



2023 Update to the Reserve Study for

**North Shore at Lake Hart Homeowners Association
Orlando, FL**

October 21, 2022



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North Shore at Lake Hart Homeowners Association 2023 Update to the Reserve Study

October 21, 2022

Ms. Laurie Bihailo
Community Association Manager
Access Management
215 Celebration Plaza, Suite 115
Celebration, FL 34747

Dear Ms. Bihailo,

Global Solution Partners is pleased to present to you and the North Shore at Lake Hart Homeowners Association the requested update to the 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 newly-constructed dog park, a community dock, and the community irrigation system. North Shore at Lake Hart was constructed between 2002 and 2006.

Depth of Study

This report is an update to the original study performed in 2020 for budget year 2021. This Reserve Study Update is an update without a site visit. The component list, remaining life, expected life, inflation rate, interest rate, costs, and community changes provided by the client were reviewed and adjustments made accordingly. Photographs used in this report are from the 2020 site visit. Each change is likely to have an impact on the recommended funding plan. With this in mind, a direct comparison between an update and a previous report in an attempt to isolate specific causes and effects is impractical and is not part of the update process. The format of the Reserve Study Update mirrors the format of the most recent final report.

Executive Financial Summary

Based on the information collected during this update to the Reserve Study process, the recommended reserve fund contribution for 2023 is \$475,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase annually by 6.00% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community. The reserve fund contribution increase is adjusted down to 2.00% annually in 2025 and continues to increase by 2.00% annually throughout the remainder of the study period.

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.

COVID-19 Labor and Materials Costs

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

Update Notes

- Per the directive of the client, the monument entrance signage refurbishment for the individual neighborhoods has been placed in expense year 2024 at a cost of \$20,000 per monument. Additionally, the refurbishment of the pillars at the aluminum fencing will also be done in 2024 at a cost of \$10,000.
- Per information provided by the client, the Association added a dog park to the property in 2022. The cost of the fencing was \$30,000. Other dog park amenities cost approximately \$20,000. No invoices were provided to Global Solution Partners.
- Per information provided by the client, the Association will be replacing the backstop at the softball field in 2022 for a cost of \$15,000. No invoices were provided to Global Solution Partners. The backstop has been included in the reserves for its future replacement.
- Per information provided by the client, the Association has replaced the automatic gate openers at all neighborhoods between 2021 and 2022. Costs and replacement dates were provided by the client and have been adjusted accordingly.
- Per information provided by the client, the dock at Mallard Landing rebuild project began in 2020 and was completed in 2021 for a total cost of \$245,284.
- Per information provided by the client, stormwater drainage system repairs were made in 2021 for a total of \$14,000.
- Per information provided by the client, the pond pumps and fountains were replaced in 2021 for a total cost of \$32,595.
- Per information provided by the client, the tennis courts were resurfaced and light fixtures were upgraded with LED lighting in 2021.
- Per information provided by the client, the block and stucco wall at Heron Point and Marsh Point were painted and general repairs were made for a total cost of \$27,250.
- Per information provided by the client, the main pool and the kiddie pool were resurfaced and retiled, and the mushroom sprayer at the kiddie pool was refurbished in 2022 for a total cost of \$39,450.
- Per information provided by the client, the block and stucco wall at the end of Turtle Bay Court was painted and general repairs were made in 2021. The remaining useful life has been adjusted accordingly.

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- This report is an update to the Reserve Study completed by Global Solution Partners in 2020 for budget year 2021. Please refer to the document dated October 8, 2020 for a list of information provided by the client and observations from Global Solution Partners used in the previous report.

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 Homeowners Association reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2023
Reserve Funding Study Length	30 years
Number of Dues Paying Members	1,049
Reserve Balance as of January 1, 2023	\$1,927,746.00
Annual Inflation Rate	2.50%
Interest Rate on Reserve Funds	0.50%
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
2023	\$37.73	\$39,583	\$475,000	\$2,146,005
2024	\$40.00	\$41,958	\$503,500	\$2,441,766
2025	\$42.40	\$44,476	\$533,710	\$2,876,067
2026	\$43.25	\$45,365	\$544,384	\$291,487
2027	\$44.11	\$46,273	\$555,272	\$622,509

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

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- 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

An annual inflation multiplier of 2.50% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be \$1,927,746.00 on January 1, 2023. 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.

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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 Homeowners Association 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-year 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.

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

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- 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 CCRs (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of the original Reserve Study to assist in determining what parties are responsible for various assets within the community.

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:

- Building structures
- Pool structure

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 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:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting

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:

- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site

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; 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 the North Shore at Lake Hart Homeowners Association for the opportunity to be of service in the preparation of this update to the Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Cheryl Rorrer, RS
Project Manager
Global Solution Partners

Reserve Item Categories

Heron Pointe



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,612.00	4 Yrs	10 Yrs	2027	\$20,544.17	Y
Asphalt paved streets - replacement	\$191,982.07	3 Yrs	25 Yrs	2026	\$206,743.69	Y
Asphalt paved streets patch and seal	\$30,080.14	8 Yrs	5 Yrs	2031	\$36,649.73	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$22,560.00	2 Yrs	8 Yrs	2025	\$23,702.10	Y
Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$27,250.00	6 Yrs	8 Yrs	2029	\$31,601.65	Y
Concrete gutter repair allowance (10% every 10 years)	\$11,097.14	3 Yrs	10 Yrs	2026	\$11,950.41	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$14,500.00	18 Yrs	25 Yrs	2041	\$22,615.05	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$26,400.00	12 Yrs	15 Yrs	2035	\$35,505.06	Y

Marsh Pine



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,612.00	4 Yrs	10 Yrs	2027	\$20,544.17	Y
Asphalt paved streets - replacement	\$349,001.10	3 Yrs	25 Yrs	2026	\$375,836.01	Y
Asphalt paved streets patch and seal	\$54,682.20	8 Yrs	5 Yrs	2031	\$66,624.95	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$14,500.00	7 Yrs	8 Yrs	2030	\$17,235.94	Y
Concrete gutter repair allowance (10% every 10 years)	\$22,762.97	3 Yrs	10 Yrs	2026	\$24,513.23	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$44,000.00	12 Yrs	15 Yrs	2035	\$59,175.11	Y

Osprey Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,612.00	4 Yrs	10 Yrs	2027	\$20,544.17	Y
Asphalt paved streets - replacement	\$303,313.92	3 Yrs	25 Yrs	2026	\$326,635.92	Y
Asphalt paved streets patch and seal	\$47,523.84	8 Yrs	5 Yrs	2031	\$57,903.18	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$14,500.00	7 Yrs	8 Yrs	2030	\$17,235.94	Y
Concrete gutter repair allowance (10% every 10 years)	\$19,028.06	3 Yrs	10 Yrs	2026	\$20,491.14	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$39,600.00	12 Yrs	15 Yrs	2035	\$53,257.60	Y

Lakeshore



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,612.00	4 Yrs	10 Yrs	2027	\$20,544.17	Y
Asphalt paved streets - replacement	\$297,229.24	3 Yrs	25 Yrs	2026	\$320,083.38	Y
Asphalt paved streets patch and seal	\$46,570.48	8 Yrs	5 Yrs	2031	\$56,741.61	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$14,500.00	7 Yrs	8 Yrs	2030	\$17,235.94	Y
Concrete gutter repair allowance (10% every 10 years)	\$19,135.65	3 Yrs	10 Yrs	2026	\$20,607.00	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$39,600.00	12 Yrs	15 Yrs	2035	\$53,257.60	Y

Marsh Pointe



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$14,500.00	4 Yrs	10 Yrs	2027	\$16,005.29	Y
Asphalt paved streets - replacement	\$124,840.10	3 Yrs	25 Yrs	2026	\$134,439.13	Y
Asphalt paved streets patch and seal	\$19,560.20	8 Yrs	5 Yrs	2031	\$23,832.20	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$22,560.00	7 Yrs	8 Yrs	2030	\$26,816.75	Y
Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$2,438.40	6 Yrs	8 Yrs	2029	\$2,827.80	Y
Concrete gutter repair allowance (10% every 10 years)	\$8,038.51	0 Yrs	10 Yrs	2023	\$8,038.51	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$19,800.00	12 Yrs	15 Yrs	2035	\$26,628.80	Y

Myrtle Creek



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$37,224.00	8 Yrs	10 Yrs	2031	\$45,353.83	Y
Asphalt paved streets - replacement	\$572,825.75	3 Yrs	25 Yrs	2026	\$616,870.68	Y
Asphalt paved streets patch and seal	\$89,751.50	8 Yrs	5 Yrs	2031	\$109,353.49	Y
Automatic gate opener control panel replacement	\$12,690.00	6 Yrs	8 Yrs	2029	\$14,716.51	Y
Automatic gate opener replacement	\$29,000.00	7 Yrs	8 Yrs	2030	\$34,471.89	Y
Concrete gutter repair allowance (10% every 10 years)	\$36,119.50	3 Yrs	10 Yrs	2026	\$38,896.75	Y
Entrance and monuments refurbishment	\$40,000.00	1 Yrs	20 Yrs	2024	\$41,000.00	Y
Entry gates refurbish	\$18,584.00	4 Yrs	25 Yrs	2027	\$20,513.26	Y
Security camera system replacement	\$13,500.00	2 Yrs	5 Yrs	2025	\$14,183.44	Y
Storm water drainage system repair allowance	\$68,200.00	12 Yrs	15 Yrs	2035	\$91,721.42	Y

Mallard Landings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$14,500.00	4 Yrs	10 Yrs	2027	\$16,005.29	Y
Asphalt paved streets - replacement	\$192,335.78	3 Yrs	25 Yrs	2026	\$207,124.60	Y
Asphalt paved streets patch and seal	\$30,135.56	8 Yrs	5 Yrs	2031	\$36,717.25	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$22,560.00	7 Yrs	8 Yrs	2030	\$26,816.75	Y
Concrete gutter repair allowance (10% every 10 years)	\$9,913.65	3 Yrs	10 Yrs	2026	\$10,675.92	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$22,000.00	12 Yrs	15 Yrs	2035	\$29,587.55	Y

Sparrow Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,612.00	4 Yrs	10 Yrs	2027	\$20,544.17	Y
Asphalt paved streets - replacement	\$85,411.20	3 Yrs	25 Yrs	2026	\$91,978.52	Y
Asphalt paved streets patch and seal	\$13,382.40	8 Yrs	5 Yrs	2031	\$16,305.15	Y
Automatic gate opener control panel replacement	\$6,345.00	6 Yrs	8 Yrs	2029	\$7,358.25	Y
Automatic gate opener replacement	\$14,500.00	7 Yrs	8 Yrs	2030	\$17,235.94	Y
Brick wall tuckpointing and refurbishment	\$34,840.00	9 Yrs	30 Yrs	2032	\$43,510.39	Y
Concrete gutter repair allowance (10% every 10 years)	\$6,055.78	3 Yrs	10 Yrs	2026	\$6,521.41	Y
Entrance and monuments refurbishment	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Entry gates refurbish	\$9,292.00	4 Yrs	25 Yrs	2027	\$10,256.63	Y
Security camera system replacement	\$6,750.00	2 Yrs	5 Yrs	2025	\$7,091.72	Y
Storm water drainage system repair allowance	\$13,200.00	12 Yrs	15 Yrs	2035	\$17,752.53	Y

Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Children's Playground Equipment Replacement	\$105,000.00	3 Yrs	20 Yrs	2026	\$113,073.52	Y
Dock Replacement	\$245,284.00	23 Yrs	25 Yrs	2046	\$432,830.77	Y
Dog park amenities allowance - dog park	\$20,000.00	20 Yrs	20 Yrs	2043	\$32,772.33	Y
Fencing replacement - dog park	\$30,000.00	20 Yrs	20 Yrs	2043	\$49,158.49	Y
Metal benches replacement	\$6,108.48	9 Yrs	20 Yrs	2032	\$7,628.65	Y
Metal picnic table replacement	\$1,745.28	9 Yrs	20 Yrs	2032	\$2,179.62	Y
Pavilion refurbishment	\$11,918.00	13 Yrs	20 Yrs	2036	\$16,429.09	Y
Playground shade structure	\$18,700.00	9 Yrs	15 Yrs	2032	\$23,353.74	Y
Softball field backstop replacement	\$15,000.00	20 Yrs	20 Yrs	2043	\$24,579.25	Y
Sports court resurface	\$9,559.80	6 Yrs	9 Yrs	2029	\$11,086.44	Y
Tennis court chain-link fencing replacement	\$19,288.80	18 Yrs	20 Yrs	2041	\$30,083.95	Y
Tennis court concrete restoration - including top coat	\$196,047.81	6 Yrs	18 Yrs	2029	\$227,355.35	Y
Tennis court lighting replacement - double lights	\$19,872.00	22 Yrs	28 Yrs	2045	\$34,211.07	Y
Tennis court lighting replacement - single lights	\$7,433.60	22 Yrs	28 Yrs	2045	\$12,797.47	Y
Tennis court resurface	\$15,640.80	15 Yrs	9 Yrs	2038	\$22,652.54	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	\$5,450.00	0 Yrs	20 Yrs	2023	\$5,450.00	Y
Asphalt paved parking areas - repave	\$30,793.50	3 Yrs	25 Yrs	2026	\$33,161.23	Y
Asphalt paved parking areas patch and seal and stripe	\$10,264.50	8 Yrs	5 Yrs	2031	\$12,506.30	Y
Clubhouse bathrooms refurbish	\$43,200.00	5 Yrs	14 Yrs	2028	\$48,876.83	Y
Clubhouse interior refurbishment allowance	\$172,229.77	5 Yrs	15 Yrs	2028	\$194,862.18	Y
Concrete curb repair allowance (10% every 10 years)	\$1,214.23	8 Yrs	10 Yrs	2031	\$1,479.42	Y
Dimensional asphalt shingle roof replacement	\$39,354.24	13 Yrs	18 Yrs	2036	\$54,250.25	Y
Exterior building painting	\$7,416.00	5 Yrs	7 Yrs	2028	\$8,390.52	Y
Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$9,367.20	8 Yrs	10 Yrs	2031	\$11,413.02	Y
Exterior double doors with glass sidelights replacement - entrance	\$4,950.00	9 Yrs	30 Yrs	2032	\$6,181.87	Y
Exterior metal doors replacement	\$1,974.00	9 Yrs	30 Yrs	2032	\$2,465.26	Y
Fitness center refurbishment	\$17,280.00	8 Yrs	20 Yrs	2031	\$21,054.00	Y
Fitness equipment replacement	\$56,250.00	3 Yrs	7 Yrs	2026	\$60,575.10	Y

Prepared by Global Solution Partners
North Shore at Lake Hart Homeowners Association 2023 Update to the Reserve Study

Fixed Glass panel windows replacement	\$676.80	19 Yrs	40 Yrs	2042	\$1,081.97	Y
HVAC system replacement - 2 ton unit	\$4,512.00	3 Yrs	14 Yrs	2026	\$4,858.93	Y
HVAC system replacement - 4 ton unit	\$6,768.00	10 Yrs	14 Yrs	2033	\$8,663.61	Y
HVAC system replacement - 5 ton unit	\$8,460.00	11 Yrs	14 Yrs	2034	\$11,100.25	Y
Paint interior common areas in clubhouse	\$5,696.00	5 Yrs	7 Yrs	2028	\$6,444.50	Y
Windows replacement	\$8,883.00	9 Yrs	30 Yrs	2032	\$11,093.65	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum pool fencing replacement	\$14,479.55	13 Yrs	25 Yrs	2036	\$19,960.22	Y
Main pool and kiddie pool resurface and retile	\$32,964.00	12 Yrs	12 Yrs	2035	\$44,332.92	Y
Mushroom sprayer kiddie pool feature	\$6,486.00	12 Yrs	12 Yrs	2035	\$8,722.95	Y
Pavers pool deck replacement	\$28,013.60	13 Yrs	25 Yrs	2036	\$38,617.06	Y
Pool equipment pumps and filters system replacement	\$12,408.00	3 Yrs	10 Yrs	2026	\$13,362.06	Y
Pool furniture replacement	\$19,443.24	2 Yrs	5 Yrs	2025	\$20,427.55	Y

Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$7,687.68	4 Yrs	25 Yrs	2027	\$8,485.76	Y
Asphalt paved parking areas - repave - Mallard Landings dock area	\$30,978.92	3 Yrs	25 Yrs	2026	\$33,360.91	Y
Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$12,848.40	8 Yrs	5 Yrs	2031	\$15,654.53	Y
Concrete parking stops replacement - Mallard Landings dock area	\$3,355.80	3 Yrs	25 Yrs	2026	\$3,613.83	Y
Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$20,000.00	1 Yrs	20 Yrs	2024	\$20,500.00	Y
Irrigation system pumps & controls replacement allowance	\$27,775.00	12 Yrs	12 Yrs	2035	\$37,354.29	Y
Irrigation system replacement - placeholder cost	\$250,000.00	0 Yrs	20 Yrs	2023	\$250,000.00	Y
Pavers streets replacement - North Shore Golf Club Blvd.	\$115,930.76	10 Yrs	30 Yrs	2033	\$148,401.17	Y
Pillars refurbishment - at aluminum fencing	\$10,000.00	1 Yrs	20 Yrs	2024	\$10,250.00	Y
Pond dredging and silt control allowance	\$430,551.52	3 Yrs	20 Yrs	2026	\$463,656.90	Y
Pond pumps and fountains replacement allowance	\$32,959.00	5 Yrs	7 Yrs	2028	\$37,290.08	Y

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	Aluminum rain gutters replacement	\$5450.00 lump sum	1 lump sum	\$5,450	0 Yrs	20 Yrs	2023 2043 2063	\$5,450 \$8,930 \$14,634	\$5,450 \$447 \$732
Clubhouse	Asphalt paved parking areas - repave	\$2.70 sqft	11,405 sqft	\$30,794	3 Yrs	25 Yrs	2026 2051 2076	\$33,161 \$61,479 \$113,979	\$8,290 \$2,459 \$4,559
Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$0.90 sqft	11,405 sqft	\$10,265	8 Yrs	5 Yrs	2031 2036 2041	\$12,506 \$14,150 \$16,009	\$1,390 \$2,830 \$3,202
Clubhouse	Clubhouse bathrooms refurbish	\$21600.00 ea	2 ea	\$43,200	5 Yrs	14 Yrs	2028 2042 2056	\$48,877 \$69,062 \$97,582	\$8,146 \$4,933 \$6,970
Clubhouse	Clubhouse interior refurbishment allowance	\$32.45 sqft	5,307 sqft	\$172,230	5 Yrs	15 Yrs	2028 2043 2058	\$194,862 \$282,219 \$408,737	\$32,477 \$18,815 \$27,249
Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$15.37 Inft	79 Inft	\$1,214	8 Yrs	10 Yrs	2031 2041 2051	\$1,479 \$1,894 \$2,424	\$164 \$189 \$242
Clubhouse	Dimensional asphalt shingle roof replacement	\$6.18 sqft	6,368 sqft	\$39,354	13 Yrs	18 Yrs	2036 2054 2072	\$54,250 \$84,612 \$131,966	\$3,875 \$4,701 \$7,331
Clubhouse	Exterior building painting	\$2.06 sqft	3,600 sqft	\$7,416	5 Yrs	7 Yrs	2028 2035 2042	\$8,391 \$9,974 \$11,856	\$1,398 \$1,425 \$1,694
Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$13.01 sqft	720 sqft	\$9,367	8 Yrs	10 Yrs	2031 2041 2051	\$11,413 \$14,610 \$18,702	\$1,268 \$1,461 \$1,870
Clubhouse	Exterior double doors with glass sidelights replacement - entrance	\$4950.00 ea	1 ea	\$4,950	9 Yrs	30 Yrs	2032 2062 2092	\$6,182 \$12,967 \$27,199	\$618 \$432 \$907
Clubhouse	Exterior metal doors replacement	\$987.00 ea	2 ea	\$1,974	9 Yrs	30 Yrs	2032 2062 2092	\$2,465 \$5,171 \$10,847	\$247 \$172 \$362
Clubhouse	Fitness center refurbishment	\$17280.00 lump sum	1 lump sum	\$17,280	8 Yrs	20 Yrs	2031 2051 2071	\$21,054 \$34,499 \$56,531	\$2,339 \$1,725 \$2,827
Clubhouse	Fitness equipment replacement	\$3750.00 ea	15 ea	\$56,250	3 Yrs	7 Yrs	2026 2033 2040	\$60,575 \$72,005 \$85,591	\$15,144 \$10,286 \$12,227

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	Fixed Glass panel windows replacement	\$42.30 sqft	16 sqft	\$677	19 Yrs	40 Yrs	2042 2082 2122	\$1,082 \$2,905 \$7,801	\$054 \$073 \$195
Clubhouse	HVAC system replacement - 2 ton unit	\$4512.00 ea	1 ea	\$4,512	3 Yrs	14 Yrs	2026 2040 2054	\$4,859 \$6,866 \$9,701	\$1,215 \$490 \$693
Clubhouse	HVAC system replacement - 4 ton unit	\$6768.00 ea	1 ea	\$6,768	10 Yrs	14 Yrs	2033 2047 2061	\$8,664 \$12,241 \$17,297	\$788 \$874 \$1,235
Clubhouse	HVAC system replacement - 5 ton unit	\$8460.00 ea	1 ea	\$8,460	11 Yrs	14 Yrs	2034 2048 2062	\$11,100 \$15,684 \$22,162	\$925 \$1,120 \$1,583
Clubhouse	Paint interior common areas in clubhouse	\$0.79 sqft	7,200 sqft	\$5,696	5 Yrs	7 Yrs	2028 2035 2042	\$6,445 \$7,660 \$9,106	\$1,074 \$1,094 \$1,301
Clubhouse	Windows replacement	\$634.50 ea	14 ea	\$8,883	9 Yrs	30 Yrs	2032 2062 2092	\$11,094 \$23,270 \$48,810	\$1,109 \$776 \$1,627
Heron Pointe	Arm gate operator replacement	\$4653.00 ea	4 ea	\$18,612	4 Yrs	10 Yrs	2027 2037 2047	\$20,544 \$26,298 \$33,664	\$4,109 \$2,630 \$3,366
Heron Pointe	Asphalt paved streets - replacement	\$2.17 sqft	88,471 sqft	\$191,982	3 Yrs	25 Yrs	2026 2051 2076	\$206,744 \$383,291 \$710,601	\$51,686 \$15,332 \$28,424
Heron Pointe	Asphalt paved streets patch and seal	\$0.34 sqft	88,471 sqft	\$30,080	8 Yrs	5 Yrs	2031 2036 2041	\$36,650 \$41,466 \$46,915	\$4,072 \$8,293 \$9,383
Heron Pointe	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365
Heron Pointe	Automatic gate opener replacement	\$5640.00 ea	4 ea	\$22,560	2 Yrs	8 Yrs	2025 2033 2041	\$23,702 \$28,879 \$35,186	\$7,901 \$3,610 \$4,398
Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$3.01 sqft	9,040 sqft	\$27,250	6 Yrs	8 Yrs	2029 2037 2045	\$31,602 \$38,504 \$46,913	\$4,515 \$4,813 \$5,864
Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$15.37 lnft	722 lnft	\$11,097	3 Yrs	10 Yrs	2026 2036 2046	\$11,950 \$15,298 \$19,582	\$2,988 \$1,530 \$1,958
Heron Pointe	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752

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	Entry gates refurbish	\$3625.00 ea	4 ea	\$14,500	18 Yrs	25 Yrs	2041 2066 2091	\$22,615 \$41,927 \$77,730	\$1,190 \$1,677 \$3,109
Heron Pointe	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816
Heron Pointe	Storm water drainage system repair allowance	\$2200.00 ea	12 ea	\$26,400	12 Yrs	15 Yrs	2035 2050 2065	\$35,505 \$51,422 \$74,474	\$2,731 \$3,428 \$4,965
Lakeshore	Arm gate operator replacement	\$4653.00 ea	4 ea	\$18,612	4 Yrs	10 Yrs	2027 2037 2047	\$20,544 \$26,298 \$33,664	\$4,109 \$2,630 \$3,366
Lakeshore	Asphalt paved streets - replacement	\$2.17 sqft	136,972 sqft	\$297,229	3 Yrs	25 Yrs	2026 2051 2076	\$320,083 \$593,417 \$1,100,161	\$80,021 \$23,737 \$44,006
Lakeshore	Asphalt paved streets patch and seal	\$0.34 sqft	136,972 sqft	\$46,570	8 Yrs	5 Yrs	2031 2036 2041	\$56,742 \$64,198 \$72,634	\$6,305 \$12,840 \$14,527
Lakeshore	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365
Lakeshore	Automatic gate opener replacement	\$3625.00 ea	4 ea	\$14,500	7 Yrs	8 Yrs	2030 2038 2046	\$17,236 \$21,000 \$25,587	\$2,154 \$2,625 \$3,198
Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$15.37 lnft	1,245 lnft	\$19,136	3 Yrs	10 Yrs	2026 2036 2046	\$20,607 \$26,379 \$33,767	\$5,152 \$2,638 \$3,377
Lakeshore	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Lakeshore	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027 2052 2077	\$10,257 \$19,015 \$35,253	\$2,051 \$761 \$1,410
Lakeshore	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816
Lakeshore	Storm water drainage system repair allowance	\$2200.00 ea	18 ea	\$39,600	12 Yrs	15 Yrs	2035 2050 2065	\$53,258 \$77,133 \$111,711	\$4,097 \$5,142 \$7,447
Mallard Landings	Arm gate operator replacement	\$3625.00 ea	4 ea	\$14,500	4 Yrs	10 Yrs	2027 2037 2047	\$16,005 \$20,488 \$26,227	\$3,201 \$2,049 \$2,623
Mallard Landings	Asphalt paved streets - replacement	\$2.17 sqft	88,634 sqft	\$192,336	3 Yrs	25 Yrs	2026 2051 2076	\$207,125 \$383,997 \$711,910	\$51,781 \$15,360 \$28,476

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	Asphalt paved streets patch and seal	\$0.34 sqft	88,634 sqft	\$30,136	8 Yrs	5 Yrs	2031 2036 2041	\$36,717 \$41,542 \$47,001	\$4,080 \$8,308 \$9,400
Mallard Landings	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365
Mallard Landings	Automatic gate opener replacement	\$5640.00 ea	4 ea	\$22,560	7 Yrs	8 Yrs	2030 2038 2046	\$26,817 \$32,674 \$39,810	\$3,352 \$4,084 \$4,976
Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	645 Inft	\$9,914	3 Yrs	10 Yrs	2026 2036 2046	\$10,676 \$13,666 \$17,494	\$2,669 \$1,367 \$1,749
Mallard Landings	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Mallard Landings	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027 2052 2077	\$10,257 \$19,015 \$35,253	\$2,051 \$761 \$1,410
Mallard Landings	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816
Mallard Landings	Storm water drainage system repair allowance	\$2200.00 ea	10 ea	\$22,000	12 Yrs	15 Yrs	2035 2050 2065	\$29,588 \$42,852 \$62,062	\$2,276 \$2,857 \$4,137
Marsh Pine	Arm gate operator replacement	\$4653.00 ea	4 ea	\$18,612	4 Yrs	10 Yrs	2027 2037 2047	\$20,544 \$26,298 \$33,664	\$4,109 \$2,630 \$3,366
Marsh Pine	Asphalt paved streets - replacement	\$2.17 sqft	160,830 sqft	\$349,001	3 Yrs	25 Yrs	2026 2051 2076	\$375,836 \$696,779 \$1,291,789	\$93,959 \$27,871 \$51,672
Marsh Pine	Asphalt paved streets patch and seal	\$0.34 sqft	160,830 sqft	\$54,682	8 Yrs	5 Yrs	2031 2036 2041	\$66,625 \$75,380 \$85,286	\$7,403 \$15,076 \$17,057
Marsh Pine	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365
Marsh Pine	Automatic gate opener replacement	\$3625.00 ea	4 ea	\$14,500	7 Yrs	8 Yrs	2030 2038 2046	\$17,236 \$21,000 \$25,587	\$2,154 \$2,625 \$3,198
Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	1,481 Inft	\$22,763	3 Yrs	10 Yrs	2026 2036 2046	\$24,513 \$31,379 \$40,168	\$6,128 \$3,138 \$4,017

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	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Marsh Pine	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027 2052 2077	\$10,257 \$19,015 \$35,253	\$2,051 \$761 \$1,410
Marsh Pine	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816
Marsh Pine	Storm water drainage system repair allowance	\$2200.00 ea	20 ea	\$44,000	12 Yrs	15 Yrs	2035 2050 2065	\$59,175 \$85,703 \$124,124	\$4,552 \$5,714 \$8,275
Marsh Pointe	Arm gate operator replacement	\$3625.00 ea	4 ea	\$14,500	4 Yrs	10 Yrs	2027 2037 2047	\$16,005 \$20,488 \$26,227	\$3,201 \$2,049 \$2,623
Marsh Pointe	Asphalt paved streets - replacement	\$2.17 sqft	57,530 sqft	\$124,840	3 Yrs	25 Yrs	2026 2051 2076	\$134,439 \$249,243 \$462,082	\$33,610 \$9,970 \$18,483
Marsh Pointe	Asphalt paved streets patch and seal	\$0.34 sqft	57,530 sqft	\$19,560	8 Yrs	5 Yrs	2031 2036 2041	\$23,832 \$26,964 \$30,507	\$2,648 \$5,393 \$6,101
Marsh Pointe	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365
Marsh Pointe	Automatic gate opener replacement	\$5640.00 ea	4 ea	\$22,560	7 Yrs	8 Yrs	2030 2038 2046	\$26,817 \$32,674 \$39,810	\$3,352 \$4,084 \$4,976
Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$1.27 sqft	1,920 sqft	\$2,438	6 Yrs	8 Yrs	2029 2037 2045	\$2,828 \$3,445 \$4,198	\$404 \$431 \$525
Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	523 Inft	\$8,039	0 Yrs	10 Yrs	2023 2033 2043	\$8,039 \$10,290 \$13,172	\$8,039 \$1,029 \$1,317
Marsh Pointe	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Marsh Pointe	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027 2052 2077	\$10,257 \$19,015 \$35,253	\$2,051 \$761 \$1,410
Marsh Pointe	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816

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	Storm water drainage system repair allowance	\$2200.00 ea	9 ea	\$19,800	12 Yrs	15 Yrs	2035 2050 2065	\$26,629 \$38,566 \$55,856	\$2,048 \$2,571 \$3,724
Myrtle Creek	Arm gate operator replacement	\$4653.00 ea	8 ea	\$37,224	8 Yrs	10 Yrs	2031 2041 2051	\$45,354 \$58,057 \$74,318	\$5,039 \$5,806 \$7,432
Myrtle Creek	Asphalt paved streets - replacement	\$2.17 sqft	263,975 sqft	\$572,826	3 Yrs	25 Yrs	2026 2051 2076	\$616,871 \$1,143,644 \$2,120,252	\$154,218 \$45,746 \$84,810
Myrtle Creek	Asphalt paved streets patch and seal	\$0.34 sqft	263,975 sqft	\$89,752	8 Yrs	5 Yrs	2031 2036 2041	\$109,353 \$123,723 \$139,982	\$12,150 \$24,745 \$27,996
Myrtle Creek	Automatic gate opener control panel replacement	\$6345.00 ea	2 ea	\$12,690	6 Yrs	8 Yrs	2029 2037 2045	\$14,717 \$17,931 \$21,847	\$2,102 \$2,241 \$2,731
Myrtle Creek	Automatic gate opener replacement	\$3625.00 ea	8 ea	\$29,000	7 Yrs	8 Yrs	2030 2038 2046	\$34,472 \$42,001 \$51,174	\$4,309 \$5,250 \$6,397
Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	2,350 Inft	\$36,120	3 Yrs	10 Yrs	2026 2036 2046	\$38,897 \$49,791 \$63,737	\$9,724 \$4,979 \$6,374
Myrtle Creek	Entrance and monuments refurbishment	\$20000.00 lump sum	2 lump sum	\$40,000	1 Yrs	20 Yrs	2024 2044 2064	\$41,000 \$67,183 \$110,088	\$20,500 \$3,359 \$5,504
Myrtle Creek	Entry gates refurbish	\$2323.00 ea	8 ea	\$18,584	4 Yrs	25 Yrs	2027 2052 2077	\$20,513 \$38,030 \$70,506	\$4,103 \$1,521 \$2,820
Myrtle Creek	Security camera system replacement	\$6750.00 lump sum	2 lump sum	\$13,500	2 Yrs	5 Yrs	2025 2030 2035	\$14,183 \$16,047 \$18,156	\$4,728 \$3,209 \$3,631
Myrtle Creek	Storm water drainage system repair allowance	\$2200.00 ea	31 ea	\$68,200	12 Yrs	15 Yrs	2035 2050 2065	\$91,721 \$132,840 \$192,392	\$7,055 \$8,856 \$12,826
Osprey Landing	Arm gate operator replacement	\$4653.00 ea	4 ea	\$18,612	4 Yrs	10 Yrs	2027 2037 2047	\$20,544 \$26,298 \$33,664	\$4,109 \$2,630 \$3,366
Osprey Landing	Asphalt paved streets - replacement	\$2.17 sqft	139,776 sqft	\$303,314	3 Yrs	25 Yrs	2026 2051 2076	\$326,636 \$605,565 \$1,122,683	\$81,659 \$24,223 \$44,907
Osprey Landing	Asphalt paved streets patch and seal	\$0.34 sqft	139,776 sqft	\$47,524	8 Yrs	5 Yrs	2031 2036 2041	\$57,903 \$65,512 \$74,121	\$6,434 \$13,102 \$14,824
Osprey Landing	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029 2037 2045	\$7,358 \$8,965 \$10,923	\$1,051 \$1,121 \$1,365

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	\$3625.00 ea	4 ea	\$14,500	7 Yrs	8 Yrs	2030 2038 2046	\$17,236 \$21,000 \$25,587	\$2,154 \$2,625 \$3,198
Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	1,238 Inft	\$19,028	3 Yrs	10 Yrs	2026 2036 2046	\$20,491 \$26,230 \$33,577	\$5,123 \$2,623 \$3,358
Osprey Landing	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Osprey Landing	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027 2052 2077	\$10,257 \$19,015 \$35,253	\$2,051 \$761 \$1,410
Osprey Landing	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025 2030 2035	\$7,092 \$8,024 \$9,078	\$2,364 \$1,605 \$1,816
Osprey Landing	Storm water drainage system repair allowance	\$2200.00 ea	18 ea	\$39,600	12 Yrs	15 Yrs	2035 2050 2065	\$53,258 \$77,133 \$111,711	\$4,097 \$5,142 \$7,447
Pool Area	Aluminum pool fencing replacement	\$39.67 Inft	365 Inft	\$14,480	13 Yrs	25 Yrs	2036 2061 2086	\$19,960 \$37,005 \$68,605	\$1,426 \$1,480 \$2,744
Pool Area	Main pool and kiddie pool resurface and retile	\$32964.00 lump sum	1 lump sum	\$32,964	12 Yrs	12 Yrs	2035 2047 2059	\$44,333 \$59,623 \$80,186	\$3,410 \$4,969 \$6,682
Pool Area	Mushroom sprayer kiddie pool feature	\$6486.00 ea	1 ea	\$6,486	12 Yrs	12 Yrs	2035 2047 2059	\$8,723 \$11,731 \$15,777	\$671 \$978 \$1,315
Pool Area	Pavers pool deck replacement	\$7.22 sqft	3,880 sqft	\$28,014	13 Yrs	25 Yrs	2036 2061 2086	\$38,617 \$71,594 \$132,731	\$2,758 \$2,864 \$5,309
Pool Area	Pool equipment pumps and filters system replacement	\$12408.00 ea	1 ea	\$12,408	3 Yrs	10 Yrs	2026 2036 2046	\$13,362 \$17,105 \$21,895	\$3,341 \$1,710 \$2,190
Pool Area	Pool furniture replacement	\$381.24 ea	51 ea	\$19,443	2 Yrs	5 Yrs	2025 2030 2035	\$20,428 \$23,112 \$26,149	\$6,809 \$4,622 \$5,230
Recreational Facilities	Children's Playground Equipment Replacement	\$105000.00 ea	1 ea	\$105,000	3 Yrs	20 Yrs	2026 2046 2066	\$113,074 \$185,284 \$303,610	\$28,268 \$9,264 \$15,180
Recreational Facilities	Dock Replacement	\$245284.00 ea	1 ea	\$245,284	23 Yrs	25 Yrs	2046 2071 2096	\$432,831 \$802,444 \$1,487,686	\$18,035 \$32,098 \$59,507

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
Recreational Facilities	Dog park amenities allowance - dog park	\$20000.00 lump sum	1 lump sum	\$20,000	20 Yrs	20 Yrs	2043 2063 2083	\$32,772 \$53,701 \$87,996	\$1,561 \$2,685 \$4,400
Recreational Facilities	Fencing replacement - dog park	\$30000.00 lump sum	1 lump sum	\$30,000	20 Yrs	20 Yrs	2043 2063 2083	\$49,158 \$80,552 \$131,994	\$2,341 \$4,028 \$6,600
Recreational Facilities	Metal benches replacement	\$872.64 ea	7 ea	\$6,108	9 Yrs	20 Yrs	2032 2052 2072	\$7,629 \$12,500 \$20,483	\$763 \$625 \$1,024
Recreational Facilities	Metal picnic table replacement	\$872.64 ea	2 ea	\$1,745	9 Yrs	20 Yrs	2032 2052 2072	\$2,180 \$3,572 \$5,852	\$218 \$179 \$293
Recreational Facilities	Pavilion refurbishment	\$11918.00 lump sum	1 lump sum	\$11,918	13 Yrs	20 Yrs	2036 2056 2076	\$16,429 \$26,921 \$44,113	\$1,174 \$1,346 \$2,206
Recreational Facilities	Playground shade structure	\$9350.00 ea	2 ea	\$18,700	9 Yrs	15 Yrs	2032 2047 2062	\$23,354 \$33,823 \$48,986	\$2,335 \$2,255 \$3,266
Recreational Facilities	Softball field backstop replacement	\$15000.00 lump sum	1 lump sum	\$15,000	20 Yrs	20 Yrs	2043 2063 2083	\$24,579 \$40,276 \$65,997	\$1,170 \$2,014 \$3,300
Recreational Facilities	Sports court resurface	\$2.26 sqft	4,230 sqft	\$9,560	6 Yrs	9 Yrs	2029 2038 2047	\$11,086 \$13,845 \$17,291	\$1,584 \$1,538 \$1,921
Recreational Facilities	Tennis court chain-link fencing replacement	\$33.84 Inft	570 Inft	\$19,289	18 Yrs	20 Yrs	2041 2061 2081	\$30,084 \$49,296 \$80,777	\$1,583 \$2,465 \$4,039
Recreational Facilities	Tennis court concrete restoration - including top coat	\$9.87 sqft	19,863 sqft	\$196,048	6 Yrs	18 Yrs	2029 2047 2065	\$227,355 \$354,597 \$553,050	\$32,479 \$19,700 \$30,725
Recreational Facilities	Tennis court lighting replacement - double lights	\$3312.00 ea	6 ea	\$19,872	22 Yrs	28 Yrs	2045 2073 2101	\$34,211 \$68,302 \$136,365	\$1,487 \$2,439 \$4,870
Recreational Facilities	Tennis court lighting replacement - single lights	\$1858.40 ea	4 ea	\$7,434	22 Yrs	28 Yrs	2045 2073 2101	\$12,797 \$25,550 \$51,011	\$556 \$913 \$1,822
Recreational Facilities	Tennis court resurface	\$0.79 sqft	19,863 sqft	\$15,641	15 Yrs	9 Yrs	2038 2047 2056	\$22,653 \$28,290 \$35,330	\$1,416 \$3,143 \$3,926
Site Elements	Aluminum fencing replacement	\$40.04 Inft	192 Inft	\$7,688	4 Yrs	25 Yrs	2027 2052 2077	\$8,486 \$15,732 \$29,166	\$1,697 \$629 \$1,167
Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$2.17 sqft	14,276 sqft	\$30,979	3 Yrs	25 Yrs	2026 2051 2076	\$33,361 \$61,849 \$114,665	\$8,340 \$2,474 \$4,587

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	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$0.90 sqft	14,276 sqft	\$12,848	8 Yrs	5 Yrs	2031 2036 2041	\$15,655 \$17,712 \$20,039	\$1,739 \$3,542 \$4,008
Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$95.88 ea	35 ea	\$3,356	3 Yrs	25 Yrs	2026 2051 2076	\$3,614 \$6,700 \$12,421	\$903 \$268 \$497
Site Elements	Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024 2044 2064	\$20,500 \$33,592 \$55,044	\$10,250 \$1,680 \$2,752
Site Elements	Irrigation system pumps & controls replacement allowance	\$27775.00 lump sum	1 lump sum	\$27,775	12 Yrs	12 Yrs	2035 2047 2059	\$37,354 \$50,237 \$67,564	\$2,873 \$4,186 \$5,630
Site Elements	Irrigation system replacement - placeholder cost	\$250000.00 lump sum	1 lump sum	\$250,000	0 Yrs	20 Yrs	2023 2043 2063	\$250,000 \$409,654 \$671,266	\$250,000 \$20,483 \$33,563
Site Elements	Pavers streets replacement - North Shore Golf Club Blvd.	\$15.23 sqft	7,612 sqft	\$115,931	10 Yrs	30 Yrs	2033 2063 2093	\$148,401 \$311,281 \$652,934	\$13,491 \$10,376 \$21,764
Site Elements	Pillars refurbishment - at aluminum fencing	\$22.32 sqft	448 sqft	\$10,000	1 Yrs	20 Yrs	2024 2044 2064	\$10,250 \$16,796 \$27,522	\$5,125 \$840 \$1,376
Site Elements	Pond dredging and silt control allowance	\$0.28 sqft	1,537,684 sqft	\$430,552	3 Yrs	20 Yrs	2026 2046 2066	\$463,657 \$759,756 \$1,244,948	\$115,914 \$37,988 \$62,247
Site Elements	Pond pumps and fountains replacement allowance	\$16479.50 ea	2 ea	\$32,959	5 Yrs	7 Yrs	2028 2035 2042	\$37,290 \$44,326 \$52,690	\$6,215 \$6,332 \$7,527
Sparrow Landing	Arm gate operator replacement	\$4653.00 ea	4 ea	\$18,612	4 Yrs	10 Yrs	2027 2037 2047	\$20,544 \$26,298 \$33,664	\$4,109 \$2,630 \$3,366
Sparrow Landing	Asphalt paved streets - replacement	\$2.17 sqft	39,360 sqft	\$85,411	3 Yrs	25 Yrs	2026 2051 2076	\$91,979 \$170,523 \$316,140	\$22,995 \$6,821 \$12,646
Sparrow Landing	Asphalt paved streets patch and seal	\$0.34 sqft	39,360 sqft	\$13,382	8 Yrs	5 Yrs	2031 2036 2041	\$16,305 \$18,448 \$20,872	\$1,812 \$3,690 \$4,174

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
Sparrow Landing	Automatic gate opener control panel replacement	\$6345.00 ea	1 ea	\$6,345	6 Yrs	8 Yrs	2029	\$7,358	\$1,051
							2037	\$8,965	\$1,121
							2045	\$10,923	\$1,365
Sparrow Landing	Automatic gate opener replacement	\$3625.00 ea	4 ea	\$14,500	7 Yrs	8 Yrs	2030	\$17,236	\$2,154
							2038	\$21,000	\$2,625
							2046	\$25,587	\$3,198
Sparrow Landing	Brick wall tuckpointing and refurbishment	\$6.70 sqft	5,200 sqft	\$34,840	9 Yrs	30 Yrs	2032	\$43,510	\$4,351
							2062	\$91,266	\$3,042
							2092	\$191,437	\$6,381
Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$15.37 Inft	394 Inft	\$6,056	3 Yrs	10 Yrs	2026	\$6,521	\$1,630
							2036	\$8,348	\$835
							2046	\$10,686	\$1,069
Sparrow Landing	Entrance and monuments refurbishment	\$20000.00 lump sum	1 lump sum	\$20,000	1 Yrs	20 Yrs	2024	\$20,500	\$10,250
							2044	\$33,592	\$1,680
							2064	\$55,044	\$2,752
Sparrow Landing	Entry gates refurbish	\$2323.00 ea	4 ea	\$9,292	4 Yrs	25 Yrs	2027	\$10,257	\$2,051
							2052	\$19,015	\$761
							2077	\$35,253	\$1,410
Sparrow Landing	Security camera system replacement	\$6750.00 lump sum	1 lump sum	\$6,750	2 Yrs	5 Yrs	2025	\$7,092	\$2,364
							2030	\$8,024	\$1,605
							2035	\$9,078	\$1,816
Sparrow Landing	Storm water drainage system repair allowance	\$2200.00 ea	6 ea	\$13,200	12 Yrs	15 Yrs	2035	\$17,753	\$1,366
							2050	\$25,711	\$1,714
							2065	\$37,237	\$2,482

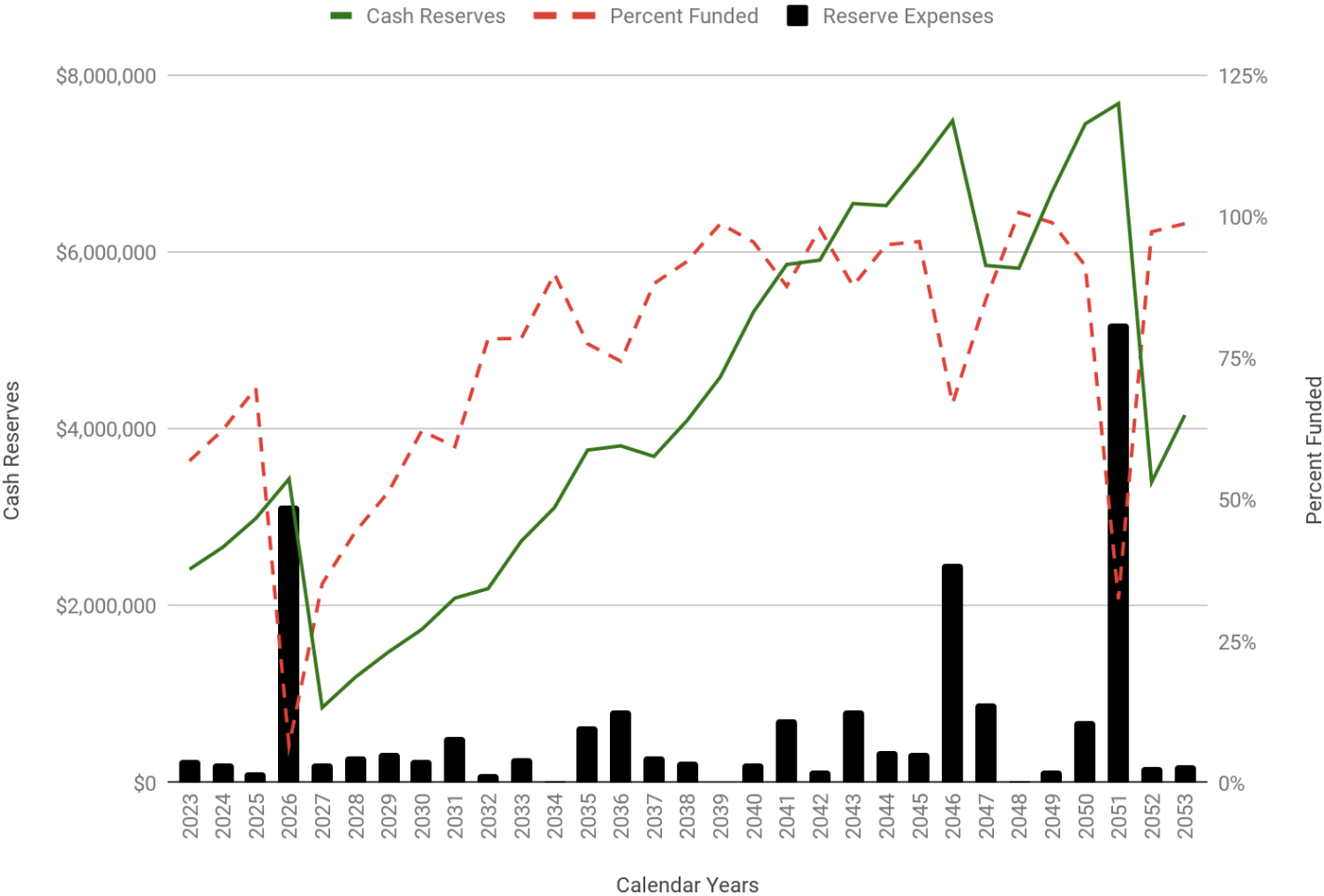
Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2023	\$475,000	\$9,639	\$263,489	\$2,892	\$2,146,005
2024	\$503,500	\$10,730	\$215,250	\$3,219	\$2,441,766
2025	\$533,710	\$12,209	\$107,955	\$3,663	\$2,876,067
2026	\$544,384	\$14,380	\$3,139,030	\$4,314	\$291,487
2027	\$555,272	\$1,457	\$225,270	\$437	\$622,509
2028	\$566,377	\$3,113	\$295,864	\$934	\$895,201
2029	\$577,705	\$4,476	\$339,096	\$1,343	\$1,136,943
2030	\$589,259	\$5,685	\$252,374	\$1,705	\$1,477,808
2031	\$601,044	\$7,389	\$511,589	\$2,217	\$1,572,436
2032	\$613,065	\$7,862	\$96,413	\$2,359	\$2,094,591
2033	\$625,326	\$10,473	\$268,238	\$3,142	\$2,459,010
2034	\$637,833	\$12,295	\$11,100	\$3,689	\$3,094,349
2035	\$650,590	\$15,472	\$627,107	\$4,642	\$3,128,662
2036	\$663,601	\$15,643	\$806,547	\$4,693	\$2,996,667
2037	\$676,873	\$14,983	\$295,104	\$4,495	\$3,388,924
2038	\$690,411	\$16,945	\$227,847	\$5,083	\$3,863,349
2039	\$704,219	\$19,317		\$5,795	\$4,581,090
2040	\$718,303	\$22,905	\$214,480	\$6,872	\$5,100,947
2041	\$732,669	\$25,505	\$715,811	\$7,651	\$5,135,659
2042	\$747,323	\$25,678	\$143,795	\$7,703	\$5,757,161
2043	\$762,269	\$28,786	\$820,485	\$8,636	\$5,719,096
2044	\$777,515	\$28,595	\$352,712	\$8,579	\$6,163,915
2045	\$793,065	\$30,820	\$334,488	\$9,246	\$6,644,066
2046	\$808,926	\$33,220	\$2,478,000	\$9,966	\$4,998,247
2047	\$825,105	\$24,991	\$890,348	\$7,497	\$4,950,497
2048	\$841,607	\$24,752	\$15,684	\$7,426	\$5,793,747
2049	\$858,439	\$28,969	\$130,419	\$8,691	\$6,542,045
2050	\$875,608	\$32,710	\$687,560	\$9,813	\$6,752,990
2051	\$893,120	\$33,765	\$5,194,784	\$10,129	\$2,474,961
2052	\$910,982	\$12,375	\$183,926	\$3,712	\$3,210,680
2053	\$929,202	\$16,053	\$198,916	\$4,816	\$3,952,203
Totals	\$21,682,303	\$551,193	\$20,043,682	\$165,358	

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
2023	\$37.73	\$452.81	\$39,583.33	\$475,000.00
2024	\$40.00	\$479.98	\$41,958.33	\$503,500.00
2025	\$42.40	\$508.78	\$44,475.83	\$533,710.00
2026	\$43.25	\$518.96	\$45,365.35	\$544,384.20
2027	\$44.11	\$529.33	\$46,272.66	\$555,271.88
2028	\$44.99	\$539.92	\$47,198.11	\$566,377.32
2029	\$45.89	\$550.72	\$48,142.07	\$577,704.87
2030	\$46.81	\$561.73	\$49,104.91	\$589,258.97
2031	\$47.75	\$572.97	\$50,087.01	\$601,044.14
2032	\$48.70	\$584.43	\$51,088.75	\$613,065.03
2033	\$49.68	\$596.12	\$52,110.53	\$625,326.33
2034	\$50.67	\$608.04	\$53,152.74	\$637,832.85
2035	\$51.68	\$620.20	\$54,215.79	\$650,589.51
2036	\$52.72	\$632.60	\$55,300.11	\$663,601.30
2037	\$53.77	\$645.26	\$56,406.11	\$676,873.33
2038	\$54.85	\$658.16	\$57,534.23	\$690,410.79
2039	\$55.94	\$671.32	\$58,684.92	\$704,219.01
2040	\$57.06	\$684.75	\$59,858.62	\$718,303.39
2041	\$58.20	\$698.45	\$61,055.79	\$732,669.46
2042	\$59.37	\$712.41	\$62,276.90	\$747,322.85
2043	\$60.56	\$726.66	\$63,522.44	\$762,269.30
2044	\$61.77	\$741.20	\$64,792.89	\$777,514.69
2045	\$63.00	\$756.02	\$66,088.75	\$793,064.98
2046	\$64.26	\$771.14	\$67,410.52	\$808,926.28
2047	\$65.55	\$786.56	\$68,758.73	\$825,104.81
2048	\$66.86	\$802.29	\$70,133.91	\$841,606.91
2049	\$68.20	\$818.34	\$71,536.59	\$858,439.04
2050	\$69.56	\$834.71	\$72,967.32	\$875,607.83
2051	\$70.95	\$851.40	\$74,426.67	\$893,119.98
2052	\$72.37	\$868.43	\$75,915.20	\$910,982.38
2053	\$73.82	\$885.80	\$77,433.50	\$929,202.03

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Updated Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2023	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$8,039
2023	Clubhouse	Aluminum rain gutters replacement	\$5,450
2023	Site Elements	Irrigation system replacement - placeholder cost	\$250,000
Total for 2023:			\$263,489
2024	Heron Pointe	Entrance and monuments refurbishment	\$20,500
2024	Marsh Pine	Entrance and monuments refurbishment	\$20,500
2024	Osprey Landing	Entrance and monuments refurbishment	\$20,500
2024	Lakeshore	Entrance and monuments refurbishment	\$20,500
2024	Marsh Pointe	Entrance and monuments refurbishment	\$20,500
2024	Myrtle Creek	Entrance and monuments refurbishment	\$41,000
2024	Mallard Landings	Entrance and monuments refurbishment	\$20,500
2024	Sparrow Landing	Entrance and monuments refurbishment	\$20,500
2024	Site Elements	Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$20,500
2024	Site Elements	Pillars refurbishment - at aluminum fencing	\$10,250
Total for 2024:			\$215,250
2025	Heron Pointe	Automatic gate opener replacement	\$23,702
2025	Heron Pointe	Security camera system replacement	\$7,092
2025	Marsh Pine	Security camera system replacement	\$7,092
2025	Osprey Landing	Security camera system replacement	\$7,092
2025	Lakeshore	Security camera system replacement	\$7,092
2025	Marsh Pointe	Security camera system replacement	\$7,092
2025	Myrtle Creek	Security camera system replacement	\$14,183
2025	Mallard Landings	Security camera system replacement	\$7,092
2025	Sparrow Landing	Security camera system replacement	\$7,092
2025	Pool Area	Pool furniture replacement	\$20,428
Total for 2025:			\$107,955
2026	Heron Pointe	Asphalt paved streets - replacement	\$206,744
2026	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$11,950
2026	Marsh Pine	Asphalt paved streets - replacement	\$375,836
2026	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$24,513
2026	Osprey Landing	Asphalt paved streets - replacement	\$326,636
2026	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$20,491
2026	Lakeshore	Asphalt paved streets - replacement	\$320,083
2026	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$20,607

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Annual Expenses

Year	Category	Reserve Item	Cost
2026	Marsh Pointe	Asphalt paved streets - replacement	\$134,439
2026	Myrtle Creek	Asphalt paved streets - replacement	\$616,871
2026	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$38,897
2026	Mallard Landings	Asphalt paved streets - replacement	\$207,125
2026	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$10,676
2026	Sparrow Landing	Asphalt paved streets - replacement	\$91,979
2026	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$6,521
2026	Recreational Facilities	Children's Playground Equipment Replacement	\$113,074
2026	Clubhouse	Asphalt paved parking areas - repave	\$33,161
2026	Clubhouse	HVAC system replacement - 2 ton unit	\$4,859
2026	Clubhouse	Fitness equipment replacement	\$60,575
2026	Pool Area	Pool equipment pumps and filters system replacement	\$13,362
2026	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$33,361
2026	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$3,614
2026	Site Elements	Pond dredging and silt control allowance	\$463,657
Total for 2026:			\$3,139,030
2027	Heron Pointe	Arm gate operator replacement	\$20,544
2027	Marsh Pine	Entry gates refurbish	\$10,257
2027	Marsh Pine	Arm gate operator replacement	\$20,544
2027	Osprey Landing	Entry gates refurbish	\$10,257
2027	Osprey Landing	Arm gate operator replacement	\$20,544
2027	Lakeshore	Entry gates refurbish	\$10,257
2027	Lakeshore	Arm gate operator replacement	\$20,544
2027	Marsh Pointe	Entry gates refurbish	\$10,257
2027	Marsh Pointe	Arm gate operator replacement	\$16,005
2027	Myrtle Creek	Entry gates refurbish	\$20,513
2027	Mallard Landings	Entry gates refurbish	\$10,257
2027	Mallard Landings	Arm gate operator replacement	\$16,005
2027	Sparrow Landing	Entry gates refurbish	\$10,257
2027	Sparrow Landing	Arm gate operator replacement	\$20,544
2027	Site Elements	Aluminum fencing replacement	\$8,486
Total for 2027:			\$225,270
2028	Clubhouse	Exterior building painting	\$8,391
2028	Clubhouse	Paint interior common areas in clubhouse	\$6,445

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Annual Expenses

Year	Category	Reserve Item	Cost
2028	Clubhouse	Clubhouse interior refurbishment allowance	\$194,862
2028	Clubhouse	Clubhouse bathrooms refurbish	\$48,877
2028	Site Elements	Pond pumps and fountains replacement allowance	\$37,290
Total for 2028:			\$295,864
2029	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$31,602
2029	Heron Pointe	Automatic gate opener control panel replacement	\$7,358
2029	Marsh Pine	Automatic gate opener control panel replacement	\$7,358
2029	Osprey Landing	Automatic gate opener control panel replacement	\$7,358
2029	Lakeshore	Automatic gate opener control panel replacement	\$7,358
2029	Marsh Pointe	Automatic gate opener control panel replacement	\$7,358
2029	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$2,828
2029	Myrtle Creek	Automatic gate opener control panel replacement	\$14,717
2029	Mallard Landings	Automatic gate opener control panel replacement	\$7,358
2029	Sparrow Landing	Automatic gate opener control panel replacement	\$7,358
2029	Recreational Facilities	Tennis court concrete restoration - including top coat	\$227,355
2029	Recreational Facilities	Sports court resurface	\$11,086
Total for 2029:			\$339,096
2030	Heron Pointe	Security camera system replacement	\$8,024
2030	Marsh Pine	Automatic gate opener replacement	\$17,236
2030	Marsh Pine	Security camera system replacement	\$8,024
2030	Osprey Landing	Automatic gate opener replacement	\$17,236
2030	Osprey Landing	Security camera system replacement	\$8,024
2030	Lakeshore	Automatic gate opener replacement	\$17,236
2030	Lakeshore	Security camera system replacement	\$8,024
2030	Marsh Pointe	Automatic gate opener replacement	\$26,817
2030	Marsh Pointe	Security camera system replacement	\$8,024
2030	Myrtle Creek	Automatic gate opener replacement	\$34,472
2030	Myrtle Creek	Security camera system replacement	\$16,047
2030	Mallard Landings	Automatic gate opener replacement	\$26,817
2030	Mallard Landings	Security camera system replacement	\$8,024
2030	Sparrow Landing	Automatic gate opener replacement	\$17,236
2030	Sparrow Landing	Security camera system replacement	\$8,024
2030	Pool Area	Pool furniture replacement	\$23,112
Total for 2030:			\$252,374

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Updated Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Heron Pointe	Asphalt paved streets patch and seal	\$36,650
2031	Marsh Pine	Asphalt paved streets patch and seal	\$66,625
2031	Osprey Landing	Asphalt paved streets patch and seal	\$57,903
2031	Lakeshore	Asphalt paved streets patch and seal	\$56,742
2031	Marsh Pointe	Asphalt paved streets patch and seal	\$23,832
2031	Myrtle Creek	Asphalt paved streets patch and seal	\$109,353
2031	Myrtle Creek	Arm gate operator replacement	\$45,354
2031	Mallard Landings	Asphalt paved streets patch and seal	\$36,717
2031	Sparrow Landing	Asphalt paved streets patch and seal	\$16,305
2031	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$12,506
2031	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,479
2031	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$11,413
2031	Clubhouse	Fitness center refurbishment	\$21,054
2031	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$15,655
Total for 2031:			\$511,589
2032	Sparrow Landing	Brick wall tuckpointing and refurbishment	\$43,510
2032	Recreational Facilities	Playground shade structure	\$23,354
2032	Recreational Facilities	Metal picnic table replacement	\$2,180
2032	Recreational Facilities	Metal benches replacement	\$7,629
2032	Clubhouse	Exterior double doors with glass sidelights replacement - entrance	\$6,182
2032	Clubhouse	Exterior metal doors replacement	\$2,465
2032	Clubhouse	Windows replacement	\$11,094
Total for 2032:			\$96,413
2033	Heron Pointe	Automatic gate opener replacement	\$28,879
2033	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$10,290
2033	Clubhouse	HVAC system replacement - 4 ton unit	\$8,664
2033	Clubhouse	Fitness equipment replacement	\$72,005
2033	Site Elements	Pavers streets replacement - North Shore Golf Club Blvd.	\$148,401
Total for 2033:			\$268,238
2034	Clubhouse	HVAC system replacement - 5 ton unit	\$11,100
Total for 2034:			\$11,100
2035	Heron Pointe	Security camera system replacement	\$9,078
2035	Heron Pointe	Storm water drainage system repair allowance	\$35,505

Annual Expenses

Year	Category	Reserve Item	Cost
2035	Marsh Pine	Security camera system replacement	\$9,078
2035	Marsh Pine	Storm water drainage system repair allowance	\$59,175
2035	Osprey Landing	Security camera system replacement	\$9,078
2035	Osprey Landing	Storm water drainage system repair allowance	\$53,258
2035	Lakeshore	Security camera system replacement	\$9,078
2035	Lakeshore	Storm water drainage system repair allowance	\$53,258
2035	Marsh Pointe	Security camera system replacement	\$9,078
2035	Marsh Pointe	Storm water drainage system repair allowance	\$26,629
2035	Myrtle Creek	Security camera system replacement	\$18,156
2035	Myrtle Creek	Storm water drainage system repair allowance	\$91,721
2035	Mallard Landings	Security camera system replacement	\$9,078
2035	Mallard Landings	Storm water drainage system repair allowance	\$29,588
2035	Sparrow Landing	Security camera system replacement	\$9,078
2035	Sparrow Landing	Storm water drainage system repair allowance	\$17,753
2035	Clubhouse	Exterior building painting	\$9,974
2035	Clubhouse	Paint interior common areas in clubhouse	\$7,660
2035	Pool Area	Main pool and kiddie pool resurface and retile	\$44,333
2035	Pool Area	Mushroom sprayer kiddie pool feature	\$8,723
2035	Pool Area	Pool furniture replacement	\$26,149
2035	Site Elements	Irrigation system pumps & controls replacement allowance	\$37,354
2035	Site Elements	Pond pumps and fountains replacement allowance	\$44,326
Total for 2035:			\$627,107
2036	Heron Pointe	Asphalt paved streets patch and seal	\$41,466
2036	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$15,298
2036	Marsh Pine	Asphalt paved streets patch and seal	\$75,380
2036	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$31,379
2036	Osprey Landing	Asphalt paved streets patch and seal	\$65,512
2036	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$26,230
2036	Lakeshore	Asphalt paved streets patch and seal	\$64,198
2036	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$26,379
2036	Marsh Pointe	Asphalt paved streets patch and seal	\$26,964
2036	Myrtle Creek	Asphalt paved streets patch and seal	\$123,723
2036	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$49,791
2036	Mallard Landings	Asphalt paved streets patch and seal	\$41,542
2036	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$13,666
2036	Sparrow Landing	Asphalt paved streets patch and seal	\$18,448

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Annual Expenses

Year	Category	Reserve Item	Cost
2036	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$8,348
2036	Recreational Facilities	Pavilion refurbishment	\$16,429
2036	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$14,150
2036	Clubhouse	Dimensional asphalt shingle roof replacement	\$54,250
2036	Pool Area	Pavers pool deck replacement	\$38,617
2036	Pool Area	Aluminum pool fencing replacement	\$19,960
2036	Pool Area	Pool equipment pumps and filters system replacement	\$17,105
2036	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$17,712
Total for 2036:			\$806,547
2037	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$38,504
2037	Heron Pointe	Automatic gate opener control panel replacement	\$8,965
2037	Heron Pointe	Arm gate operator replacement	\$26,298
2037	Marsh Pine	Automatic gate opener control panel replacement	\$8,965
2037	Marsh Pine	Arm gate operator replacement	\$26,298
2037	Osprey Landing	Automatic gate opener control panel replacement	\$8,965
2037	Osprey Landing	Arm gate operator replacement	\$26,298
2037	Lakeshore	Automatic gate opener control panel replacement	\$8,965
2037	Lakeshore	Arm gate operator replacement	\$26,298
2037	Marsh Pointe	Automatic gate opener control panel replacement	\$8,965
2037	Marsh Pointe	Arm gate operator replacement	\$20,488
2037	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$3,445
2037	Myrtle Creek	Automatic gate opener control panel replacement	\$17,931
2037	Mallard Landings	Automatic gate opener control panel replacement	\$8,965
2037	Mallard Landings	Arm gate operator replacement	\$20,488
2037	Sparrow Landing	Automatic gate opener control panel replacement	\$8,965
2037	Sparrow Landing	Arm gate operator replacement	\$26,298
Total for 2037:			\$295,104
2038	Marsh Pine	Automatic gate opener replacement	\$21,000
2038	Osprey Landing	Automatic gate opener replacement	\$21,000
2038	Lakeshore	Automatic gate opener replacement	\$21,000
2038	Marsh Pointe	Automatic gate opener replacement	\$32,674
2038	Myrtle Creek	Automatic gate opener replacement	\$42,001
2038	Mallard Landings	Automatic gate opener replacement	\$32,674

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Annual Expenses

Year	Category	Reserve Item	Cost
2038	Sparrow Landing	Automatic gate opener replacement	\$21,000
2038	Recreational Facilities	Tennis court resurface	\$22,653
2038	Recreational Facilities	Sports court resurface	\$13,845
Total for 2038:			\$227,847
2039		No reserve items for this year.	\$0
Total for 2039:			\$0
2040	Heron Pointe	Security camera system replacement	\$10,271
2040	Marsh Pine	Security camera system replacement	\$10,271
2040	Osprey Landing	Security camera system replacement	\$10,271
2040	Lakeshore	Security camera system replacement	\$10,271
2040	Marsh Pointe	Security camera system replacement	\$10,271
2040	Myrtle Creek	Security camera system replacement	\$20,542
2040	Mallard Landings	Security camera system replacement	\$10,271
2040	Sparrow Landing	Security camera system replacement	\$10,271
2040	Clubhouse	HVAC system replacement - 2 ton unit	\$6,866
2040	Clubhouse	Fitness equipment replacement	\$85,591
2040	Pool Area	Pool furniture replacement	\$29,585
Total for 2040:			\$214,480
2041	Heron Pointe	Asphalt paved streets patch and seal	\$46,915
2041	Heron Pointe	Entry gates refurbish	\$22,615
2041	Heron Pointe	Automatic gate opener replacement	\$35,186
2041	Marsh Pine	Asphalt paved streets patch and seal	\$85,286
2041	Osprey Landing	Asphalt paved streets patch and seal	\$74,121
2041	Lakeshore	Asphalt paved streets patch and seal	\$72,634
2041	Marsh Pointe	Asphalt paved streets patch and seal	\$30,507
2041	Myrtle Creek	Asphalt paved streets patch and seal	\$139,982
2041	Myrtle Creek	Arm gate operator replacement	\$58,057
2041	Mallard Landings	Asphalt paved streets patch and seal	\$47,001
2041	Sparrow Landing	Asphalt paved streets patch and seal	\$20,872
2041	Recreational Facilities	Tennis court chain-link fencing replacement	\$30,084
2041	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$16,009
2041	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,894
2041	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$14,610
2041	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$20,039

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2041:			\$715,811
2042	Clubhouse	Exterior building painting	\$11,856
2042	Clubhouse	Fixed Glass panel windows replacement	\$1,082
2042	Clubhouse	Paint interior common areas in clubhouse	\$9,106
2042	Clubhouse	Clubhouse bathrooms refurbish	\$69,062
2042	Site Elements	Pond pumps and fountains replacement allowance	\$52,690
Total for 2042:			\$143,795
2043	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$13,172
2043	Recreational Facilities	Softball field backstop replacement	\$24,579
2043	Recreational Facilities	Fencing replacement - dog park	\$49,158
2043	Recreational Facilities	Dog park amenities allowance - dog park	\$32,772
2043	Clubhouse	Aluminum rain gutters replacement	\$8,930
2043	Clubhouse	Clubhouse interior refurbishment allowance	\$282,219
2043	Site Elements	Irrigation system replacement - placeholder cost	\$409,654
Total for 2043:			\$820,485
2044	Heron Pointe	Entrance and monuments refurbishment	\$33,592
2044	Marsh Pine	Entrance and monuments refurbishment	\$33,592
2044	Osprey Landing	Entrance and monuments refurbishment	\$33,592
2044	Lakeshore	Entrance and monuments refurbishment	\$33,592
2044	Marsh Pointe	Entrance and monuments refurbishment	\$33,592
2044	Myrtle Creek	Entrance and monuments refurbishment	\$67,183
2044	Mallard Landings	Entrance and monuments refurbishment	\$33,592
2044	Sparrow Landing	Entrance and monuments refurbishment	\$33,592
2044	Site Elements	Entrance Monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$33,592
2044	Site Elements	Pillars refurbishment - at aluminum fencing	\$16,796
Total for 2044:			\$352,712
2045	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$46,913
2045	Heron Pointe	Automatic gate opener control panel replacement	\$10,923
2045	Heron Pointe	Security camera system replacement	\$11,621
2045	Marsh Pine	Automatic gate opener control panel replacement	\$10,923
2045	Marsh Pine	Security camera system replacement	\$11,621
2045	Osprey Landing	Automatic gate opener control panel replacement	\$10,923
2045	Osprey Landing	Security camera system replacement	\$11,621
2045	Lakeshore	Automatic gate opener control panel replacement	\$10,923

Annual Expenses

Year	Category	Reserve Item	Cost
2045	Lakeshore	Security camera system replacement	\$11,621
2045	Marsh Pointe	Automatic gate opener control panel replacement	\$10,923
2045	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$4,198
2045	Marsh Pointe	Security camera system replacement	\$11,621
2045	Myrtle Creek	Automatic gate opener control panel replacement	\$21,847
2045	Myrtle Creek	Security camera system replacement	\$23,241
2045	Mallard Landings	Automatic gate opener control panel replacement	\$10,923
2045	Mallard Landings	Security camera system replacement	\$11,621
2045	Sparrow Landing	Automatic gate opener control panel replacement	\$10,923
2045	Sparrow Landing	Security camera system replacement	\$11,621
2045	Recreational Facilities	Tennis court lighting replacement - double lights	\$34,211
2045	Recreational Facilities	Tennis court lighting replacement - single lights	\$12,797
2045	Pool Area	Pool furniture replacement	\$33,473
Total for 2045:			\$334,488
2046	Heron Pointe	Asphalt paved streets patch and seal	\$53,080
2046	Heron Pointe	Concrete gutter repair allowance (10% every 10 years)	\$19,582
2046	Marsh Pine	Asphalt paved streets patch and seal	\$96,493
2046	Marsh Pine	Concrete gutter repair allowance (10% every 10 years)	\$40,168
2046	Marsh Pine	Automatic gate opener replacement	\$25,587
2046	Osprey Landing	Asphalt paved streets patch and seal	\$83,861
2046	Osprey Landing	Concrete gutter repair allowance (10% every 10 years)	\$33,577
2046	Osprey Landing	Automatic gate opener replacement	\$25,587
2046	Lakeshore	Asphalt paved streets patch and seal	\$82,179
2046	Lakeshore	Concrete gutter repair allowance (10% every 10 years)	\$33,767
2046	Lakeshore	Automatic gate opener replacement	\$25,587
2046	Marsh Pointe	Asphalt paved streets patch and seal	\$34,516
2046	Marsh Pointe	Automatic gate opener replacement	\$39,810
2046	Myrtle Creek	Asphalt paved streets patch and seal	\$158,376
2046	Myrtle Creek	Concrete gutter repair allowance (10% every 10 years)	\$63,737
2046	Myrtle Creek	Automatic gate opener replacement	\$51,174
2046	Mallard Landings	Asphalt paved streets patch and seal	\$53,178
2046	Mallard Landings	Concrete gutter repair allowance (10% every 10 years)	\$17,494
2046	Mallard Landings	Automatic gate opener replacement	\$39,810
2046	Sparrow Landing	Asphalt paved streets patch and seal	\$23,615
2046	Sparrow Landing	Concrete gutter repair allowance (10% every 10 years)	\$10,686

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Annual Expenses

Year	Category	Reserve Item	Cost
2046	Sparrow Landing	Automatic gate opener replacement	\$25,587
2046	Recreational Facilities	Children's Playground Equipment Replacement	\$185,284
2046	Recreational Facilities	Dock Replacement	\$432,831
2046	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$18,113
2046	Pool Area	Pool equipment pumps and filters system replacement	\$21,895
2046	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$22,672
2046	Site Elements	Pond dredging and silt control allowance	\$759,756
Total for 2046:			\$2,478,000
2047	Heron Pointe	Arm gate operator replacement	\$33,664
2047	Marsh Pine	Arm gate operator replacement	\$33,664
2047	Osprey Landing	Arm gate operator replacement	\$33,664
2047	Lakeshore	Arm gate operator replacement	\$33,664
2047	Marsh Pointe	Arm gate operator replacement	\$26,227
2047	Mallard Landings	Arm gate operator replacement	\$26,227
2047	Sparrow Landing	Arm gate operator replacement	\$33,664
2047	Recreational Facilities	Tennis court resurface	\$28,290
2047	Recreational Facilities	Tennis court concrete restoration - including top coat	\$354,597
2047	Recreational Facilities	Sports court resurface	\$17,291
2047	Recreational Facilities	Playground shade structure	\$33,823
2047	Clubhouse	HVAC system replacement - 4 ton unit	\$12,241
2047	Clubhouse	Fitness equipment replacement	\$101,741
2047	Pool Area	Main pool and kiddie pool resurface and retile	\$59,623
2047	Pool Area	Mushroom sprayer kiddie pool feature	\$11,731
2047	Site Elements	Irrigation system pumps & controls replacement allowance	\$50,237
Total for 2047:			\$890,348
2048	Clubhouse	HVAC system replacement - 5 ton unit	\$15,684
Total for 2048:			\$15,684
2049	Heron Pointe	Automatic gate opener replacement	\$42,871
2049	Clubhouse	Exterior building painting	\$14,093
2049	Clubhouse	Paint interior common areas in clubhouse	\$10,824
2049	Site Elements	Pond pumps and fountains replacement allowance	\$62,632
Total for 2049:			\$130,419
2050	Heron Pointe	Security camera system replacement	\$13,148
2050	Heron Pointe	Storm water drainage system repair allowance	\$51,422

Annual Expenses

Year	Category	Reserve Item	Cost
2050	Marsh Pine	Security camera system replacement	\$13,148
2050	Marsh Pine	Storm water drainage system repair allowance	\$85,703
2050	Osprey Landing	Security camera system replacement	\$13,148
2050	Osprey Landing	Storm water drainage system repair allowance	\$77,133
2050	Lakeshore	Security camera system replacement	\$13,148
2050	Lakeshore	Storm water drainage system repair allowance	\$77,133
2050	Marsh Pointe	Security camera system replacement	\$13,148
2050	Marsh Pointe	Storm water drainage system repair allowance	\$38,566
2050	Myrtle Creek	Security camera system replacement	\$26,295
2050	Myrtle Creek	Storm water drainage system repair allowance	\$132,840
2050	Mallard Landings	Security camera system replacement	\$13,148
2050	Mallard Landings	Storm water drainage system repair allowance	\$42,852
2050	Sparrow Landing	Security camera system replacement	\$13,148
2050	Sparrow Landing	Storm water drainage system repair allowance	\$25,711
2050	Pool Area	Pool furniture replacement	\$37,872
Total for 2050:			\$687,560
2051	Heron Pointe	Asphalt paved streets - replacement	\$383,291
2051	Heron Pointe	Asphalt paved streets patch and seal	\$60,055
2051	Marsh Pine	Asphalt paved streets - replacement	\$696,779
2051	Marsh Pine	Asphalt paved streets patch and seal	\$109,173
2051	Osprey Landing	Asphalt paved streets - replacement	\$605,565
2051	Osprey Landing	Asphalt paved streets patch and seal	\$94,881
2051	Lakeshore	Asphalt paved streets - replacement	\$593,417
2051	Lakeshore	Asphalt paved streets patch and seal	\$92,978
2051	Marsh Pointe	Asphalt paved streets - replacement	\$249,243
2051	Marsh Pointe	Asphalt paved streets patch and seal	\$39,052
2051	Myrtle Creek	Asphalt paved streets - replacement	\$1,143,644
2051	Myrtle Creek	Asphalt paved streets patch and seal	\$179,188
2051	Myrtle Creek	Arm gate operator replacement	\$74,318
2051	Mallard Landings	Asphalt paved streets - replacement	\$383,997
2051	Mallard Landings	Asphalt paved streets patch and seal	\$60,165
2051	Sparrow Landing	Asphalt paved streets - replacement	\$170,523
2051	Sparrow Landing	Asphalt paved streets patch and seal	\$26,718
2051	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$20,493
2051	Clubhouse	Asphalt paved parking areas - repave	\$61,479
2051	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$2,424

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Annual Expenses

Year	Category	Reserve Item	Cost
2051	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$18,702
2051	Clubhouse	Fitness center refurbishment	\$34,499
2051	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$25,652
2051	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$61,849
2051	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$6,700
Total for 2051:			\$5,194,784
2052	Marsh Pine	Entry gates refurbish	\$19,015
2052	Osprey Landing	Entry gates refurbish	\$19,015
2052	Lakeshore	Entry gates refurbish	\$19,015
2052	Marsh Pointe	Entry gates refurbish	\$19,015
2052	Myrtle Creek	Entry gates refurbish	\$38,030
2052	Mallard Landings	Entry gates refurbish	\$19,015
2052	Sparrow Landing	Entry gates refurbish	\$19,015
2052	Recreational Facilities	Metal picnic table replacement	\$3,572
2052	Recreational Facilities	Metal benches replacement	\$12,500
2052	Site Elements	Aluminum fencing replacement	\$15,732
Total for 2052:			\$183,926
2053	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$57,159
2053	Heron Pointe	Automatic gate opener control panel replacement	\$13,309
2053	Marsh Pine	Automatic gate opener control panel replacement	\$13,309
2053	Osprey Landing	Automatic gate opener control panel replacement	\$13,309
2053	Lakeshore	Automatic gate opener control panel replacement	\$13,309
2053	Marsh Pointe	Concrete gutter repair allowance (10% every 10 years)	\$16,861
2053	Marsh Pointe	Automatic gate opener control panel replacement	\$13,309
2053	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$5,115
2053	Myrtle Creek	Automatic gate opener control panel replacement	\$26,618
2053	Mallard Landings	Automatic gate opener control panel replacement	\$13,309
2053	Sparrow Landing	Automatic gate opener control panel replacement	\$13,309
Total for 2053:			\$198,916