\$65	\$780	\$68,214	\$818,563
2050	\$67	\$800	\$69,919	\$839,027
2051	\$68	\$820	\$71,667	\$860,003

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## Annual Expenses

Year	Category	Reserve Item	Cost
2021	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$8,217
2021	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$5,758
2021	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$9,178
2021	Clubhouse	Aluminum rain gutters replacement	\$5,000
2021	Pool Area	Pool resurface	\$32,077
2021	Pool Area	Wading/Kiddie Pool Resurface	\$1,117
2021	Pool Area	Wading/Kiddie Pool Coping & Tile Refurbish	\$1,566
2021	Pool Area	Mushroom sprayer kiddie pool feature	\$4,646
2021	Site Elements	Pond pumps and fountains replacement allowance	\$50,000
<b>Total for 2021:</b>			<b>\$117,558</b>
2022	Heron Pointe	Storm water drainage system repair allowance	\$24,846
2022	Marsh Pine	Storm water drainage system repair allowance	\$41,410
2022	Osprey Landing	Storm water drainage system repair allowance	\$37,269
2022	Lakeshore	Storm water drainage system repair allowance	\$37,269
2022	Marsh Pointe	Storm water drainage system repair allowance	\$18,635
2022	Myrtle Creek	Storm water drainage system repair allowance	\$64,186
2022	Mallard Landings	Storm water drainage system repair allowance	\$20,705
2022	Sparrow Landing	Storm water drainage system repair allowance	\$12,423
<b>Total for 2022:</b>			<b>\$256,742</b>
2023	Site Elements	Irrigation system replacement - placeholder cost	\$262,656
<b>Total for 2023:</b>			<b>\$262,656</b>
2024		No reserve items this year.	\$0
<b>Total for 2024:</b>			<b>\$0</b>
2025	Heron Pointe	Automatic gate opener replacement	\$17,838
2025	Heron Pointe	Security camera system replacement	\$5,519
2025	Marsh Pine	Automatic gate opener replacement	\$17,838
2025	Marsh Pine	Security camera system replacement	\$5,519
2025	Osprey Landing	Automatic gate opener replacement	\$17,838
2025	Osprey Landing	Security camera system replacement	\$5,519
2025	Lakeshore	Automatic gate opener replacement	\$17,838
2025	Lakeshore	Security camera system replacement	\$5,519
2025	Marsh Pointe	Automatic gate opener replacement	\$17,838
2025	Marsh Pointe	Security camera system replacement	\$5,519
2025	Myrtle Creek	Automatic gate opener replacement	\$35,675

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2025	Myrtle Creek	Security camera system replacement	\$5,519
2025	Mallard Landings	Automatic gate opener replacement	\$17,838
2025	Mallard Landings	Security camera system replacement	\$5,519
2025	Sparrow Landing	Security camera system replacement	\$5,519
2025	Pool Area	Pool furniture replacement	\$19,900
<b>Total for 2025:</b>			<b>\$206,754</b>
2026	Heron Pointe	Asphalt paved streets - replacement	\$200,194
2026	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$8,991
2026	Marsh Pine	Asphalt paved streets - replacement	\$363,929
2026	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$18,447
2026	Osprey Landing	Asphalt paved streets - replacement	\$316,287
2026	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$15,415
2026	Lakeshore	Asphalt paved streets - replacement	\$309,942
2026	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$15,510
2026	Marsh Pointe	Asphalt paved streets - replacement	\$130,180
2026	Myrtle Creek	Asphalt paved streets - replacement	\$597,326
2026	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$29,266
2026	Mallard Landings	Asphalt paved streets - replacement	\$200,562
2026	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$8,036
2026	Sparrow Landing	Asphalt paved streets - replacement	\$89,064
2026	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$4,903
2026	Recreational Facilities	Children's Playground Equipment Replacement	\$113,141
2026	Clubhouse	Asphalt paved parking areas - repave	\$20,070
2026	Clubhouse	HVAC system replacement - 2 ton unit	\$3,657
2026	Clubhouse	Fitness equipment replacement	\$59,993
2026	Pool Area	Pool equipment pumps and filters system replacement	\$10,056
2026	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$25,123
2026	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$2,376
2026	Site Elements	Pond dredging and silt control allowance	\$351,429
<b>Total for 2026:</b>			<b>\$2,893,897</b>
2027	Heron Pointe	Arm gate operator replacement	\$15,461
2027	Marsh Pine	Entry gates refurbish	\$9,370
2027	Marsh Pine	Arm gate operator replacement	\$15,461
2027	Osprey Landing	Entry gates refurbish	\$9,370
2027	Osprey Landing	Arm gate operator replacement	\$15,461

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Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2027	Lakeshore	Entry gates refurbish	\$9,370
2027	Lakeshore	Arm gate operator replacement	\$15,461
2027	Marsh Pointe	Entry gates refurbish	\$9,370
2027	Marsh Pointe	Arm gate operator replacement	\$15,461
2027	Myrtle Creek	Entry gates refurbish	\$18,741
2027	Mallard Landings	Entry gates refurbish	\$9,370
2027	Mallard Landings	Arm gate operator replacement	\$15,461
2027	Sparrow Landing	Entry gates refurbish	\$9,403
2027	Sparrow Landing	Arm gate operator replacement	\$15,461
2027	Site Elements	Aluminum fencing replacement	\$6,387
2027	Site Elements	Pond pumps and fountains replacement allowance	\$59,434
<b>Total for 2027:</b>			<b>\$249,043</b>
2028	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$10,012
2028	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$11,182
2028	Clubhouse	Exterior building painting	\$5,178
2028	Clubhouse	Paint interior common areas in clubhouse	\$5,306
2028	Clubhouse	Clubhouse interior refurbishment allowance	\$184,772
2028	Clubhouse	Clubhouse bathrooms refurbish	\$47,547
<b>Total for 2028:</b>			<b>\$263,997</b>
2029	Heron Pointe	Automatic gate opener control panel replacement	\$5,538
2029	Heron Pointe	Security camera system replacement	\$6,244
2029	Marsh Pine	Automatic gate opener control panel replacement	\$5,538
2029	Marsh Pine	Security camera system replacement	\$6,244
2029	Osprey Landing	Automatic gate opener control panel replacement	\$5,538
2029	Osprey Landing	Security camera system replacement	\$6,244
2029	Lakeshore	Automatic gate opener control panel replacement	\$5,538
2029	Lakeshore	Security camera system replacement	\$6,244
2029	Marsh Pointe	Automatic gate opener control panel replacement	\$5,538
2029	Marsh Pointe	Security camera system replacement	\$6,244
2029	Myrtle Creek	Automatic gate opener control panel replacement	\$11,075
2029	Myrtle Creek	Security camera system replacement	\$6,244
2029	Mallard Landings	Automatic gate opener control panel replacement	\$5,538
2029	Mallard Landings	Security camera system replacement	\$6,244
2029	Sparrow Landing	Automatic gate opener control panel replacement	\$5,538
2029	Sparrow Landing	Security camera system replacement	\$6,244

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## Annual Expenses

Year	Category	Reserve Item	Cost
2029	Recreational Facilities	Tennis court resurface	\$11,617
2029	Recreational Facilities	Tennis court concrete restoration	\$171,102
2029	Recreational Facilities	Sports court resurface	\$8,452
2029	Pool Area	Pool furniture replacement	\$22,515
<b>Total for 2029:</b>			<b>\$313,479</b>
2030	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$7,370
<b>Total for 2030:</b>			<b>\$7,370</b>
2031	Heron Pointe	Asphalt paved streets patch and seal	\$27,452
2031	Marsh Pine	Asphalt paved streets patch and seal	\$49,904
2031	Osprey Landing	Asphalt paved streets patch and seal	\$43,371
2031	Lakeshore	Asphalt paved streets patch and seal	\$42,501
2031	Marsh Pointe	Asphalt paved streets patch and seal	\$17,851
2031	Myrtle Creek	Asphalt paved streets patch and seal	\$81,909
2031	Myrtle Creek	Arm gate operator replacement	\$34,132
2031	Mallard Landings	Asphalt paved streets patch and seal	\$27,502
2031	Sparrow Landing	Asphalt paved streets patch and seal	\$12,213
2031	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$12,386
2031	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,113
2031	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$8,592
2031	Clubhouse	Fitness center refurbishment	\$20,481
2031	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$15,504
<b>Total for 2031:</b>			<b>\$394,914</b>
2032	Heron Pointe	Automatic gate opener replacement	\$21,733
2032	Marsh Pine	Automatic gate opener replacement	\$21,733
2032	Osprey Landing	Automatic gate opener replacement	\$21,733
2032	Lakeshore	Automatic gate opener replacement	\$21,733
2032	Marsh Pointe	Automatic gate opener replacement	\$21,733
2032	Myrtle Creek	Automatic gate opener replacement	\$43,467
2032	Mallard Landings	Automatic gate opener replacement	\$21,733
2032	Sparrow Landing	Brick wall tuckpointing and refurbishment	\$32,733
2032	Sparrow Landing	Automatic gate opener replacement	\$21,203
2032	Recreational Facilities	Playground shade structure	\$22,305
2032	Recreational Facilities	Metal picnic table replacement	\$2,120
2032	Recreational Facilities	Metal benches replacement	\$7,421

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## Annual Expenses

Year	Category	Reserve Item	Cost
2032	Clubhouse	Exterior double doors with glass sidelites replacement - entrance	\$5,904
2032	Clubhouse	Exerior metal doors replacement	\$1,855
2032	Clubhouse	Windows replacement	\$8,349
2032	Clubhouse	Fitness equipment replacement	\$71,313
2032	Pool Area	Pool resurface	\$43,140
2032	Pool Area	Wading/Kiddie Pool Resurface	\$1,502
2032	Pool Area	Mushroom sprayer kiddie pool feature	\$6,248
<b>Total for 2032:</b>			<b>\$397,961</b>
2033	Clubhouse	HVAC system replacement - 4 ton unit	\$6,520
2033	Pool Area	Pool tile and coping replacement	\$16,300
2033	Site Elements	Pavers streets replacement - North Shore Golf Club Blvd.	\$111,668
<b>Total for 2033:</b>			<b>\$134,488</b>
2034	Heron Pointe	Security camera system replacement	\$7,065
2034	Marsh Pine	Security camera system replacement	\$7,065
2034	Osprey Landing	Security camera system replacement	\$7,065
2034	Lakeshore	Security camera system replacement	\$7,065
2034	Marsh Pointe	Security camera system replacement	\$7,065
2034	Myrtle Creek	Security camera system replacement	\$7,065
2034	Mallard Landings	Security camera system replacement	\$7,065
2034	Sparrow Landing	Security camera system replacement	\$7,065
2034	Clubhouse	Exterior building painting	\$6,155
2034	Clubhouse	HVAC system replacement - 5 ton unit	\$11,131
2034	Clubhouse	Paint interior common areas in clubhouse	\$6,308
2034	Pool Area	Pool furniture replacement	\$25,474
2034	Site Elements	Pond pumps and fountains replacement allowance	\$70,649
<b>Total for 2034:</b>			<b>\$176,235</b>
2035	Heron Pointe	Asphalt paved streets patch and seal	\$31,059
2035	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$11,509
2035	Marsh Pine	Asphalt paved streets patch and seal	\$56,462
2035	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$23,614
2035	Osprey Landing	Asphalt paved streets patch and seal	\$49,071
2035	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$19,733
2035	Lakeshore	Asphalt paved streets patch and seal	\$48,086
2035	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$19,854
2035	Marsh Pointe	Asphalt paved streets patch and seal	\$20,197



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## Annual Expenses

Year	Category	Reserve Item	Cost
2035	Myrtle Creek	Asphalt paved streets patch and seal	\$92,673
2035	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$37,463
2035	Mallard Landings	Asphalt paved streets patch and seal	\$31,117
2035	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$10,287
2035	Sparrow Landing	Asphalt paved streets patch and seal	\$13,818
2035	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$6,276
2035	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$14,014
2035	Pool Area	Pool equipment pumps and filters system replacement	\$12,872
2035	Site Elements	Irrigation system pumps & controls replacement allowance	\$35,678
2035	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$17,541
2035	Site Elements	Pond dredging and silt control allowance	\$449,859
<b>Total for 2035:</b>			<b>\$1,001,182</b>
2036	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$12,199
2036	Heron Pointe	Automatic gate opener control panel replacement	\$6,747
2036	Heron Pointe	Arm gate operator replacement	\$19,791
2036	Heron Pointe	Storm water drainage system repair allowance	\$35,984
2036	Marsh Pine	Automatic gate opener control panel replacement	\$6,747
2036	Marsh Pine	Arm gate operator replacement	\$19,791
2036	Marsh Pine	Storm water drainage system repair allowance	\$59,974
2036	Osprey Landing	Automatic gate opener control panel replacement	\$6,747
2036	Osprey Landing	Arm gate operator replacement	\$19,791
2036	Osprey Landing	Storm water drainage system repair allowance	\$53,977
2036	Lakeshore	Automatic gate opener control panel replacement	\$6,747
2036	Lakeshore	Arm gate operator replacement	\$19,791
2036	Lakeshore	Storm water drainage system repair allowance	\$53,977
2036	Marsh Pointe	Automatic gate opener control panel replacement	\$6,747
2036	Marsh Pointe	Arm gate operator replacement	\$19,791
2036	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$13,624
2036	Marsh Pointe	Storm water drainage system repair allowance	\$26,988
2036	Myrtle Creek	Automatic gate opener control panel replacement	\$13,494
2036	Myrtle Creek	Storm water drainage system repair allowance	\$92,960
2036	Mallard Landings	Automatic gate opener control panel replacement	\$6,747
2036	Mallard Landings	Arm gate operator replacement	\$19,791
2036	Mallard Landings	Storm water drainage system repair allowance	\$29,987

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## Annual Expenses

Year	Category	Reserve Item	Cost
2036	Sparrow Landing	Automatic gate opener control panel replacement	\$6,747
2036	Sparrow Landing	Arm gate operator replacement	\$19,791
2036	Sparrow Landing	Storm water drainage system repair allowance	\$17,992
2036	Recreational Facilities	Pavillion refurbishment	\$14,628
2036	Clubhouse	Dimensional apshlat shingle roof replacement	\$55,063
2036	Pool Area	Pavers pool deck replacement	\$58,118
2036	Pool Area	Aluminum pool fencing replacement	\$16,017
<b>Total for 2036:</b>			<b>\$740,752</b>
2037	Recreational Facilities	Tennis court resurface	\$14,507
2037	Recreational Facilities	Sports court resurface	\$10,556
<b>Total for 2037:</b>			<b>\$25,063</b>
2038		No reserve items this year.	\$0
<b>Total for 2038:</b>			<b>\$0</b>
2039	Heron Pointe	Security camera system replacement	\$7,993
2039	Marsh Pine	Security camera system replacement	\$7,993
2039	Osprey Landing	Security camera system replacement	\$7,993
2039	Lakeshore	Security camera system replacement	\$7,993
2039	Marsh Pointe	Security camera system replacement	\$7,993
2039	Myrtle Creek	Security camera system replacement	\$7,993
2039	Mallard Landings	Security camera system replacement	\$7,993
2039	Sparrow Landing	Automatic gate opener replacement	\$25,834
2039	Sparrow Landing	Security camera system replacement	\$7,993
2039	Clubhouse	HVAC system replacement - 2 ton unit	\$5,167
2039	Clubhouse	Fitness equipment replacement	\$84,768
2039	Pool Area	Pool furniture replacement	\$28,821
<b>Total for 2039:</b>			<b>\$208,537</b>
2040	Heron Pointe	Asphalt paved streets patch and seal	\$35,141
2040	Heron Pointe	Automatic gate opener replacement	\$26,480
2040	Marsh Pine	Asphalt paved streets patch and seal	\$63,882
2040	Marsh Pine	Automatic gate opener replacement	\$26,480
2040	Osprey Landing	Asphalt paved streets patch and seal	\$55,519
2040	Osprey Landing	Automatic gate opener replacement	\$26,480
2040	Lakeshore	Asphalt paved streets patch and seal	\$54,405
2040	Lakeshore	Automatic gate opener replacement	\$26,480
2040	Marsh Pointe	Asphalt paved streets patch and seal	\$22,851
2040	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$9,435

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## Annual Expenses

Year	Category	Reserve Item	Cost
2040	Marsh Pointe	Automatic gate opener replacement	\$26,480
2040	Myrtle Creek	Asphalt paved streets patch and seal	\$104,851
2040	Myrtle Creek	Automatic gate opener replacement	\$52,960
2040	Myrtle Creek	Arm gate operator replacement	\$43,692
2040	Mallard Landings	Asphalt paved streets patch and seal	\$35,205
2040	Mallard Landings	Automatic gate opener replacement	\$26,480
2040	Sparrow Landing	Asphalt paved streets patch and seal	\$15,634
2040	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$15,855
2040	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,425
2040	Clubhouse	Aluminum rain gutters replacement	\$8,193
2040	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$10,998
2040	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$19,847
<b>Total for 2040:</b>			<b>\$708,774</b>
2041	Heron Pointe	Entrance and monuments refurbishment	\$32,772
2041	Heron Pointe	Entry gates refurbish	\$13,240
2041	Marsh Pine	Entrance and monuments refurbishment	\$32,772
2041	Osprey Landing	Entrance and monuments refurbishment	\$32,772
2041	Lakeshore	Entrance and monuments refurbishment	\$32,772
2041	Marsh Pointe	Entrance and monuments refurbishment	\$32,772
2041	Myrtle Creek	Entrance and monuments refurbishment	\$65,545
2041	Mallard Landings	Entrance and monuments refurbishment	\$32,772
2041	Sparrow Landing	Entrance and monuments refurbishment	\$32,772
2041	Recreational Facilities	Tennis court chain-link fencing replacement	\$22,640
2041	Clubhouse	Exterior building painting	\$7,316
2041	Clubhouse	Paint interior common areas in clubhouse	\$7,498
2041	Clubhouse	Clubhouse bathrooms refurbish	\$67,183
2041	Site Elements	Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$32,772
2041	Site Elements	Pillars refurbishment - at aluminum fencing	\$14,682
2041	Site Elements	Pond pumps and fountains replacement allowance	\$83,979
<b>Total for 2041:</b>			<b>\$544,262</b>
2042	Clubhouse	Fixed Glass panel windows replacement	\$814
2042	Clubhouse	Clubhouse interior refurbishment allowance	\$267,605
2042	Site Elements	Irrigation system replacement - placeholder cost	\$430,393
<b>Total for 2042:</b>			<b>\$698,812</b>

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## Annual Expenses

Year	Category	Reserve Item	Cost
2043		No reserve items this year.	\$0
<b>Total for 2043:</b>			<b>\$0</b>
2044	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$14,863
2044	Heron Pointe	Automatic gate opener control panel replacement	\$8,221
2044	Heron Pointe	Security camera system replacement	\$9,044
2044	Marsh Pine	Automatic gate opener control panel replacement	\$8,221
2044	Marsh Pine	Security camera system replacement	\$9,044
2044	Osprey Landing	Automatic gate opener control panel replacement	\$8,221
2044	Osprey Landing	Security camera system replacement	\$9,044
2044	Lakeshore	Automatic gate opener control panel replacement	\$8,221
2044	Lakeshore	Security camera system replacement	\$9,044
2044	Marsh Pointe	Automatic gate opener control panel replacement	\$8,221
2044	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$16,600
2044	Marsh Pointe	Security camera system replacement	\$9,044
2044	Myrtle Creek	Automatic gate opener control panel replacement	\$16,441
2044	Myrtle Creek	Security camera system replacement	\$9,044
2044	Mallard Landings	Automatic gate opener control panel replacement	\$8,221
2044	Mallard Landings	Security camera system replacement	\$9,044
2044	Sparrow Landing	Automatic gate opener control panel replacement	\$8,221
2044	Sparrow Landing	Security camera system replacement	\$9,044
2044	Pool Area	Pool resurface	\$58,018
2044	Pool Area	Pool furniture replacement	\$32,609
2044	Pool Area	Wading/Kiddie Pool Resurface	\$2,020
2044	Pool Area	Wading/Kiddie Pool Coping & Tile Refurbish	\$2,832
2044	Pool Area	Mushroom sprayer kiddie pool feature	\$8,403
<b>Total for 2044:</b>			<b>\$281,679</b>
2045	Heron Pointe	Asphalt paved streets patch and seal	\$39,759
2045	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$14,732
2045	Marsh Pine	Asphalt paved streets patch and seal	\$72,276
2045	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$30,227
2045	Osprey Landing	Asphalt paved streets patch and seal	\$62,815
2045	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$25,260
2045	Lakeshore	Asphalt paved streets patch and seal	\$61,555
2045	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$25,415
2045	Marsh Pointe	Asphalt paved streets patch and seal	\$25,854

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## Annual Expenses

Year	Category	Reserve Item	Cost
2045	Myrtle Creek	Asphalt paved streets patch and seal	\$118,629
2045	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$47,956
2045	Mallard Landings	Asphalt paved streets patch and seal	\$39,832
2045	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$13,169
2045	Sparrow Landing	Asphalt paved streets patch and seal	\$17,688
2045	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$8,033
2045	Recreational Facilities	Tennis court lighting replacement - double lights	\$30,387
2045	Recreational Facilities	Tennis court lighting replacement - single lights	\$11,692
2045	Recreational Facilities	Children's Playground Equipment Replacement	\$185,394
2045	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$17,939
2045	Pool Area	Pool equipment pumps and filters system replacement	\$16,478
2045	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$22,455
2045	Site Elements	Pond dredging and silt control allowance	\$575,858
Total for 2045:			\$1,463,399
2046	Heron Pointe	Arm gate operator replacement	\$25,335
2046	Marsh Pine	Arm gate operator replacement	\$25,335
2046	Osprey Landing	Arm gate operator replacement	\$25,335
2046	Lakeshore	Arm gate operator replacement	\$25,335
2046	Marsh Pointe	Arm gate operator replacement	\$25,335
2046	Mallard Landings	Arm gate operator replacement	\$25,335
2046	Sparrow Landing	Arm gate operator replacement	\$25,335
2046	Recreational Facilities	Tennis court resurface	\$18,118
2046	Recreational Facilities	Tennis court concrete restoration	\$266,861
2046	Recreational Facilities	Sports court resurface	\$13,183
2046	Recreational Facilities	Playground shade structure	\$32,305
2046	Recreational Facilities	Dock Replacement - at Mallard Landing section	\$407,868
2046	Clubhouse	HVAC system replacement - 4 ton unit	\$9,213
2046	Clubhouse	Fitness equipment replacement	\$100,763
2046	Site Elements	Irrigation system pumps & controls replacement allowance	\$47,982
Total for 2046:			\$1,073,635
2047	Sparrow Landing	Automatic gate opener replacement	\$31,476
2047	Clubhouse	HVAC system replacement - 5 ton unit	\$15,728
Total for 2047:			\$47,205
2048	Heron Pointe	Automatic gate opener replacement	\$32,263
2048	Marsh Pine	Automatic gate opener replacement	\$32,263

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## Annual Expenses

Year	Category	Reserve Item	Cost
2048	Osprey Landing	Automatic gate opener replacement	\$32,263
2048	Lakeshore	Automatic gate opener replacement	\$32,263
2048	Marsh Pointe	Automatic gate opener replacement	\$32,263
2048	Myrtle Creek	Automatic gate opener replacement	\$64,527
2048	Mallard Landings	Automatic gate opener replacement	\$32,263
2048	Clubhouse	Exterior building painting	\$8,697
2048	Clubhouse	Paint interior common areas in clubhouse	\$8,912
2048	Site Elements	Pond pumps and fountains replacement allowance	\$99,825
Total for 2048:			\$375,541
2049	Heron Pointe	Security camera system replacement	\$10,232
2049	Marsh Pine	Security camera system replacement	\$10,232
2049	Osprey Landing	Security camera system replacement	\$10,232
2049	Lakeshore	Security camera system replacement	\$10,232
2049	Marsh Pointe	Security camera system replacement	\$10,232
2049	Myrtle Creek	Security camera system replacement	\$10,232
2049	Mallard Landings	Security camera system replacement	\$10,232
2049	Sparrow Landing	Security camera system replacement	\$10,232
2049	Pool Area	Pool furniture replacement	\$36,894
Total for 2049:			\$118,750
2050	Heron Pointe	Asphalt paved streets - replacement	\$371,148
2050	Heron Pointe	Asphalt paved streets patch and seal	\$44,983
2050	Marsh Pine	Asphalt paved streets - replacement	\$674,704
2050	Marsh Pine	Asphalt paved streets patch and seal	\$81,774
2050	Osprey Landing	Asphalt paved streets - replacement	\$586,379
2050	Osprey Landing	Asphalt paved streets patch and seal	\$71,069
2050	Lakeshore	Asphalt paved streets - replacement	\$574,616
2050	Lakeshore	Asphalt paved streets patch and seal	\$69,643
2050	Marsh Pointe	Asphalt paved streets - replacement	\$241,346
2050	Marsh Pointe	Asphalt paved streets patch and seal	\$29,251
2050	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$12,077
2050	Myrtle Creek	Asphalt paved streets - replacement	\$1,107,409
2050	Myrtle Creek	Asphalt paved streets patch and seal	\$134,218
2050	Myrtle Creek	Arm gate operator replacement	\$55,930
2050	Mallard Landings	Asphalt paved streets - replacement	\$371,832
2050	Mallard Landings	Asphalt paved streets patch and seal	\$45,066
2050	Sparrow Landing	Asphalt paved streets - replacement	\$165,121



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## Annual Expenses

Year	Category	Reserve Item	Cost
2050	Sparrow Landing	Asphalt paved streets patch and seal	\$20,013
2050	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$20,296
2050	Clubhouse	Asphalt paved parking areas - repave	\$37,209
2050	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,824
2050	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$14,079
2050	Clubhouse	Fitness center refurbishment	\$33,561
2050	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$25,405
2050	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$46,576
2050	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$4,405
Total for 2050:			\$4,839,934
2051	Heron Pointe	Storm water drainage system repair allowance	\$52,116
2051	Marsh Pine	Entry gates refurbish	\$17,372
2051	Marsh Pine	Storm water drainage system repair allowance	\$86,860
2051	Osprey Landing	Entry gates refurbish	\$17,372
2051	Osprey Landing	Storm water drainage system repair allowance	\$78,174
2051	Lakeshore	Entry gates refurbish	\$17,372
2051	Lakeshore	Storm water drainage system repair allowance	\$78,174
2051	Marsh Pointe	Entry gates refurbish	\$17,372
2051	Marsh Pointe	Storm water drainage system repair allowance	\$39,087
2051	Myrtle Creek	Entry gates refurbish	\$34,744
2051	Myrtle Creek	Storm water drainage system repair allowance	\$134,633
2051	Mallard Landings	Entry gates refurbish	\$17,372
2051	Mallard Landings	Storm water drainage system repair allowance	\$43,430
2051	Sparrow Landing	Entry gates refurbish	\$17,432
2051	Sparrow Landing	Storm water drainage system repair allowance	\$26,058
2051	Recreational Facilities	Metal picnic table replacement	\$3,474
2051	Recreational Facilities	Metal benches replacement	\$12,160
2051	Site Elements	Aluminum fencing replacement	\$11,841
Total for 2051:			\$705,046