



2024 Update to Reserve Study for

**North Shore at Lake Hart
Homeowners Association**

Orlando, FL

February 5, 2024



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North Shore at Lake Hart Homeowners Association - 2024 Update to the Reserve Study

February 5, 2024

Ms. Laurie Bihailo
Community Association Manager
Access Management
215 Celebration Plaza, Suite 115
Celebration, Florida 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 Homeowners Association is a single family homes community located at North Shore Golf Club Boulevard, Orlando, Florida. The community consists of 1,049 units and is approximately 22 years old. The community appeared to be in good condition for its age.

Revised - February 5, 2024

The \$500,000 irrigation system equipment replacement allowance has been removed from this Reserve Study. The Association plans to work with a qualified contractor to obtain a more accurate cost estimate and remaining useful life. The recommended reserve funding has been adjusted accordingly.

Revised - November 29, 2023

The report was revised to regroup reserve items by community.

Depth of Study

This report is an update to the previous update performed in 2022 for the 2023 budget year. This Reserve Study Update is an update with 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 were made accordingly. 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 the Reserve Study process, the recommended reserve fund contribution for 2024 is \$500,000. 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 2.50% 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.

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 Homeowners Association was conducted by Mr. Jeff Peluso of Global Solution Partners on September 12, 2023. Mr. Peluso was met on site by Association Manager, Ms. Laurie Bihailo, who provided pertinent information used in this report.

Property Observations

- Per the directive of the client, the automatic gate opener replacement for Heron Pointe scheduled for 2025 should be deferred to 2029.
- This report is an update to the Reserve Study completed by Global Solution Partners in 2022 for budget year 2023. Please refer to the document dated October 21, 2022 for a list of information provided by the client and observations from Global Solution Partners.

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, 2024
Reserve Funding Study Length	30 years
Number of Dues Paying Members	1,049
Reserve Balance as of January 1, 2024	\$2,370,581
Annual Inflation Rate	2.50%

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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
2024	\$39.72	\$41,667	\$500,000	\$2,585,837
2025	\$40.71	\$42,708	\$512,500	\$3,043,596
2026	\$41.73	\$43,776	\$525,313	\$443,770
2027	\$42.77	\$44,870	\$538,445	\$665,270
2028	\$43.84	\$45,992	\$551,906	\$883,464

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's 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 \$2,370,581 on January 1, 2024. 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 the 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. These include 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 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.

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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 the 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 every three years
- At significant 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
- Soil conditions, soil contamination, or geological stability of the site
- Engineering analysis or structural stability of the building(s) or 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
- An electrical inspection
- A plumbing inspection

Governing Documents

The CCRs (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of this 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

Community Photos



Softball Field



Pavilion



Tennis Court



Dog Park

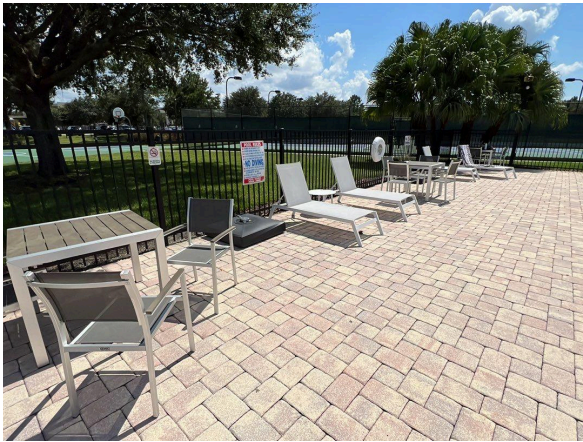


Fitness Center



Mushroom Sprayer/Aluminum Fencing

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Pool Furniture/Aluminum Fencing



Irrigation System



Pond/Chain Link Fencing



Entrance Gate



Entry Control System



Pavers

Reserve Item Categories

Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Chain-link fencing replacement - Dog Park	\$31,465.00	19 Yrs	20 Yrs	2043	\$50,301.53	Y
Children's Playground Equipment Replacement	\$107,407.44	2 Yrs	20 Yrs	2026	\$112,844.94	Y
Dock Replacement	\$250,000.00	22 Yrs	25 Yrs	2046	\$430,392.85	Y
Dog park seating and other amenities replacement - Dog Park	\$20,975.00	19 Yrs	20 Yrs	2043	\$33,531.69	Y
Metal benches replacement	\$11,312.00	8 Yrs	20 Yrs	2032	\$13,782.57	Y
Metal picnic table replacement	\$2,615.90	8 Yrs	20 Yrs	2032	\$3,187.22	Y
Pavilion refurbishment	\$11,918.00	12 Yrs	20 Yrs	2036	\$16,028.39	Y
Playground shade structure - Cantilever 27x18	\$19,150.00	8 Yrs	15 Yrs	2032	\$23,332.42	Y
Softball field backstop replacement	\$15,732.00	22 Yrs	24 Yrs	2046	\$27,083.76	Y
Sports court resurface	\$23,941.80	5 Yrs	9 Yrs	2029	\$27,087.95	Y
Tennis court chain-link fencing replacement	\$22,828.50	20 Yrs	24 Yrs	2044	\$37,407.16	Y
Tennis court concrete restoration - including top coat	\$376,801.11	5 Yrs	18 Yrs	2029	\$426,315.87	Y

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Tennis court lighting replacement - double lights	\$20,348.93	25 Yrs	28 Yrs	2049	\$37,725.77	Y
Tennis court lighting replacement - single lights	\$9,049.60	25 Yrs	28 Yrs	2049	\$16,777.45	Y
Tennis court resurface	\$17,280.81	14 Yrs	9 Yrs	2038	\$24,417.33	Y

Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas - repave	\$31,591.85	2 Yrs	25 Yrs	2026	\$33,191.19	Y
Asphalt paved parking areas patch and seal and stripe	\$10,492.60	7 Yrs	5 Yrs	2031	\$12,472.40	Y
Clubhouse bathrooms refurbish	\$44,240.00	4 Yrs	14 Yrs	2028	\$48,832.68	Y
Clubhouse interior refurbishment allowance	\$217,640.07	4 Yrs	15 Yrs	2028	\$240,233.91	Y
Concrete curb repair allowance (10% every 10 years)	\$1,217.39	7 Yrs	10 Yrs	2031	\$1,447.09	Y
Dimensional asphalt shingle roof replacement	\$39,354.24	12 Yrs	18 Yrs	2036	\$52,927.08	Y
Exterior building painting	\$9,468.00	4 Yrs	7 Yrs	2028	\$10,450.90	Y
Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$9,475.20	7 Yrs	10 Yrs	2031	\$11,263.04	Y
Exterior double doors with glass sidelights replacement - entrance	\$5,070.00	8 Yrs	30 Yrs	2032	\$6,177.30	Y
Exterior metal doors replacement	\$3,090.60	8 Yrs	30 Yrs	2032	\$3,765.60	Y
Fitness center refurbishment	\$17,700.00	7 Yrs	20 Yrs	2031	\$21,039.74	Y
Fitness equipment replacement	\$56,250.00	2 Yrs	7 Yrs	2026	\$59,097.66	Y

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Fixed Glass panel windows replacement	\$725.12	18 Yrs	40 Yrs	2042	\$1,130.94	Y
HVAC system replacement Carrier ca14na048-a	\$6,787.20	9 Yrs	14 Yrs	2033	\$8,476.28	Y
HVAC system replacement Trane 4twb4061e10008a	\$8,484.00	2 Yrs	14 Yrs	2026	\$8,913.50	Y
HVAC system replacement Trane a4ac4060a1000aa	\$8,484.00	10 Yrs	14 Yrs	2034	\$10,860.24	Y
Paint interior common areas in clubhouse	\$5,832.00	3 Yrs	7 Yrs	2027	\$6,280.43	Y
Security system upgrade allowance	\$6,915.00	5 Yrs	10 Yrs	2029	\$7,823.69	Y
Windows replacement	\$8,271.52	8 Yrs	30 Yrs	2032	\$10,078.04	Y

Pool Area



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum pool fencing replacement	\$15,483.30	12 Yrs	25 Yrs	2036	\$20,823.32	Y
Main pool and kiddie pool resurface and retile	\$32,945.60	10 Yrs	12 Yrs	2034	\$42,173.15	Y
Mushroom sprayer kiddie pool feature	\$6,504.40	10 Yrs	12 Yrs	2034	\$8,326.18	Y
Pavers pool deck replacement	\$56,182.40	12 Yrs	25 Yrs	2036	\$75,559.08	Y
Pool equipment pumps and filters system replacement	\$12,443.20	2 Yrs	10 Yrs	2026	\$13,073.14	Y
Pool furniture replacement	\$10,000.00	3 Yrs	5 Yrs	2027	\$10,768.91	Y

Site Elements



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$7,872.00	3 Yrs	25 Yrs	2027	\$8,477.28	Y
Asphalt paved parking areas - repave - Mallard Landings dock area	\$34,690.68	2 Yrs	25 Yrs	2026	\$36,446.90	Y
Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$13,133.92	7 Yrs	5 Yrs	2031	\$15,612.10	Y
Concrete parking stops replacement - Mallard Landings dock area	\$3,365.25	2 Yrs	25 Yrs	2026	\$3,535.62	Y
Entrance monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Irrigation system pumps & controls replacement allowance	\$35,350.00	11 Yrs	12 Yrs	2035	\$46,382.26	Y
Pavers street replacement - North Shore Golf Club Blvd.	\$116,235.24	9 Yrs	30 Yrs	2033	\$145,161.89	Y
Pillars refurbishment - at aluminum fencing	\$10,241.28	0 Yrs	20 Yrs	2024	\$10,241.28	Y
Pond dredging and silt control allowance	\$430,551.52	2 Yrs	20 Yrs	2026	\$452,348.19	Y
Pond pumps and fountains replacement allowance	\$33,087.60	4 Yrs	7 Yrs	2028	\$36,522.52	Y

Heron Pointe



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$30,080.14	7 Yrs	5 Yrs	2031	\$35,755.83	Y
Asphalt paved streets - replacement	\$197,290.33	2 Yrs	25 Yrs	2026	\$207,278.15	Y
Automatic entry gate opener replacement	\$22,624.00	5 Yrs	8 Yrs	2029	\$25,596.98	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$29,018.40	5 Yrs	8 Yrs	2029	\$32,831.66	Y
Concrete curb repair allowance (10% every 10 years)	\$11,126.02	2 Yrs	10 Yrs	2026	\$11,689.27	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	17 Yrs	25 Yrs	2041	\$17,212.55	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$37,329.60	11 Yrs	15 Yrs	2035	\$48,979.67	Y

Lakeshore



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$32,874.00	7 Yrs	5 Yrs	2031	\$39,076.86	Y
Asphalt paved streets - replacement	\$305,447.56	2 Yrs	25 Yrs	2026	\$320,910.84	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	6 Yrs	8 Yrs	2030	\$7,379.13	Y
Concrete curb repair allowance (10% every 10 years)	\$19,185.45	2 Yrs	10 Yrs	2026	\$20,156.71	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$55,994.40	11 Yrs	15 Yrs	2035	\$73,469.51	Y

Mallard Landings



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$21,272.16	7 Yrs	5 Yrs	2031	\$25,285.91	Y
Asphalt paved streets - replacement	\$197,653.82	2 Yrs	25 Yrs	2026	\$207,660.04	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Concrete curb repair allowance (10% every 10 years)	\$9,939.45	2 Yrs	10 Yrs	2026	\$10,442.63	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$31,108.00	11 Yrs	15 Yrs	2035	\$40,816.39	Y

Marsh Pine



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$38,599.20	7 Yrs	5 Yrs	2031	\$45,882.32	Y
Asphalt paved streets - replacement	\$358,650.90	2 Yrs	25 Yrs	2026	\$376,807.60	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Concrete curb repair allowance (10% every 10 years)	\$22,822.21	2 Yrs	10 Yrs	2026	\$23,977.58	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$62,216.00	11 Yrs	15 Yrs	2035	\$81,632.78	Y

Marsh Pointe



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$13,807.20	7 Yrs	5 Yrs	2031	\$16,412.42	Y
Asphalt paved streets - replacement	\$128,291.90	2 Yrs	25 Yrs	2026	\$134,786.68	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$9,361.15	5 Yrs	8 Yrs	2029	\$10,591.28	Y
Concrete curb repair allowance (10% / 10 yrs)	\$8,059.43	10 Yrs	10 Yrs	2034	\$10,316.75	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$27,997.20	11 Yrs	15 Yrs	2035	\$36,734.75	Y

Myrtle Creek



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$37,329.60	7 Yrs	10 Yrs	2031	\$44,373.16	Y
Asphalt paved streets - patch and seal	\$63,354.00	7 Yrs	5 Yrs	2031	\$75,308.00	Y
Asphalt paved streets - replacement	\$588,664.25	2 Yrs	25 Yrs	2026	\$618,465.38	Y
Automatic entry gate opener replacement	\$45,248.00	6 Yrs	8 Yrs	2030	\$52,473.81	Y
Automatic gate entry control system replacement	\$12,726.00	3 Yrs	8 Yrs	2027	\$13,704.51	Y
Concrete curb repair allowance (10% every 10 years)	\$36,213.50	2 Yrs	10 Yrs	2026	\$38,046.81	Y
Entrance monuments refurbishment	\$56,560.00	0 Yrs	20 Yrs	2024	\$56,560.00	Y
Entry gates refurbishment	\$22,624.00	3 Yrs	25 Yrs	2027	\$24,363.57	Y
Security camera system replacement	\$13,830.00	1 Yrs	5 Yrs	2025	\$14,175.75	Y
Stormwater drainage system repair allowance	\$96,434.80	11 Yrs	15 Yrs	2035	\$126,530.81	Y

Osprey Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$33,546.24	7 Yrs	5 Yrs	2031	\$39,875.94	Y
Asphalt paved streets - replacement	\$311,700.48	2 Yrs	25 Yrs	2026	\$327,480.32	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Concrete curb repair allowance (10% every 10 years)	\$19,077.58	2 Yrs	10 Yrs	2026	\$20,043.38	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$55,994.40	11 Yrs	15 Yrs	2035	\$73,469.51	Y

Sparrow Landing



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	\$18,664.80	3 Yrs	10 Yrs	2027	\$20,099.95	Y
Asphalt paved streets - patch and seal	\$9,446.40	7 Yrs	5 Yrs	2031	\$11,228.80	Y
Asphalt paved streets - replacement	\$87,772.80	2 Yrs	25 Yrs	2026	\$92,216.30	Y
Automatic entry gate opener replacement	\$22,624.00	6 Yrs	8 Yrs	2030	\$26,236.90	Y
Automatic gate entry control system replacement	\$6,363.00	3 Yrs	8 Yrs	2027	\$6,852.26	Y
Brick wall tuckpointing and refurbishment	\$40,456.00	8 Yrs	30 Yrs	2032	\$49,291.71	Y
Concrete curb repair allowance (10% every 10 years)	\$6,071.54	2 Yrs	10 Yrs	2026	\$6,378.91	Y
Entrance monuments refurbishment	\$28,280.00	0 Yrs	20 Yrs	2024	\$28,280.00	Y
Entry gates refurbishment	\$11,312.00	3 Yrs	25 Yrs	2027	\$12,181.79	Y
Security camera system replacement	\$6,915.00	1 Yrs	5 Yrs	2025	\$7,087.88	Y
Stormwater drainage system repair allowance	\$18,664.80	11 Yrs	15 Yrs	2035	\$24,489.84	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
Clubhouse	Asphalt paved parking areas - repave	\$2.77 sqft	11,405 sqft	\$31,592	2 Yrs	25 Yrs	2026 2051 2076	\$33,191 \$61,535 \$114,082	\$11,064 \$2,461 \$4,563
Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$0.92 ea	11,405 ea	\$10,493	7 Yrs	5 Yrs	2031 2036 2041	\$12,472 \$14,111 \$15,966	\$1,559 \$2,822 \$3,193
Clubhouse	Clubhouse bathrooms refurbish	\$22120.00 ea	2 ea	\$44,240	4 Yrs	14 Yrs	2028 2042 2056	\$48,833 \$68,999 \$97,494	\$9,767 \$4,929 \$6,964
Clubhouse	Clubhouse interior refurbishment allowance	\$41.01 sqft	5,307 sqft	\$217,640	4 Yrs	15 Yrs	2028 2043 2058	\$240,234 \$347,930 \$503,907	\$48,047 \$23,195 \$33,594
Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	79 lnft	\$1,217	7 Yrs	10 Yrs	2031 2041 2051	\$1,447 \$1,852 \$2,371	\$181 \$185 \$237
Clubhouse	Dimensional asphalt shingle roof replacement	\$6.18 sqft	6,368 sqft	\$39,354	12 Yrs	18 Yrs	2036 2054 2072	\$52,927 \$82,548 \$128,747	\$4,071 \$4,586 \$7,153
Clubhouse	Exterior building painting	\$2.63 sqft	3,600 sqft	\$9,468	4 Yrs	7 Yrs	2028 2035 2042	\$10,451 \$12,423 \$14,767	\$2,090 \$1,775 \$2,110
Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$13.16 sqft	720 sqft	\$9,475	7 Yrs	10 Yrs	2031 2041 2051	\$11,263 \$14,418 \$18,456	\$1,408 \$1,442 \$1,846
Clubhouse	Exterior double doors with glass sidelights replacement - entrance	\$5070.00 ea	1 ea	\$5,070	8 Yrs	30 Yrs	2032 2062 2092	\$6,177 \$12,957 \$27,179	\$686 \$432 \$906
Clubhouse	Exterior metal doors replacement	\$1545.30 ea	2 ea	\$3,091	8 Yrs	30 Yrs	2032 2062 2092	\$3,766 \$7,899 \$16,568	\$418 \$263 \$552
Clubhouse	Fitness center refurbishment	\$17700.00 lump sum	1 lump sum	\$17,700	7 Yrs	20 Yrs	2031 2051 2071	\$21,040 \$34,476 \$56,493	\$2,630 \$1,724 \$2,825
Clubhouse	Fitness equipment replacement	\$3750.00 ea	15 ea	\$56,250	2 Yrs	7 Yrs	2026 2033 2040	\$59,098 \$70,249 \$83,503	\$19,699 \$10,036 \$11,929
Clubhouse	Fixed Glass panel windows replacement	\$45.32 ea	16 ea	\$725	18 Yrs	40 Yrs	2042 2082 2122	\$1,131 \$3,037 \$8,154	\$060 \$076 \$204

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	HVAC system replacement Carrier ca14na048-a	\$6787.20 ea	1 ea	\$6,787	9 Yrs	14 Yrs	2033 2047 2061	\$8,476 \$11,977 \$16,923	\$848 \$855 \$1,209
Clubhouse	HVAC system replacement Trane 4twb4061e10008a	\$8484.00 ea	1 ea	\$8,484	2 Yrs	14 Yrs	2026 2040 2054	\$8,914 \$12,595 \$17,796	\$2,971 \$900 \$1,271
Clubhouse	HVAC system replacement Trane a4ac4060a1000aa	\$8484.00 ea	1 ea	\$8,484	10 Yrs	14 Yrs	2034 2048 2062	\$10,860 \$15,345 \$21,682	\$987 \$1,096 \$1,549
Clubhouse	Paint interior common areas in clubhouse	\$0.81 sqft	7,200 sqft	\$5,832	3 Yrs	7 Yrs	2027 2034 2041	\$6,280 \$7,465 \$8,874	\$1,570 \$1,066 \$1,268
Clubhouse	Security system upgrade allowance	\$6915.00 ea	1 ea	\$6,915	5 Yrs	10 Yrs	2029 2039 2049	\$7,824 \$10,015 \$12,820	\$1,304 \$1,001 \$1,282
Clubhouse	Windows replacement	\$516.97 ea	16 ea	\$8,272	8 Yrs	30 Yrs	2032 2062 2092	\$10,078 \$21,139 \$44,341	\$1,120 \$705 \$1,478
Heron Pointe	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Heron Pointe	Asphalt paved streets - patch and seal	\$0.34 sqft	88,471 sqft	\$30,080	7 Yrs	5 Yrs	2031 2036 2041	\$35,756 \$40,454 \$45,770	\$4,469 \$8,091 \$9,154
Heron Pointe	Asphalt paved streets - replacement	\$2.23 sqft	88,471 sqft	\$197,290	2 Yrs	25 Yrs	2026 2051 2076	\$207,278 \$384,282 \$712,438	\$69,093 \$15,371 \$28,498
Heron Pointe	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	5 Yrs	8 Yrs	2029 2037 2045	\$25,597 \$31,187 \$37,999	\$4,266 \$3,898 \$4,750
Heron Pointe	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$3.21 sqft	9,040 sqft	\$29,018	5 Yrs	8 Yrs	2029 2037 2045	\$32,832 \$40,002 \$48,739	\$5,472 \$5,000 \$6,092
Heron Pointe	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	722 lnft	\$11,126	2 Yrs	10 Yrs	2026 2036 2046	\$11,689 \$14,963 \$19,154	\$3,896 \$1,496 \$1,915
Heron Pointe	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797

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 refurbishment	\$2828.00 ea	4 ea	\$11,312	17 Yrs	25 Yrs	2041 2066 2091	\$17,213 \$31,911 \$59,161	\$956 \$1,276 \$2,366
Heron Pointe	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Heron Pointe	Stormwater drainage system repair allowance	\$3110.80 ea	12 ea	\$37,330	11 Yrs	15 Yrs	2035 2050 2065	\$48,980 \$70,937 \$102,738	\$4,082 \$4,729 \$6,849
Lakeshore	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Lakeshore	Asphalt paved streets - patch and seal	\$0.24 sqft	136,975 sqft	\$32,874	7 Yrs	5 Yrs	2031 2036 2041	\$39,077 \$44,212 \$50,022	\$4,885 \$8,842 \$10,004
Lakeshore	Asphalt paved streets - replacement	\$2.23 sqft	136,972 sqft	\$305,448	2 Yrs	25 Yrs	2026 2051 2076	\$320,911 \$594,951 \$1,103,005	\$106,970 \$23,798 \$44,120
Lakeshore	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869
Lakeshore	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	6 Yrs	8 Yrs	2030 2038 2046	\$7,379 \$8,991 \$10,954	\$1,054 \$1,124 \$1,369
Lakeshore	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	1,245 lnft	\$19,185	2 Yrs	10 Yrs	2026 2036 2046	\$20,157 \$25,802 \$33,029	\$6,719 \$2,580 \$3,303
Lakeshore	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Lakeshore	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Lakeshore	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Lakeshore	Stormwater drainage system repair allowance	\$3110.80 ea	18 ea	\$55,994	11 Yrs	15 Yrs	2035 2050 2065	\$73,470 \$106,406 \$154,107	\$6,122 \$7,094 \$10,274
Mallard Landings	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Mallard Landings	Asphalt paved streets - patch and seal	\$0.24 sqft	88,634 sqft	\$21,272	7 Yrs	5 Yrs	2031 2036 2041	\$25,286 \$28,609 \$32,368	\$3,161 \$5,722 \$6,474

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 - replacement	\$2.23 sqft	88,634 sqft	\$197,654	2 Yrs	25 Yrs	2026 2051 2076	\$207,660 \$384,990 \$713,750	\$69,220 \$15,400 \$28,550
Mallard Landings	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869
Mallard Landings	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Mallard Landings	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	645 lnft	\$9,939	2 Yrs	10 Yrs	2026 2036 2046	\$10,443 \$13,367 \$17,111	\$3,481 \$1,337 \$1,711
Mallard Landings	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Mallard Landings	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Mallard Landings	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Mallard Landings	Stormwater drainage system repair allowance	\$3110.80 ea	10 ea	\$31,108	11 Yrs	15 Yrs	2035 2050 2065	\$40,816 \$59,114 \$85,615	\$3,401 \$3,941 \$5,708
Marsh Pine	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Marsh Pine	Asphalt paved streets - patch and seal	\$0.24 sqft	160,830 sqft	\$38,599	7 Yrs	5 Yrs	2031 2036 2041	\$45,882 \$51,912 \$58,733	\$5,735 \$10,382 \$11,747
Marsh Pine	Asphalt paved streets - replacement	\$2.23 sqft	160,830 sqft	\$358,651	2 Yrs	25 Yrs	2026 2051 2076	\$376,808 \$698,580 \$1,295,129	\$125,603 \$27,943 \$51,805
Marsh Pine	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869
Marsh Pine	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Marsh Pine	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	1,481 lnft	\$22,822	2 Yrs	10 Yrs	2026 2036 2046	\$23,978 \$30,693 \$39,290	\$7,993 \$3,069 \$3,929

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 monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Marsh Pine	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Marsh Pine	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Marsh Pine	Stormwater drainage system repair allowance	\$3110.80 ea	20 ea	\$62,216	11 Yrs	15 Yrs	2035 2050 2065	\$81,633 \$118,229 \$171,230	\$6,803 \$7,882 \$11,415
Marsh Pointe	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Marsh Pointe	Asphalt paved streets - patch and seal	\$0.24 sqft	57,530 sqft	\$13,807	7 Yrs	5 Yrs	2031 2036 2041	\$16,412 \$18,569 \$21,009	\$2,052 \$3,714 \$4,202
Marsh Pointe	Asphalt paved streets - replacement	\$2.23 sqft	57,530 sqft	\$128,292	2 Yrs	25 Yrs	2026 2051 2076	\$134,787 \$249,887 \$463,276	\$44,929 \$9,995 \$18,531
Marsh Pointe	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869
Marsh Pointe	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$4.88 sqft	1,920 sqft	\$9,361	5 Yrs	8 Yrs	2029 2037 2045	\$10,591 \$12,904 \$15,723	\$1,765 \$1,613 \$1,965
Marsh Pointe	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	523 lnft	\$8,059	10 Yrs	10 Yrs	2034 2044 2054	\$10,317 \$13,206 \$16,905	\$938 \$1,321 \$1,691
Marsh Pointe	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Marsh Pointe	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Marsh Pointe	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815

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	Stormwater drainage system repair allowance	\$3110.80 ea	9 ea	\$27,997	11 Yrs	15 Yrs	2035 2050 2065	\$36,735 \$53,203 \$77,054	\$3,061 \$3,547 \$5,137
Myrtle Creek	Arm gate operator replacement	\$4666.20 ea	8 ea	\$37,330	7 Yrs	10 Yrs	2031 2041 2051	\$44,373 \$56,801 \$72,711	\$5,547 \$5,680 \$7,271
Myrtle Creek	Asphalt paved streets - patch and seal	\$0.24 sqft	263,975 sqft	\$63,354	7 Yrs	5 Yrs	2031 2036 2041	\$75,308 \$85,204 \$96,401	\$9,413 \$17,041 \$19,280
Myrtle Creek	Asphalt paved streets - replacement	\$2.23 sqft	263,975 sqft	\$588,664	2 Yrs	25 Yrs	2026 2051 2076	\$618,465 \$1,146,600 \$2,125,733	\$206,155 \$45,864 \$85,029
Myrtle Creek	Automatic entry gate opener replacement	\$5656.00 ea	8 ea	\$45,248	6 Yrs	8 Yrs	2030 2038 2046	\$52,474 \$63,934 \$77,898	\$7,496 \$7,992 \$9,737
Myrtle Creek	Automatic gate entry control system replacement	\$6363.00 ea	2 ea	\$12,726	3 Yrs	8 Yrs	2027 2035 2043	\$13,705 \$16,698 \$20,344	\$3,426 \$2,087 \$2,543
Myrtle Creek	Concrete curb repair allowance (10% every 10 years)	\$15.41 lnft	2,350 lnft	\$36,214	2 Yrs	10 Yrs	2026 2036 2046	\$38,047 \$48,703 \$62,344	\$12,682 \$4,870 \$6,234
Myrtle Creek	Entrance monuments refurbishment	\$28280.00 lump sum	2 lump sum	\$56,560	0 Yrs	20 Yrs	2024 2044 2064	\$56,560 \$92,680 \$151,867	\$56,560 \$4,634 \$7,593
Myrtle Creek	Entry gates refurbishment	\$2828.00 ea	8 ea	\$22,624	3 Yrs	25 Yrs	2027 2052 2077	\$24,364 \$45,169 \$83,740	\$6,091 \$1,807 \$3,350
Myrtle Creek	Security cameral system replacement	\$6915.00 lump sum	2 lump sum	\$13,830	1 Yrs	5 Yrs	2025 2030 2035	\$14,176 \$16,039 \$18,146	\$7,088 \$3,208 \$3,629
Myrtle Creek	Stormwater drainage system repair allowance	\$3110.80 ea	31 ea	\$96,435	11 Yrs	15 Yrs	2035 2050 2065	\$126,531 \$183,254 \$265,407	\$10,544 \$12,217 \$17,694
Osprey Landing	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Osprey Landing	Asphalt paved streets - patch and seal	\$0.24 sqft	139,776 sqft	\$33,546	7 Yrs	5 Yrs	2031 2036 2041	\$39,876 \$45,116 \$51,045	\$4,984 \$9,023 \$10,209
Osprey Landing	Asphalt paved streets - replacement	\$2.23 sqft	139,776 sqft	\$311,700	2 Yrs	25 Yrs	2026 2051 2076	\$327,480 \$607,130 \$1,125,585	\$109,160 \$24,285 \$45,023
Osprey Landing	Automatic entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869

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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
Osprey Landing	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Osprey Landing	Concrete curb repair allowance (10% every 10 years)	\$15.41 Inft	1,238 Inft	\$19,078	2 Yrs	10 Yrs	2026 2036 2046	\$20,043 \$25,657 \$32,843	\$6,681 \$2,566 \$3,284
Osprey Landing	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Osprey Landing	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Osprey Landing	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Osprey Landing	Stormwater drainage system repair allowance	\$3110.80 ea	18 ea	\$55,994	11 Yrs	15 Yrs	2035 2050 2065	\$73,470 \$106,406 \$154,107	\$6,122 \$7,094 \$10,274
Pool Area	Aluminum pool fencing replacement	\$42.42 Inft	365 Inft	\$15,483	12 Yrs	25 Yrs	2036 2061 2086	\$20,823 \$38,605 \$71,572	\$1,602 \$1,544 \$2,863
Pool Area	Main pool and kiddie pool resurface and retile	\$10.46 sqft	3,151 sqft	\$32,946	10 Yrs	12 Yrs	2034 2046 2058	\$42,173 \$56,718 \$76,280	\$3,834 \$4,727 \$6,357
Pool Area	Mushroom sprayer kiddie pool feature	\$6504.40 ea	1 ea	\$6,504	10 Yrs	12 Yrs	2034 2046 2058	\$8,326 \$11,198 \$15,060	\$757 \$933 \$1,255
Pool Area	Pavers pool deck replacement	\$14.48 sqft	3,880 sqft	\$56,182	12 Yrs	25 Yrs	2036 2061 2086	\$75,559 \$140,082 \$259,705	\$5,812 \$5,603 \$10,388
Pool Area	Pool equipment pumps and filters system replacement	\$12443.20 ea	1 ea	\$12,443	2 Yrs	10 Yrs	2026 2036 2046	\$13,073 \$16,735 \$21,422	\$4,358 \$1,673 \$2,142
Pool Area	Pool furniture replacement	\$10000.00 lump sum	1 lump sum	\$10,000	3 Yrs	5 Yrs	2027 2032 2037	\$10,769 \$12,184 \$13,785	\$2,692 \$2,437 \$2,757
Recreational Facilities	Chain-link fencing replacement - Dog Park	\$31465.00 lump sum	1 lump sum	\$31,465	19 Yrs	20 Yrs	2043 2063 2083	\$50,302 \$82,425 \$135,063	\$2,515 \$4,121 \$6,753
Recreational Facilities	Children's Playground Equipment Replacement	\$107407.4 4 ea	1 ea	\$107,407	2 Yrs	20 Yrs	2026 2046 2066	\$112,845 \$184,910 \$302,996	\$37,615 \$9,245 \$15,150

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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
Recreational Facilities	Dock Replacement	\$250000.00 ea	1 ea	\$250,000	22 Yrs	25 Yrs	2046 2071 2096	\$430,393 \$797,924 \$1,479,307	\$18,713 \$31,917 \$59,172
Recreational Facilities	Dog park seating and other amenities replacement - Dog Park	\$20975.00 lump sum	1 lump sum	\$20,975	19 Yrs	20 Yrs	2043 2063 2083	\$33,532 \$54,946 \$90,035	\$1,677 \$2,747 \$4,502
Recreational Facilities	Metal benches replacement	\$1131.20 ea	10 ea	\$11,312	8 Yrs	20 Yrs	2032 2052 2072	\$13,783 \$22,584 \$37,007	\$1,531 \$1,129 \$1,850
Recreational Facilities	Metal picnic table replacement	\$1307.95 ea	2 ea	\$2,616	8 Yrs	20 Yrs	2032 2052 2072	\$3,187 \$5,223 \$8,558	\$354 \$261 \$428
Recreational Facilities	Pavilion refurbishment	\$11918.00 lump sum	1 lump sum	\$11,918	12 Yrs	20 Yrs	2036 2056 2076	\$16,028 \$26,264 \$43,037	\$1,233 \$1,313 \$2,152
Recreational Facilities	Playground shade structure - Cantilever 27x18	\$9575.00 sqft	2 sqft	\$19,150	8 Yrs	15 Yrs	2032 2047 2062	\$23,332 \$33,792 \$48,941	\$2,592 \$2,253 \$3,263
Recreational Facilities	Softball field backstop replacement	\$15732.00 lump sum	1 lump sum	\$15,732	22 Yrs	24 Yrs	2046 2070 2094	\$27,084 \$48,987 \$88,604	\$1,178 \$2,041 \$3,692
Recreational Facilities	Sports court resurface	\$5.66 sqft	4,230 sqft	\$23,942	5 Yrs	9 Yrs	2029 2038 2047	\$27,088 \$33,829 \$42,248	\$4,515 \$3,759 \$4,694
Recreational Facilities	Tennis court chain-link fencing replacement	\$40.05 Inft	570 Inft	\$22,829	20 Yrs	24 Yrs	2044 2068 2092	\$37,407 \$67,659 \$122,377	\$1,781 \$2,819 \$5,099
Recreational Facilities	Tennis court concrete restoration - including top coat	\$18.97 sqft	19,863 sqft	\$376,801	5 Yrs	18 Yrs	2029 2047 2065	\$426,316 \$664,907 \$1,037,028	\$71,053 \$36,939 \$57,613
Recreational Facilities	Tennis court lighting replacement - double lights	\$3391.49 ea	6 ea	\$20,349	25 Yrs	28 Yrs	2049 2077 2105	\$37,726 \$75,319 \$150,375	\$1,451 \$2,690 \$5,371
Recreational Facilities	Tennis court lighting replacement - single lights	\$2262.40 ea	4 ea	\$9,050	25 Yrs	28 Yrs	2049 2077 2105	\$16,777 \$33,496 \$66,875	\$645 \$1,196 \$2,388
Recreational Facilities	Tennis court resurface	\$0.87 sqft	19,863 sqft	\$17,281	14 Yrs	9 Yrs	2038 2047 2056	\$24,417 \$30,494 \$38,083	\$1,628 \$3,388 \$4,231
Site Elements	Aluminum fencing replacement	\$41.00 Inft	192 Inft	\$7,872	3 Yrs	25 Yrs	2027 2052 2077	\$8,477 \$15,716 \$29,137	\$2,119 \$629 \$1,165

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 - repave - Mallard Landings dock area	\$2.43 sqft	14,276 sqft	\$34,691	2 Yrs	25 Yrs	2026 2051 2076	\$36,447 \$67,571 \$125,272	\$12,149 \$2,703 \$5,011
Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$0.92 ea	14,276 ea	\$13,134	7 Yrs	5 Yrs	2031 2036 2041	\$15,612 \$17,664 \$19,985	\$1,952 \$3,533 \$3,997
Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$96.15 ea	35 ea	\$3,365	2 Yrs	25 Yrs	2026 2051 2076	\$3,536 \$6,555 \$12,152	\$1,179 \$262 \$486
Site Elements	Entrance monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Site Elements	Irrigation system pumps & controls replacement allowance	\$35350.00 lump sum	1 lump sum	\$35,350	11 Yrs	12 Yrs	2035 2047 2059	\$46,382 \$62,379 \$83,893	\$3,865 \$5,198 \$6,991
Site Elements	Pavers street replacement - North Shore Golf Club Blvd.	\$15.27 sqft	7,612 sqft	\$116,235	9 Yrs	30 Yrs	2033 2063 2093	\$145,162 \$304,487 \$638,682	\$14,516 \$10,150 \$21,289
Site Elements	Pillars refurbishment - at aluminum fencing	\$22.86 sqft	448 sqft	\$10,241	0 Yrs	20 Yrs	2024 2044 2064	\$10,241 \$16,782 \$27,498	\$10,241 \$839 \$1,375
Site Elements	Pond dredging and silt control allowance	\$0.28 sqft	1,537,684 sqft	\$430,552	2 Yrs	20 Yrs	2026 2046 2066	\$452,348 \$741,225 \$1,214,584	\$150,783 \$37,061 \$60,729
Site Elements	Pond pumps and fountains replacement allowance	\$16543.80 ea	2 ea	\$33,088	4 Yrs	7 Yrs	2028 2035 2042	\$36,523 \$43,414 \$51,605	\$7,305 \$6,202 \$7,372
Sparrow Landing	Arm gate operator replacement	\$4666.20 ea	4 ea	\$18,665	3 Yrs	10 Yrs	2027 2037 2047	\$20,100 \$25,730 \$32,936	\$5,025 \$2,573 \$3,294
Sparrow Landing	Asphalt paved streets - patch and seal	\$0.24 sqft	39,360 sqft	\$9,446	7 Yrs	5 Yrs	2031 2036 2041	\$11,229 \$12,704 \$14,374	\$1,404 \$2,541 \$2,875
Sparrow Landing	Asphalt paved streets - replacement	\$2.23 sqft	39,360 sqft	\$87,773	2 Yrs	25 Yrs	2026 2051 2076	\$92,216 \$170,964 \$316,957	\$30,739 \$6,839 \$12,678

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 entry gate opener replacement	\$5656.00 ea	4 ea	\$22,624	6 Yrs	8 Yrs	2030 2038 2046	\$26,237 \$31,967 \$38,949	\$3,748 \$3,996 \$4,869
Sparrow Landing	Automatic gate entry control system replacement	\$6363.00 ea	1 ea	\$6,363	3 Yrs	8 Yrs	2027 2035 2043	\$6,852 \$8,349 \$10,172	\$1,713 \$1,044 \$1,272
Sparrow Landing	Brick wall tuckpointing and refurbishment	\$7.78 sqft	5,200 sqft	\$40,456	8 Yrs	30 Yrs	2032 2062 2092	\$49,292 \$103,393 \$216,873	\$5,477 \$3,446 \$7,229
Sparrow Landing	Concrete curb repair allowance (10% every 10 years)	\$15.41 Inft	394 Inft	\$6,072	2 Yrs	10 Yrs	2026 2036 2046	\$6,379 \$8,166 \$10,453	\$2,126 \$817 \$1,045
Sparrow Landing	Entrance monuments refurbishment	\$28280.00 lump sum	1 lump sum	\$28,280	0 Yrs	20 Yrs	2024 2044 2064	\$28,280 \$46,340 \$75,934	\$28,280 \$2,317 \$3,797
Sparrow Landing	Entry gates refurbishment	\$2828.00 ea	4 ea	\$11,312	3 Yrs	25 Yrs	2027 2052 2077	\$12,182 \$22,584 \$41,870	\$3,045 \$903 \$1,675
Sparrow Landing	Security cameral system replacement	\$6915.00 lump sum	1 lump sum	\$6,915	1 Yrs	5 Yrs	2025 2030 2035	\$7,088 \$8,019 \$9,073	\$3,544 \$1,604 \$1,815
Sparrow Landing	Stormwater drainage system repair allowance	\$3110.80 ea	6 ea	\$18,665	11 Yrs	15 Yrs	2035 2050 2065	\$24,490 \$35,469 \$51,369	\$2,041 \$2,365 \$3,425

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

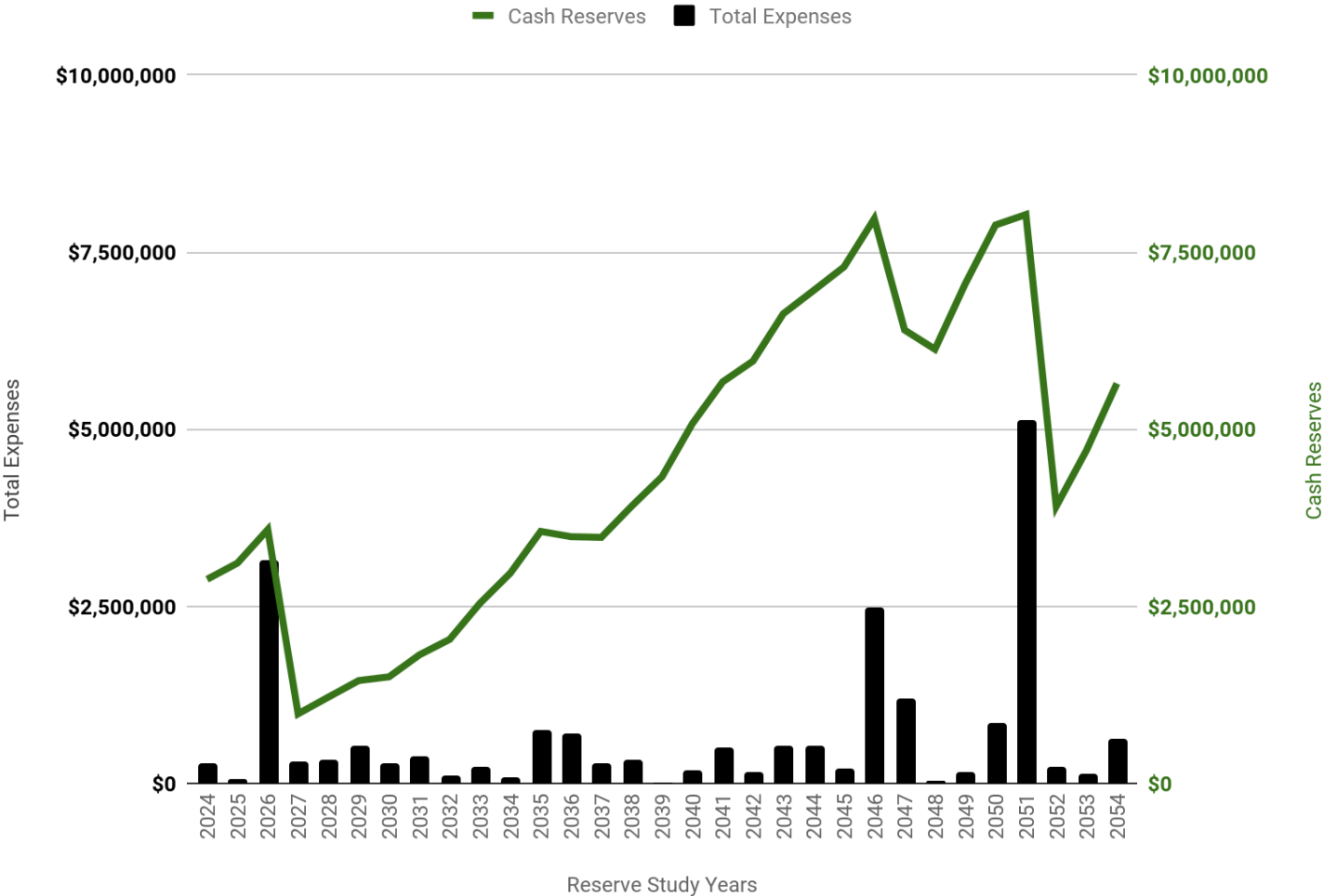
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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2024	\$500,000	\$11,853	\$293,041	\$3,556	\$2,585,837
2025	\$512,500	\$12,929	\$63,791	\$3,879	\$3,043,596
2026	\$525,313	\$15,218	\$3,135,792	\$4,565	\$443,770
2027	\$538,445	\$2,219	\$318,499	\$666	\$665,270
2028	\$551,906	\$3,326	\$336,040	\$998	\$883,464
2029	\$565,704	\$4,417	\$530,247	\$1,325	\$922,013
2030	\$579,847	\$4,610	\$289,448	\$1,383	\$1,215,639
2031	\$594,343	\$6,078	\$395,034	\$1,823	\$1,419,203
2032	\$609,201	\$7,096	\$121,799	\$2,129	\$1,911,573
2033	\$624,431	\$9,558	\$223,887	\$2,867	\$2,318,808
2034	\$640,042	\$11,594	\$79,142	\$3,478	\$2,887,824
2035	\$656,043	\$14,439	\$756,790	\$4,332	\$2,797,185
2036	\$672,444	\$13,986	\$707,980	\$4,196	\$2,771,439
2037	\$689,256	\$13,857	\$277,987	\$4,157	\$3,192,408
2038	\$706,487	\$15,962	\$322,974	\$4,789	\$3,587,094
2039	\$724,149	\$17,935	\$10,015	\$5,381	\$4,313,783
2040	\$742,253	\$21,569	\$188,486	\$6,471	\$4,882,648
2041	\$760,809	\$24,413	\$504,830	\$7,324	\$5,155,716
2042	\$779,829	\$25,779	\$152,099	\$7,734	\$5,801,492
2043	\$799,325	\$29,007	\$513,141	\$8,702	\$6,107,981
2044	\$819,308	\$30,540	\$530,796	\$9,162	\$6,417,871
2045	\$839,791	\$32,089	\$206,989	\$9,627	\$7,073,135
2046	\$860,786	\$35,366	\$2,468,700	\$10,610	\$5,489,977
2047	\$882,305	\$27,450	\$1,193,255	\$8,235	\$5,198,242
2048	\$904,363	\$25,991	\$25,894	\$7,797	\$6,094,905
2049	\$926,972	\$30,475	\$146,219	\$9,142	\$6,896,990
2050	\$950,146	\$34,485	\$851,282	\$10,345	\$7,019,994
2051	\$973,900	\$35,100	\$5,119,504	\$10,530	\$2,898,960
2052	\$998,248	\$14,495	\$244,163	\$4,348	\$3,663,191
2053	\$1,023,204	\$18,316	\$124,838	\$5,495	\$4,574,377
2054	\$1,048,784	\$22,872	\$628,227	\$6,862	\$5,010,944
Totals	\$23,000,135	\$573,025	\$20,760,889	\$171,907	

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
2024	\$39.72	\$476.64	\$41,666.67	\$500,000.00
2025	\$40.71	\$488.56	\$42,708.33	\$512,500.00
2026	\$41.73	\$500.77	\$43,776.04	\$525,312.50
2027	\$42.77	\$513.29	\$44,870.44	\$538,445.31
2028	\$43.84	\$526.13	\$45,992.20	\$551,906.45
2029	\$44.94	\$539.28	\$47,142.01	\$565,704.11
2030	\$46.06	\$552.76	\$48,320.56	\$579,846.71
2031	\$47.22	\$566.58	\$49,528.57	\$594,342.88
2032	\$48.40	\$580.74	\$50,766.79	\$609,201.45
2033	\$49.61	\$595.26	\$52,035.96	\$624,431.48
2034	\$50.85	\$610.15	\$53,336.86	\$640,042.27
2035	\$52.12	\$625.40	\$54,670.28	\$656,043.33
2036	\$53.42	\$641.03	\$56,037.03	\$672,444.41
2037	\$54.75	\$657.06	\$57,437.96	\$689,255.52
2038	\$56.12	\$673.49	\$58,873.91	\$706,486.91
2039	\$57.53	\$690.32	\$60,345.76	\$724,149.08
2040	\$58.97	\$707.58	\$61,854.40	\$742,252.81
2041	\$60.44	\$725.27	\$63,400.76	\$760,809.13
2042	\$61.95	\$743.40	\$64,985.78	\$779,829.36
2043	\$63.50	\$761.99	\$66,610.42	\$799,325.09
2044	\$65.09	\$781.04	\$68,275.69	\$819,308.22
2045	\$66.71	\$800.56	\$69,982.58	\$839,790.93
2046	\$68.38	\$820.58	\$71,732.14	\$860,785.70
2047	\$70.09	\$841.09	\$73,525.45	\$882,305.34
2048	\$71.84	\$862.12	\$75,363.58	\$904,362.97
2049	\$73.64	\$883.67	\$77,247.67	\$926,972.05
2050	\$75.48	\$905.76	\$79,178.86	\$950,146.35
2051	\$77.37	\$928.41	\$81,158.33	\$973,900.01
2052	\$79.30	\$951.62	\$83,187.29	\$998,247.51
2053	\$81.28	\$975.41	\$85,266.97	\$1,023,203.70
2054	\$83.32	\$999.79	\$87,398.65	\$1,048,783.79

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2024	Site Elements	Entrance monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$28,280
2024	Site Elements	Pillars refurbishment - at aluminum fencing	\$10,241
2024	Heron Pointe	Entrance monuments refurbishment	\$28,280
2024	Lakeshore	Entrance monuments refurbishment	\$28,280
2024	Mallard Landings	Entrance monuments refurbishment	\$28,280
2024	Marsh Pine	Entrance monuments refurbishment	\$28,280
2024	Marsh Pointe	Entrance monuments refurbishment	\$28,280
2024	Myrtle Creek	Entrance monuments refurbishment	\$56,560
2024	Osprey Landing	Entrance monuments refurbishment	\$28,280
2024	Sparrow Landing	Entrance monuments refurbishment	\$28,280
Total for 2024:			\$293,041
2025	Heron Pointe	Security cameral system replacement	\$7,088
2025	Lakeshore	Security cameral system replacement	\$7,088
2025	Mallard Landings	Security cameral system replacement	\$7,088
2025	Marsh Pine	Security cameral system replacement	\$7,088
2025	Marsh Pointe	Security cameral system replacement	\$7,088
2025	Myrtle Creek	Security cameral system replacement	\$14,176
2025	Osprey Landing	Security cameral system replacement	\$7,088
2025	Sparrow Landing	Security cameral system replacement	\$7,088
Total for 2025:			\$63,791
2026	Recreational Facilities	Children's Playground Equipment Replacement	\$112,845
2026	Clubhouse	Asphalt paved parking areas - repave	\$33,191
2026	Clubhouse	HVAC system replacement Trane 4twb4061e10008a	\$8,914
2026	Clubhouse	Fitness equipment replacement	\$59,098
2026	Pool Area	Pool equipment pumps and filters system replacement	\$13,073
2026	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$36,447
2026	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$3,536
2026	Site Elements	Pond dredging and silt control allowance	\$452,348
2026	Heron Pointe	Asphalt paved streets - replacement	\$207,278
2026	Heron Pointe	Concrete curb repair allowance (10% every 10 years)	\$11,689
2026	Lakeshore	Asphalt paved streets - replacement	\$320,911
2026	Lakeshore	Concrete curb repair allowance (10% every 10 years)	\$20,157
2026	Mallard Landings	Asphalt paved streets - replacement	\$207,660

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2026	Mallard Landings	Concrete curb repair allowance (10% every 10 years)	\$10,443
2026	Marsh Pine	Asphalt paved streets - replacement	\$376,808
2026	Marsh Pine	Concrete curb repair allowance (10% every 10 years)	\$23,978
2026	Marsh Pointe	Asphalt paved streets - replacement	\$134,787
2026	Myrtle Creek	Asphalt paved streets - replacement	\$618,465
2026	Myrtle Creek	Concrete curb repair allowance (10% every 10 years)	\$38,047
2026	Osprey Landing	Asphalt paved streets - replacement	\$327,480
2026	Osprey Landing	Concrete curb repair allowance (10% every 10 years)	\$20,043
2026	Sparrow Landing	Asphalt paved streets - replacement	\$92,216
2026	Sparrow Landing	Concrete curb repair allowance (10% every 10 years)	\$6,379
Total for 2026:			\$3,135,792
2027	Clubhouse	Paint interior common areas in clubhouse	\$6,280
2027	Pool Area	Pool furniture replacement	\$10,769
2027	Site Elements	Aluminum fencing replacement	\$8,477
2027	Heron Pointe	Automatic gate entry control system replacement	\$6,852
2027	Heron Pointe	Arm gate operator replacement	\$20,100
2027	Lakeshore	Arm gate operator replacement	\$20,100
2027	Lakeshore	Entry gates refurbishment	\$12,182
2027	Mallard Landings	Automatic gate entry control system replacement	\$6,852
2027	Mallard Landings	Arm gate operator replacement	\$20,100
2027	Mallard Landings	Entry gates refurbishment	\$12,182
2027	Marsh Pine	Arm gate operator replacement	\$20,100
2027	Marsh Pine	Automatic gate entry control system replacement	\$6,852
2027	Marsh Pine	Entry gates refurbishment	\$12,182
2027	Marsh Pointe	Arm gate operator replacement	\$20,100
2027	Marsh Pointe	Automatic gate entry control system replacement	\$6,852
2027	Marsh Pointe	Entry gates refurbishment	\$12,182
2027	Myrtle Creek	Automatic gate entry control system replacement	\$13,705
2027	Myrtle Creek	Entry gates refurbishment	\$24,364
2027	Osprey Landing	Arm gate operator replacement	\$20,100
2027	Osprey Landing	Automatic gate entry control system replacement	\$6,852
2027	Osprey Landing	Entry gates refurbishment	\$12,182
2027	Sparrow Landing	Arm gate operator replacement	\$20,100
2027	Sparrow Landing	Automatic gate entry control system replacement	\$6,852
2027	Sparrow Landing	Entry gates refurbishment	\$12,182

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2027:			\$318,499
2028	Clubhouse	Exterior building painting	\$10,451
2028	Clubhouse	Clubhouse interior refurbishment allowance	\$240,234
2028	Clubhouse	Clubhouse bathrooms refurbish	\$48,833
2028	Site Elements	Pond pumps and fountains replacement allowance	\$36,523
Total for 2028:			\$336,040
2029	Recreational Facilities	Tennis court concrete restoration - including top coat	\$426,316
2029	Recreational Facilities	Sports court resurface	\$27,088
2029	Clubhouse	Security system upgrade allowance	\$7,824
2029	Heron Pointe	Automatic entry gate opener replacement	\$25,597
2029	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$32,832
2029	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$10,591
Total for 2029:			\$530,247
2030	Heron Pointe	Security cameral system replacement	\$8,019
2030	Lakeshore	Automatic entry gate opener replacement	\$26,237
2030	Lakeshore	Automatic gate entry control system replacement	\$7,379
2030	Lakeshore	Security cameral system replacement	\$8,019
2030	Mallard Landings	Automatic entry gate opener replacement	\$26,237
2030	Mallard Landings	Security cameral system replacement	\$8,019
2030	Marsh Pine	Automatic entry gate opener replacement	\$26,237
2030	Marsh Pine	Security cameral system replacement	\$8,019
2030	Marsh Pointe	Automatic entry gate opener replacement	\$26,237
2030	Marsh Pointe	Security cameral system replacement	\$8,019
2030	Myrtle Creek	Automatic entry gate opener replacement	\$52,474
2030	Myrtle Creek	Security cameral system replacement	\$16,039
2030	Osprey Landing	Automatic entry gate opener replacement	\$26,237
2030	Osprey Landing	Security cameral system replacement	\$8,019
2030	Sparrow Landing	Automatic entry gate opener replacement	\$26,237
2030	Sparrow Landing	Security cameral system replacement	\$8,019
Total for 2030:			\$289,448
2031	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$12,472
2031	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,447
2031	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$11,263

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2031	Clubhouse	Fitness center refurbishment	\$21,040
2031	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$15,612
2031	Heron Pointe	Asphalt paved streets - patch and seal	\$35,756
2031	Lakeshore	Asphalt paved streets - patch and seal	\$39,077
2031	Mallard Landings	Asphalt paved streets - patch and seal	\$25,286
2031	Marsh Pine	Asphalt paved streets - patch and seal	\$45,882
2031	Marsh Pointe	Asphalt paved streets - patch and seal	\$16,412
2031	Myrtle Creek	Arm gate operator replacement	\$44,373
2031	Myrtle Creek	Asphalt paved streets - patch and seal	\$75,308
2031	Osprey Landing	Asphalt paved streets - patch and seal	\$39,876
2031	Sparrow Landing	Asphalt paved streets - patch and seal	\$11,229
Total for 2031:			\$395,034
2032	Recreational Facilities	Playground shade structure - Cantilever 27x18	\$23,332
2032	Recreational Facilities	Metal picnic table replacement	\$3,187
2032	Recreational Facilities	Metal benches replacement	\$13,783
2032	Clubhouse	Exterior double doors with glass sidelights replacement - entrance	\$6,177
2032	Clubhouse	Exterior metal doors replacement	\$3,766
2032	Clubhouse	Windows replacement	\$10,078
2032	Pool Area	Pool furniture replacement	\$12,184
2032	Sparrow Landing	Brick wall tuckpointing and refurbishment	\$49,292
Total for 2032:			\$121,799
2033	Clubhouse	HVAC system replacement Carrier ca14na048-a	\$8,476
2033	Clubhouse	Fitness equipment replacement	\$70,249
2033	Site Elements	Pavers street replacement - North Shore Golf Club Blvd.	\$145,162
Total for 2033:			\$223,887
2034	Clubhouse	HVAC system replacement Trane a4ac4060a1000aa	\$10,860
2034	Clubhouse	Paint interior common areas in clubhouse	\$7,465
2034	Pool Area	Main pool and kiddie pool resurface and retile	\$42,173
2034	Pool Area	Mushroom sprayer kiddie pool feature	\$8,326
2034	Marsh Pointe	Concrete curb repair allowance (10% every 10 years)	\$10,317
Total for 2034:			\$79,142
2035	Clubhouse	Exterior building painting	\$12,423
2035	Site Elements	Irrigation system pumps & controls replacement allowance	\$46,382
2035	Site Elements	Pond pumps and fountains replacement allowance	\$43,414

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2035	Heron Pointe	Automatic gate entry control system replacement	\$8,349
2035	Heron Pointe	Security cameral system replacement	\$9,073
2035	Heron Pointe	Stormwater drainage system repair allowance	\$48,980
2035	Lakeshore	Security cameral system replacement	\$9,073
2035	Lakeshore	Stormwater drainage system repair allowance	\$73,470
2035	Mallard Landings	Automatic gate entry control system replacement	\$8,349
2035	Mallard Landings	Security cameral system replacement	\$9,073
2035	Mallard Landings	Stormwater drainage system repair allowance	\$40,816
2035	Marsh Pine	Automatic gate entry control system replacement	\$8,349
2035	Marsh Pine	Security cameral system replacement	\$9,073
2035	Marsh Pine	Stormwater drainage system repair allowance	\$81,633
2035	Marsh Pointe	Automatic gate entry control system replacement	\$8,349
2035	Marsh Pointe	Security cameral system replacement	\$9,073
2035	Marsh Pointe	Stormwater drainage system repair allowance	\$36,735
2035	Myrtle Creek	Automatic gate entry control system replacement	\$16,698
2035	Myrtle Creek	Security cameral system replacement	\$18,146
2035	Myrtle Creek	Stormwater drainage system repair allowance	\$126,531
2035	Osprey Landing	Automatic gate entry control system replacement	\$8,349
2035	Osprey Landing	Security cameral system replacement	\$9,073
2035	Osprey Landing	Stormwater drainage system repair allowance	\$73,470
2035	Sparrow Landing	Automatic gate entry control system replacement	\$8,349
2035	Sparrow Landing	Security cameral system replacement	\$9,073
2035	Sparrow Landing	Stormwater drainage system repair allowance	\$24,490
Total for 2035:			\$756,790
2036	Recreational Facilities	Pavilion refurbishment	\$16,028
2036	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$14,111
2036	Clubhouse	Dimensional asphalt shingle roof replacement	\$52,927
2036	Pool Area	Pavers pool deck replacement	\$75,559
2036	Pool Area	Aluminum pool fencing replacement	\$20,823
2036	Pool Area	Pool equipment pumps and filters system replacement	\$16,735
2036	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$17,664
2036	Heron Pointe	Asphalt paved streets - patch and seal	\$40,454
2036	Heron Pointe	Concrete curb repair allowance (10% every 10 years)	\$14,963
2036	Lakeshore	Asphalt paved streets - patch and seal	\$44,212
2036	Lakeshore	Concrete curb repair allowance (10% every 10 years)	\$25,802

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Annual Expenses

Year	Category	Reserve Item	Cost
2036	Mallard Landings	Asphalt paved streets - patch and seal	\$28,609
2036	Mallard Landings	Concrete curb repair allowance (10% every 10 years)	\$13,367
2036	Marsh Pine	Asphalt paved streets - patch and seal	\$51,912
2036	Marsh Pine	Concrete curb repair allowance (10% every 10 years)	\$30,693
2036	Marsh Pointe	Asphalt paved streets - patch and seal	\$18,569
2036	Myrtle Creek	Asphalt paved streets - patch and seal	\$85,204
2036	Myrtle Creek	Concrete curb repair allowance (10% every 10 years)	\$48,703
2036	Osprey Landing	Asphalt paved streets - patch and seal	\$45,116
2036	Osprey Landing	Concrete curb repair allowance (10% every 10 years)	\$25,657
2036	Sparrow Landing	Asphalt paved streets - patch and seal	\$12,704
2036	Sparrow Landing	Concrete curb repair allowance (10% every 10 years)	\$8,166
Total for 2036:			\$707,980
2037	Pool Area	Pool furniture replacement	\$13,785
2037	Heron Pointe	Automatic entry gate opener replacement	\$31,187
2037	Heron Pointe	Arm gate operator replacement	\$25,730
2037	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$40,002
2037	Lakeshore	Arm gate operator replacement	\$25,730
2037	Mallard Landings	Arm gate operator replacement	\$25,730
2037	Marsh Pine	Arm gate operator replacement	\$25,730
2037	Marsh Pointe	Arm gate operator replacement	\$25,730
2037	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$12,904
2037	Osprey Landing	Arm gate operator replacement	\$25,730
2037	Sparrow Landing	Arm gate operator replacement	\$25,730
Total for 2037:			\$277,987
2038	Recreational Facilities	Tennis court resurface	\$24,417
2038	Recreational Facilities	Sports court resurface	\$33,829
2038	Lakeshore	Automatic entry gate opener replacement	\$31,967
2038	Lakeshore	Automatic gate entry control system replacement	\$8,991
2038	Mallard Landings	Automatic entry gate opener replacement	\$31,967
2038	Marsh Pine	Automatic entry gate opener replacement	\$31,967
2038	Marsh Pointe	Automatic entry gate opener replacement	\$31,967
2038	Myrtle Creek	Automatic entry gate opener replacement	\$63,934
2038	Osprey Landing	Automatic entry gate opener replacement	\$31,967
2038	Sparrow Landing	Automatic entry gate opener replacement	\$31,967

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Annual Expenses

Year	Category	Reserve Item	Cost
Total for 2038:			\$322,974
2039	Clubhouse	Security system upgrade allowance	\$10,015
Total for 2039:			\$10,015
2040	Clubhouse	HVAC system replacement Trane 4twb4061e10008a	\$12,595
2040	Clubhouse	Fitness equipment replacement	\$83,503
2040	Heron Pointe	Security cameral system replacement	\$10,265
2040	Lakeshore	Security cameral system replacement	\$10,265
2040	Mallard Landings	Security cameral system replacement	\$10,265
2040	Marsh Pine	Security cameral system replacement	\$10,265
2040	Marsh Pointe	Security cameral system replacement	\$10,265
2040	Myrtle Creek	Security cameral system replacement	\$20,531
2040	Osprey Landing	Security cameral system replacement	\$10,265
2040	Sparrow Landing	Security cameral system replacement	\$10,265
Total for 2040:			\$188,486
2041	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$15,966
2041	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$1,852
2041	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$14,418
2041	Clubhouse	Paint interior common areas in clubhouse	\$8,874
2041	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$19,985
2041	Heron Pointe	Entry gates refurbishment	\$17,213
2041	Heron Pointe	Asphalt paved streets - patch and seal	\$45,770
2041	Lakeshore	Asphalt paved streets - patch and seal	\$50,022
2041	Mallard Landings	Asphalt paved streets - patch and seal	\$32,368
2041	Marsh Pine	Asphalt paved streets - patch and seal	\$58,733
2041	Marsh Pointe	Asphalt paved streets - patch and seal	\$21,009
2041	Myrtle Creek	Arm gate operator replacement	\$56,801
2041	Myrtle Creek	Asphalt paved streets - patch and seal	\$96,401
2041	Osprey Landing	Asphalt paved streets - patch and seal	\$51,045
2041	Sparrow Landing	Asphalt paved streets - patch and seal	\$14,374
Total for 2041:			\$504,830
2042	Clubhouse	Exterior building painting	\$14,767
2042	Clubhouse	Fixed Glass panel windows replacement	\$1,131
2042	Clubhouse	Clubhouse bathrooms refurbish	\$68,999
2042	Pool Area	Pool furniture replacement	\$15,597

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Annual Expenses

Year	Category	Reserve Item	Cost
2042	Site Elements	Pond pumps and fountains replacement allowance	\$51,605
Total for 2042:			\$152,099
2043	Recreational Facilities	Chain-link fencing replacement - Dog Park	\$50,302
2043	Recreational Facilities	Dog park seating and other amenities replacement - Dog Park	\$33,532
2043	Clubhouse	Clubhouse interior refurbishment allowance	\$347,930
2043	Heron Pointe	Automatic gate entry control system replacement	\$10,172
2043	Mallard Landings	Automatic gate entry control system replacement	\$10,172
2043	Marsh Pine	Automatic gate entry control system replacement	\$10,172
2043	Marsh Pointe	Automatic gate entry control system replacement	\$10,172
2043	Myrtle Creek	Automatic gate entry control system replacement	\$20,344
2043	Osprey Landing	Automatic gate entry control system replacement	\$10,172
2043	Sparrow Landing	Automatic gate entry control system replacement	\$10,172
Total for 2043:			\$513,141
2044	Recreational Facilities	Tennis court chain-link fencing replacement	\$37,407
2044	Site Elements	Entrance monument refurbishment - at N. Shore Golf Club Blvd. & Moss Park Rd.	\$46,340
2044	Site Elements	Pillars refurbishment - at aluminum fencing	\$16,782
2044	Heron Pointe	Entrance monuments refurbishment	\$46,340
2044	Lakeshore	Entrance monuments refurbishment	\$46,340
2044	Mallard Landings	Entrance monuments refurbishment	\$46,340
2044	Marsh Pine	Entrance monuments refurbishment	\$46,340
2044	Marsh Pointe	Entrance monuments refurbishment	\$46,340
2044	Marsh Pointe	Concrete curb repair allowance (10% every 10 years)	\$13,206
2044	Myrtle Creek	Entrance monuments refurbishment	\$92,680
2044	Osprey Landing	Entrance monuments refurbishment	\$46,340
2044	Sparrow Landing	Entrance monuments refurbishment	\$46,340
Total for 2044:			\$530,796
2045	Heron Pointe	Automatic entry gate opener replacement	\$37,999
2045	Heron Pointe	Security cameral system replacement	\$11,614
2045	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$48,739
2045	Lakeshore	Security cameral system replacement	\$11,614
2045	Mallard Landings	Security cameral system replacement	\$11,614
2045	Marsh Pine	Security cameral system replacement	\$11,614
2045	Marsh Pointe	Security cameral system replacement	\$11,614

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Annual Expenses

Year	Category	Reserve Item	Cost
2045	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$15,723
2045	Myrtle Creek	Security cameral system replacement	\$23,229
2045	Osprey Landing	Security cameral system replacement	\$11,614
2045	Sparrow Landing	Security cameral system replacement	\$11,614
Total for 2045:			\$206,989
2046	Recreational Facilities	Softball field backstop replacement	\$27,084
2046	Recreational Facilities	Children's Playground Equipment Replacement	\$184,910
2046	Recreational Facilities	Dock Replacement	\$430,393
2046	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$18,064
2046	Pool Area	Main pool and kiddie pool resurface and retile	\$56,718
2046	Pool Area	Mushroom sprayer kiddie pool feature	\$11,198
2046	Pool Area	Pool equipment pumps and filters system replacement	\$21,422
2046	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$22,611
2046	Site Elements	Pond dredging and silt control allowance	\$741,225
2046	Heron Pointe	Asphalt paved streets - patch and seal	\$51,785
2046	Heron Pointe	Concrete curb repair allowance (10% every 10 years)	\$19,154
2046	Lakeshore	Automatic entry gate opener replacement	\$38,949
2046	Lakeshore	Automatic gate entry control system replacement	\$10,954
2046	Lakeshore	Asphalt paved streets - patch and seal	\$56,595
2046	Lakeshore	Concrete curb repair allowance (10% every 10 years)	\$33,029
2046	Mallard Landings	Automatic entry gate opener replacement	\$38,949
2046	Mallard Landings	Asphalt paved streets - patch and seal	\$36,622
2046	Mallard Landings	Concrete curb repair allowance (10% every 10 years)	\$17,111
2046	Marsh Pine	Automatic entry gate opener replacement	\$38,949
2046	Marsh Pine	Asphalt paved streets - patch and seal	\$66,451
2046	Marsh Pine	Concrete curb repair allowance (10% every 10 years)	\$39,290
2046	Marsh Pointe	Automatic entry gate opener replacement	\$38,949
2046	Marsh Pointe	Asphalt paved streets - patch and seal	\$23,770
2046	Myrtle Creek	Automatic entry gate opener replacement	\$77,898
2046	Myrtle Creek	Asphalt paved streets - patch and seal	\$109,068
2046	Myrtle Creek	Concrete curb repair allowance (10% every 10 years)	\$62,344
2046	Osprey Landing	Automatic entry gate opener replacement	\$38,949
2046	Osprey Landing	Asphalt paved streets - patch and seal	\$57,752
2046	Osprey Landing	Concrete curb repair allowance (10% every 10 years)	\$32,843

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Annual Expenses

Year	Category	Reserve Item	Cost
2046	Sparrow Landing	Automatic entry gate opener replacement	\$38,949
2046	Sparrow Landing	Asphalt paved streets - patch and seal	\$16,263
2046	Sparrow Landing	Concrete curb repair allowance (10% every 10 years)	\$10,453
Total for 2046:			\$2,468,700
2047	Recreational Facilities	Tennis court resurface	\$30,494
2047	Recreational Facilities	Tennis court concrete restoration - including top coat	\$664,907
2047	Recreational Facilities	Sports court resurface	\$42,248
2047	Recreational Facilities	Playground shade structure - Cantilever 27x18	\$33,792
2047	Clubhouse	HVAC system replacement Carrier ca14na048-a	\$11,977
2047	Clubhouse	Fitness equipment replacement	\$99,259
2047	Pool Area	Pool furniture replacement	\$17,646
2047	Site Elements	Irrigation system pumps & controls replacement allowance	\$62,379
2047	Heron Pointe	Arm gate operator replacement	\$32,936
2047	Lakeshore	Arm gate operator replacement	\$32,936
2047	Mallard Landings	Arm gate operator replacement	\$32,936
2047	Marsh Pine	Arm gate operator replacement	\$32,936
2047	Marsh Pointe	Arm gate operator replacement	\$32,936
2047	Osprey Landing	Arm gate operator replacement	\$32,936
2047	Sparrow Landing	Arm gate operator replacement	\$32,936
Total for 2047:			\$1,193,255
2048	Clubhouse	HVAC system replacement Trane a4ac4060a1000aa	\$15,345
2048	Clubhouse	Paint interior common areas in clubhouse	\$10,548
Total for 2048:			\$25,894
2049	Recreational Facilities	Tennis court lighting replacement - double lights	\$37,726
2049	Recreational Facilities	Tennis court lighting replacement - single lights	\$16,777
2049	Clubhouse	Exterior building painting	\$17,553
2049	Clubhouse	Security system upgrade allowance	\$12,820
2049	Site Elements	Pond pumps and fountains replacement allowance	\$61,343
Total for 2049:			\$146,219
2050	Heron Pointe	Security cameral system replacement	\$13,141
2050	Heron Pointe	Stormwater drainage system repair allowance	\$70,937
2050	Lakeshore	Security cameral system replacement	\$13,141
2050	Lakeshore	Stormwater drainage system repair allowance	\$106,406
2050	Mallard Landings	Security cameral system replacement	\$13,141
2050	Mallard Landings	Stormwater drainage system repair allowance	\$59,114

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Annual Expenses

Year	Category	Reserve Item	Cost
2050	Marsh Pine	Security cameral system replacement	\$13,141
2050	Marsh Pine	Stormwater drainage system repair allowance	\$118,229
2050	Marsh Pointe	Security cameral system replacement	\$13,141
2050	Marsh Pointe	Stormwater drainage system repair allowance	\$53,203
2050	Myrtle Creek	Security cameral system replacement	\$26,281
2050	Myrtle Creek	Stormwater drainage system repair allowance	\$183,254
2050	Osprey Landing	Security cameral system replacement	\$13,141
2050	Osprey Landing	Stormwater drainage system repair allowance	\$106,406
2050	Sparrow Landing	Security cameral system replacement	\$13,141
2050	Sparrow Landing	Stormwater drainage system repair allowance	\$35,469
Total for 2050:			\$851,282
2051	Clubhouse	Asphalt paved parking areas patch and seal and stripe	\$20,437
2051	Clubhouse	Asphalt paved parking areas - repave	\$61,535
2051	Clubhouse	Concrete curb repair allowance (10% every 10 years)	\$2,371
2051	Clubhouse	Exterior cement board (Hardieboard) surfaces repairs allowance - 20% every 10 years	\$18,456
2051	Clubhouse	Fitness center refurbishment	\$34,476
2051	Site Elements	Asphalt paved parking areas - repave - Mallard Landings dock area	\$67,571
2051	Site Elements	Asphalt paved parking areas patch and seal and stripe - Mallard Landings dock area	\$25,582
2051	Site Elements	Concrete parking stops replacement - Mallard Landings dock area	\$6,555
2051	Heron Pointe	Automatic gate entry control system replacement	\$12,394
2051	Heron Pointe	Asphalt paved streets - replacement	\$384,282
2051	Heron Pointe	Asphalt paved streets - patch and seal	\$58,590
2051	Lakeshore	Asphalt paved streets - replacement	\$594,951
2051	Lakeshore	Asphalt paved streets - patch and seal	\$64,032
2051	Mallard Landings	Automatic gate entry control system replacement	\$12,394
2051	Mallard Landings	Asphalt paved streets - replacement	\$384,990
2051	Mallard Landings	Asphalt paved streets - patch and seal	\$41,434
2051	Marsh Pine	Automatic gate entry control system replacement	\$12,394
2051	Marsh Pine	Asphalt paved streets - replacement	\$698,580
2051	Marsh Pine	Asphalt paved streets - patch and seal	\$75,184
2051	Marsh Pointe	Automatic gate entry control system replacement	\$12,394
2051	Marsh Pointe	Asphalt paved streets - replacement	\$249,887
2051	Marsh Pointe	Asphalt paved streets - patch and seal	\$26,894

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Annual Expenses

Year	Category	Reserve Item	Cost
2051	Myrtle Creek	Arm gate operator replacement	\$72,711
2051	Myrtle Creek	Automatic gate entry control system replacement	\$24,788
2051	Myrtle Creek	Asphalt paved streets - replacement	\$1,146,600
2051	Myrtle Creek	Asphalt paved streets - patch and seal	\$123,401
2051	Osprey Landing	Automatic gate entry control system replacement	\$12,394
2051	Osprey Landing	Asphalt paved streets - replacement	\$607,130
2051	Osprey Landing	Asphalt paved streets - patch and seal	\$65,341
2051	Sparrow Landing	Automatic gate entry control system replacement	\$12,394
2051	Sparrow Landing	Asphalt paved streets - replacement	\$170,964
2051	Sparrow Landing	Asphalt paved streets - patch and seal	\$18,400
Total for 2051:			\$5,119,504
2052	Recreational Facilities	Metal picnic table replacement	\$5,223
2052	Recreational Facilities	Metal benches replacement	\$22,584
2052	Pool Area	Pool furniture replacement	\$19,965
2052	Site Elements	Aluminum fencing replacement	\$15,716
2052	Lakeshore	Entry gates refurbishment	\$22,584
2052	Mallard Landings	Entry gates refurbishment	\$22,584
2052	Marsh Pine	Entry gates refurbishment	\$22,584
2052	Marsh Pointe	Entry gates refurbishment	\$22,584
2052	Myrtle Creek	Entry gates refurbishment	\$45,169
2052	Osprey Landing	Entry gates refurbishment	\$22,584
2052	Sparrow Landing	Entry gates refurbishment	\$22,584
Total for 2052:			\$244,163
2053	Heron Pointe	Automatic entry gate opener replacement	\$46,298
2053	Heron Pointe	Block and stucco wall painting and general repairs - behind homes on Heron Pointe and Marsh Oaks Ct.	\$59,383
2053	Marsh Pointe	Block and stucco wall painting and general repairs - end of Turtle Bay Ct.	\$19,157
Total for 2053:			\$124,838
2054	Clubhouse	Dimensional asphalt shingle roof replacement	\$82,548
2054	Clubhouse	HVAC system replacement Trane 4twb4061e10008a	\$17,796
2054	Clubhouse	Fitness equipment replacement	\$117,988
2054	Lakeshore	Automatic entry gate opener replacement	\$47,455
2054	Lakeshore	Automatic gate entry control system replacement	\$13,347
2054	Mallard Landings	Automatic entry gate opener replacement	\$47,455
2054	Marsh Pine	Automatic entry gate opener replacement	\$47,455

Annual Expenses

Year	Category	Reserve Item	Cost
2054	Marsh Pointe	Automatic entry gate opener replacement	\$47,455
2054	Marsh Pointe	Concrete curb repair allowance (10% every 10 years)	\$16,905
2054	Myrtle Creek	Automatic entry gate opener replacement	\$94,911
2054	Osprey Landing	Automatic entry gate opener replacement	\$47,455
2054	Sparrow Landing	Automatic entry gate opener replacement	\$47,455
Total for 2054:			\$628,227