ALLIANCE
RESERVE STUDIES
FLORIDA

Traditional Reserve Study

ABC Homeowners Association

HOMEOWNERS
ASSOCIATION

Level I

Prepared for Fiscal Year 2026

Final Date: December 12, 2025

Annual Update Program

Alliance Reserve Services is pleased to offer our clients a program to provide annual updates on their reserve studies for the next five years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property such as additions, major upgrades, etc. Replacement of existing components would not be considered major upgrades. Changes to the property during the contracted period would require a site visit at a higher fee.

Benefits:

- Annual Reserve Study updates on the property provide a written validation of reserve study needs in an ever-changing economy.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a credentialed third-party professional.
- Update costs are steady and can be budgeted easily.
- Provides peace of mind to members of the community with a fresh report every year that is contracted.

If you have not already chosen to accept the Annual Update Program and would like to do so, please contact us. We will be please to provide you with a quote for the program.

Thank you,

Anastasia Kolodzik

President

PRA, RS, CAM

Assumptions

The parameters and assumptions under which this study was completed, is based on information provided by the association/client, its representatives, its management company (as applicable), its contractors, other contractors, specialists and independent consultants, the Department of Business and Professional Regulation (or other state agency, as applicable), the Community Associations Institute (CAI), construction pricing and estimating manuals, and the preparer's own experience gained in the preparation of reserve study reports.

The reserve funding program reflects assumptions about future events. Some may not materialize, and unanticipated events/circumstances may develop. Therefore, the actual component cost and/or remaining life of a reserve component may vary from the reserve funding program. The preparer of this report does not express an opinion on the probability that actual item cost and/or remaining life may or may not approximate the reserve funding program.

It is assumed, unless otherwise indicated to the preparer, that all reserve items have been constructed properly, and that each estimated useful life will approximate that of the norm per industry standards and manufacturers specifications. Arbitrary estimates may have been used on reserve components with an indeterminable but potential liability to the association. The decision for the inclusion of these reserve components, and other assets considered or not, is ultimately left to the association/client.

The remaining life of the reserve components does not have a variance factor for unusual weather or natural disasters. It is assumed that a reasonable schedule of maintenance/repair will be conducted. The level of maintenance/repair any particular component receives may serve to prolong or shorten that components useful life. The actual life of any given component may vary due to quality of construction, original design, workmanship, intensity of use, maintenance/repair, and unusual weather. This study only addresses the maintenance and replacement of those reserve components listed, the associated costs/lives, and a reserve funding program.

Various percentage rate factors are generally used in the Cash Flow/Threshold Analysis. The annual inflation rate is normally determined using the local "CPI", the Consumer Price Index for consumers in the region of which the association is located. Because it is difficult to accurately predict these factors over time, it is vital to update them annually.

ABC Homeowners Association, Inc.

1234 Some Drive, Some Place, FL 30000

Traditional Reserve Study Year 2026

December 12, 2025

As authorized, a reserve study report has been prepared for ABC Homeowners Association, Inc. located at 1234 Some Drive, Some Place, FL 30000. Built-in 2005 containing 500 units with components including but not limited to, items listed in this report.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, statutory requirements, etc. An index of sections and components can be found at the end of the Detail Report by Category pages.

In this report, we have taken both approved accounting formulas as outlined by The State of Florida, the Threshold, and the Component Method. These schedules will give you the recommended contribution per unit for the reporting year 2026.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for Reserves only and in no way affects the operating budget.

It is the opinion of Alliance Reserve Services, Inc. that the Association's reserve schedule is adequate for risk management, State requirements, and budget planning provided the suggested contribution in this report is adopted based on the association's appropriate funding method.

This report identifies the major assets maintained by the Association and provides estimates on useful life, remaining life, scheduled replacement date, and future replacement cost. This information was derived from a combination of market standards, cost databases, historical and provided information, local vendor estimates, and experience with similar properties.

FINANCIAL SUMMARY

Fiscal Year 2026

TRADITIONAL (TRS)

Projected Beginning Balance as of 12/31/2025:	$500,000.00
Projected Expenditures (2026):	$38,000.00
Threshold Model - Full Funding (1/1/2027):	$869,500.00
Annual Contribution (2026):	$400,000.00
Annual Contribution per Unit (2026):	$800.00

****As directed by the association an inflation rate of 2.50% annually has been applied to this report.****

Based on all the components stated above and our inspection, it is our opinion, that ABC Homeowners Association, Inc. is of average maintenance and most components are in well-maintained condition unless otherwise noted.

As with many associations of this age, environmental elements and construction techniques play a large part in the useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in a specific form to regulate guaranteed results, and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and are highly recommended in this uncertain economy.

This report is being prepared as a budget tool to assist the association in its long-range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the project's buildings or any individual component.

This report has been prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Alliance Reserve Services, Inc.

Thank you for allowing Alliance Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

Anastasia Kolodzik

Alliance Reserve Services, Inc.
RS, PRA # 2294, CAM 52338

Please note: Once a report is finalized, any adjustments will incur a separate charge

Property Summary

ABC HOA is currently well maintained. Some roads are to be resurfaced in 2026 and the entrance sign needs painting. Mailboxes are to be replaced in 2027 as per Board informaiton.

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Preface

This comprehensive reserve study report was produced using specialized web-based software powered by HomeRun IQ.

The individual responsible for report preparation and/or oversight is Anastasia Kolodzik.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expenditures, but rather to chart the expenditures that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

Alliance Reserve Services, Inc. is committed to conducting reserve studies with the highest standards of integrity and professionalism. We ensure that all recommendations and decisions are made solely in the best interests of our clients, free from any financial, personal, or business relationships that could influence our judgment. Any potential conflicts of interest will be disclosed to the client promptly. We do not accept referral fees, commissions, or compensation from third parties for recommending products or services. Our employees undergo regular training on ethical standards, and compliance with these policies is mandatory. We are dedicated to maintaining client trust by conducting all work in an unbiased and transparent manner.

Reserve Disclosures

Profile

Name	ABC Homeowners Association, Inc.
Location	Some Place, FL 30000
Units / General Type	500 / Homeowners Association (HOA)
Base Year / Age	2005 / 21
Fiscal Year Ends	Dec 31

Parameters

Level of Service	Level I
Prepared for Fiscal Year (FY)	2026
Most Recent On-Site Inspection Date	August 16, 2025
Allocation Increase Rate (Avg)	2.63%
Inflation Rate	2.50%
Interest Rate	1.50%
Current Reserve Allocation	$258,143.00 per year
Current Reserve Balance	$500,000.00 as of January 1, 2026
Funding Plan - Method / Goal	Cash Flow

Summary

FY Start Balance	**$500,000.00**	*(projected to current FY end/next FY start)*
Fully Funded Balance	**$869,500.00**	
Percent Funded	24.05%	

Proposed Budget	*per year*	*per month*	*per unit per month*
Reserve Allocation	**$400,000.00**	**$33,333.33**	**$66.67**

Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.

The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow/Threshold Analysis.

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of 54.95% from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the security of a successful plan!

First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2026	$500,000.00	$400,000.00	$0.00	$0.00	$7,500.00	$38,000.00	$869,500.00	$66.67	$0.00
2027	$869,500.00	$400,000.00	$0.00	$0.00	$13,042.50	$0.00	$1,282,542.50	$66.67	$0.00
2028	$1,282,542.50	$400,000.00	$0.00	$0.00	$19,238.14	$0.00	$1,701,780.64	$66.67	$0.00
2029	$1,701,780.64	$430,000.00	$0.00	$0.00	$25,526.71	$67,815.57	$2,089,491.78	$71.67	$0.00
2030	$2,089,491.78	$430,000.00	$0.00	$0.00	$31,342.38	$65,124.96	$2,485,709.20	$71.67	$0.00

Financial Summary

ASSOCIATION	FIRST YEAR (2026)	5 YEARS (2030)	10 YEARS (2035)	30 YEARS (2055)
Starting Balance	$500,000.00	$500,000.00	$500,000.00	$500,000.00
Contributions	$400,000.00	$2,060,000.00	$4,360,000.00	$16,050,000.00
Special Assessments	$0.00	$0.00	$0.00	$0.00
Additional Capital	$0.00	$0.00	$0.00	$0.00
Interest / Inv Returns	$7,500.00	$96,649.73	$267,411.53	$898,330.65
Reserve Expenses	($38,000.00)	($170,940.53)	($4,417,456.83)	($11,498,265.01)
Reserves Balance	**$869,500.00**	**$2,485,709.20**	**$709,954.70**	**$5,950,065.64**
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	$66.67	$68.67	$72.67	$89.17
Special Assessments				
Avg Total Amount (/unit)	$0.00	$0.00	$0.00	$0.00
Avg Assessment Amount (/unit)	$0.00	$0.00	$0.00	$0.00

Reserve Disclosures

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*
01-Buildings				
1.01	Acme Guard House Remodel	$4,000.00	10y	5y
1.02	Clubhouse / Kids Room / Office Interior Remodel	$75,000.00	8y	7y
1.03	Clubhouse Exterior Paint	$42,000.00	8y	4y
1.04	Clubhouse Roof Replacement	$311,400.00	30y	10y
1.05	Fire Prevention System	$10,609.00	10y	5y
1.06	Guard House & Bus Stop Roofing	$85,000.00	30y	10y
1.07	Guardhouse & Bus Stop – Remodel	$24,000.00	20y	0y
1.08	HVAC Aerobics Room #6 Amana	$3,500.00	12y	7y
1.09	HVAC Corridor/ Lobby #2 Amana	$6,000.00	10y	5y
1.10	HVAC Fitness/ Baths #3 Trane	$12,500.00	10y	5y
1.11	HVAC Guard House 1- Lyons	$6,000.00	8y	7y
1.12	HVAC Guard House 1- Lyons	$1,600.00	8y	7y
1.13	HVAC Guard House 2- Acme	$3,000.00	7y	5y
1.14	HVAC Kids Center 5- Amana	$3,000.00	12y	7y
1.15	HVAC Office/ Bathroom 4- Amana	$3,000.00	12y	7y
1.16	Plumbing & Electrical Allowance	$68,290.62	10y	7y
1.17	Security System w/Video	$75,000.00	10y	8y
1.18	Social Hall #1 - Trane	$10,000.00	10y	5y
1.19	Social Hall #1 Trane System	$8,000.00	10y	5y
01-Buildings Total		$751,899.62		
02-Recreation Areas				
2.01	1. Heater – Rheem Stainless Steel	$7,000.00	8y	6y
2.02	2. Heater – Rheem Stainless Steel	$7,000.00	8y	6y
2.03	3. Heater – Rheem Stainless Steel	$7,000.00	8y	6y
2.04	4. Heater – Rheem Stainless Steel	$7,000.00	8y	3y
2.05	5. Heater – Rheem Stainless Steel	$7,000.00	8y	4y
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	$12,000.00	14y	12y
2.07	Basketball Court Resurface / Replace Goals	$76,927.54	15y	10y

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*
2.08	Fitness Equipment Allowance-Cardio	$16,000.00	10y	9y
2.09	Fitness Equipment Allowance-Strength Training	$59,000.00	20y	10y
2.10	Fitness Room Remodel	$20,000.00	15y	7y
2.11	Grounds Components Allowance	$20,000.00	15y	12y
2.12	Kids Interactive Jet Pump- Splash Pad	$5,000.00	7y	6y
2.13	Pavilion – Painting	$22,600.00	10y	8y
2.14	Pavillion Flat Tile Roof	$50,000.00	30y	10y
2.15	Playground Equipment	$360,000.00	18y	16y
2.16	Pool Deck- Paver System	$105,082.25	37y	16y
2.17	Pool Furniture Allowance	$40,000.00	7y	5y
2.18	Pool Pump – Circulation #2	$2,000.00	7y	0y
2.19	Pool Pump Circulation #1	$10,000.00	7y	0y
2.20	Pool, Spa, & Wader Resurface	$80,000.00	8y	7y
2.21	Pump – Circulation #1	$2,000.00	7y	6y
2.22	Recreation Area Fence	$82,576.34	30y	9y
2.23	Spa Pump Circulation/ Clubhouse	$2,000.00	7y	3y
2.24	Spa Pump Jet 1 / Clubhouse	$4,000.00	7y	3y
2.25	Splash Pad Renovation	$374,991.54	17y	16y
2.26	Tennis Court Fence	$40,556.93	35y	14y
2.27	Tennis Court Fence	$20,236.13	30y	9y
2.28	Tennis Court Resurface	$49,980.00	13y	3y
2.29	Wading Pool Pump Circulation	$2,000.00	7y	0y
02-Recreation Areas Total		$1,491,950.73		
03-Grounds				
3.01	Asphalt Resurfacing – Bus Parking	$30,000.00	15y	8y
3.02	Asphalt Resurfacing – Clubhouse	$95,016.96	16y	14y
3.03	Asphalt Resurfacing – Malear Palm Drive	$275,000.00	25y	8y
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$400,000.00	25y	8y
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$400,000.00	25y	8y
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	$400,000.00	25y	8y
3.07	Asphalt Resurfacing – Pod D (Sierra	$400,000.00	25y	8y

	Reserve Component	Current Cost	Useful Life	Remaining Life
	Spring)			
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$400,000.00	25y	8y
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$196,275.20	25y	8y
3.10	Concrete Repair Allowance	$50,000.00	23y	7y
3.11	Entry Fountains	$100,000.00	10y	5y
3.12	Irrigation Pumps & System Allowance	$200,000.00	20y	10y
3.13	Lake Fountains	$15,000.00	12y	10y
3.14	Lighting Allowance	$37,000.00	15y	7y
3.15	Monument Signs & Walls	$200,000.00	35y	14y
3.16	North Pond Fountain/ Lyons	$8,405.00	15y	14y
3.17	Pavers at Entrance Replacement	$262,656.25	40y	19y
3.18	Perimeter Fencing	$176,039.04	35y	14y
3.19	Sheds Repair Allowance	$30,000.00	20y	12y
3.20	South Pond Fountain/ Lyons	$1,800.00	12y	10y
3.21	South Pond Fountain/ Lyons	$6,000.00	10y	8y
3.22	South Pond Fountain/ Lyons	$8,000.00	15y	13y
3.23	South Pond Fountain/ Lyons -	$6,000.00	10y	8y
3.24	Trash Area Fence	$7,277.48	30y	9y
03-Grounds Total		$3,704,469.93		
04-Vehicles				
4.01	Golf Cart	$10,000.00	7y	4y
04-Vehicles Total		$10,000.00		
05-Gates				
5.01	Gates - Rear Gates	$100,000.00	18y	5y
5.02	Motor Gates and Pedestals	$100,000.00	18y	5y
05-Gates Total		$200,000.00		
Grand Total	75	**$6,158,320.28**		

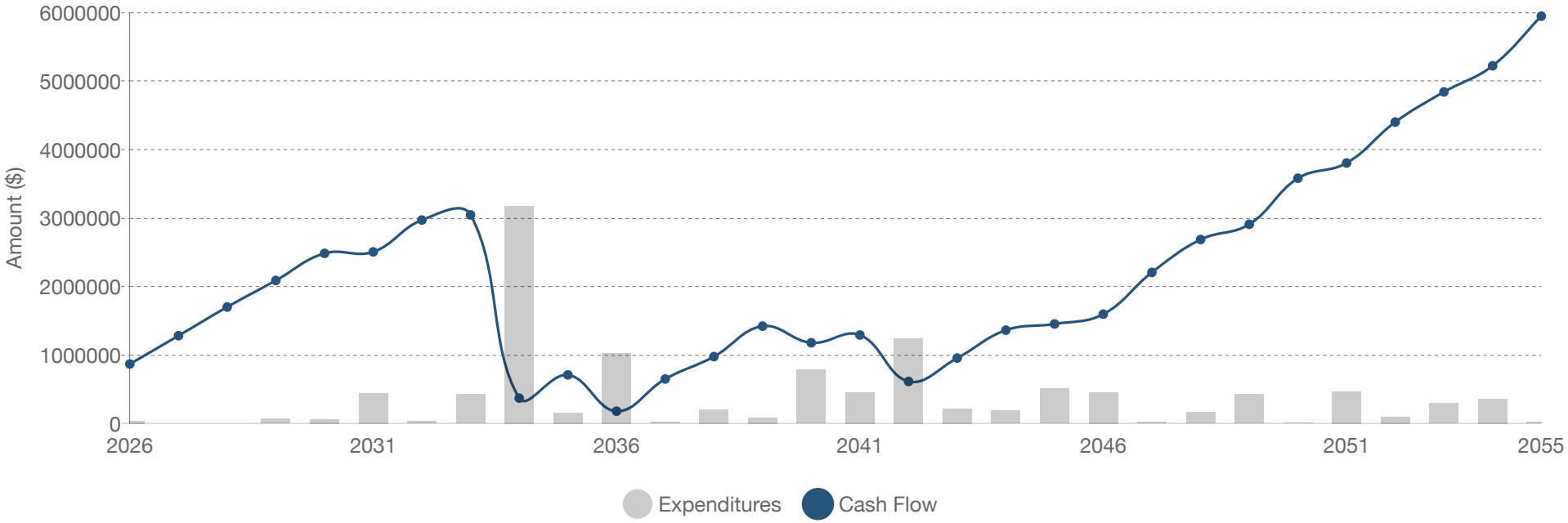
Pooled Funding/Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Contribution	Contribution Increase Rate	Special Assessment	Expenditures	Pooled-Fully Funded Balance	Component-100% Funded	Percent Funded
2026	$500,000.00	$7,500.00	$400,000.00	54.95%	$0.00	$38,000.00	$869,500.00	$3,614,821.58	24.05%
2027	$869,500.00	$13,042.50	$400,000.00	0.00%	$0.00	$0.00	$1,282,542.50	$4,032,744.75	31.80%
2028	$1,282,542.50	$19,238.14	$400,000.00	0.00%	$0.00	$0.00	$1,701,780.64	$4,469,304.65	38.08%
2029	$1,701,780.64	$25,526.71	$430,000.00	7.50%	$0.00	$67,815.57	$2,089,491.78	$4,856,927.25	43.02%
2030	$2,089,491.78	$31,342.38	$430,000.00	0.00%	$0.00	$65,124.96	$2,485,709.20	$5,265,640.67	47.21%
2031	$2,485,709.20	$37,285.64	$430,000.00	0.00%	$0.00	$445,898.15	$2,507,096.69	$5,305,500.30	47.25%
2032	$2,507,096.69	$37,606.45	$460,000.00	6.98%	$0.00	$32,471.41	$2,972,231.73	$5,779,250.54	51.43%
2033	$2,972,231.73	$44,583.48	$460,000.00	0.00%	$0.00	$429,579.90	$3,047,235.31	$5,870,611.62	51.91%
2034	$3,047,235.31	$45,708.53	$460,000.00	0.00%	$0.00	$3,181,097.41	$371,846.43	$3,153,630.61	11.79%
2035	$371,846.43	$5,577.70	$490,000.00	6.52%	$0.00	$157,469.43	$709,954.70	$3,478,378.80	20.41%
2036	$709,954.70	$10,649.32	$490,000.00	0.00%	$0.00	$1,030,632.82	$179,971.20	$2,926,437.10	6.15%
2037	$179,971.20	$2,699.57	$490,000.00	0.00%	$0.00	$22,305.48	$650,365.29	$3,404,668.26	19.10%
2038	$650,365.29	$9,755.48	$520,000.00	6.12%	$0.00	$203,078.21	$977,042.56	$3,720,261.52	26.26%
2039	$977,042.56	$14,655.64	$520,000.00	0.00%	$0.00	$89,571.67	$1,422,126.53	$4,171,050.55	34.10%
2040	$1,422,126.53	$21,331.90	$520,000.00	0.00%	$0.00	$784,226.46	$1,179,231.97	$3,932,332.80	29.99%
2041	$1,179,231.97	$17,688.48	$550,000.00	5.77%	$0.00	$454,344.17	$1,292,576.28	$4,037,296.67	32.02%
2042	$1,292,576.28	$19,388.64	$550,000.00	0.00%	$0.00	$1,247,091.68	$614,873.24	$3,344,124.79	18.39%
2043	$614,873.24	$9,223.10	$550,000.00	0.00%	$0.00	$218,033.63	$956,062.71	$3,700,514.99	25.84%
2044	$956,062.71	$14,340.94	$580,000.00	5.45%	$0.00	$186,535.18	$1,363,868.47	$4,110,507.55	33.18%
2045	$1,363,868.47	$20,458.03	$580,000.00	0.00%	$0.00	$510,219.20	$1,454,107.30	$4,211,690.90	34.53%
2046	$1,454,107.30	$21,811.61	$580,000.00	0.00%	$0.00	$458,812.59	$1,597,106.32	$4,381,130.34	36.45%
2047	$1,597,106.32	$23,956.59	$610,000.00	5.17%	$0.00	$23,514.14	$2,207,548.77	$5,014,347.50	44.02%
2048	$2,207,548.77	$33,113.23	$610,000.00	0.00%	$0.00	$163,204.97	$2,687,457.03	$5,533,906.73	48.56%
2049	$2,687,457.03	$40,311.86	$610,000.00	0.00%	$0.00	$428,064.02	$2,909,704.87	$5,809,016.47	50.09%
2050	$2,909,704.87	$43,645.57	$640,000.00	4.92%	$0.00	$10,852.35	$3,582,498.09	$6,533,029.16	54.84%
2051	$3,582,498.09	$53,737.47	$640,000.00	0.00%	$0.00	$470,968.44	$3,805,267.12	$6,818,269.77	55.81%
2052	$3,805,267.12	$57,079.01	$640,000.00	0.00%	$0.00	$98,815.22	$4,403,530.91	$7,507,216.00	58.66%
2053	$4,403,530.91	$66,052.96	$670,000.00	4.69%	$0.00	$296,631.68	$4,842,952.19	$8,026,118.48	60.34%
2054	$4,842,952.19	$72,644.28	$670,000.00	0.00%	$0.00	$360,567.00	$5,225,029.47	$8,508,341.41	61.41%
2055	$5,225,029.47	$78,375.44	$670,000.00	0.00%	$0.00	$23,339.27	$5,950,065.64	$9,364,557.23	63.54%

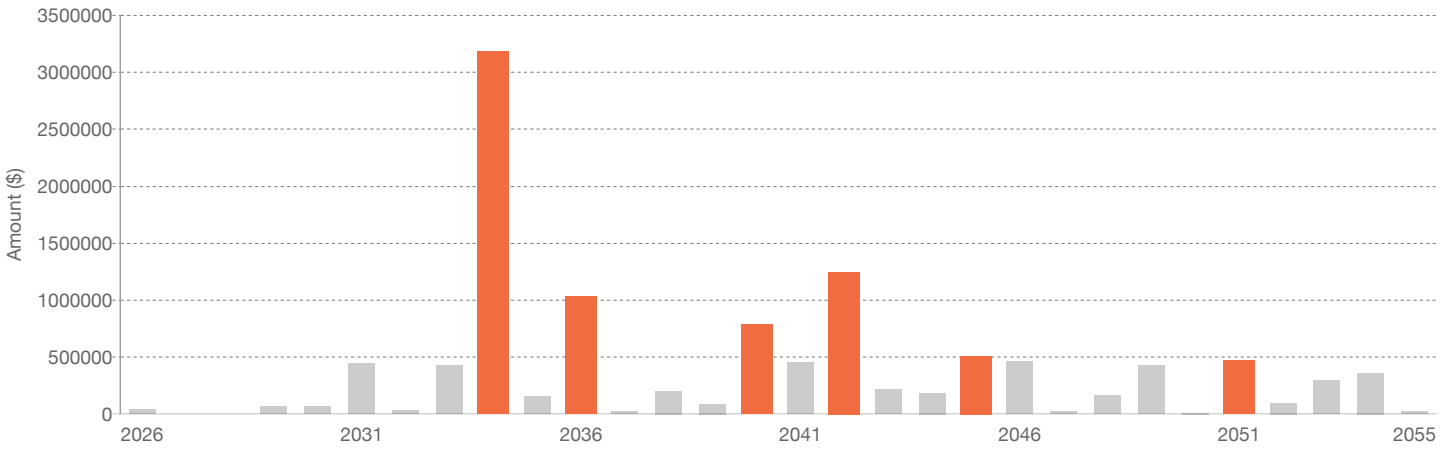
1.50% - Interest Rate	Min FY End Balance:	$179,971.20	Min % Funded: 6.15%
2.50% - Inflation	Avg FY End Balance:	$2,177,959.16	Avg % Funded: 38.67%

Yearly Review Chart

Ending Balances and Disbursements Chart



Disbursement By Year



ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
1.07	Guardhouse & Bus Stop – Remodel	$12,000.00	2 Ea	$24,000.00	20y	2046
2.18	Pool Pump – Circulation #2	$2,000.00	1 Ea	$2,000.00	7y	2033
2.19	Pool Pump Circulation #1	$10,000.00	1 Ea	$10,000.00	7y	2033
2.29	Wading Pool Pump Circulation	$2,000.00	1 Ea	$2,000.00	7y	2033
2026 (Year 1) Total				$38,000.00		
2027 (Year 2)						
2027 (Year 2) Total				$0.00		
2028 (Year 3)						
2028 (Year 3) Total				$0.00		
2029 (Year 4)						
2.04	4. Heater – Rheem Stainless Steel	$7,538.23	1 Ea	$7,538.23	8y	2037
2.23	Spa Pump Circulation/ Clubhouse	$2,153.78	1 Ea	$2,153.78	7y	2036
2.24	Spa Pump Jet 1 / Clubhouse	$4,307.56	1 Ea	$4,307.56	7y	2036
2.28	Tennis Court Resurface	$3.84	14,000 SF	$53,816.00	13y	2039
2029 (Year 4) Total				$67,815.57		
2030 (Year 5)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.05	5. Heater – Rheem Stainless Steel	$7,726.69	1 Ea	$7,726.69	8y	2038
1.03	Clubhouse Exterior Paint	$46,360.14	1 SF	$46,360.14	8y	2038
4.01	Golf Cart	$11,038.13	1 Ea	$11,038.13	7y	2037
2030 (Year 5) Total				**$65,124.96**		
2031 (Year 6)						
1.01	Acme Guard House Remodel	$4,525.63	1 Ea	$4,525.63	10y	2041
3.11	Entry Fountains	$113,140.82	1 Ea	$113,140.82	10y	2041
1.05	Fire Prevention System	$12,003.11	1 Ea	$12,003.11	10y	2041
5.01	Gates - Rear Gates	$113,140.82	1 Ea	$113,140.82	18y	2046
1.09	HVAC Corridor/ Lobby #2 Amana	$6,788.45	1 Ea	$6,788.45	10y	2041
1.10	HVAC Fitness/ Baths #3 Trane	$14,142.60	1 Ea	$14,142.60	10y	2041
1.13	HVAC Guard House 2- Acme	$3,394.22	1 Ea	$3,394.22	7y	2043
5.02	Motor Gates and Pedestals	$113,140.82	1 Ea	$113,140.82	18y	2046
2.17	Pool Furniture Allowance	$45,256.33	1 LS	$45,256.33	7y	2038
1.18	Social Hall #1 - Trane	$11,314.08	1 Ea	$11,314.08	10y	2041
1.19	Social Hall #1 Trane System	$9,051.27	1 Ea	$9,051.27	10y	2041
2031 (Year 6) Total				**$445,898.15**		
2032 (Year 7)						
2.01	1. Heater – Rheem Stainless Steel	$8,117.85	1 Ea	$8,117.85	8y	2040
2.02	2. Heater – Rheem Stainless Steel	$8,117.85	1 Ea	$8,117.85	8y	2040
2.03	3. Heater – Rheem Stainless Steel	$8,117.85	1 Ea	$8,117.85	8y	2040
2.12	Kids Interactive Jet Pump- Splash Pad	$5,798.47	1 Ea	$5,798.47	7y	2039
2.21	Pump – Circulation #1	$2,319.39	1 Ea	$2,319.39	7y	2039
2032 (Year 7) Total				**$32,471.41**		
2033 (Year 8)						
1.02	Clubhouse / Kids Room / Office Interior Remodel	$89,151.43	1 LS	$89,151.43	8y	2041
3.10	Concrete Repair Allowance	$59,434.29	1 Ea	$59,434.29	23y	2043
2.10	Fitness Room Remodel	$23,773.72	1 Ea	$23,773.72	15y	2048

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.08	HVAC Aerobics Room #6 Amana	$4,160.40	1 Ea	$4,160.40	12y	2045
1.11	HVAC Guard House 1- Lyons	$7,132.12	1 Ea	$7,132.12	8y	2041
1.12	HVAC Guard House 1- Lyons	$1,901.90	1 Ea	$1,901.90	8y	2041
1.14	HVAC Kids Center 5- Amana	$3,566.06	1 Ea	$3,566.06	12y	2045
1.15	HVAC Office/ Bathroom 4- Amana	$3,566.06	1 Ea	$3,566.06	12y	2045
3.14	Lighting Allowance	$43,981.37	1 Allow	$43,981.37	15y	2048
1.16	Plumbing & Electrical Allowance	$81,176.09	1 Allow	$81,176.09	10y	2043
2.18	Pool Pump – Circulation #2	$2,377.37	1 Ea	$2,377.37	7y	2040
2.19	Pool Pump Circulation #1	$11,886.86	1 Ea	$11,886.86	7y	2040
2.20	Pool, Spa, & Wader Resurface	$95,094.86	1 LS	$95,094.86	8y	2041
2.29	Wading Pool Pump Circulation	$2,377.37	1 Ea	$2,377.37	7y	2040
2033 (Year 8) Total				$429,579.90		
2034 (Year 9)						
3.01	Asphalt Resurfacing – Bus Parking	$36,552.09	1 SY	$36,552.09	15y	2049
3.03	Asphalt Resurfacing – Malear Palm Drive	$335,060.80	1 LS	$335,060.80	25y	N/A
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$487,361.16	1 Ea	$487,361.16	25y	N/A
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$487,361.16	1 Ea	$487,361.16	25y	N/A
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	$487,361.16	1 Ea	$487,361.16	25y	N/A
3.07	Asphalt Resurfacing – Pod D (Sierra Spring)	$487,361.16	1 Ea	$487,361.16	25y	N/A
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$487,361.16	1 Ea	$487,361.16	25y	N/A
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$33.97	7,040 SY	$239,141.76	25y	N/A
2.13	Pavilion – Painting	$27,535.90	1 Ea	$27,535.90	10y	2044
1.17	Security System w/Video	$91,380.22	1 Ea	$91,380.22	10y	2044
3.21	South Pond Fountain/ Lyons	$7,310.42	1 Ea	$7,310.42	10y	2044
3.23	South Pond Fountain/ Lyons -	$7,310.42	1 Ea	$7,310.42	10y	2044
2034 (Year 9) Total				$3,181,097.41		

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2035 (Year 10)						
2.08	Fitness Equipment Allowance- Cardio	$19,981.81	1 Ea	$19,981.81	10y	2043
2.22	Recreation Area Fence	$82.70	1,247 LF	$103,126.90	30y	N/A
2.27	Tennis Court Fence	$105.74	239 LF	$25,272.10	30y	N/A
3.24	Trash Area Fence	$92.74	98 Ea	$9,088.62	30y	N/A
2035 (Year 10) Total				**$157,469.43**		
2036 (Year 11)						
2.07	Basketball Court Resurface / Replace Goals	$21.17	4,651 SF	$98,475.62	15y	2051
1.04	Clubhouse Roof Replacement	$46.08	8,650 SF	$398,617.95	30y	N/A
2.09	Fitness Equipment Allowance- Strength Training	$75,524.99	1 Ea	$75,524.99	20y	N/A
1.06	Guard House & Bus Stop Roofing	$108,807.19	1 SF	$108,807.19	30y	N/A
3.12	Irrigation Pumps & System Allowance	$256,016.91	1 Allow	$256,016.91	20y	N/A
3.13	Lake Fountains	$19,201.27	1 Ea	$19,201.27	12y	2048
2.14	Pavillion Flat Tile Roof	$64,004.23	1 SQ	$64,004.23	30y	N/A
3.20	South Pond Fountain/ Lyons	$2,304.15	1 Ea	$2,304.15	12y	2048
2.23	Spa Pump Circulation/ Clubhouse	$2,560.17	1 Ea	$2,560.17	7y	2043
2.24	Spa Pump Jet 1 / Clubhouse	$5,120.34	1 Ea	$5,120.34	7y	2043
2036 (Year 11) Total				**$1,030,632.82**		
2037 (Year 12)						
2.04	4. Heater – Rheem Stainless Steel	$9,184.61	1 Ea	$9,184.61	8y	2045
4.01	Golf Cart	$13,120.87	1 Ea	$13,120.87	7y	2044
2037 (Year 12) Total				**$22,305.48**		
2038 (Year 13)						
2.05	5. Heater – Rheem Stainless Steel	$9,414.22	1 Ea	$9,414.22	8y	2046
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	$16,138.67	1 Ea	$16,138.67	14y	2052
1.03	Clubhouse Exterior Paint	$56,485.33	1 SF	$56,485.33	8y	2046
2.11	Grounds Components Allowance	$26,897.78	1 Allow	$26,897.78	15y	2053

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.17	Pool Furniture Allowance	$53,795.55	1 LS	$53,795.55	7y	2045
3.19	Sheds Repair Allowance	$20,173.33	2 Allow	$40,346.66	20y	N/A
2038 (Year 13) Total				$203,078.21		
2039 (Year 14)						
2.12	Kids Interactive Jet Pump- Splash Pad	$6,892.56	1 Ea	$6,892.56	7y	2046
2.21	Pump – Circulation #1	$2,757.02	1 Ea	$2,757.02	7y	2046
3.22	South Pond Fountain/ Lyons	$11,028.09	1 Ea	$11,028.09	15y	2054
2.28	Tennis Court Resurface	$4.92	14,000 SF	$68,894.00	10y	2049
2039 (Year 14) Total				$89,571.67		
2040 (Year 15)						
2.01	1. Heater – Rheem Stainless Steel	$9,890.82	1 Ea	$9,890.82	8y	2048
2.02	2. Heater – Rheem Stainless Steel	$9,890.82	1 Ea	$9,890.82	8y	2048
2.03	3. Heater – Rheem Stainless Steel	$9,890.82	1 Ea	$9,890.82	8y	2048
3.02	Asphalt Resurfacing – Clubhouse	$29.14	4,608 SY	$134,258.69	16y	N/A
3.15	Monument Signs & Walls	$282,594.76	1 Ea	$282,594.76	35y	N/A
3.16	North Pond Fountain/ Lyons	$11,876.04	1 Ea	$11,876.04	15y	2055
3.18	Perimeter Fencing	$93.93	2,648 LF	$248,737.23	35y	N/A
2.18	Pool Pump – Circulation #2	$2,825.95	1 Ea	$2,825.95	7y	2047
2.19	Pool Pump Circulation #1	$14,129.74	1 Ea	$14,129.74	7y	2047
2.26	Tennis Court Fence	$119.64	479 LF	$57,305.64	35y	N/A
2.29	Wading Pool Pump Circulation	$2,825.95	1 Ea	$2,825.95	7y	2047
2040 (Year 15) Total				$784,226.46		
2041 (Year 16)						
1.01	Acme Guard House Remodel	$5,793.19	1 Ea	$5,793.19	10y	2051
1.02	Clubhouse / Kids Room / Office Interior Remodel	$108,622.36	1 LS	$108,622.36	8y	2049
3.11	Entry Fountains	$144,829.82	1 Ea	$144,829.82	10y	2051
1.05	Fire Prevention System	$15,365.00	1 Ea	$15,365.00	10y	2051
1.09	HVAC Corridor/ Lobby #2 Amana	$8,689.79	1 Ea	$8,689.79	10y	2051

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.10	HVAC Fitness/ Baths #3 Trane	$18,103.73	1 Ea	$18,103.73	10y	2051
1.11	HVAC Guard House 1- Lyons	$8,689.79	1 Ea	$8,689.79	8y	2049
1.12	HVAC Guard House 1- Lyons	$2,317.28	1 Ea	$2,317.28	8y	2049
2.20	Pool, Spa, & Wader Resurface	$115,863.85	1 LS	$115,863.85	8y	2049
1.18	Social Hall #1 - Trane	$14,482.98	1 Ea	$14,482.98	10y	2051
1.19	Social Hall #1 Trane System	$11,586.38	1 Ea	$11,586.38	10y	2051
2041 (Year 16) Total				$454,344.17		
2042 (Year 17)						
2.15	Playground Equipment	$534,422.02	1 Ea	$534,422.02	18y	N/A
2.16	Pool Deck- Paver System	$14.96	10,430 SF	$155,991.08	37y	N/A
2.25	Splash Pad Renovation	$157.74	3,529 SF	$556,678.58	17y	N/A
2042 (Year 17) Total				$1,247,091.68		
2043 (Year 18)						
3.10	Concrete Repair Allowance	$76,080.91	1 Ea	$76,080.91	10y	2053
2.08	Fitness Equipment Allowance- Cardio	$24,345.89	1 Ea	$24,345.89	8y	2051
1.13	HVAC Guard House 2- Acme	$4,564.86	1 Ea	$4,564.86	12y	2055
1.16	Plumbing & Electrical Allowance	$103,912.26	1 Allow	$103,912.26	10y	2053
2.23	Spa Pump Circulation/ Clubhouse	$3,043.24	1 Ea	$3,043.24	7y	2050
2.24	Spa Pump Jet 1 / Clubhouse	$6,086.47	1 Ea	$6,086.47	7y	2050
2043 (Year 18) Total				$218,033.63		
2044 (Year 19)						
4.01	Golf Cart	$15,596.59	1 Ea	$15,596.59	7y	2051
2.13	Pavilion – Painting	$35,248.29	1 Ea	$35,248.29	10y	2054
1.17	Security System w/Video	$116,974.40	1 Ea	$116,974.40	10y	2054
3.21	South Pond Fountain/ Lyons	$9,357.95	1 Ea	$9,357.95	10y	2054
3.23	South Pond Fountain/ Lyons -	$9,357.95	1 Ea	$9,357.95	10y	2054
2044 (Year 19) Total				$186,535.18		
2045 (Year 20)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.04	4. Heater – Rheem Stainless Steel	$11,190.55	1 Ea	$11,190.55	8y	2053
1.08	HVAC Aerobics Room #6 Amana	$5,595.28	1 Ea	$5,595.28	12y	N/A
1.14	HVAC Kids Center 5- Amana	$4,795.95	1 Ea	$4,795.95	12y	N/A
1.15	HVAC Office/ Bathroom 4- Amana	$4,795.95	1 Ea	$4,795.95	12y	N/A
3.17	Pavers at Entrance Replacement	$419,895.46	1 SF	$419,895.46	40y	N/A
2.17	Pool Furniture Allowance	$63,946.01	1 LS	$63,946.01	7y	2052
2045 (Year 20) Total				$510,219.20		
2046 (Year 21)						
2.05	5. Heater – Rheem Stainless Steel	$11,470.32	1 Ea	$11,470.32	8y	2054
1.03	Clubhouse Exterior Paint	$68,821.89	1 SF	$68,821.89	8y	2054
5.01	Gates - Rear Gates	$163,861.64	1 Ea	$163,861.64	15y	N/A
1.07	Guardhouse & Bus Stop – Remodel	$19,663.40	2 Ea	$39,326.79	20y	N/A
2.12	Kids Interactive Jet Pump- Splash Pad	$8,193.08	1 Ea	$8,193.08	7y	2053
5.02	Motor Gates and Pedestals	$163,861.64	1 Ea	$163,861.64	15y	N/A
2.21	Pump – Circulation #1	$3,277.23	1 Ea	$3,277.23	7y	2053
2046 (Year 21) Total				$458,812.59		
2047 (Year 22)						
2.18	Pool Pump – Circulation #2	$3,359.16	1 Ea	$3,359.16	7y	2054
2.19	Pool Pump Circulation #1	$16,795.82	1 Ea	$16,795.82	7y	2054
2.29	Wading Pool Pump Circulation	$3,359.16	1 Ea	$3,359.16	7y	2054
2047 (Year 22) Total				$23,514.14		
2048 (Year 23)						
2.01	1. Heater – Rheem Stainless Steel	$12,051.00	1 Ea	$12,051.00	8y	N/A
2.02	2. Heater – Rheem Stainless Steel	$12,051.00	1 Ea	$12,051.00	8y	N/A
2.03	3. Heater – Rheem Stainless Steel	$12,051.00	1 Ea	$12,051.00	8y	N/A
2.10	Fitness Room Remodel	$34,431.43	1 Ea	$34,431.43	15y	N/A
3.13	Lake Fountains	$25,823.57	1 Ea	$25,823.57	12y	N/A
3.14	Lighting Allowance	$63,698.14	1 Allow	$63,698.14	15y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3.20	South Pond Fountain/ Lyons	$3,098.83	1 Ea	$3,098.83	12y	N/A
2048 (Year 23) Total				**$163,204.97**		
2049 (Year 24)						
3.01	Asphalt Resurfacing – Bus Parking	$52,938.32	1 SY	$52,938.32	15y	N/A
1.02	Clubhouse / Kids Room / Office Interior Remodel	$132,345.80	1 LS	$132,345.80	8y	N/A
1.11	HVAC Guard House 1- Lyons	$10,587.66	1 Ea	$10,587.66	8y	N/A
1.12	HVAC Guard House 1- Lyons	$2,823.38	1 Ea	$2,823.38	8y	N/A
2.20	Pool, Spa, & Wader Resurface	$141,168.86	1 LS	$141,168.86	8y	N/A
2.28	Tennis Court Resurface	$6.30	14,000 SF	$88,200.00	10y	N/A
2049 (Year 24) Total				**$428,064.02**		
2050 (Year 25)						
2.23	Spa Pump Circulation/ Clubhouse	$3,617.45	1 Ea	$3,617.45	7y	N/A
2.24	Spa Pump Jet 1 / Clubhouse	$7,234.90	1 Ea	$7,234.90	7y	N/A
2050 (Year 25) Total				**$10,852.35**		
2051 (Year 26)						
1.01	Acme Guard House Remodel	$7,415.78	1 Ea	$7,415.78	10y	N/A
2.07	Basketball Court Resurface / Replace Goals	$30.66	4,651 SF	$142,618.26	15y	N/A
3.11	Entry Fountains	$185,394.41	1 Ea	$185,394.41	10y	N/A
1.05	Fire Prevention System	$19,668.49	1 Ea	$19,668.49	10y	N/A
2.08	Fitness Equipment Allowance- Cardio	$29,663.11	1 Ea	$29,663.11	8y	N/A
4.01	Golf Cart	$18,539.44	1 Ea	$18,539.44	7y	N/A
1.09	HVAC Corridor/ Lobby #2 Amana	$11,123.66	1 Ea	$11,123.66	10y	N/A
1.10	HVAC Fitness/ Baths #3 Trane	$23,174.30	1 Ea	$23,174.30	10y	N/A
1.18	Social Hall #1 - Trane	$18,539.44	1 Ea	$18,539.44	10y	N/A
1.19	Social Hall #1 Trane System	$14,831.55	1 Ea	$14,831.55	10y	N/A
2051 (Year 26) Total				**$470,968.44**		
2052 (Year 27)						
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	$22,803.51	1 Ea	$22,803.51	14y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.17	Pool Furniture Allowance	$76,011.71	1 LS	$76,011.71	7y	N/A
2052 (Year 27) Total				$98,815.22		
2053 (Year 28)						
2.04	4. Heater – Rheem Stainless Steel	$13,634.60	1 Ea	$13,634.60	8y	N/A
3.10	Concrete Repair Allowance	$97,390.00	1 Ea	$97,390.00	10y	N/A
2.11	Grounds Components Allowance	$38,956.00	1 Allow	$38,956.00	15y	N/A
2.12	Kids Interactive Jet Pump- Splash Pad	$9,739.00	1 Ea	$9,739.00	7y	N/A
1.16	Plumbing & Electrical Allowance	$133,016.48	1 Allow	$133,016.48	10y	N/A
2.21	Pump – Circulation #1	$3,895.60	1 Ea	$3,895.60	7y	N/A
2053 (Year 28) Total				$296,631.68		
2054 (Year 29)						
2.05	5. Heater – Rheem Stainless Steel	$13,975.46	1 Ea	$13,975.46	8y	N/A
1.03	Clubhouse Exterior Paint	$83,852.79	1 SF	$83,852.79	8y	N/A
2.13	Pavilion – Painting	$45,120.79	1 Ea	$45,120.79	10y	N/A
2.18	Pool Pump – Circulation #2	$3,992.99	1 Ea	$3,992.99	7y	N/A
2.19	Pool Pump Circulation #1	$19,964.95	1 Ea	$19,964.95	7y	N/A
1.17	Security System w/Video	$149,737.13	1 Ea	$149,737.13	10y	N/A
3.22	South Pond Fountain/ Lyons	$15,971.96	1 Ea	$15,971.96	15y	N/A
3.21	South Pond Fountain/ Lyons	$11,978.97	1 Ea	$11,978.97	10y	N/A
3.23	South Pond Fountain/ Lyons -	$11,978.97	1 Ea	$11,978.97	10y	N/A
2.29	Wading Pool Pump Circulation	$3,992.99	1 Ea	$3,992.99	7y	N/A
2054 (Year 29) Total				$360,567.00		
2055 (Year 30)						
1.13	HVAC Guard House 2- Acme	$6,139.22	1 Ea	$6,139.22	12y	N/A
3.16	North Pond Fountain/ Lyons	$17,200.05	1 Ea	$17,200.05	15y	N/A
2055 (Year 30) Total				$23,339.27		

Reserve Balance Distribution

Note- This distribution is based on the disbursement by year in ascending order.

$500,000.00 : FY Start Balance
$500,000.00 : Distributed Funds
$0 : Remaining Funds

Reserve Component		*Distribution*	*Percentage*
01-Buildings			
1.01	Acme Guard House Remodel	$2,000.00	0.03%
1.02	Clubhouse / Kids Room / Office Interior Remodel	$9,375.00	0.15%
1.03	Clubhouse Exterior Paint	$21,000.00	0.34%
1.04	Clubhouse Roof Replacement	$0.00	0.00%
1.05	Fire Prevention System	$5,304.50	0.09%
1.06	Guard House & Bus Stop Roofing	$0.00	0.00%
1.07	Guardhouse & Bus Stop – Remodel	$24,000.00	0.39%
1.08	HVAC Aerobics Room #6 Amana	$1,458.33	0.02%
1.09	HVAC Corridor/ Lobby #2 Amana	$3,000.00	0.05%
1.10	HVAC Fitness/ Baths #3 Trane	$6,250.00	0.10%
1.11	HVAC Guard House 1- Lyons	$750.00	0.01%
1.12	HVAC Guard House 1- Lyons	$200.00	0.00%
1.13	HVAC Guard House 2- Acme	$857.14	0.01%
1.14	HVAC Kids Center 5- Amana	$1,250.00	0.02%
1.15	HVAC Office/ Bathroom 4- Amana	$1,250.00	0.02%
1.16	Plumbing & Electrical Allowance	$20,487.19	0.33%
1.17	Security System w/Video	$15,000.00	0.24%
1.18	Social Hall #1 - Trane	$5,000.00	0.08%
1.19	Social Hall #1 Trane System	$4,000.00	0.06%
01-Buildings Total		$121,182.16	
02-Recreation Areas			
2.01	1. Heater – Rheem Stainless Steel	$1,750.00	0.03%
2.02	2. Heater – Rheem Stainless Steel	$1,750.00	0.03%
2.03	3. Heater – Rheem Stainless Steel	$1,750.00	0.03%
2.04	4. Heater – Rheem Stainless Steel	$4,375.00	0.07%
2.05	5. Heater – Rheem Stainless Steel	$3,500.00	0.06%
Grand Total		$500,000.00	100%

Reserve Component		*Distribution*	*Percentage*
2.06	Awnings / Canopies – Pool Area/ Tennis Court/ Water Feature	$0.00	0.00%
2.07	Basketball Court Resurface / Replace Goals	$0.00	0.00%
2.08	Fitness Equipment Allowance- Cardio	$0.00	0.00%
2.09	Fitness Equipment Allowance- Strength Training	$0.00	0.00%
2.10	Fitness Room Remodel	$10,666.67	0.17%
2.11	Grounds Components Allowance	$0.00	0.00%
2.12	Kids Interactive Jet Pump- Splash Pad	$714.29	0.01%
2.13	Pavilion – Painting	$4,520.00	0.07%
2.14	Pavillion Flat Tile Roof	$0.00	0.00%
2.15	Playground Equipment	$0.00	0.00%
2.16	Pool Deck- Paver System	$0.00	0.00%
2.17	Pool Furniture Allowance	$11,428.57	0.19%
2.18	Pool Pump – Circulation #2	$2,000.00	0.03%
2.19	Pool Pump Circulation #1	$10,000.00	0.16%
2.20	Pool, Spa, & Wader Resurface	$10,000.00	0.16%
2.21	Pump – Circulation #1	$285.71	0.00%
2.22	Recreation Area Fence	$0.00	0.00%
2.23	Spa Pump Circulation/ Clubhouse	$1,142.86	0.02%
2.24	Spa Pump Jet 1 / Clubhouse	$2,285.71	0.04%
2.25	Splash Pad Renovation	$0.00	0.00%
2.26	Tennis Court Fence	$0.00	0.00%
2.27	Tennis Court Fence	$0.00	0.00%
2.28	Tennis Court Resurface	$38,446.15	0.62%
2.29	Wading Pool Pump Circulation	$2,000.00	0.03%
02-Recreation Areas Total		$106,614.96	
03-Grounds			
3.01	Asphalt Resurfacing – Bus Parking	$14,000.00	0.23%
3.02	Asphalt Resurfacing – Clubhouse	$0.00	0.00%
3.03	Asphalt Resurfacing – Malear Palm Drive	$4,956.79	0.08%
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$0.00	0.00%
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$0.00	0.00%
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	$0.00	0.00%
3.07	Asphalt Resurfacing – Pod D (Sierra Spring)	$0.00	0.00%
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$0.00	0.00%
Grand Total		$500,000.00	100%

Reserve Component		*Distribution*	*Percentage*
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$0.00	0.00%
3.10	Concrete Repair Allowance	$34,782.61	0.56%
3.11	Entry Fountains	$50,000.00	0.81%
3.12	Irrigation Pumps & System Allowance	$0.00	0.00%
3.13	Lake Fountains	$0.00	0.00%
3.14	Lighting Allowance	$19,733.33	0.32%
3.15	Monument Signs & Walls	$0.00	0.00%
3.16	North Pond Fountain/ Lyons	$0.00	0.00%
3.17	Pavers at Entrance Replacement	$0.00	0.00%
3.18	Perimeter Fencing	$0.00	0.00%
3.19	Sheds Repair Allowance	$0.00	0.00%
3.20	South Pond Fountain/ Lyons	$0.00	0.00%
3.21	South Pond Fountain/ Lyons	$0.00	0.00%
3.22	South Pond Fountain/ Lyons	$0.00	0.00%
3.23	South Pond Fountain/ Lyons -	$0.00	0.00%
3.24	Trash Area Fence	$0.00	0.00%
03-Grounds Total		$123,472.73	
04-Vehicles			
4.01	Golf Cart	$4,285.71	0.07%
04-Vehicles Total		$4,285.71	
05-Gates			
5.01	Gates - Rear Gates	$72,222.22	1.17%
5.02	Motor Gates and Pedestals	$72,222.22	1.17%
05-Gates Total		$144,444.44	
Grand Total		$500,000.00	100%

Allocation Breakdown

	Reserve Component	*Reserve Allocation (per year)*	*Reserve Allocation (per month)*	*Reserve Allocation (per unit per month)*	*Allocation %*
1.01	Acme Guard House Remodel	$430.00	$35.83	$0.07	0.11%
1.02	Clubhouse / Kids Room / Office Interior Remodel	$9,703.13	$808.59	$1.62	2.43%
1.03	Clubhouse Exterior Paint	$5,591.25	$465.94	$0.93	1.40%
1.04	Clubhouse Roof Replacement	$0.00	$0.00	$0.00	0.00%
1.05	Fire Prevention System	$1,140.46	$95.04	$0.19	0.29%
1.06	Guard House & Bus Stop Roofing	$0.00	$0.00	$0.00	0.00%
1.07	Guardhouse & Bus Stop – Remodel	$870.00	$72.50	$0.14	0.22%
1.08	HVAC Aerobics Room #6 Amana	$313.55	$26.13	$0.05	0.08%
1.09	HVAC Corridor/ Lobby #2 Amana	$645.00	$53.75	$0.11	0.16%
1.10	HVAC Fitness/ Baths #3 Trane	$1,343.75	$111.98	$0.22	0.34%
1.11	HVAC Guard House 1- Lyons	$776.25	$64.69	$0.13	0.19%
1.12	HVAC Guard House 1- Lyons	$207.00	$17.25	$0.03	0.05%
1.13	HVAC Guard House 2- Acme	$447.86	$37.32	$0.07	0.11%
1.14	HVAC Kids Center 5- Amana	$268.75	$22.40	$0.04	0.07%
1.15	HVAC Office/ Bathroom 4- Amana	$268.75	$22.40	$0.04	0.07%
1.16	Plumbing & Electrical Allowance	$7,204.66	$600.39	$1.20	1.80%
1.17	Security System w/Video	$7,837.50	$653.12	$1.31	1.96%
1.18	Social Hall #1 - Trane	$1,075.00	$89.58	$0.18	0.27%
1.19	Social Hall #1 Trane System	$860.00	$71.67	$0.14	0.22%
01-Buildings		**$38,982.91**	**$3,248.58**	**$6.50**	**9.75%**
2.01	1. Heater – Rheem Stainless Steel	$914.37	$76.20	$0.15	0.23%
2.02	2. Heater – Rheem Stainless Steel	$914.37	$76.20	$0.15	0.23%
2.03	3. Heater – Rheem Stainless Steel	$914.37	$76.20	$0.15	0.23%

	Reserve Component	*Reserve Allocation (per year)*	*Reserve Allocation (per month)*	*Reserve Allocation (per unit per month)*	*Allocation %*
2.04	4. Heater – Rheem Stainless Steel	$940.63	$78.39	$0.16	0.24%
2.05	5. Heater – Rheem Stainless Steel	$931.88	$77.66	$0.16	0.23%
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	$0.00	$0.00	$0.00	0.00%
2.07	Basketball Court Resurface / Replace Goals	$0.00	$0.00	$0.00	0.00%
2.08	Fitness Equipment Allowance- Cardio	$0.00	$0.00	$0.00	0.00%
2.09	Fitness Equipment Allowance- Strength Training	$0.00	$0.00	$0.00	0.00%
2.10	Fitness Room Remodel	$1,473.33	$122.78	$0.25	0.37%
2.11	Grounds Components Allowance	$0.00	$0.00	$0.00	0.00%
2.12	Kids Interactive Jet Pump- Splash Pad	$739.29	$61.61	$0.12	0.18%
2.13	Pavilion – Painting	$2,361.70	$196.81	$0.39	0.59%
2.14	Pavillion Flat Tile Roof	$0.00	$0.00	$0.00	0.00%
2.15	Playground Equipment	$0.00	$0.00	$0.00	0.00%
2.16	Pool Deck- Paver System	$0.00	$0.00	$0.00	0.00%
2.17	Pool Furniture Allowance	$5,971.43	$497.62	$1.00	1.49%
2.18	Pool Pump – Circulation #2	$262.86	$21.90	$0.04	0.07%
2.19	Pool Pump Circulation #1	$1,314.29	$109.52	$0.22	0.33%
2.20	Pool, Spa, & Wader Resurface	$10,350.00	$862.50	$1.72	2.59%
2.21	Pump – Circulation #1	$295.71	$24.64	$0.05	0.07%
2.22	Recreation Area Fence	$0.00	$0.00	$0.00	0.00%
2.23	Spa Pump Circulation/ Clubhouse	$304.29	$25.36	$0.05	0.08%
2.24	Spa Pump Jet 1 / Clubhouse	$608.57	$50.71	$0.10	0.15%
2.25	Splash Pad Renovation	$0.00	$0.00	$0.00	0.00%
2.26	Tennis Court Fence	$0.00	$0.00	$0.00	0.00%
2.27	Tennis Court Fence	$0.00	$0.00	$0.00	0.00%
2.28	Tennis Court Resurface	$4,325.20	$360.43	$0.72	1.08%
2.29	Wading Pool Pump Circulation	$262.86	$21.90	$0.04	0.07%

	Reserve Component	Reserve Allocation (per year)	Reserve Allocation (per month)	Reserve Allocation (per unit per month)	Allocation %
02-Recreation Areas		**$32,885.15**	**$2,740.43**	**$5.48**	**8.22%**
3.01	Asphalt Resurfacing – Bus Parking	$2,190.00	$182.50	$0.36	0.55%
3.02	Asphalt Resurfacing – Clubhouse	$0.00	$0.00	$0.00	0.00%
3.03	Asphalt Resurfacing – Malear Palm Drive	$197,918.86	$16,493.24	$32.99	49.48%
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$97,630.85	$8,135.90	$16.27	24.41%
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$0.00	$0.00	$0.00	0.00%
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	$0.00	$0.00	$0.00	0.00%
3.07	Asphalt Resurfacing – Pod D (Sierra Spring)	$0.00	$0.00	$0.00	0.00%
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$0.00	$0.00	$0.00	0.00%
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$0.00	$0.00	$0.00	0.00%
3.10	Concrete Repair Allowance	$2,576.08	$214.67	$0.43	0.64%
3.11	Entry Fountains	$10,750.00	$895.83	$1.79	2.69%
3.12	Irrigation Pumps & System Allowance	$0.00	$0.00	$0.00	0.00%
3.13	Lake Fountains	$0.00	$0.00	$0.00	0.00%
3.14	Lighting Allowance	$2,725.67	$227.14	$0.45	0.68%
3.15	Monument Signs & Walls	$0.00	$0.00	$0.00	0.00%
3.16	North Pond Fountain/ Lyons	$0.00	$0.00	$0.00	0.00%
3.17	Pavers at Entrance Replacement	$0.00	$0.00	$0.00	0.00%
3.18	Perimeter Fencing	$0.00	$0.00	$0.00	0.00%
3.19	Sheds Repair Allowance	$0.00	$0.00	$0.00	0.00%
3.20	South Pond Fountain/ Lyons	$0.00	$0.00	$0.00	0.00%
3.21	South Pond Fountain/ Lyons	$0.00	$0.00	$0.00	0.00%
3.22	South Pond Fountain/ Lyons	$0.00	$0.00	$0.00	0.00%
3.23	South Pond Fountain/ Lyons -	$0.00	$0.00	$0.00	0.00%
3.24	Trash Area Fence	$0.00	$0.00	$0.00	0.00%
03-Grounds		**$313,791.46**	**$26,149.29**	**$52.30**	**78.45%**
4.01	Golf Cart	$1,507.14	$125.60	$0.25	0.38%

Reserve Component	*Reserve Allocation (per year)*	*Reserve Allocation (per month)*	*Reserve Allocation (per unit per month)*	*Allocation %*
04-Vehicles	**$1,507.14**	**$125.60**	**$0.25**	**0.38%**
5.01 Gates - Rear Gates	$6,416.67	$534.72	$1.07	1.60%
5.02 Motor Gates and Pedestals	$6,416.67	$534.72	$1.07	1.60%
05-Gates	**$12,833.34**	**$1,069.44**	**$2.14**	**3.21%**
Grand Total	**$400,000.00**	**$33,333.33**	**$66.67**	**100%**

Fully Funded Balance Breakdown - Next FY

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*	*Fully Funded Balance*
1.01	Acme Guard House Remodel	$4,000.00	10y	5y	$2,460.00
1.02	Clubhouse / Kids Room / Office Interior Remodel	$75,000.00	8y	7y	$19,218.75
1.03	Clubhouse Exterior Paint	$42,000.00	8y	4y	$26,906.25
1.04	Clubhouse Roof Replacement	$311,400.00	30y	10y	$223,429.50
1.05	Fire Prevention System	$10,609.00	10y	5y	$6,524.53
1.06	Guard House & Bus Stop Roofing	$85,000.00	30y	10y	$60,987.50
1.07	Guardhouse & Bus Stop – Remodel	$24,000.00	20y	0y	$1,230.00
1.08	HVAC Aerobics Room #6 Amana	$3,500.00	12y	7y	$1,793.75
1.09	HVAC Corridor/ Lobby #2 Amana	$6,000.00	10y	5y	$3,690.00
1.10	HVAC Fitness/ Baths #3 Trane	$12,500.00	10y	5y	$7,687.50
1.11	HVAC Guard House 1- Lyons	$6,000.00	8y	7y	$1,537.50
1.12	HVAC Guard House 1- Lyons	$1,600.00	8y	7y	$410.00
1.13	HVAC Guard House 2- Acme	$3,000.00	7y	5y	$1,317.86
1.14	HVAC Kids Center 5- Amana	$3,000.00	12y	7y	$1,537.50
1.15	HVAC Office/ Bathroom 4- Amana	$3,000.00	12y	7y	$1,537.50
1.16	Plumbing & Electrical Allowance	$68,290.62	10y	7y	$27,999.16
1.17	Security System w/Video	$75,000.00	10y	8y	$23,062.50
1.18	Social Hall #1 - Trane	$10,000.00	10y	5y	$6,150.00
1.19	Social Hall #1 Trane System	$8,000.00	10y	5y	$4,920.00
01-Buildings		**$751,899.62**			**$422,399.80**
2.01	1. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	$2,690.62
2.02	2. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	$2,690.62
2.03	3. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	$2,690.62
2.04	4. Heater – Rheem Stainless Steel	$7,000.00	8y	3y	$5,381.25
2.05	5. Heater – Rheem Stainless Steel	$7,000.00	8y	4y	$4,484.38
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	$12,000.00	14y	12y	$2,635.71
2.07	Basketball Court Resurface /	$76,927.54	15y	10y	$31,540.29
	Grand Total	**$6,158,320.28**			**$3,614,821.58**

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*	*Fully Funded Balance*
	Replace Goals				
2.08	Fitness Equipment Allowance-Cardio	$16,000.00	10y	9y	$3,280.00
2.09	Fitness Equipment Allowance-Strength Training	$59,000.00	20y	10y	$33,261.25
2.10	Fitness Room Remodel	$20,000.00	15y	7y	$12,300.00
2.11	Grounds Components Allowance	$20,000.00	15y	12y	$5,466.67
2.12	Kids Interactive Jet Pump- Splash Pad	$5,000.00	7y	6y	$1,464.29
2.13	Pavilion – Painting	$22,600.00	10y	8y	$6,949.50
2.14	Pavillion Flat Tile Roof	$50,000.00	30y	10y	$35,875.00
2.15	Playground Equipment	$360,000.00	18y	16y	$61,500.00
2.16	Pool Deck- Paver System	$105,082.25	37y	16y	$64,043.37
2.17	Pool Furniture Allowance	$40,000.00	7y	5y	$17,571.43
2.18	Pool Pump – Circulation #2	$2,000.00	7y	0y	$292.86
2.19	Pool Pump Circulation #1	$10,000.00	7y	0y	$1,464.29
2.20	Pool, Spa, & Wader Resurface	$80,000.00	8y	7y	$20,500.00
2.21	Pump – Circulation #1	$2,000.00	7y	6y	$585.71
2.22	Recreation Area Fence	$82,576.34	30y	9y	$62,069.88
2.23	Spa Pump Circulation/ Clubhouse	$2,000.00	7y	3y	$1,464.29
2.24	Spa Pump Jet 1 / Clubhouse	$4,000.00	7y	3y	$2,928.57
2.25	Splash Pad Renovation	$374,991.54	17y	16y	$45,219.57
2.26	Tennis Court Fence	$40,556.93	35y	14y	$26,130.25
2.27	Tennis Court Fence	$20,236.13	30y	9y	$15,210.82
2.28	Tennis Court Resurface	$49,980.00	13y	3y	$43,348.04
2.29	Wading Pool Pump Circulation	$2,000.00	7y	0y	$292.86
02-Recreation Areas		**$1,491,950.73**			**$513,332.14**
3.01	Asphalt Resurfacing – Bus Parking	$30,000.00	15y	8y	$16,400.00
3.02	Asphalt Resurfacing – Clubhouse	$95,016.96	16y	14y	$18,261.07
3.03	Asphalt Resurfacing – Malear Palm Drive	$275,000.00	25y	8y	$202,950.00
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$400,000.00	25y	8y	$295,200.00
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$400,000.00	25y	8y	$295,200.00
	Grand Total	**$6,158,320.28**			**$3,614,821.58**

	Reserve Component	Current Cost	Useful Life	Remaining Life	Fully Funded Balance
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	$400,000.00	25y	8y	$295,200.00
3.07	Asphalt Resurfacing – Pod D (Sierra Spring)	$400,000.00	25y	8y	$295,200.00
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$400,000.00	25y	8y	$295,200.00
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$196,275.20	25y	8y	$144,851.10
3.10	Concrete Repair Allowance	$50,000.00	23y	7y	$37,880.43
3.11	Entry Fountains	$100,000.00	10y	5y	$61,500.00
3.12	Irrigation Pumps & System Allowance	$200,000.00	20y	10y	$112,750.00
3.13	Lake Fountains	$15,000.00	12y	10y	$3,843.75
3.14	Lighting Allowance	$37,000.00	15y	7y	$22,755.00
3.15	Monument Signs & Walls	$200,000.00	35y	14y	$128,857.14
3.16	North Pond Fountain/ Lyons	$8,405.00	15y	14y	$1,148.68
3.17	Pavers at Entrance Replacement	$262,656.25	40y	19y	$148,072.46
3.18	Perimeter Fencing	$176,039.04	35y	14y	$113,419.44
3.19	Sheds Repair Allowance	$30,000.00	20y	12y	$13,837.50
3.20	South Pond Fountain/ Lyons	$1,800.00	12y	10y	$461.25
3.21	South Pond Fountain/ Lyons	$6,000.00	10y	8y	$1,845.00
3.22	South Pond Fountain/ Lyons	$8,000.00	15y	13y	$1,640.00
3.23	South Pond Fountain/ Lyons -	$6,000.00	10y	8y	$1,845.00
3.24	Trash Area Fence	$7,277.48	30y	9y	$5,470.24
03-Grounds		**$3,704,469.93**			**$2,513,788.06**
4.01	Golf Cart	$10,000.00	7y	4y	$5,857.14
04-Vehicles		**$10,000.00**			**$5,857.14**
5.01	Gates - Rear Gates	$100,000.00	18y	5y	$79,722.22
5.02	Motor Gates and Pedestals	$100,000.00	18y	5y	$79,722.22
05-Gates		**$200,000.00**			**$159,444.44**
	Grand Total	**$6,158,320.28**			**$3,614,821.58**

Component Funding/Florida Funding Summary

Total Allocation: $907,500.00 **Total Expenditures (2026 & 2027):** $38,000.00 **Total Available Allocation:** $869,500.00

Asset No	*Description*	*Current Cost*	*Useful Life*	*Remaining Life*	*2026 EOL Cost*	*2026 Adj. Cost*	*Adj. Cost %*	*Allocation*	*Future Liability (Surplus)*	*100% Funded*
01-Buildings										
1.01	Acme Guard House Remodel	$4,000.00	10y	5y	N/A	$800.00	0.11%	$996.00	$3,004.00	$2,460.00
1.02	Clubhouse / Kids Room / Office Interior Remodel	$75,000.00	8y	7y	N/A	$10,714.29	1.53%	$13,339.24	$61,660.76	$19,218.75
1.03	Clubhouse Exterior Paint	$42,000.00	8y	4y	N/A	$10,500.00	1.50%	$13,072.45	$28,927.55	$26,906.25
1.04	Clubhouse Roof Replacement	$311,400.00	30y	10y	N/A	$31,140.00	4.46%	$38,769.17	$272,630.83	$223,429.50
1.05	Fire Prevention System	$10,609.00	10y	5y	N/A	$2,121.80	0.30%	$2,641.63	$7,967.37	$6,524.53
1.06	Guard House & Bus Stop Roofing	$85,000.00	30y	10y	N/A	$8,500.00	1.22%	$10,582.46	$74,417.54	$60,987.50
1.07	Guardhouse & Bus Stop – Remodel	$24,000.00	20y	0y	$24,000.00	N/A	N/A	$24,000.00	$0.00	$1,230.00
1.08	HVAC Aerobics Room #6 Amana	$3,500.00	12y	7y	N/A	$500.00	0.07%	$622.50	$2,877.50	$1,793.75
1.09	HVAC Corridor/ Lobby #2 Amana	$6,000.00	10y	5y	N/A	$1,200.00	0.17%	$1,493.99	$4,506.01	$3,690.00
1.10	HVAC Fitness/ Baths #3 Trane	$12,500.00	10y	5y	N/A	$2,500.00	0.36%	$3,112.49	$9,387.51	$7,687.50
1.11	HVAC Guard House 1- Lyons	$6,000.00	8y	7y	N/A	$857.14	0.12%	$1,067.14	$4,932.86	$1,537.50
1.12	HVAC Guard House 1-	$1,600.00	8y	7y	N/A	$228.57	0.03%	$284.57	$1,315.43	$410.00

Asset No	Description	Current Cost	Useful Life	Remaining Life	2026 EOL Cost	2026 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
	Lyons									
1.13	HVAC Guard House 2-Acme	$3,000.00	7y	5y	N/A	$600.00	0.09%	$747.00	$2,253.00	$1,317.86
1.14	HVAC Kids Center 5-Amana	$3,000.00	12y	7y	N/A	$428.57	0.06%	$533.57	$2,466.43	$1,537.50
1.15	HVAC Office/ Bathroom 4-Amana	$3,000.00	12y	7y	N/A	$428.57	0.06%	$533.57	$2,466.43	$1,537.50
1.16	Plumbing & Electrical Allowance	$68,290.62	10y	7y	N/A	$9,755.80	1.40%	$12,145.93	$56,144.69	$27,999.16
1.17	Security System w/ Video	$75,000.00	10y	8y	N/A	$9,375.00	1.34%	$11,671.83	$63,328.17	$23,062.50
1.18	Social Hall #1 - Trane	$10,000.00	10y	5y	N/A	$2,000.00	0.29%	$2,489.99	$7,510.01	$6,150.00
1.19	Social Hall #1 Trane System	$8,000.00	10y	5y	N/A	$1,600.00	0.23%	$1,991.99	$6,008.01	$4,920.00
01-Buildings Total:		$751,899.62			$24,000.00	$93,249.75	13.35%	$140,095.53	$611,804.09	$422,399.80
02-Recreation Areas										
2.01	1. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	N/A	$1,166.67	0.17%	$1,452.49	$5,547.51	$2,690.62
2.02	2. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	N/A	$1,166.67	0.17%	$1,452.49	$5,547.51	$2,690.62
2.03	3. Heater – Rheem Stainless Steel	$7,000.00	8y	6y	N/A	$1,166.67	0.17%	$1,452.49	$5,547.51	$2,690.62
2.04	4. Heater – Rheem Stainless Steel	$7,000.00	8y	3y	N/A	$2,333.33	0.33%	$2,904.99	$4,095.01	$5,381.25
2.05	5. Heater – Rheem Stainless Steel	$7,000.00	8y	4y	N/A	$1,750.00	0.25%	$2,178.74	$4,821.26	$4,484.38
2.06	Awnings / Canopies – Pool Area/ Tennis	$12,000.00	14y	12y	N/A	$1,000.00	0.14%	$1,245.00	$10,755.00	$2,635.71

Asset No	Description	Current Cost	Useful Life	Remaining Life	2026 EOL Cost	2026 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
	Court/Water Feature									
2.07	Basketball Court Resurface / Replace Goals	$76,927.54	15y	10y	N/A	$7,692.75	1.10%	$9,577.45	$67,350.09	$31,540.29
2.08	Fitness Equipment Allowance-Cardio	$16,000.00	10y	9y	N/A	$1,777.78	0.25%	$2,213.33	$13,786.67	$3,280.00
2.09	Fitness Equipment Allowance-Strength Training	$59,000.00	20y	10y	N/A	$5,900.00	0.84%	$7,345.47	$51,654.53	$33,261.25
2.10	Fitness Room Remodel	$20,000.00	15y	7y	N/A	$2,857.14	0.41%	$3,557.13	$16,442.87	$12,300.00
2.11	Grounds Components Allowance	$20,000.00	15y	12y	N/A	$1,666.67	0.24%	$2,074.99	$17,925.01	$5,466.67
2.12	Kids Interactive Jet Pump-Splash Pad	$5,000.00	7y	6y	N/A	$833.33	0.12%	$1,037.50	$3,962.50	$1,464.29
2.13	Pavilion – Painting	$22,600.00	10y	8y	N/A	$2,825.00	0.40%	$3,517.11	$19,082.89	$6,949.50
2.14	Pavillion Flat Tile Roof	$50,000.00	30y	10y	N/A	$5,000.00	0.72%	$6,224.98	$43,775.02	$35,875.00
2.15	Playground Equipment	$360,000.00	18y	16y	N/A	$22,500.00	3.22%	$28,012.40	$331,987.60	$61,500.00
2.16	Pool Deck-Paver System	$105,082.25	37y	16y	N/A	$6,567.64	0.94%	$8,176.68	$96,905.57	$64,043.37
2.17	Pool Furniture Allowance	$40,000.00	7y	5y	N/A	$8,000.00	1.15%	$9,959.97	$30,040.03	$17,571.43
2.18	Pool Pump – Circulation #2	$2,000.00	7y	0y	$2,000.00	N/A	N/A	$2,000.00	$0.00	$292.86
2.19	Pool Pump Circulation #1	$10,000.00	7y	0y	$10,000.00	N/A	N/A	$10,000.00	$0.00	$1,464.29
2.20	Pool, Spa, & Wader Resurface	$80,000.00	8y	7y	N/A	$11,428.57	1.64%	$14,228.52	$65,771.48	$20,500.00

Asset No	Description	Current Cost	Useful Life	Remaining Life	2026 EOL Cost	2026 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
2.21	Pump – Circulation #1	$2,000.00	7y	6y	N/A	$333.33	0.05%	$415.00	$1,585.00	$585.71
2.22	Recreation Area Fence	$82,576.34	30y	9y	N/A	$9,175.15	1.31%	$11,423.02	$71,153.32	$62,069.88
2.23	Spa Pump Circulation/ Clubhouse	$2,000.00	7y	3y	N/A	$666.67	0.10%	$830.00	$1,170.00	$1,464.29
2.24	Spa Pump Jet 1 / Clubhouse	$4,000.00	7y	3y	N/A	$1,333.33	0.19%	$1,659.99	$2,340.01	$2,928.57
2.25	Splash Pad Renovation	$374,991.54	17y	16y	N/A	$23,436.97	3.36%	$29,178.93	$345,812.61	$45,219.57
2.26	Tennis Court Fence	$40,556.93	35y	14y	N/A	$2,896.92	0.41%	$3,606.66	$36,950.27	$26,130.25
2.27	Tennis Court Fence	$20,236.13	30y	9y	N/A	$2,248.46	0.32%	$2,799.32	$17,436.81	$15,210.82
2.28	Tennis Court Resurface	$49,980.00	13y	3y	N/A	$16,660.00	2.39%	$20,741.63	$29,238.37	$43,348.04
2.29	Wading Pool Pump Circulation	$2,000.00	7y	0y	$2,000.00	N/A	N/A	$2,000.00	$0.00	$292.86
02-Recreation Areas Total:		$1,491,950.73			$14,000.00	$142,383.06	20.39%	$191,266.29	$1,300,684.44	$513,332.14
03-Grounds										
3.01	Asphalt Resurfacing – Bus Parking	$30,000.00	15y	8y	N/A	$3,750.00	0.54%	$4,668.73	$25,331.27	$16,400.00
3.02	Asphalt Resurfacing – Clubhouse	$95,016.96	16y	14y	N/A	$6,786.93	0.97%	$8,449.69	$86,567.27	$18,261.07
3.03	Asphalt Resurfacing – Malear Palm Drive	$275,000.00	25y	8y	N/A	$34,375.00	4.92%	$42,796.73	$232,203.27	$202,950.00
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	$400,000.00	25y	8y	N/A	$50,000.00	7.16%	$62,249.78	$337,750.22	$295,200.00
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	$400,000.00	25y	8y	N/A	$50,000.00	7.16%	$62,249.78	$337,750.22	$295,200.00
3.06	Asphalt	$400,000.00	25y	8y	N/A	$50,000.00	7.16%	$62,249.78	$337,750.22	$295,200.00

Asset No	Description	Current Cost	Useful Life	Remaining Life	2026 EOL Cost	2026 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
	Resurfacing – Pod C (Aspen Spring)									
3.07	Asphalt Resurfacing – Pod D (Sierra Spring)	$400,000.00	25y	8y	N/A	$50,000.00	7.16%	$62,249.78	$337,750.22	$295,200.00
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	$400,000.00	25y	8y	N/A	$50,000.00	7.16%	$62,249.78	$337,750.22	$295,200.00
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	$196,275.20	25y	8y	N/A	$24,534.40	3.51%	$30,545.22	$165,729.98	$144,851.10
3.10	Concrete Repair Allowance	$50,000.00	23y	7y	N/A	$7,142.86	1.02%	$8,892.83	$41,107.17	$37,880.43
3.11	Entry Fountains	$100,000.00	10y	5y	N/A	$20,000.00	2.86%	$24,899.91	$75,100.09	$61,500.00
3.12	Irrigation Pumps & System Allowance	$200,000.00	20y	10y	N/A	$20,000.00	2.86%	$24,899.91	$175,100.09	$112,750.00
3.13	Lake Fountains	$15,000.00	12y	10y	N/A	$1,500.00	0.21%	$1,867.49	$13,132.51	$3,843.75
3.14	Lighting Allowance	$37,000.00	15y	7y	N/A	$5,285.71	0.76%	$6,580.69	$30,419.31	$22,755.00
3.15	Monument Signs & Walls	$200,000.00	35y	14y	N/A	$14,285.71	2.05%	$17,785.65	$182,214.35	$128,857.14
3.16	North Pond Fountain/ Lyons	$8,405.00	15y	14y	N/A	$600.36	0.09%	$747.44	$7,657.56	$1,148.68
3.17	Pavers at Entrance Replacement	$262,656.25	40y	19y	N/A	$13,824.01	1.98%	$17,210.84	$245,445.41	$148,072.46
3.18	Perimeter Fencing	$176,039.04	35y	14y	N/A	$12,574.22	1.80%	$15,654.85	$160,384.19	$113,419.44
3.19	Sheds Repair Allowance	$30,000.00	20y	12y	N/A	$2,500.00	0.36%	$3,112.49	$26,887.51	$13,837.50
3.20	South Pond Fountain/ Lyons	$1,800.00	12y	10y	N/A	$180.00	0.03%	$224.10	$1,575.90	$461.25

Asset No	Description	Current Cost	Useful Life	Remaining Life	2026 EOL Cost	2026 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
3.21	South Pond Fountain/ Lyons	$6,000.00	10y	8y	N/A	$750.00	0.11%	$933.75	$5,066.25	$1,845.00
3.22	South Pond Fountain/ Lyons	$8,000.00	15y	13y	N/A	$615.38	0.09%	$766.15	$7,233.85	$1,640.00
3.23	South Pond Fountain/ Lyons -	$6,000.00	10y	8y	N/A	$750.00	0.11%	$933.75	$5,066.25	$1,845.00
3.24	Trash Area Fence	$7,277.48	30y	9y	N/A	$808.61	0.12%	$1,006.71	$6,270.77	$5,470.24
03-Grounds Total:		$3,704,469.93			$0.00	$420,263.19	60.18%	$523,225.86	$3,181,244.07	$2,513,788.06
04-Vehicles										
4.01	Golf Cart	$10,000.00	7y	4y	N/A	$2,500.00	0.36%	$3,112.49	$6,887.51	$5,857.14
04-Vehicles Total:		$10,000.00			$0.00	$2,500.00	0.36%	$3,112.49	$6,887.51	$5,857.14
05-Gates										
5.01	Gates - Rear Gates	$100,000.00	18y	5y	N/A	$20,000.00	2.86%	$24,899.91	$75,100.09	$79,722.22
5.02	Motor Gates and Pedestals	$100,000.00	18y	5y	N/A	$20,000.00	2.86%	$24,899.91	$75,100.09	$79,722.22
05-Gates Total:		$200,000.00			$0.00	$40,000.00	5.73%	$49,799.83	$150,200.17	$159,444.44
Grand Total:		$6,158,320.28			$38,000.00	$698,395.99	100%	$907,500.00	$5,250,820.28	$3,614,821.58

Component Details

	Reserve Component	*UL*	*RL*	*Quantity*	*Unit Cost*	*Rplc %*	*Extended Cost*
01-Buildings							
1.01	Acme Guard House Remodel	10y	5y	1 Ea	$4,000.00	100%	$4,000.00
1.02	Clubhouse / Kids Room / Office Interior Remodel	8y	7y	1 LS	$75,000.00	100%	$75,000.00
1.03	Clubhouse Exterior Paint	8y	4y	1 SF	$42,000.00	100%	$42,000.00
1.04	Clubhouse Roof Replacement	30y	10y	8,650 SF	$36.00	100%	$311,400.00
1.05	Fire Prevention System	10y	5y	1 Ea	$10,609.00	100%	$10,609.00
1.06	Guard House & Bus Stop Roofing	30y	10y	1 SF	$85,000.00	100%	$85,000.00
1.07	Guardhouse & Bus Stop – Remodel	20y	0y	2 Ea	$12,000.00	100%	$24,000.00
1.08	HVAC Aerobics Room #6 Amana	12y	7y	1 Ea	$3,500.00	100%	$3,500.00
1.09	HVAC Corridor/ Lobby #2 Amana	10y	5y	1 Ea	$6,000.00	100%	$6,000.00
1.10	HVAC Fitness/ Baths #3 Trane	10y	5y	1 Ea	$12,500.00	100%	$12,500.00
1.11	HVAC Guard House 1- Lyons	8y	7y	1 Ea	$6,000.00	100%	$6,000.00
1.12	HVAC Guard House 1- Lyons	8y	7y	1 Ea	$1,600.00	100%	$1,600.00
1.13	HVAC Guard House 2- Acme	7y	5y	1 Ea	$3,000.00	100%	$3,000.00
1.14	HVAC Kids Center 5- Amana	12y	7y	1 Ea	$3,000.00	100%	$3,000.00
1.15	HVAC Office/ Bathroom 4- Amana	12y	7y	1 Ea	$3,000.00	100%	$3,000.00
1.16	Plumbing & Electrical Allowance	10y	7y	1 Allow	$68,290.63	100%	$68,290.62
1.17	Security System w/Video	10y	8y	1 Ea	$75,000.00	100%	$75,000.00
1.18	Social Hall #1 - Trane	10y	5y	1 Ea	$10,000.00	100%	$10,000.00
1.19	Social Hall #1 Trane System	10y	5y	1 Ea	$8,000.00	100%	$8,000.00
02-Recreation Areas							
2.01	1. Heater – Rheem Stainless Steel	8y	6y	1 Ea	$7,000.00	100%	$7,000.00
2.02	2. Heater – Rheem Stainless Steel	8y	6y	1 Ea	$7,000.00	100%	$7,000.00
2.03	3. Heater – Rheem Stainless Steel	8y	6y	1 Ea	$7,000.00	100%	$7,000.00
2.04	4. Heater – Rheem Stainless Steel	8y	3y	1 Ea	$7,000.00	100%	$7,000.00
2.05	5. Heater – Rheem Stainless Steel	8y	4y	1 Ea	$7,000.00	100%	$7,000.00
2.06	Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	14y	12y	1 Ea	$12,000.00	100%	$12,000.00
2.07	Basketball Court Resurface / Replace Goals	15y	10y	4,651 SF	$16.54	100%	$76,927.54

	Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
2.08	Fitness Equipment Allowance-Cardio	10y	9y	1 Ea	$16,000.00	100%	$16,000.00
2.09	Fitness Equipment Allowance-Strength Training	20y	10y	1 Ea	$59,000.00	100%	$59,000.00
2.10	Fitness Room Remodel	15y	7y	1 Ea	$20,000.00	100%	$20,000.00
2.11	Grounds Components Allowance	15y	12y	1 Allow	$20,000.00	100%	$20,000.00
2.12	Kids Interactive Jet Pump- Splash Pad	7y	6y	1 Ea	$5,000.00	100%	$5,000.00
2.13	Pavilion – Painting	10y	8y	1 Ea	$22,600.00	100%	$22,600.00
2.14	Pavillion Flat Tile Roof	30y	10y	1 SQ	$50,000.00	100%	$50,000.00
2.15	Playground Equipment	18y	16y	1 Ea	$360,000.00	100%	$360,000.00
2.16	Pool Deck- Paver System	37y	16y	10,430 SF	$10.08	100%	$105,082.25
2.17	Pool Furniture Allowance	7y	5y	1 LS	$40,000.00	100%	$40,000.00
2.18	Pool Pump – Circulation #2	7y	0y	1 Ea	$2,000.00	100%	$2,000.00
2.19	Pool Pump Circulation #1	7y	0y	1 Ea	$10,000.00	100%	$10,000.00
2.20	Pool, Spa, & Wader Resurface	8y	7y	1 LS	$80,000.00	100%	$80,000.00
2.21	Pump – Circulation #1	7y	6y	1 Ea	$2,000.00	100%	$2,000.00
2.22	Recreation Area Fence	30y	9y	1,247 LF	$66.22	100%	$82,576.34
2.23	Spa Pump Circulation/ Clubhouse	7y	3y	1 Ea	$2,000.00	100%	$2,000.00
2.24	Spa Pump Jet 1 / Clubhouse	7y	3y	1 Ea	$4,000.00	100%	$4,000.00
2.25	Splash Pad Renovation	17y	16y	3,529 SF	$106.26	100%	$374,991.54
2.26	Tennis Court Fence	35y	14y	479 LF	$84.67	100%	$40,556.93
2.27	Tennis Court Fence	30y	9y	239 LF	$84.67	100%	$20,236.13
2.28	Tennis Court Resurface	13y	3y	14,000 SF	$3.57	100%	$49,980.00
2.29	Wading Pool Pump Circulation	7y	0y	1 Ea	$2,000.00	100%	$2,000.00
03-Grounds							
3.01	Asphalt Resurfacing – Bus Parking	15y	8y	1 SY	$30,000.00	100%	$30,000.00
3.02	Asphalt Resurfacing – Clubhouse	16y	14y	4,608 SY	$20.62	100%	$95,016.96
3.03	Asphalt Resurfacing – Malear Palm Drive	25y	8y	1 LS	$275,000.00	100%	$275,000.00
3.04	Asphalt Resurfacing – Pod A (Summit Spring)	25y	8y	1 Ea	$400,000.00	100%	$400,000.00
3.05	Asphalt Resurfacing – Pod B (Cedar Spring)	25y	8y	1 Ea	$400,000.00	100%	$400,000.00
3.06	Asphalt Resurfacing – Pod C (Aspen Spring)	25y	8y	1 Ea	$400,000.00	100%	$400,000.00
3.07	Asphalt Resurfacing – Pod D	25y	8y	1 Ea	$400,000.00	100%	$400,000.00

	Reserve Component	*UL*	*RL*	*Quantity*	*Unit Cost*	*Rplc %*	*Extended Cost*
	(Sierra Spring)						
3.08	Asphalt Resurfacing – Pod E (Cypress Spring)	25y	8y	1 Ea	$400,000.00	100%	$400,000.00
3.09	Asphalt Walking Path- Lyons & Acme Dairy Roads	25y	8y	7,040 SY	$27.88	100%	$196,275.20
3.10	Concrete Repair Allowance	23y	7y	1 Ea	$50,000.00	100%	$50,000.00
3.11	Entry Fountains	10y	5y	1 Ea	$100,000.00	100%	$100,000.00
3.12	Irrigation Pumps & System Allowance	20y	10y	1 Allow	$200,000.00	100%	$200,000.00
3.13	Lake Fountains	12y	10y	1 Ea	$15,000.00	100%	$15,000.00
3.14	Lighting Allowance	15y	7y	1 Allow	$37,000.00	100%	$37,000.00
3.15	Monument Signs & Walls	35y	14y	1 Ea	$200,000.00	100%	$200,000.00
3.16	North Pond Fountain/ Lyons	15y	14y	1 Ea	$8,405.00	100%	$8,405.00
3.17	Pavers at Entrance Replacement	40y	19y	1 SF	$262,656.25	100%	$262,656.25
3.18	Perimeter Fencing	35y	14y	2,648 LF	$66.48	100%	$176,039.04
3.19	Sheds Repair Allowance	20y	12y	2 Allow	$15,000.00	100%	$30,000.00
3.20	South Pond Fountain/ Lyons	12y	10y	1 Ea	$1,800.00	100%	$1,800.00
3.21	South Pond Fountain/ Lyons	10y	8y	1 Ea	$6,000.00	100%	$6,000.00
3.22	South Pond Fountain/ Lyons	15y	13y	1 Ea	$8,000.00	100%	$8,000.00
3.23	South Pond Fountain/ Lyons -	10y	8y	1 Ea	$6,000.00	100%	$6,000.00
3.24	Trash Area Fence	30y	9y	98 Ea	$74.26	100%	$7,277.48
04-Vehicles							
4.01	Golf Cart	7y	4y	1 Ea	$10,000.00	100%	$10,000.00
05-Gates							
5.01	Gates - Rear Gates	18y	5y	1 Ea	$100,000.00	100%	$100,000.00
5.02	Motor Gates and Pedestals	18y	5y	1 Ea	$100,000.00	100%	$100,000.00

Grand Total: 75

Compliance Statement

Preface and Compliance Statement

This Reserve Study for City Walk at Pineapple Grove has been prepared in accordance with the standards of practice established by the Association of Professional Reserve Analysts (APRA), Community Associations Institute (CAI) and Florida Statutes Chapter 718, specifically §718.112(2)(f)–(g), as amended by Senate Bill 4-D (2022), Senate Bill 154 (2023), and House Bill 913 (2025). These laws collectively require condominium associations of three stories or more to maintain a Structural Integrity Reserve Study (SIRS) for specific building elements, and to fund reserves for all capital repair and replacement components as defined by statute.

The purpose of this Reserve Study is to provide the Association's Board of Directors with a financial planning tool that identifies the common area components, establishes their estimated remaining useful life, and projects the funding requirements necessary to ensure their timely repair or replacement. This process is intended to protect the safety, structural integrity, and financial health of the condominium, while ensuring compliance with statutory fiduciary duties.

Statutory Compliance and Fiduciary Duty

- FS 718.112(2)(f): Requires the preparation of a reserve schedule and adoption of fully funded reserves.
- FS 718.112(2)(g): Requires mandatory reserves for Structural Integrity Reserve Study (SIRS) items, including roof, structure, fireproofing, electrical, plumbing, waterproofing, exterior painting, windows, and any additional item with a deferred maintenance or replacement cost exceeding $25,000. Waiving or reducing SIRS reserve funding is prohibited by statute.
- Board Responsibility: The Board has a fiduciary duty to act in the best interest of the Association by maintaining adequate reserves and updating this Reserve Study annually to reflect current conditions, inflation, and actual expenditures. Compliance requires associations to match budgets with SIRS reports.

Scope and Limitations

This report is based on a visual, non-invasive inspection of accessible areas and on information provided by the Association, vendors, and public records. Costs are based on current Florida construction and replacement values and are subject to adjustment for inflation, local labor/material market fluctuations, and unanticipated conditions. No warranties are implied. This report is not an engineering evaluation but is intended for financial planning and statutory compliance purposes only.

✔️ Recommendation: The Association should adopt this Reserve Study into its annual budget process, schedule yearly updates, and commission a full update with site inspection at least every three years (or sooner, if significant projects or conditions warrant).

Appendices

Calculations

1) Allocation % =

Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

Sum of subcomponent Extended Costs (for a component with subcomponents)

3) Extended Cost =

Quantity x Unit Cost x Replacement % x (1+Contingency Rate)

4) Fully Funded Balance =

Current Cost / Useful Life x (Useful Life - Remaining Life)

5) FY End Balance (same as Next FY Start Balance) =

Initial or current fiscal year-

Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

Subsequent fiscal years-

FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate)) - Disbursements

6) Interest Earned=

Initial fiscal year-

Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Definitions

Abbreviations

bldgs = *buildings*	lf or lin ft = *linear feet*	sy or sq yd = *square yard*
ea = *each*	RL = *remaining life*	UL = *useful life*
FY = *fiscal year*	sf or sq ft = *square feet* (100 sq ft = 1 square)	% = *percent*

1) Age

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow/Threshold Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).

B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

7) Contingency Rate

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

8) Current Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See Calculations- APPENDIX B.

9) Disbursement

The funds expected to be paid or expended from the Reserve Balance.

10) Extended Cost

See Calculations- APPENDIX B.

11) Fiscal Year (FY)

A 12-month period for which an organization plans the use of its funds. There are two distinct types:

A) Calendar Fiscal Year (ends December 31)

B) Non-Calendar Fiscal Year (does not end December 31)

12) Full Funded Balance (FFB)

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost.

See Calculations- APPENDIX B.

13) Funding Goal

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

A) Baseline Funding- Maintaining a Net Reserve Balance at or near zero.

B) Full Funding- Maintaining a Reserve Balance at or near Percent Funded of 100%.

C) Statutory Funding- Maintaining a specified Reserve Balance/Percent Funded per statutes.

D) Threshold Funding- Establishing and maintaining a set Net Reserve Balance or Percent Funded.

14) Funding Method (or Funding Plan)

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

A) Cash Flow/Threshold Method- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

B) Component Method- A method of developing a reserve funding plan where the total reserve allocation is based

on the sum of allocations for individual components.

15) Funding Plan

The combined Funding Method & Funding Goal.

16) FY End Balance (same as next FY Start Balance)

The balance in reserves at end of applicable fiscal year. See Calculations- Appendix B.

17) FY Start Balance (same as prior year FY End Balance)

The balance in reserves at start of applicable fiscal year.

18) Inflation Rate

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

19) Interest Earned

The annual earning of reserve funds that have been deposited in certificates of deposit (CDs), money market accounts or other investment vehicles. See Calculations- Appendix B.

20) Interest Rate

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

21) Interest Rate (net effective)

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

22) Levels of Service

A) Level 1 Reserve Study (Full or Comprehensive)- A Reserve Study in which the following five Reserve Study tasks are performed:

a) Component Inventory
b) Life and Valuation Estimates
c) Fund Status
d) Funding Plan

B) Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)- A Reserve Study update in which the following five tasks are performed:

a) Component Inventory
b) Life and Valuation Estimates
c) Fund Status
d) Funding Plan
*Note- Updates are reliant on the validity of prior Reserve Studies.

C) Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:

a) Life and Valuation Estimates

b) Fund Status
c) Funding Plan
*Note- Updates are reliant on the validity of prior Reserve Studies.

23) Percent Funded

A comparison of the Fully Funded Balance to the FY Start Balance expressed as a percentage, and used to provide a 'general indication' of reserve strength. See Calculations- APPENDIX B.

24) Quantity

The number or amount of a particular reserve component or subcomponent.

25) Remaining Life (RL)

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

26) Replacement %

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

27) Reserve Allocation

The amount to be annually budgeted towards reserves based on a Funding Plan.

28) Reserve Component (or subcomponent)

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

A) association responsibility,
B) with limited useful life expectancies,
C) predictable remaining useful life expectancies,
D) above a minimum threshold cost,
E) and, as required by statutes.

29) Restoration

Defined as to bring back to an unimpaired or improved condition. General types follow:

A) Building- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
B) Irrigation System- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
C) Landscape- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

30) Risk Factor

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

A) 70% and above- LOW
B) 31% to 69%- MODERATE
C) 30% and below- HIGH

31) Unit Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

32) Unit of Measure

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

33) Useful Life (UL)

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

1.01: Acme Guard House Remodel

Basic Info		Cost Data	
Asset ID:	1.01	Unit Cost (01/01/2026):	$4,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$4,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

This line item is for the Guard House remodel on Acme.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Acme Guard House Remodel	01/01/2021	01/01/2031	1 Ea	$4,000.00
Total			1 Ea	$4,000.00

Photos

1.02: Clubhouse / Kids Room / Office Interior Remodel

Basic Info		Cost Data	
Asset ID:	1.02	Unit Cost (01/01/2026):	$75,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Location:	01-Buildings	Total Current Cost:	$75,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Clubhouse / Kids Room / Office Interior Remodel (Asset ID 1020)

Useful Life: 8 years
Last Replacement: 2025
Next Replacement: 2033
2026 Remaining Life: 7 years
2026 Updated Cost: $75,000

This component includes the interior renovations of the clubhouse, kids' room, and office areas, last completed in 2025. Work typically includes flooring replacement, wall finishes, cabinetry, lighting, and upgrades to interior fixtures. Interior materials experience deterioration from occupant use, cleaning chemicals, and humidity-driven substrate expansion. With its recent 2025 upgrade, the renovation retains 7 **years of life in 2026**. Replacement includes removal of worn interior finishes, installation of new materials, reconfiguration of cabinetry or partitions if needed, and updating interior design elements to maintain community aesthetic standards.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Clubhouse / Kids Room / Office Interior Remodel	01/01/2025	01/01/2033	1 LS	$75,000.00
Total			1 LS	$75,000.00

Photos

1.03: Clubhouse Exterior Paint

Basic Info		Cost Data	
Asset ID:	1.03	Unit Cost (01/01/2026):	$42,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SF
Location:	01-Buildings	Total Current Cost:	$42,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Clubhouse Exterior Paint (Asset ID 1002)

Useful Life: 8 years
Last Replacement: 2022
Next Replacement: 2030
2026 Remaining Life: 4 years
2026 Updated Cost: $42,000

This component includes exterior painting of the clubhouse building, last performed in 2022. South Florida's strong UV exposure, heavy rainfall, and salt-laden air accelerate fading, chalking, and paint film erosion. The stucco substrate requires protection from moisture intrusion to prevent cracking and delamination. With an 8-year useful life, the paint system retains 4 **years of remaining life in 2026**. Replacement includes pressure washing, stucco repairs, sealing, priming, and application of high-quality acrylic elastomeric coatings appropriate for coastal Florida structures.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Clubhouse Exterior Paint	01/01/2022	01/01/2030	1 SF	$42,000.00
Total			1 SF	$42,000.00

Photos

1.04: Clubhouse Roof Replacement

Basic Info		Cost Data	
Asset ID:	1.04	Unit Cost (01/01/2026):	$36.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	8,650 SF
Location:	01-Buildings	Total Current Cost:	$311,400.00
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Clubhouse Building Flat Tile Roofing (8,650 SF)

Last Replacement Year: 2006
Estimated Useful Life: 30 Years
Recommended Replacement Cycle: 2036 (condition-based)

Component Description

This component includes the complete flat concrete tile roofing system covering approximately **8,650 square feet** of roof area. While concrete roof tiles themselves often exceed 40–50 years of physical longevity, the functional life of the entire roofing system is primarily governed by the underlayment, flashings, fasteners, and associated waterproofing assemblies. In Boynton Beach's coastal environment, roofs are subjected to intense UV exposure, airborne salt chlorides, high humidity, and elevated wind pressures—factors that collectively weaken underlayment materials and accelerate deterioration at flashing points, valleys, and penetrations.

A full roof replacement at the end of the cycle involves removing and disposing of all existing tiles, installing a **high-temperature self-adhered underlayment**, replacing all flashings to meet current Florida Building Code requirements, installing new battens (if applicable), replacing broken or spalled tiles, and reinstalling a new flat concrete tile roofing system rated for modern wind-uplift standards. The project also includes installing new drip edge, addressing any deteriorated decking discovered during tear-off, and ensuring all transitions, terminations, and penetrations are re-sealed to current code.

Full Replacement Cost (Boynton Beach Market)

Current 2025–2026 contractor pricing for Palm Beach County indicates that full replacement of a flat concrete tile roofing system typically ranges from **$32 to $40 per square foot** for coastal HOA and clubhouse structures. Applying this range to the **8,650 SF** roof area results in an estimated project cost of:

- **Low-End Estimate (8,650 SF × $32): $276,800**
- **High-End Estimate (8,650 SF × $40): $346,000**

Most associations in the Boynton Beach coastal corridor plan toward the upper end of the range to account for heavier tile profiles, enhanced uplift fastening systems, rising labor costs, and increased likelihood of concealed decking repairs due to the building age and coastal exposure.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Clubhouse Roof Replacement	01/01/2006	01/01/2036	8,650 SF	$311,400.00
Total			8,650 SF	$311,400.00

Photos

1.05: Fire Prevention System

Basic Info		Cost Data	
Asset ID:	1.05	Unit Cost (01/01/2026):	$10,609.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$10,609.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Fire Prevention System (Asset ID 1061)

Useful Life: 10 years
Last Replacement: 2021
Next Replacement: 2031
Remaining Life: 5 years
2026 Updated Cost: $10,609

This allowance includes fire extinguishers, pull stations, horn/strobe units, fire panel accessories, and non-capital fire suppression components. Last replaced in 2021, the system is subject corrosion, UV exposure, and electronic degradation in high-heat mechanical rooms. Annual inspections often reveal expired extinguishers, failing sensors, or horn/strobes with diminished output. Replacement activities include installation of new extinguishers, notification devices, signage, and compliance upgrades to current NFPA requirements.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Prevention System	01/01/2021	01/01/2031	1 Ea	$10,609.00
Total			1 Ea	$10,609.00

Photos

1.06: Guard House & Bus Stop Roofing

Basic Info		Cost Data	
Asset ID:	1.06	Unit Cost (01/01/2026):	$85,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SF
Location:	01-Buildings	Total Current Cost:	$85,000.00
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Flat Tile Roofing – Guard Houses (Approx. 2,600 SF Total)

Last Replacement Year: 2006
Estimated Useful Life: 30 Years
Recommended Replacement Cycle: 2036

Component Description:
This component covers the complete flat concrete tile roofing systems serving the two guard houses, with a combined roof area of approximately 2,600 square feet. These roof structures experience similar exposure conditions to the main buildings, including elevated UV intensity, high humidity, and coastal wind loads common to Boynton Beach. While concrete roof tiles often have long material lifespans, the practical service life of the roofing system is governed primarily by the performance of the underlayment, flashings, fasteners, and moisture-control assemblies. Coastal environments accelerate degradation of these underlying components, making timely replacement essential to prevent leaks, decking damage, and premature structural deterioration.

A full roofing replacement at the end of the useful life includes removal and disposal of all existing tiles, installation of a new high-temperature self-adhered underlayment rated for high-wind coastal zones, replacement of all flashing systems to current Florida Building Code standards, installation of new drip edge, and resetting or replacing tiles as needed. As the guard houses are smaller structures, access and staging are generally easier, though tile breakage during removal and uplift code requirements remain cost drivers. Deck repairs are performed as needed once the roof deck is exposed.

Full Replacement Cost (Boynton Beach Market):
For coastal Palm Beach County, 2025–2026 pricing for **full flat concrete tile roof replacement** typically ranges from **$32 to $40 per square foot**, inclusive of tear-off, disposal, new underlayment, flashings, and new tile installation. Applying this range to the 2,600 SF combined guard house roofing area produces the following cost range:

- Low-End Estimate: $83,200
- High-End Estimate: $104,000

Most communities in the Boynton Beach area budget toward the upper end due to the need for upgraded fastening patterns, higher labor rates, and the common replacement of a portion of tiles that break during removal.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Guard House & Bus Stop Roofing	01/01/2006	01/01/2036	1 SF	$85,000.00
Total			1 SF	$85,000.00

Photos

1.07: Guardhouse & Bus Stop – Remodel

Basic Info

Asset ID:	1.07
Type of Cost:	Replacement
Location:	01-Buildings
Useful Life:	20y
Inflation Rate:	2.50%

Cost Data

Unit Cost (01/01/2026):	$12,000.00
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$24,000.00

Comments

Guardhouse & Bus Stop – Remodel / Paint

Last Replacement Year: 2006
Useful Life: 20 Years
Next Estimated Replacement: 2026
2026 Cost Basis: $12,000

Component Description:
This component includes the periodic remodeling, exterior painting, and roof replacement for the two small structures located at the community guardhouse and bus stop areas. These structures typically include stucco or masonry exterior walls, small roof assemblies, light electrical elements, and limited interior finishes. The scope of work includes surface preparation and repainting, minor repairs to wall assemblies, replacement of the roof covering, and other cosmetic or functional upgrades required to maintain appearance and weather protection.

Condition and Observations:
Both structures were last renovated and repainted in 2006, placing them well within the latter half of their 20-year useful life cycle. General weathering, paint fading, and minor structural or roofing wear are expected at this stage, especially given Florida's UV exposure and seasonal storm conditions. No major deficiencies have been documented, but full renovation—including repainting and replacement of the small roof coverings—is anticipated by the projected replacement year of 2026.

Replacement Cost Basis:
For reserve planning, the 2026 cost basis of **$12,000** for both structures. Costs include labor, materials, pressure cleaning, minor patching, application of exterior coating systems, and replacement of the small roof coverings. Future replacement values will escalate based on the Association's chosen inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Guardhouse & Bus Stop – Remodel	01/01/2006	01/01/2026	2 Ea	$24,000.00
Total			2 Ea	$24,000.00

Photos

1.08: HVAC Aerobics Room #6 Amana

Basic Info		Cost Data	
Asset ID:	1.08	Unit Cost (01/01/2026):	$3,500.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$3,500.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

HVAC – Aerobics Room #6 (Amana Unit with Condensing Unit ASX160371AB)

Last Replacement Year: 2021
Useful Life: 12 Years
Next Estimated Replacement: 2033
2024 Cost Basis: $3,500

Component Description:
This component includes the Amana HVAC system serving Aerobics Room #6, consisting of an Amana condensing unit **model ASX160371AB** paired with a compatible Amana air handler. The system provides cooling, ventilation, and humidity management for the aerobics room, which experiences elevated internal heat loads from physical activity. The component includes the condensing unit, air handler, refrigerant line set, thermostat controls, condensate management, and all related electrical and installation hardware. A **12-year useful life** is typical for fitness-area HVAC systems in Florida due to higher operating demand and climate exposure.

Condition and Observations:
Replaced in 2021, the system is currently in the early portion of its service life and functioning as intended. Routine maintenance—such as filter replacement, coil cleaning, condensate drain inspection, refrigerant monitoring, and electrical checks—supports reliable long-term performance. No operational deficiencies have been reported. Replacement is projected for **2033**, assuming no premature compressor or coil failure.

Replacement Cost Basis:
The 2026 cost of **$3,500** is used as the reserve planning baseline. This cost includes removal and disposal of the existing equipment, installation of a comparable Amana system, refrigerant charging, electrical connection adjustments, and commissioning. Future replacement costs will escalate based on the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Aerobics Room #6 Amana	01/01/2021	01/01/2033	1 Ea	$3,500.00
Total			1 Ea	$3,500.00

Photos

1.09: HVAC Corridor/ Lobby #2 Amana

Basic Info		Cost Data	
Asset ID:	1.09	Unit Cost (01/01/2026):	$6,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$6,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

HVAC – Corridor / Lobby #2 (Amana Unit)

Last Replacement Year: 2021
Useful Life: 10 Years
Next Estimated Replacement: 2031
2024 Cost Basis: $6,000

Component Description:
This component represents the Amana HVAC unit serving Corridor/Lobby #2. The system provides conditioned air and ventilation to maintain a comfortable and stable indoor environment within this common area. The unit includes the air handler and condenser assembly, associated refrigerant lines, electrical connections, and system controls. HVAC systems of this size and type require periodic maintenance but generally warrant full replacement at the end of the 10-year service cycle due to mechanical wear, efficiency loss, and reliability considerations.

Condition and Observations:
The Amana HVAC unit was installed in 2021 and remains in the early portion of its expected useful life. No operational concerns, service disruptions, or major component failures have been reported. Ongoing preventative maintenance—including filter changes, coil cleaning, refrigerant inspections, and electrical checks—supports system longevity. Replacement is anticipated around 2031 unless accelerated deterioration or compressor failure occurs sooner.

Replacement Cost Basis:
The 2026 replacement cost of **$6,000** represents the expense to replace the HVAC unit with a comparable Amana or equivalent-quality system, including equipment, installation labor, removal/disposal of the existing unit, refrigerant recharge, and start-up commissioning. Future costs will escalate based on the Reserve Study's inflation factor.

#2 Amana AH ASPT33C14BA

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Corridor/ Lobby #2 Amana	01/01/2021	01/01/2031	1 Ea	$6,000.00
Total			1 Ea	$6,000.00

Photos

1.10: HVAC Fitness/ Baths #3 Trane

Basic Info		Cost Data	
Asset ID:	1.10	Unit Cost (01/01/2026):	$12,500.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$12,500.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

HVAC – Fitness / Baths #3 (Trane Unit)

Last Replacement Year: 2021
Useful Life: 10 Years
Next Estimated Replacement: 2031
2026 Cost Basis: $12,500

Component Description:
This component includes the Trane HVAC system serving the Fitness Center and adjacent Bath #3 facilities. The unit provides conditioned air, humidity control, and continuous ventilation for these high-use areas. Given the higher internal loads typical of fitness spaces and restroom facilities, this system is designed for enhanced durability but still follows a standard 10-year replacement cycle common to light commercial HVAC applications. The component includes the air handler, condenser, refrigerant line sets, controls, and all required installation hardware.

Condition and Observations:
Installed in 2021, the Trane unit remains in the early portion of its expected service life and is performing as designed. Preventative maintenance—such as filter changes, coil cleaning, condensate line inspection, electrical reviews, and refrigerant checks—is essential to ensure full life expectancy. No mechanical failures have been reported, and replacement is projected for 2031 unless increased load demands or component degradation necessitate earlier replacement.

Replacement Cost Basis:
The 2026 cost of **$12,500** reflects the anticipated expense to replace the Trane HVAC system with a comparable system of equal capacity and efficiency. This includes equipment, labor, removal of the old unit, installation of new components, refrigerant handling, and final system commissioning. Future replacement values will escalate in accordance with the Association's selected inflation factor.

#3 Trane AH - TWE12042BAA04A

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Fitness/ Baths #3 Trane	01/01/2021	01/01/2031	1 Ea	$12,500.00
Total			1 Ea	$12,500.00

Photos

1.11: HVAC Guard House 1- Lyons

Basic Info		Cost Data	
Asset ID:	1.11	Unit Cost (01/01/2026):	$6,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$6,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

HVAC – Guard House #1 (Lyons Unit)

Last Replacement Year: 2025
Useful Life: 8 Years
Next Estimated Replacement: 2033
2026 Cost Basis: $6,000

Component Description:
This component represents the Lyons-brand HVAC system serving Guard House #1. The unit provides cooling, heating, and continuous ventilation for the security personnel workspace. Due to the small conditioned area and consistent year-round operation typical of guardhouse environments, HVAC components experience steady mechanical wear and generally follow a 8-year replacement cycle. The scope includes the condenser, air handler, refrigerant lines, electrical connections, and all associated installation hardware.

Condition and Observations:
The Lyons HVAC unit was replaced in 2025 and is currently in the mid-stage of its expected useful life. Routine preventative maintenance—including periodic filter replacement, coil cleaning, refrigerant inspection, and electrical checks—supports continued reliable performance. No major service issues have been reported to date. Replacement is anticipated around 2033 unless premature compressor failure or efficiency loss occurs.

Replacement Cost Basis:
The 2026 cost of **$6,000** represents the baseline reserve funding amount for full system replacement with a comparable Lyons or equivalent-quality unit. Costs include removal of the existing system, installation labor, start-up commissioning, and necessary materials. Future replacement costs will adjust based on the Reserve Study's inflation factor.

Carrier M24ABB330A310

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Guard House 1- Lyons	01/01/2025	01/01/2033	1 Ea	$6,000.00
Total			1 Ea	$6,000.00

Photos

1.12: HVAC Guard House 1- Lyons

Basic Info		Cost Data	
Asset ID:	1.12	Unit Cost (01/01/2026):	$1,600.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$1,600.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

HVAC – Guard House #1 (Lyons Unit)

Last Replacement Year: 2025
Useful Life: 8 Years
Next Estimated Replacement: 2033
2026 Cost Basis: $1,600

Component Description:
This component represents the Lyons HVAC unit providing cooling, heating, and ventilation for Guard House #1. The system serves a small, continuously occupied workspace that depends on reliable climate control for staff comfort. Components include the exterior condenser, interior air handler, refrigerant lines, thermostat controls, and necessary electrical and mounting hardware. Units of this size typically have a longer operational life due to lower tonnage and reduced mechanical strain, making a 8-year replacement cycle appropriate.

Condition and Observations:
The unit was last replaced in 2025 and remains in the mid-portion of its projected 8-year useful life. No operational deficiencies have been documented. Routine maintenance—such as coil cleaning, filter replacement, refrigerant checks, and electrical inspections—supports continued reliable performance. Replacement is expected around 2033 unless premature compressor wear or cooling inefficiency develops.

Replacement Cost Basis:
The 2026 cost of **$1,600** reflects the expected expense to replace the HVAC system with a like-kind Lyons or equivalent small-capacity unit. This cost includes removal of the existing system, installation labor, refrigerant handling, and commissioning. Future replacement values will escalate according to the Association's selected inflation factor.

Carrier AH - FY4AN

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Guard House 1- Lyons	01/01/2025	01/01/2033	1 Ea	$1,600.00
Total			1 Ea	$1,600.00

Photos

1.13: HVAC Guard House 2- Acme

Basic Info		Cost Data	
Asset ID:	1.13	Unit Cost (01/01/2026):	$3,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$3,000.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

Guard House #2 (Acme Unit with Carrier Air Handler)

Last Replacement Year: 2024
Useful Life: 12 Years
Next Estimated Replacement: 2031
2026 Cost Basis: $3,000

Component Description:
This component includes the HVAC system serving Guard House #2, consisting of an Acme outdoor unit paired with a Carrier air handler (AH). The system provides year-round cooling, heating, and ventilation for the guardhouse workspace, ensuring comfortable operating conditions for security personnel. The scope of the component includes the Carrier air handler, Acme condenser, refrigerant line set, thermostat, electrical connections, and installation materials. Due to the relatively small conditioned space and reduced system load, a **12-year useful life** is appropriate for this type of unit.

Condition and Observations:
The HVAC system was fully replaced in 2024 and is currently in new, optimal working condition. Preventative maintenance—such as air filter replacement, coil cleaning, refrigerant level inspections, condensate line checks, and electrical system verification—will support long-term performance. With proper care, the system is expected to meet its full 12-year service life, with replacement projected for **2031**.

Replacement Cost Basis:
The 2026 cost of **$3,000** represents the reserve funding baseline for full system replacement, including removal and disposal of the existing system, installation of a comparable Acme/Carrier configuration, refrigerant charging, and final commissioning. Future replacement values will escalate in accordance with the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Guard House 2- Acme	01/01/2024	01/01/2031	1 Ea	$3,000.00
Total			1 Ea	$3,000.00

Photos

1.14: HVAC Kids Center 5- Amana

Basic Info		Cost Data	
Asset ID:	1.14	Unit Cost (01/01/2026):	$3,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$3,000.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

HVAC – Kids Center #5 (Amana Unit with Condensing Unit ASX160311AC)

Last Replacement Year: 2021
Useful Life: 12 Years
Next Estimated Replacement: 2033
2026 Cost Basis: $3,000

Component Description:
This component represents the Amana HVAC system serving Kids Center #5, consisting of an Amana condensing unit **model ASX160311AC** paired with a compatible Amana air handler. The system provides cooling, ventilation, and humidity control for children's activity areas, which require consistent air quality and temperature stability. The component includes the condenser, air handler, refrigerant line set, thermostat, electrical connections, and all necessary installation materials. A **12-year useful life** is appropriate for light commercial HVAC units operating in interior amenity spaces in Florida.

Condition and Observations:
Replaced in 2021, the system is still in the early portion of its 12-year service life and is reported to be functioning properly. Routine HVAC maintenance—including filter changes, coil cleaning, condensate drain inspections, refrigerant checks, and electrical verification—will support long-term reliability. Replacement is projected for **2033**, assuming no premature mechanical failure of the compressor, fan motor, or coil assembly.

Replacement Cost Basis:
The 2026 cost basis of **$3,000** is used for reserve planning and includes equipment, labor, removal of the existing system, refrigerant handling, installation materials, and system commissioning. Future replacement costs will escalate based on the inflation factor utilized in the Association's reserve model.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Kids Center 5- Amana	01/01/2021	01/01/2033	1 Ea	$3,000.00
Total			1 Ea	$3,000.00

Photos

1.15: HVAC Office/ Bathroom 4- Amana

Basic Info		Cost Data	
Asset ID:	1.15	Unit Cost (01/01/2026):	$3,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$3,000.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

HVAC – Office / Bathroom #4 (Amana Unit with Condensing Unit ASX160311AC)

Last Replacement Year: 2021
Useful Life: 12 Years
Next Estimated Replacement: 2033
2026 Cost Basis: $3,000

Component Description:
This component represents the Amana HVAC system serving the Office and Bathroom #4 area, consisting of an Amana condensing unit **model ASX160311AC** paired with a compatible Amana air handler. The system supplies cooling, ventilation, and humidity control to the administrative office space and adjoining restroom, ensuring occupant comfort and stable indoor air quality. The component includes the condenser, air handler, refrigerant line set, thermostat, electrical connections, and installation hardware. A **12-year useful life** is standard for light commercial HVAC systems operating in interior administrative areas in Florida.

Condition and Observations:
Replaced in 2021, the system remains within the early portion of its expected 12-year service life. No operational issues have been reported. Routine preventative maintenance—including air filter changes, coil cleaning, inspection of refrigerant levels, drain line cleaning, and electrical system checks—will support long-term performance. Replacement is anticipated around **2033**, unless premature compressor or coil failure occurs.

Replacement Cost Basis:
The 2026 cost of **$3,000** serves as the reserve planning baseline and includes removal of the existing system, installation of a comparable Amana system, refrigerant handling, installation labor, electrical reconnection, and final commissioning. Future replacement costs will escalate based on the inflation factor applied in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
HVAC Office/ Bathroom 4- Amana	01/01/2021	01/01/2033	1 Ea	$3,000.00
Total			1 Ea	$3,000.00

Photos

1.16: Plumbing & Electrical Allowance

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2024):	$68,290.63
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Location:	01-Buildings	Total Current Cost:	$68,290.62
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Plumbing & Electrical Allowance

Last Replacement / Major Service Year: 2023
Useful Life: 10 Years
Next Estimated Replacement / Allowance Cycle: 2033
2024 Cost Basis: $65,000 (Allowance)

Component Description:
This component represents a general allowance for periodic repair, replacement, and updating of the community's plumbing and electrical systems. The allowance covers infrastructure that does not have a single, clearly defined replacement event, but instead requires periodic funding to address multi-area repairs, fixture upgrades, electrical panel improvements, breaker replacements, wiring corrections, valve replacements, pump-room electrical adjustments, lighting circuit repairs, and related building-system maintenance. The 10-year cycle is appropriate for communities with distributed systems that experience cumulative wear and require intermittent repair projects to maintain safety and operational reliability.

Condition and Observations:
The last major replacement and system-wide repairs occurred in 2023, placing the community at the beginning of the current allowance cycle. No acute deficiencies are reported, but ongoing wear in plumbing fixtures, water lines, electrical circuits, and service equipment is expected given the age of various buildings and continuous usage. This allowance ensures the Association has dedicated reserves to address future system repairs, emergency responses, or required code-driven upgrades before the next 10-year cycle.

Replacement Cost Basis:
The 2026 allowance of $65,000 is used as the reserve baseline. This figure encompasses anticipated cumulative expenditures for unscheduled or incremental plumbing and electrical work over the next 10 years. Future cycles will escalate based on the Association's adopted inflation factor within the reserve funding model.

BUILDING FANS
Greenheck EF1 - SP5 Guard House 1 - Lyons
Greenheck EF1 - SP5 Guard House 2 - Acme
CLUBHOUSE
1 Greenheck - EF1 - SPB110 Men's Room - East
2 Greenheck - EF1 - SPB110 Women's Room - East
3 Greenheck - EF1 - SPB110 Kids Room - East
4 Greenheck - EF1 - SPB110 ADA Room - East
5 Greenheck - EF1 - SPB110 Women's Room - West
Greenheck - EF1 - SP5 Pavilion
Greenheck - EF1 - SP5 Pavilion
Water Heater - 80 Gal Men's Room - West
Insta-Hot Guard House 1 - Lyons
Insta-Hot Guard House 1 - Acme

Insta-Hot Pavilion - Men
Insta-Hot Pavilion - Women
Water Cooler/Elkay Clubouse - Patio
Water Cooler/Elkay Clubhouse - Corridor
Water Cooler/Hasley Taylor Pavilion
Water Cooler HOF14 14 Gal Tennis Courts
Water Cooler/Elkay Guard House - Lyons
Water Cooler/Hasley Taylor Guard House - Acme

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Plumbing & Electrical Allowance	01/01/2023	01/01/2033	1 Allow	$68,290.62
Total			1 Allow	$68,290.62

Photos

1.17: Security System w/Video

Basic Info		Cost Data	
Asset ID:	1.17	Unit Cost (01/01/2026):	$75,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$75,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Security System with Video & Key Fobs

Last Replacement Year: 2024
Useful Life: 10 Years
Next Estimated Replacement: 2034
2024 Cost Basis: $75,000

Component Description:
This component includes the community-wide security system and integrated video surveillance network. The system generally consists of digital video cameras, recording hardware, monitoring equipment, server or NVR storage, communication wiring or wireless transmission equipment, power supplies, and software/licensing required to support ongoing surveillance coverage. This also includes door controllers, interface modules, and any integrated alarm or motion-detection components tied into the video platform. A **10-year useful life** is typical for system-wide replacements involving cameras, cabling infrastructure, and recording equipment, particularly when equipment is upgraded to maintain compatibility with modern software and security standards.

Condition and Observations:
The system was last replaced in 2024 and remains within the early half of its projected 10-year service life. Cameras, sensors, and recording hardware appear to be functioning as intended, and no major failures have been reported. While individual components may require periodic repair or replacement due to wear, weather exposure, or technological obsolescence, the overall system is expected to remain operational until the next scheduled upgrade around **2034**. Routine software updates, system testing, and hardware cleaning help maintain reliable performance.

Replacement Cost Basis:
The 2026 cost basis of **$75,000** is used as the reserve planning figure for eventual full system replacement. This includes removal of outdated equipment, installation of new video cameras and recording units, updated wiring or wireless components, software/licensing, and commissioning. Future replacement costs will escalate based on the inflation factor selected in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Security System w/Video	01/01/2024	01/01/2034	1 Ea	$75,000.00
Total			1 Ea	$75,000.00

Photos

1.18: Social Hall #1 - Trane

Basic Info		Cost Data	
Asset ID:	1.18	Unit Cost (01/01/2026):	$10,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$10,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

HVAC – Social Hall #1 (Trane Unit with Trane CU TTA15043DBA)

Last Replacement Year: 2021
Useful Life: 10 Years
Next Estimated Replacement: 2031
2026 Cost Basis: $10,000

Component Description:
This component represents the Trane HVAC system serving Social Hall #1, including the Trane condensing unit model **TTA15043DBA**. The system provides air conditioning, heating, and ventilation for the social hall, which supports frequent resident gatherings and community events. Due to the larger interior volume and higher occupancy loads typical of common-use halls, this unit operates at a higher capacity than smaller office or lobby systems. The component includes the condensing unit, air handler, refrigerant line set, thermostat controls, and all related electrical and installation hardware.

Condition and Observations:
The system was installed in 2021 and is considered to be in good operational condition, within the early portion of its 10-year service life. Routine HVAC maintenance—such as filter replacements, coil cleaning, refrigerant checks, condensate line inspection, and electrical system testing—supports optimal performance. No service concerns have been reported, and full replacement is expected around **2031**, assuming no compressor or coil failure before that time.

Replacement Cost Basis:
For reserve planning, the 2026 cost basis of **$10,000** is used. This figure includes the removal of the existing system at end of life, new Trane equipment (or equivalent capacity and quality), installation labor, refrigerant handling, and commissioning. Future replacement values will escalate according to the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Social Hall #1 - Trane	01/01/2021	01/01/2031	1 Ea	$10,000.00
Total			1 Ea	$10,000.00

Photos

1.19: Social Hall #1 Trane System

Basic Info		Cost Data	
Asset ID:	1.19	Unit Cost (01/01/2026):	$8,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	01-Buildings	Total Current Cost:	$8,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Social Hall #1 (Trane System with Trane Air Handler TWE15043BAA)

Last Replacement Year: 2021
Useful Life: 10 Years
Next Estimated Replacement: 2031
2026 Cost Basis: $8,000

Component Description:
This component represents the HVAC system serving Social Hall #1, consisting of a Trane air handler **model TWE15043BAA** paired with a compatible Trane condensing unit. The system provides cooling, heating, and ventilation for the community's primary indoor gathering space, which experiences higher occupancy loads, elevated internal heat gain, and regular event usage. The component includes the air handler, condensing unit, refrigerant line set, thermostat controls, and all associated electrical and mounting hardware. Due to the larger system capacity and operational characteristics, a **10-year useful life** is an appropriate planning assumption.

Condition and Observations:
The Trane system was installed in 2021 and remains well within the early stage of its anticipated service life. No operational issues have been reported. Routine HVAC maintenance—including coil cleaning, filter replacement, refrigerant level monitoring, condensate drain inspection, and electrical system checks—will support long-term performance and help ensure the system reaches its full projected life expectancy. Replacement is anticipated around **2031**, assuming no premature compressor or air-handler failure.

Replacement Cost Basis:
The 2026 cost basis of **$8,000** includes the installation of a comparable Trane system, labor, removal and disposal of the existing equipment at end of life, refrigerant charging, and final commissioning. Future replacement costs will escalate based on the inflation factor used in the Reserve Study model.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Social Hall #1 Trane System	01/01/2021	01/01/2031	1 Ea	$8,000.00
Total			1 Ea	$8,000.00

Photos

2.01: 1. Heater – Rheem Stainless Steel

Basic Info		Cost Data	
Asset ID:	2.01	Unit Cost (01/01/2026):	$7,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$7,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Heater – Rheem Stainless Steel (Asset ID 1067)

Useful Life: 8 years
Last Replacement: 2024
Next Replacement : 2032
2026 Remaining Life: 6 years
2026 Updated Cost: $7,000

This component includes a stainless-steel Rheem heater installed in 2024 and serving one of the clubhouse or indoor amenity rooms. The heater consists of a corrosion-resistant housing, resistive heating elements, insulated chambers, and thermostatic control assemblies designed for repeated thermal cycling. In South Florida mechanical spaces, elevated relative humidity accelerates oxidation on terminals, internal wiring, and control surfaces despite stainless-steel construction. The unit is approaching the final phase of its 8-year service life and retains **6 years of remaining life as of 2026**. Replacement includes disconnecting the electrical feed, removing the 2024 unit, installing a new stainless-steel Rheem or comparable high-efficiency model, reconnecting wiring, calibrating thermostats, and verifying amperage draw and safe cycling under load.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
1. Heater – Rheem Stainless Steel	01/01/2024	01/01/2032	1 Ea	$7,000.00
Total			1 Ea	$7,000.00

Photos

2.02: 2. Heater – Rheem Stainless Steel

Basic Info		Cost Data	
Asset ID:	2.02	Unit Cost (01/01/2026):	$7,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$7,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Heater – Rheem Stainless Steel (Asset ID 1068)

Useful Life: 8 years
Last Replacement: 2024
Next Replacement: 2032
2026 Remaining Life: 6 years
2024 Cost: $5,000
2026 Updated Cost: $7,000

This heater was last replaced in 2024 and provides direct heating to an amenity-area interior zone. The unit utilizes resistive heating coils and thermally insulated housings but gradually loses efficiency over time due to scale formation on elements and increased electrical resistance. Heat cycling combined with Florida's moist environment contributes to terminal oxidation, internal moisture intrusion, and general component fatigue. With a total 8-year cycle and **6 years remaining life as of 2026**, the unit is nearing its next scheduled replacement. Work includes electrical isolation, removal of the existing unit, installation of a modern stainless-steel heater, and complete commissioning for temperature response, safety shutoff, and load functionality.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
2. Heater – Rheem Stainless Steel	01/01/2024	01/01/2032	1 Ea	$7,000.00
Total			1 Ea	$7,000.00

Photos

2.03: 3. Heater – Rheem Stainless Steel

Basic Info		Cost Data	
Asset ID:	2.03	Unit Cost (01/01/2026):	$7,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$7,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Heater – Rheem Stainless Steel (Asset ID 1069)

Useful Life: 8 years
Last Replacement: 2024
Next Replacement: 2032
2026 Remaining Life: 6 years
2024 Cost: $5,000
2026 Updated Cost: $7,000

This component represents the third of five stainless-steel Rheem heaters replaced in 2024. Internal deterioration results from heating element fatigue, moisture exposure in mechanical rooms, and electronic control wear over time. The combination of humid conditions and constant electrical cycling accelerates insulation breakdown and terminal oxidation. With a 8-year useful life, this heater has **6 years of life remaining as of 2026**. Replacement includes disconnecting branch circuits, removing the aging 2024 unit, installing a new stainless-steel heater, reconnecting service wiring, and verifying correct operation through thermal output testing and thermostat calibration.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
3. Heater – Rheem Stainless Steel	01/01/2024	01/01/2032	1 Ea	$7,000.00
Total			1 Ea	$7,000.00

Photos

2.04: 4. Heater – Rheem Stainless Steel

Basic Info		Cost Data	
Asset ID:	2.04	Unit Cost (01/01/2026):	$7,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$7,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Heater – Rheem Stainless Steel (Asset ID 1070)

Useful Life: 8 years
Last Replacement: 2021
Next Replacement: 2029
2026 Remaining Life: 3 years
2024 Cost: $5,000
2026 Updated Cost: $7,000

This heater was last replaced in 2021 and provides supplemental heating to an interior amenity space. These units deteriorate due to prolonged heat cycling, elevated humidity, and progressive corrosion of internal elements. Florida's climate further accelerates oxidation and degradation of terminal blocks and wiring insulation. The unit retains **3 years of useful life as of 2026**. The next replacement cycle includes removal of the existing heater, installation of a new energy-efficient stainless-steel model, restoring electrical connections, testing thermostat response, and verifying system safety functions.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
4. Heater – Rheem Stainless Steel	01/01/2021	01/01/2029	1 Ea	$7,000.00
Total			1 Ea	$7,000.00

Photos

2.05: 5. Heater – Rheem Stainless Steel

Basic Info		Cost Data	
Asset ID:	2.05	Unit Cost (01/01/2026):	$7,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$7,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Heater – Rheem Stainless Steel (Asset ID 1071)

Useful Life: 8 years
Last Replacement: 2022
Next Replacement: 2030
2026 Remaining Life: 4 years
2024 Cost: $5,000
2026 Updated Cost: $7,000

This component is the fifth Rheem stainless-steel heater replaced in 2022 and serving indoor amenity functions. Heating elements gradually lose efficiency due to electrical resistance increases, moisture accumulation, and interior oxidation that develops within humid mechanical areas. The unit is now approaching the end of its 8-year cycle and maintains **4 years of life remaining in 2026**. Replacement includes electrical disconnection, controlled removal of the aging unit, installation of a modern stainless-steel heater, reconnecting power, and verifying full heating output, electrical draw, and safety shutdown performance.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
5. Heater – Rheem Stainless Steel	01/01/2022	01/01/2030	1 Ea	$7,000.00
Total			1 Ea	$7,000.00

Photos

2.06: Awnings / Canopies – Pool Area/ Tennis Court/Water Feature

Basic Info		Cost Data	
Asset ID:	2.06	Unit Cost (01/01/2026):	$12,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$12,000.00
Useful Life:	14y		
Inflation Rate:	2.50%		

Comments

Awnings / Canopies – Pool Area, Tennis Court, & Water Feature (Asset ID 1016)

Useful Life: 14 years
Last Replacement: 2024
Next Replacement: 2038
Remaining Life: 14 years
2026 Updated Cost: $12,000

This component includes the fabric shade canopies at the pool deck, Tennis Court, & Water Feature. Last replaced in 2024. Replacement is scheduled for 2038. Replacement includes removal of the expired canopy fabric, inspection of structural supports, installation of heavy-duty UV-resistant awning fabric, and tensioning hardware adjustments.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Awnings / Canopies – Pool Area/ Tennis Court/Water Feature	01/01/2024	01/01/2038	1 Ea	$12,000.00
Total			1 Ea	$12,000.00

Photos

2.07: Basketball Court Resurface / Replace Goals

Basic Info		Cost Data	
Asset ID:	2.07	Unit Cost (01/01/2026):	$16.54
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	4,651 SF
Location:	02-Recreation Areas	Total Current Cost:	$76,927.54
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

Basketball Court Resurface / Replace Goals (Asset ID 1029)

Useful Life: 15 years
Last Replacement: 2021
Next Replacement: 2036
Remaining Life: 15 years
2024 Cost: $72,509
2026 Updated Cost: $76,904.75

This component includes resurfacing of the basketball court and replacement of the court goals, last renovated in 2021. Outdoor courts in Florida experience accelerated wear due to UV exposure, rainfall, and thermal expansion. Surface coatings chalk and fade, while painted game lines lose visibility. Basketball goals deteriorate through corrosion at weld points and vibration-induced hardware loosening. The component was last replaced in 2021 with 10 years of remaining life in 2026. The next replacement date is scheduled for 2036. Replacement includes patching of surface defects, resurfacing with acrylic sport coating, repainting regulation lines, replacing worn goals, inspecting concrete pads, and restriping as required.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Basketball Court Resurface / Replace Goals	01/01/2021	01/01/2036	4,651 SF	$76,927.54
Total			4,651 SF	$76,927.54

Photos

2.08: Fitness Equipment Allowance- Cardio

Basic Info		Cost Data	
Asset ID:	2.08	Unit Cost (01/01/2026):	$16,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$16,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Fitness Equipment (Asset ID 1018)

Useful Life: 8 years
Last Replacement: 2025
Next Replacement: 2035
2026 Remaining Life: 9 years
2026 Updated Cost: $16,000

This component includes treadmills, elliptical machines, stationary bikes, and strength-training equipment replaced in 2025. Fitness equipment deteriorates due to motor wear, belt degradation, lubrication breakdown, sweat exposure, and continuous vibration. Electronics such as consoles and control panels are prone to failure in high-humidity environments. With a recent replacement in 2025, the component retains **9 years of remaining life in 2026**. Replacement includes disposal of worn equipment, installation of commercial-grade machines, recalibration of equipment, and electrical load checks.

Ev

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fitness Equipment Allowance-Cardio	01/01/2025	01/01/2035	1 Ea	$16,000.00
Total			1 Ea	$16,000.00

Photos

2.09: Fitness Equipment Allowance- Strength Training

Basic Info		Cost Data	
Asset ID:	2.09	Unit Cost (01/01/2026):	$59,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$59,000.00
Useful Life:	20y		
Inflation Rate:	2.50%		

Comments

Fitness Equipment (Asset ID 1018)

Useful Life: 20 years
Last Replacement: 2016
Next Replacement: 2036
2026 Remaining Life: 10 years
2026 Updated Cost: $59,000

This component includes treadmills, elliptical machines, stationary bikes, and strength-training equipment replaced in 2025. Fitness equipment deteriorates due to motor wear, belt degradation, lubrication breakdown, sweat exposure, and continuous vibration. Electronics such as consoles and control panels are prone to failure in high-humidity environments. With a recent replacement in 2025, the component retains 10 **years of remaining life in 2026**. Replacement includes disposal of worn equipment, installation of commercial-grade machines, recalibration of equipment, and electrical load checks.

Ev

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fitness Equipment Allowance-Strength Training	01/01/2016	01/01/2036	1 Ea	$59,000.00
Total			1 Ea	$59,000.00

Photos

2.10: Fitness Room Remodel

Basic Info		Cost Data	
Asset ID:	2.10	Unit Cost (01/01/2026):	$20,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$20,000.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

Fitness Room Remodel (Asset ID 1019)

Useful Life: 15 years
Last Replacement: 2018
Next Replacement: 2033
2026 Remaining Life: 7 years
2026 Updated Cost: $20,000

This renovation includes flooring, paint, lighting, wall finishes, and built-in storage within the Fitness Room, completed in 2018. High-humidity conditions, cleaning chemicals, and heavy foot traffic degrade finishes over time. Flooring systems gradually lose resilience, and wall finishes fade due to UV light penetration. With its 15-year lifecycle, the renovation retains **7 years of useful life in 2026**. Replacement includes demolition of worn finishes, installing new flooring, repainting, upgrading lighting, and replacing interior fixtures.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fitness Room Remodel	01/01/2018	01/01/2033	1 Ea	$20,000.00
Total			1 Ea	$20,000.00

Photos

2.11: Grounds Components Allowance

Basic Info		Cost Data	
Asset ID:	2.11	Unit Cost (01/01/2026):	$20,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Location:	02-Recreation Areas	Total Current Cost:	$20,000.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

Grounds Components Allowance

Last Replacement / Major Service Year: 2023
Useful Life: 15 Years
Next Estimated Replacement / Allowance Cycle: 2038
2026 Cost Basis: $15,000 (Allowance)

Included Inventory:

- 4 picnic tables with chairs/benches
- 4 composite benches
- 13 metal benches
- 17 trash cans

Component Description:
This component represents a general allowance for the repair, refurbishment, and phased replacement of miscellaneous outdoor grounds components throughout the community. Included within this allowance are picnic tables, composite and metal benches, and trash receptacles placed along common areas, parks, pathways, and recreational spaces. These items are exposed to Florida's intense UV exposure, moisture, and routine use, resulting in gradual wear, fading, corrosion, and mechanical deterioration. Because these assets are replaced intermittently and not as a single grouped project, a recurring allowance is the most appropriate reserve-planning method.

Condition and Observations:
The most recent replacements and installations were completed in 2023, placing the Association at the start of the current 15-year cycle. The overall inventory is in good condition, though ongoing exposure to sun, rain, and humidity will steadily degrade coatings, fasteners, and seating surfaces. Trash receptacles and high-use benches typically exhibit the earliest signs of wear. This allowance ensures that the Association can address necessary replacements over time without deferring maintenance or compromising the appearance and functionality of common outdoor spaces.

Replacement Cost Basis:
A **$20,000** allowance (2026 cost basis) is used to fund future repairs and replacements of these grounds components over a 15-year interval. This includes replacement of benches, picnic tables, chairs, and trash cans as needed, along with installation hardware and minor site adjustments. Future allowance cycles will escalate based on the inflation factor used within the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Grounds Components Allowance	01/01/2023	01/01/2038	1 Allow	$20,000.00
Total			1 Allow	$20,000.00

Photos

2.12: Kids Interactive Jet Pump- Splash Pad

Basic Info		Cost Data	
Asset ID:	2.12	Unit Cost (01/01/2026):	$5,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$5,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Pump – Circulation #2 / Kids Interactive (1 HP)

Last Replacement Year: 2025
Useful Life: 7 Years
Next Estimated Replacement: 2032
2026 Cost Basis: $5,000

Component Description:

This component includes the 1-horsepower circulation pump serving the Kids Interactive water feature. This pump supports proper water flow through spray elements, nozzles, and circulation loops designed for children's play. The assembly typically consists of a 1 HP motor, pump housing, impeller, strainer basket (if equipped), and the associated plumbing and electrical connections. Pumps dedicated to interactive features operate in a moisture-rich environment and require regular service to maintain performance, making a 7-**year useful life** appropriate.

Condition and Observations:

The pump was replaced in 2025 and is currently in new operating condition. Routine maintenance—including periodic seal inspection, strainer cleaning, motor airflow clearance, and electrical connection checks—will support reliable performance. Pumps serving kids' play areas may experience increased wear due to debris accumulation or variable flow demands. Replacement is anticipated around 2032, unless failure or reduced output necessitates earlier replacement.

Replacement Cost Basis:

The **2026 cost of $5,000** serves as the reserve planning baseline. This cost includes installation labor, removal of the previous pump, reconnection to plumbing and electrical systems, and functional testing upon startup. Future replacement costs will escalate based on the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Kids Interactive Jet Pump- Splash Pad	01/01/2025	01/01/2032	1 Ea	$5,000.00
Total			1 Ea	$5,000.00

Photos

2.13: Pavilion – Painting

Basic Info		Cost Data	
Asset ID:	2.13	Unit Cost (01/01/2026):	$22,600.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$22,600.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Pavilion – Exterior Painting

Last Replacement Year: 2024
Useful Life: 10 Years
Next Estimated Replacement: 2034
2024 Cost Basis: $22,600

Component Description:
This component includes the complete exterior repainting of the community pavilion, including preparation, cleaning, patching, priming, and application of exterior-grade coating systems. Work typically involves stucco, wood, metal, or composite surfaces exposed to Florida's high UV levels, humidity, and seasonal storm conditions. Proper repainting helps maintain the pavilion's appearance, protects building materials from moisture intrusion, and reduces long-term deterioration.

Condition and Observations:
The pavilion was last repainted in 2024 and is in new condition at the start of its 10-year service cycle. With standard exposure, the coating system is expected to provide full protection for the majority of the cycle. As the component ages, the Association should monitor for fading, peeling, chalking, and moisture-related deterioration—particularly on sun-exposed elevations and trim details. Full repainting is anticipated around **2034**.

Replacement Cost Basis:
The 2026 replacement cost of **$22,600** includes surface cleaning, pressure washing, stucco/wood repairs as needed, caulking, priming, and the application of two coats of exterior-grade paint or coating. Future replacement costs will escalate according to the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pavilion – Painting	01/01/2024	01/01/2034	1 Ea	$22,600.00
Total			1 Ea	$22,600.00

Photos

2.14: Pavillion Flat Tile Roof

Basic Info		Cost Data	
Asset ID:	2.14	Unit Cost (01/01/2026):	$50,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SQ
Location:	02-Recreation Areas	Total Current Cost:	$50,000.00
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Pavilion – Flat Tile Roofing (1,900 SF)

Last Replacement Year: 2006
Estimated Useful Life: 30 Years
Recommended Replacement Year: 2036 (condition-based)

Component Description

This component includes the complete flat concrete tile roofing system serving the community pavilion, covering approximately **1,900 square feet** of roof area. Although concrete roof tiles typically have long material longevity, the service life of the overall system is governed by the **underlayment**, **flashings**, and **fastening assemblies**, which deteriorate more rapidly in Florida's coastal climate. Sun exposure, salt-laden air, and periodic high-wind events in Boynton Beach all contribute to premature breakdown of underlayment membranes and corrosion at metal flashings and fasteners.

A full replacement at the end of the useful life includes removing all existing tiles, installing a new high-temperature self-adhered underlayment, replacing flashings and drip edge to meet current Florida Building Code, replacing or re-setting battens (if applicable), reinstalling sound tiles or installing a new flat concrete tile system, and addressing any damaged roof decking noted during tear-off. All roof penetrations, transitions, and terminations are re-sealed to ensure watertight performance under contemporary coastal wind-uplift requirements.

Full Replacement Cost (Boynton Beach Market)

- **$50,000**

Given coastal exposure and the likelihood of concealed decking and flashing repairs, most associations budget toward the higher end of this range.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pavillion Flat Tile Roof	01/01/2006	01/01/2036	1 SQ	$50,000.00
Total			1 SQ	$50,000.00

Photos

2.15: Playground Equipment

Basic Info		Cost Data	
Asset ID:	2.15	Unit Cost (01/01/2026):	$360,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$360,000.00
Useful Life:	18y		
Inflation Rate:	2.50%		

Comments

Playground Equipment (3 Units)

Last Replacement Year: 2024
Useful Life: 18 Years
Next Estimated Replacement: 2042
2026 Cost Basis: $360,000
Component Description:

This component includes the community's three sets of playground equipment located within the common recreation areas. Each unit typically consists of steel or composite structural posts, slides, climbers, platforms, safety rails, hardware, and integrated ground-level play features. These systems are exposed to constant UV radiation, heavy moisture, and frequent use, all of which contribute to long-term wear and material degradation. A **18-year useful life** is appropriate for commercial-grade playground structures in Florida when properly maintained and inspected.

Condition and Observations:

The equipment was last replaced in 2024, placing it well into the final stage of its service life. Wear and fading are expected, along with potential corrosion, weakened fasteners, or surface degradation. Replacement of all three units is anticipated in **2042**, unless safety inspections or observed structural deterioration require earlier intervention.

Replacement Cost $360,000

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Playground Equipment	01/01/2024	01/01/2042	1 Ea	$360,000.00
Total			1 Ea	$360,000.00

Photos

2.16: Pool Deck- Paver System

Basic Info		Cost Data	
Asset ID:	2.16	Unit Cost (01/01/2024):	$10.08
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	10,430 SF
Location:	02-Recreation Areas	Total Current Cost:	$105,082.25
Useful Life:	37y		
Inflation Rate:	2.50%		

Comments

Pool Deck – Paver System

Last Replacement Year: 2005
Useful Life: 37 Years
Next Estimated Replacement: 2042
2024 Cost Basis: $9.59 per square foot
Total Area: 10,430 square feet

Component Description:

This component represents the hardscape paver pool deck surrounding the community pool and spa, including all walkways, lounge areas, and perimeter deck spaces. The system typically consists of interlocking concrete pavers laid over a stabilized subsurface base designed to provide drainage, slip resistance, and long-term durability in high-use outdoor environments. The pool deck accommodates pedestrian traffic, pool furniture, and moisture exposure from splashing and routine cleaning. A **37-year useful life** is appropriate for professionally installed concrete paver systems when maintained through periodic joint sand replenishment, leveling, and cleaning.

Condition and Observations:

Based on the provided photos, the pool deck pavers appear generally even, structurally sound, and free from widespread heaving or settlement. Some surface weathering and light staining are visible, which is consistent with age and normal use. The coping elements at the pool and spa edges appear well-seated and aligned. No significant trip hazards or structural failures were noted. Routine maintenance—including pressure cleaning, joint sand replacement, and inspection for settling—will help extend service life. Full replacement is anticipated around **2042**, unless severe settlement or sub-base failure occurs earlier.

Replacement Cost Basis:

Using the 2024 unit cost of **$9.59 per square foot**, the total deck replacement cost for 10,430 square feet is:

$100,224 (2024 cost basis)

This cost includes removal of existing pavers, disposal, sub-base preparation, installation of new pavers, joint sand application, edging stabilization, and finishing. Future replacement costs will escalate according to the selected inflation rate in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Deck- Paver System	01/01/2005	01/01/2042	10,430 SF	$105,082.25
Total			10,430 SF	$105,082.25

Photos

2.17: Pool Furniture Allowance

Basic Info		Cost Data	
Asset ID:	2.17	Unit Cost (01/01/2026):	$40,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Location:	02-Recreation Areas	Total Current Cost:	$40,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Pool Furniture Allowance

Last Replacement / Refresh Year: 2024
Useful Life: 7 Years
Next Estimated Replacement / Allowance Cycle: 2031
2026 Cost Basis: $40,000 (Allowance)

Component Description:

This component represents a pooled allowance for the replacement and refurbishment of poolside furniture located throughout the recreation deck, including chaise lounges, upright chairs, tables, and other seating elements. These furnishings are exposed to year-round UV exposure, chlorinated water, humidity, and frequent use, all of which contribute to fading, surface wear, brittleness, and mechanical deterioration of straps, frames, and tabletops. Because pieces are typically replaced on a rolling basis or in grouped batches rather than as a single project, a **7-year allowance cycle** is the most appropriate reserve planning method.

Condition and Observations:

The pool furniture inventory was last replaced in 2024 and is in the early stage of its useful life. Based on the images provided, the furniture appears structurally intact with no visible warping, broken straps, or corrosion. Normal aging effects—such as finish dulling, strap stretching, or minor discoloration—will accumulate gradually over the cycle. Routine cleaning and proper off-season storage (if applicable) will help extend service life. Full replenishment is anticipated around **2031**, unless unexpected deterioration or safety concerns arise earlier.

Replacement Cost Basis:

The **$40,000** allowance (2026 basis) is used for budgeting future replacement of the full pool furniture inventory, including lounges, chairs, tables, umbrellas (if applicable), and all associated hardware. This figure accounts for commercial-grade outdoor furniture appropriate for Florida's climate. Future cycles will escalate based on the Association's selected inflation factor in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Furniture Allowance	01/01/2024	01/01/2031	1 LS	$40,000.00

Total	1 LS	$40,000.00

Photos

2.18: Pool Pump – Circulation #2

Basic Info		Cost Data	
Asset ID:	2.18	Unit Cost (01/01/2026):	$2,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$2,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Pool Pump – Circulation #2

Last Replacement Year: 2019
Useful Life: 7 Years
Next Estimated Replacement: 2026
2026 Cost Basis: $2,000

Component Description:

This component represents a secondary circulation pump used within the pool's mechanical system. Secondary pumps typically serve functions such as supplemental circulation, dedicated water features, chemical distribution loops, or targeted flow areas within the pool system. While smaller than the primary circulation pump, this unit remains essential to overall water movement and system efficiency. The pump consists of a compact motor, pump housing, impeller, strainer (if applicable), and associated plumbing and electrical connections.

Condition and Observations:

The pump was last replaced in 2019 and is in new condition. Routine preventative maintenance—including checking pump seals, monitoring motor temperature, inspecting electrical connections, and cleaning strainers—will help ensure longevity. Backup or secondary pumps often experience reduced wear compared to primary pumps, but failure can still occur due to motor burnout, seal degradation, or debris intrusion. Replacement is anticipated around 2026, following the standard 7-year service life for light-duty pool pumps in Florida.

Replacement Cost Basis:

The 2026 cost of $2,000 is used as the reserve planning baseline. This includes the replacement pump, removal of the existing unit, installation labor, reconnection to electrical and plumbing systems, and final testing. Future costs will escalate based on the inflation factor applied in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Pump – Circulation #2	01/01/2019	01/01/2026	1 Ea	$2,000.00
Total			1 Ea	$2,000.00

Photos

2.19: Pool Pump Circulation #1

Basic Info		Cost Data	
Asset ID:	2.19	Unit Cost (01/01/2026):	$10,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$10,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Pool Pump – Circulation #1

Last Replacement Year: 2019
Useful Life: 7 Years
Next Estimated Replacement: 2026
2026 Cost Basis: $10,000

Component Description:

This component represents the primary circulation pump for the community pool. The pump is responsible for maintaining continuous water movement through the filtration, heating, and sanitization systems, ensuring proper water clarity and chemical distribution. Circulation pumps typically include a high-efficiency motor, pump housing, impeller assembly, strainer basket, and associated plumbing and electrical connections. A 7-**year useful life** is typical for commercial-grade pool circulation pumps operating in Florida's climate, given their high duty cycle and exposure to moisture and heat.

Condition and Observations:

This circulation pump was replaced in 2019 and is in new operating condition. The pump and motor assembly should perform reliably with routine preventative maintenance, including periodic inspection of seals, lubrication (if applicable), motor temperature monitoring, and strainer basket cleaning. Electrical supply should be checked periodically for proper voltage and load. Replacement is anticipated around **2026**, unless motor burnout, seal failure, or unexpected mechanical issues arise earlier.

Replacement Cost Basis:

The **2026 cost of $10,000** includes the pump and motor assembly, installation labor, removal of the prior unit, connection to existing plumbing and electrical systems, and startup testing. This figure serves as the reserve planning baseline. Future replacement costs will escalate based on the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Pump Circulation #1	01/01/2019	01/01/2026	1 Ea	$10,000.00

Total	1 Ea	$10,000.00

Photos

2.20: Pool, Spa, & Wader Resurface

Basic Info		Cost Data	
Asset ID:	2.20	Unit Cost (01/01/2026):	$80,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Location:	02-Recreation Areas	Total Current Cost:	$80,000.00
Useful Life:	8y		
Inflation Rate:	2.50%		

Comments

Pool & Spa – Resurfacing

Last Replacement Year: 2025
Useful Life: 8 Years
Next Estimated Replacement: 2033
2026 Cost Basis: $80,000
Total Area: 2,867 square feet

Component Description:

This component covers the resurfacing of the community's main pool and spa, which typically involves removal of loose or failing interior material, patching, surface preparation, and installation of a new plaster, quartz, or pebble-type interior finish. Resurfacing restores waterproofing integrity, improves appearance, and protects the concrete shell from long-term deterioration. The scope also includes curing, startup procedures, and refilling of both the main pool and spa. A **8-year useful life** is standard for well-maintained commercial-grade pool interior finishes in Florida.

Condition and Observations:

The pool and spa were most recently resurfaced in 2025 and are in new condition at the start of their life cycle. Proper water chemistry, routine brushing, and timely maintenance will significantly extend the finish's longevity. As the component ages, the Association should expect gradual surface wear, staining, minor etching, and loss of luster. Full resurfacing is anticipated around **2033**, unless conditions such as chemical imbalance or structural issues accelerate deterioration.

Replacement Cost Basis:

Using the 2026 unit cost of **$80,000**, the total resurfacing cost for the 2,867-square-foot.

Future replacement costs will escalate based on the inflation factor applied in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool, Spa, & Wader Resurface	01/01/2025	01/01/2033	1 LS	$80,000.00
Total			1 LS	$80,000.00

Photos

2.21: Pump – Circulation #1

Basic Info		Cost Data	
Asset ID:	2.21	Unit Cost (01/01/2026):	$2,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$2,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Pump – Circulation #1 / Kids Interactive Water Feature

Last Replacement Year: 2025
Useful Life: 7 Years
Next Estimated Replacement: 2032
2026 Cost Basis: $2,000

Component Description:

This component represents the circulation pump dedicated to the Kids Interactive water feature (spray, fountain, or shallow play zone). These pumps typically operate at moderate flow rates and are designed to support continuous or intermittent circulation to maintain water clarity and safe operation of the interactive elements. The assembly generally includes a pump motor, housing, impeller, strainer basket (if applicable), and necessary plumbing and electrical connections. Given their exposure to constant moisture and operational demands, a 7-**year useful life** is appropriate.

Condition and Observations:

The pump was last replaced in 2025 and is currently in the mid-stage of its typical service life. Routine preventative maintenance—such as seal inspection, pump lubrication (if applicable), periodic flow checks, and motor temperature monitoring—will help ensure proper operation. Pumps serving children's play features often experience variable flow patterns and may accumulate debris more frequently, requiring consistent cleaning. Replacement is anticipated around **2032**, unless mechanical failure or reduced performance requires earlier attention.

Replacement Cost Basis:

The **2026 cost of $2,000** is used as the reserve planning baseline and includes pump replacement, installation labor, reconnection to existing plumbing and electrical lines, and system testing. Future replacement costs will escalate based on the inflation factor applied in the Reserve Study.

3-HP

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pump – Circulation #1	01/01/2025	01/01/2032	1 Ea	$2,000.00
Total			1 Ea	$2,000.00

Photos

2.22: Recreation Area Fence

Basic Info		Cost Data	
Asset ID:	2.22	Unit Cost (01/01/2026):	$66.22
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1,247 LF
Location:	02-Recreation Areas	Total Current Cost:	$82,576.34
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Recreation Area Fence (Asset No. 1006)

Material Type (Observed): Powder-coated aluminum picket fencing
Useful Life: 30 years
Last Replacement: 2005
Next Replacement (based on UL): 2035
2026 Remaining Life: 9 years
2024 Unit Cost: $62.46 per LF
Total Length: 1,247 LF
2024 Total Cost: 1,247 × $62.46 = **$77,843.**
2026 Updated Cost: $82,579.77

Recreation Area Fence (1,247 LF Aluminum Picket System)

This component includes the 1,247-linear-foot perimeter fence surrounding the recreation and pool complex, originally installed in **2005**. The fencing system consists of **powder-coated aluminum vertical pickets** mounted to horizontal rails and anchored to concrete footings and support posts, forming a continuous barrier that provides security, access control, and child-safety separation for the recreation area. The aluminum pickets and rails are factory-coated with a thermoset powder finish designed to resist UV degradation, salt-laden air, and the high humidity typical of South Florida environments. The sections shown in the photos indicate a consistent picket spacing, mechanically fastened rail connections, and hinged access gates equipped with self-closing hardware for pool safety compliance.

Over time, deterioration occurs primarily from prolonged UV exposure, high temperatures, moisture-driven oxidation at screw penetrations, mechanical fatigue at gate hinge points, and plant contact where landscaping has grown into or against the fence. In areas heavily covered by vegetation, organic debris and irrigation overspray can accelerate surface chalking and contribute to localized corrosion of fasteners. Despite these typical environmental stresses, aluminum fencing performs exceptionally well in Florida when compared to ferrous metals, retaining structural integrity long beyond painted steel or wood systems.

With a **30-year useful life**, the fence retains **9 years of remaining life as of 2026**, aligning with a projected replacement year of **2035**. Replacement at that time will include the full removal of existing aluminum panels, posts, and gates; installation of new aluminum picket fencing meeting current pool safety and building code requirements; installation of upgraded powder-coated hardware; and realignment of gates and latches to ensure compliance with local ordinances. The **inflation-adjusted 2026 reserve cost** for complete replacement is **$82,579.77**, based on the 2024 per-linear-foot rate escalated by two years of 3% inflation.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Recreation Area Fence	01/01/2005	01/01/2035	1,247 LF	$82,576.34
Total			1,247 LF	$82,576.34

Photos

2.23: Spa Pump Circulation/ Clubhouse

Basic Info		Cost Data	
Asset ID:	2.23	Unit Cost (01/01/2026):	$2,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$2,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Spa Pump – Circulation / Clubhouse (2 HP)

Last Replacement Year: 2022
Useful Life: 7 Years
Next Estimated Replacement: 2029
2026 Cost Basis: $2,000

Component Description:

This component represents the 2-horsepower circulation pump serving the clubhouse spa. The pump is responsible for maintaining continuous water circulation through the spa's filtration and heating systems, ensuring proper sanitization, temperature regulation, and water clarity. Spa pumps typically operate under higher thermal and hydraulic stress than standard pool pumps due to elevated water temperatures and increased resistance within spa jet systems. The assembly includes the motor, pump housing, impeller, strainer basket, seals, and associated plumbing and electrical connections. A 7-**year useful life** is appropriate for a commercial-grade spa circulation pump operating in Florida conditions.

Condition and Observations:

Having last been replaced in 2022, the pump is now approaching the end of its anticipated service life. Pumps operating in spa systems experience accelerated wear due to heat, chemical concentration, and elevated pressure loads. Symptoms such as reduced flow, overheating, seal failure, or increased noise may occur as the component nears the end of its life cycle. Replacement is expected around **2029**, and the Association should monitor performance closely as the pump enters its final years of use.

Replacement Cost Basis:

The **2026 cost of $2,000** is used as the reserve planning baseline. This includes the new 2 HP spa pump assembly, removal and disposal of the existing unit, reconnection to plumbing and electrical systems, and system testing. Future replacement costs will escalate based on the inflation factor selected within the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Spa Pump Circulation/ Clubhouse	01/01/2022	01/01/2029	1 Ea	$2,000.00

Total	1 Ea	$2,000.00

Photos

2.24: Spa Pump Jet 1 / Clubhouse

Basic Info		Cost Data	
Asset ID:	2.24	Unit Cost (01/01/2026):	$4,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$4,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Spa Pump – Jet #1 / Clubhouse (3 HP)

Last Replacement Year: 2022
Useful Life: 7 Years
Next Estimated Replacement: 2029
2026 Cost Basis: $4,000

Component Description:

This component represents the 3-horsepower jet pump serving the clubhouse spa. Unlike the circulation pump, which maintains general water movement, the jet pump provides high-pressure flow to the therapeutic spa jets, requiring a larger motor and more robust internal components. The assembly typically includes the 3 HP motor, pump housing, impeller, seals, strainer (if applicable), and associated plumbing and electrical connections. Spa jet pumps experience greater operational stress due to higher pressure demands, making a 7-**year useful life** appropriate under Florida conditions.

Condition and Observations:

The spa jet pump was last replaced in 2022 and is currently in the mid-stage of its expected service life. Higher operational pressures and thermal loads may result in increased wear compared to standard pool or spa circulation pumps. Routine maintenance—including seal inspection, motor temperature monitoring, impeller and housing checks, and electrical connection verification—supports continued performance. Replacement is anticipated around **2029**, unless mechanical or electrical failure occurs earlier.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Spa Pump Jet 1 / Clubhouse	01/01/2022	01/01/2029	1 Ea	$4,000.00
Total			1 Ea	$4,000.00

Photos

2.25: Splash Pad Renovation

Basic Info		Cost Data	
Asset ID:	2.25	Unit Cost (01/01/2026):	$106.26
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	3,529 SF
Location:	02-Recreation Areas	Total Current Cost:	$374,991.54
Useful Life:	17y		
Inflation Rate:	2.50%		

Comments

Splash Pad – Renovation

Last Replacement Year: 2025
Useful Life: 17 Years *(typical for coated spray-pad surfacing—adjust if needed)*
Next Estimated Replacement: 2042
2026 Cost Basis: $106.26 per square foot
Total Area: 3,539 square feet

Calculated 2026 Cost Basis:

=$375,000

Component Description:

This component includes the resurfacing of the community's splash pad, consisting of the application of a protective, slip-resistant, water-safe coating system designed for children's interactive play environments. Resurfacing work typically includes removal of loose or failing material, surface patching, preparation of the concrete base, installation of the new textured or rubberized coating, and sealing. The system must withstand high UV exposure, chlorinated water, heavy foot traffic, and constant wet/dry cycling. A 17-**year replacement cycle** is generally appropriate for commercial splash pad surfaces under regular maintenance.

Condition and Observations:

The splash pad was last resurfaced in 2025 and is in new condition at the start of its life cycle. Ongoing care—such as pressure cleaning, stain treatment, and inspection for delamination or cracking—will extend the useful life and reduce safety hazards. As the system ages, fading, surface wear, and coating loss may develop. Full resurfacing is anticipated around **2042**, unless localized failures or system degradation require earlier intervention.

Replacement Cost Basis:

Using the 2025 unit cost of **$106.26 per square foot**, the total resurfacing cost of the splash pad area (3,539 SF) is: **$375,000 (2026 cost basis)**

This cost includes surface preparation, patching, installation of the coating system, bonding or primer agents, sealing, and associated labor. Future replacement costs will escalate in accordance with the inflation factor applied in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Splash Pad Renovation	01/01/2025	01/01/2042	3,529 SF	$374,991.54
Total			3,529 SF	$374,991.54

Photos

2.26: Tennis Court Fence

Basic Info		Cost Data	
Asset ID:	2.26	Unit Cost (01/01/2024):	$84.67
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	479 LF
Location:	02-Recreation Areas	Total Current Cost:	$40,556.93
Useful Life:	35y		
Inflation Rate:	2.50%		

Comments

Tennis Court Fence

Last Replacement Year: 2005
Useful Life: 35 Years
Next Estimated Replacement: 2040
2024 Cost Basis: $80.59 per linear foot
Total Length: 479 linear feet

Component Description:

This component includes the perimeter chain-link fencing system surrounding the tennis courts. The fencing typically consists of galvanized or vinyl-coated chain-link mesh, metal posts set in concrete footings, top and bottom rails, tension wire, gates, hardware, and windscreen attachment points. Exposure to sun, rain, irrigation overspray, and physical contact gradually degrades coatings, metal components, and fasteners. A **35-year useful life** is appropriate for tennis court fencing systems in Florida under normal wear conditions.

Condition and Observations:

The fence was last replaced in 2005 and is now well into its service cycle. Typical aging indicators at this stage include fading of coated mesh, surface oxidation, loose ties or rails, bent posts, and localized corrosion at ground contact points. Windscreens (if present) can increase structural loading and accelerate deterioration, especially during storm events. While still functional, the fencing is approaching the point where full replacement will be needed by **2040**, or sooner if structural instability or safety issues develop.

Replacement Cost Basis:

Using the 2024 cost basis of **$80.59 per linear foot**, the total replacement cost for the 479 linear feet is: **$38,578 (2024 cost basis)**

This includes removal of the existing fence, disposal, new posts and footings, new chain-link mesh, rails, gates, hardware, and site cleanup. Future costs will escalate based on the Association's selected inflation factor in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Tennis Court Fence	01/01/2005	01/01/2040	479 LF	$40,556.93
Total			479 LF	$40,556.93

Photos

2.27: Tennis Court Fence

Basic Info		Cost Data	
Asset ID:	2.27	Unit Cost (01/01/2024):	$84.67
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	239 LF
Location:	02-Recreation Areas	Total Current Cost:	$20,236.13
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Tennis Court Fence

Last Replacement Year: 2005
Useful Life: 30 Years
Next Estimated Replacement: 2035
2024 Cost Basis: $80.59 per linear foot
Total Length: 479 linear feet

Component Description:

This component includes the perimeter chain-link fencing system surrounding the tennis courts. The fencing typically consists of galvanized or vinyl-coated chain-link mesh, metal posts set in concrete footings, top and bottom rails, tension wire, gates, hardware, and windscreen attachment points. Exposure to sun, rain, irrigation overspray, and physical contact gradually degrades coatings, metal components, and fasteners. A **30-year useful life** is appropriate for tennis court fencing systems in Florida under normal wear conditions.

Condition and Observations:

The fence was last replaced in 2005 and is now well into its service cycle. Typical aging indicators at this stage include fading of coated mesh, surface oxidation, loose ties or rails, bent posts, and localized corrosion at ground contact points. Windscreens (if present) can increase structural loading and accelerate deterioration, especially during storm events. While still functional, the fencing is approaching the point where full replacement will be needed by **2035**, or sooner if structural instability or safety issues develop.

Replacement Cost Basis:

Using the 2024 cost basis of **$80.59 per linear foot**, the total replacement cost for the 479 linear feet is: **$38,578 (2024 cost basis)**

This includes removal of the existing fence, disposal, new posts and footings, new chain-link mesh, rails, gates, hardware, and site cleanup. Future costs will escalate based on the Association's selected inflation factor in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Tennis Court Fence	01/01/2005	01/01/2035	239 LF	$20,236.13
Total			239 LF	$20,236.13

Photos

2.28: Tennis Court Resurface

Basic Info		Cost Data	
Asset ID:	2.28	Unit Cost (01/01/2026):	$3.57
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	14,000 SF
Location:	02-Recreation Areas	Total Current Cost:	$49,980.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Tennis Court – Resurfacing

Last Replacement Year: 2016
Useful Life: 10 Years
Next Estimated Replacement: 2029
2026 Cost Basis: $3.57 per square foot
Total Area: 14,000 square feet

Component Description:

This component covers the resurfacing of the community's tennis courts, which typically includes repair of structural cracks, leveling low areas, pressure cleaning, application of acrylic resurfacing coatings, color coats, line striping, and minor surface corrections. These systems are exposed to intense UV radiation, standing water after heavy rains, and constant foot and ball impact. A **10-year useful life** is appropriate for commercial tennis court surfaces constructed on stable subgrades and maintained through periodic cleaning and minor crack repairs.

Condition and Observations:

Since the courts were last resurfaced in 2016, they are now nearing the end of their expected 10-year cycle. Typical aging indicators at this stage may include surface fading, coating loss, cracking, low spots retaining water, and reduced traction. Courts that have not been resurfaced for decades often require more extensive crack repair or surface preparation prior to recoating. Full resurfacing is anticipated around **2029**, though site-specific conditions may warrant earlier intervention if cracking advances or surface hazards develop.

Replacement Cost Basis:

Using the 2026 cost of **$3.57 per square foot**, the total resurfacing cost for the 14,000-square-foot tennis court area is: **$50,000 (2026 cost basis)**

This cost includes crack repair, leveling, pressure cleaning, application of surfacing and color coats, line striping, and final curing. Future replacement costs will escalate based on the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Tennis Court Resurface	01/01/2016	01/01/2029	14,000 SF	$49,980.00
Total			14,000 SF	$49,980.00

Photos

2.29: Wading Pool Pump Circulation

Basic Info		Cost Data	
Asset ID:	2.29	Unit Cost (01/01/2026):	$2,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	02-Recreation Areas	Total Current Cost:	$2,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Wading Pool – Circulation Pump

Last Replacement Year: 2019
Useful Life: 7 Years
Next Estimated Replacement: 2026
2026 Cost Basis: $2,000

Component Description:

This component represents the circulation pump serving the wading pool. The pump provides continuous water movement through the pool's filtration and sanitization system, ensuring proper water clarity and chemical distribution. Smaller wading pools typically utilize compact pump and motor assemblies sized for lower flow rates but still operate under continuous conditions. The pump includes the motor, pump housing, impeller, seals, strainer basket (if applicable), and necessary electrical and plumbing connections. A 7-**year useful life** is standard for light- to medium-duty commercial pool pumps operating in Florida's climate.

Condition and Observations:

With replacement performed in 2019, the pump is in new condition and should perform reliably with routine preventative maintenance. This includes periodic inspections of the seals, monitoring motor temperature, strainer cleaning (if present), and verification of electrical supply and grounding. Pumps serving wading pools typically experience moderate wear due to debris and variable use but can reach the full 10-year cycle under proper care. Replacement is anticipated around 2026, unless premature mechanical failure occurs.

Replacement Cost Basis:

The **2026 replacement cost of $2,000** is used as the baseline for reserve funding. This amount includes the pump unit, removal of the prior pump, installation labor, reconnection to plumbing and electrical systems, and operational testing. Future updates to this cost will escalate according to the inflation rate selected in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Wading Pool Pump Circulation	01/01/2019	01/01/2026	1 Ea	$2,000.00

Total	1 Ea	$2,000.00

Photos

3.01: Asphalt Resurfacing – Bus Parking

Basic Info		Cost Data	
Asset ID:	3.01	Unit Cost (01/01/2026):	$30,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SY
Location:	03-Grounds	Total Current Cost:	$30,000.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Clubhouse / Bus Parking (Asset ID 1049)

Useful Life: 15 years
Last Replacement: 2019
Next Replacement: 2034
2026 Remaining Life: 8 years
2026 Updated Cost: $30,000

This component includes resurfacing of the asphalt parking area serving the clubhouse and community bus loading zone, last resurfaced in 2019. These pavements experience higher turning radiuses, idling loads, and concentrated wear near the curb lines where moisture accumulates. UV radiation and Florida rainfall lead to surface oxidation and weakening of the asphalt binder over time. A 15-year resurfacing cycle is appropriate based on traffic intensity and climate factors, leaving 8 years of remaining life as of 2026. Replacement contains milling the existing surface layer, compacting sub-base areas, installing a new asphalt wear course, restoring striping and ADA markings, and adjusting drainage structures as needed to maintain positive flow.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Bus Parking	01/01/2019	01/01/2034	1 SY	$30,000.00
Total			1 SY	$30,000.00

Photos

3.02: Asphalt Resurfacing – Clubhouse

Basic Info		Cost Data	
Asset ID:	3.02	Unit Cost (01/01/2026):	$20.62
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	4,608 SY
Location:	03-Grounds	Total Current Cost:	$95,016.96
Useful Life:	16y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Clubhouse / Bus Parking (Asset ID 1049)

Useful Life: 16 years
Last Replacement: 2024
Next Replacement: 2040
2026 Remaining Life: 14 years
2026 Updated Cost: $95,000

This component includes resurfacing of the asphalt parking area serving the clubhouse and community bus loading zone, last resurfaced in 2019. These pavements experience higher turning radiuses, idling loads, and concentrated wear near the curb lines where moisture accumulates. UV radiation and Florida rainfall lead to surface oxidation and weakening of the asphalt binder over time. A 16-year resurfacing cycle is appropriate based on traffic intensity and climate factors, leaving 14 years of remaining life as of 2026. Replacement contains milling the existing surface layer, compacting sub-base areas, installing a new asphalt wear course, restoring striping and ADA markings, and adjusting drainage structures as needed to maintain positive flow.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Clubhouse	01/01/2024	01/01/2040	4,608 SY	$95,016.96
Total			4,608 SY	$95,016.96

Photos

3.03: Asphalt Resurfacing – Malear Palm Drive

Basic Info		Cost Data	
Asset ID:	3.03	Unit Cost (01/01/2026):	$275,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Location:	03-Grounds	Total Current Cost:	$275,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Malear Palm Drive (Asset ID 1048)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2026 Updated Cost: $275,000

This component covers resurfacing of Malear Palm Drive, the primary internal roadway that receives consistent residential vehicle use. The asphalt surface is exposed to high UV intensity, thermal cycling, and stormwater runoff typical of Palm Beach County. Vehicle braking and turning at intersections create additional shear stresses leading to raveling and surface fatigue. With a 25-year resurfacing interval and last work in 2009, the roadway retains 8 years of life as of 2026. Replacement includes full milling of the worn asphalt layer, application of a new hot-mix asphalt surface course, compaction to grade, and reapplication of traffic markings where required.

Original- 1,041 SY

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Malear Palm Drive	01/01/2009	01/01/2034	1 LS	$275,000.00
Total			1 LS	$275,000.00

Photos

3.04: Asphalt Resurfacing – Pod A (Summit Spring)

Basic Info		Cost Data	
Asset ID:	3.04	Unit Cost (01/01/2026):	$400,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$400,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Pod A (Summit Spring) (Asset ID 1043)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2024 Cost: $292,983
2026 Updated Cost: $400,000

This component includes resurfacing for Pod A (Summit Spring), where residential roads were last resurfaced in 2009. These internal streets endure daily traffic, edge cracking from irrigation overspray, and binder oxidation from intense Florida sun exposure. Surface degradation typically begins with minor cracking, progressing to raveling under turning loads at driveways and intersections. With a 25-year resurfacing cycle, Pod A pavement maintains 8 **remaining years as of 2026**. Replacement includes milling the existing surface, installing a new asphalt wear course, compacting to grade, and restoring line striping or directional markings where applicable.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Pod A (Summit Spring)	01/01/2009	01/01/2034	1 Ea	$400,000.00
Total			1 Ea	$400,000.00

Photos

3.05: Asphalt Resurfacing – Pod B (Cedar Spring)

Basic Info		Cost Data	
Asset ID:	3.05	Unit Cost (01/01/2026):	$400,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$400,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Pod B (Cedar Spring) (Asset ID 1044)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2024 Cost: $292,983
2026 Updated Cost: $400,000

This component covers resurfacing of internal roads in Pod B (Cedar Spring), last resurfaced in 2009. Pavement distress progresses due to sun-driven binder oxidation, moisture infiltration, and vehicle loading. Irrigation near the roadway edges accelerates base softening and edge cracking. With a 25-year resurfacing cycle, these areas retain 8 **years of useful life as of 2026**. Replacement includes milling the existing asphalt, repaving with a new surface course, compacting thoroughly, and repainting any necessary pavement markings for roadway navigation and visibility.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Pod B (Cedar Spring)	01/01/2009	01/01/2034	1 Ea	$400,000.00
Total			1 Ea	$400,000.00

Photos

3.06: Asphalt Resurfacing – Pod C (Aspen Spring)

Basic Info		Cost Data	
Asset ID:	3.06	Unit Cost (01/01/2026):	$400,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$400,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Pod C (Aspen Spring) (Asset ID 1045)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2024 Cost: $292,983
2026 Updated Cost: $400,000

This component includes resurfacing of Pod C's internal road network. Last resurfaced in 2009, these pavements have aged through 17 years of Florida exposure by 2026, including UV-driven binder oxidation and moisture infiltration due to seasonal storms. Irrigation systems contribute to localized softening along the pavement edges. With a 25-year useful life, Pod C retains 8 **years of remaining life as of 2026**. Replacement includes milling of the existing course, new hot-mix asphalt application, mechanical compaction, and reinstallation of pavement markings.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Pod C (Aspen Spring)	01/01/2009	01/01/2034	1 Ea	$400,000.00
Total			1 Ea	$400,000.00

Photos

3.07: Asphalt Resurfacing – Pod D (Sierra Spring)

Basic Info		Cost Data	
Asset ID:	3.07	Unit Cost (01/01/2026):	$400,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$400,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Pod D (Sierra Spring) (Asset ID 1046)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2024 Cost: $292,983
2026 Updated Cost: $400,000

This component reflects resurfacing needs for Pod D (Sierra Spring) roadways, also resurfaced in 2009. These roads experience normal residential traffic, as well as Florida's UV and rainfall impacts which degrade asphalt elasticity and surface structure. Typical deterioration includes surface raveling, minor block cracking, and shoulder erosion from irrigation. With 8 **years remaining life in 2026**, full resurfacing will involve milling, asphalt placement, compaction, and restoration of markings.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Pod D (Sierra Spring)	01/01/2009	01/01/2034	1 Ea	$400,000.00
Total			1 Ea	$400,000.00

Photos

3.08: Asphalt Resurfacing – Pod E (Cypress Spring)

Basic Info		Cost Data	
Asset ID:	3.08	Unit Cost (01/01/2026):	$400,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$400,000.00
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Resurfacing – Pod E (Cypress Spring) (Asset ID 1047)

Useful Life: 25 years
Last Replacement: 2009
Next Replacement: 2034
2026 Remaining Life: 8 years
2024 Cost: $292,983
2026 Updated Cost: $400,000

This component includes the resurfacing of Pod E (Cypress Spring) roadways. Sun exposure causes oxidative hardening, while stormwater inflow promotes crack propagation. Irrigation overspray contributes to edge deterioration and softening of the base near turf transitions. With a 25-year resurfacing cycle and last work in 2009, 8 years of life remain as of 2026. Replacement includes milling, placement of a new wear course, and restriping where needed.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Resurfacing – Pod E (Cypress Spring)	01/01/2009	01/01/2034	1 Ea	$400,000.00
Total			1 Ea	$400,000.00

Photos

3.09: Asphalt Walking Path- Lyons & Acme Dairy Roads

Basic Info		Cost Data	
Asset ID:	3.09	Unit Cost (01/01/2026):	$27.88
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	7,040 SY
Location:	03-Grounds	Total Current Cost:	$196,275.20
Useful Life:	25y		
Inflation Rate:	2.50%		

Comments

Asphalt Walking Paths – Lyons & Acme Dairy Roads (63,360 SF / ~2 Miles × 6 FT Width)

Last Replacement Year: 2009
Estimated Useful Life: 25 Years
Recommended Replacement Year: 2034 (condition-based)

Component Description

This component includes the asphalt pedestrian walking paths located along Lyons Road and Acme Dairy Road, totaling approximately **2 miles in length** and **6 feet in width**, for an estimated **63,360 square feet** or 7,040 square yards of asphalt surface area. These pathways provide continuous recreational access throughout the community and experience regular foot traffic, bicycle use, and exposure to irrigation overspray, UV degradation, and stormwater runoff. Over time, these environmental factors contribute to oxidative wear, surface raveling, edge erosion, and the development of cracking within the asphalt matrix.

A full pathway resurfacing at the end of the useful life typically includes milling the existing asphalt surface, re-grading localized settlement areas, adjusting surrounding transitions for proper drainage, and installing a new hot-mix asphalt overlay compacted to appropriate pedestrian load standards. The project may also include edge reinforcement, sealing of adjacent concrete or paver tie-ins, and replacement of damaged root-intruded areas. Restoration ensures a uniform walking surface, improves safety, and extends the system's long-term serviceability.

Replacement Cost (Palm Beach County Market)

Asphalt pathway replacement for pedestrian walkways in Palm Beach County is approx. $27.88 per square yard.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Walking Path- Lyons & Acme Dairy Roads	01/01/2009	01/01/2034	7,040 SY	$196,275.20
Total			7,040 SY	$196,275.20

Photos

3.10: Concrete Repair Allowance

Basic Info		Cost Data	
Asset ID:	3.10	Unit Cost (01/01/2026):	$50,000.00
Type of Cost:	Repairs & Maintenance	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$50,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Concrete Repair Allowance (Asset ID 1051)

Useful Life: 10 years
Last Replacement: 2010
Remaining Life: 7 years
Next Replacement Year: 2033
2024 Cost: $7,200
2026 Updated Cost: $50,000

This allowance covers structural and non-structural concrete repairs across the community, including spalling, cracking, settlement, and delamination. Last addressed in 2009, the useful life is 25 years, with a remaining life of 7 years in 2026. Allowance usage includes patching delaminated concrete, crack injection, joint sealant replacement, and localized repairs to walkways, slabs, curbs, and structural elements as needed. This includes but is not limited to: Walk/ Bike lyons, walk/ bike Acme, Sidewalks throughout association, curbs, and car stops. Walkways at clubhouse approximately 2546 lin ft and sidewalks consist of approximately 33,970 lin ft.
Replaced 90 slabs on sidewalk in 2019.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Concrete Repair Allowance	01/01/2010	01/01/2033	1 Ea	$50,000.00
Total			1 Ea	$50,000.00

Photos

3.11: Entry Fountains

Basic Info		Cost Data	
Asset ID:	3.11	Unit Cost (01/01/2026):	$100,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$100,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

Entry Fountains – Marcite Refinish (Asset ID 1035)

Useful Life: 10 years
Last Replacement: 2021
Next Replacement: 2031
Remaining Life: 5 years
2024 Cost: $8,000
2026 Updated Cost: $100,000

This component includes the marcite refinishing of the entry fountains that serve as the primary aesthetic water features at the community entrance. Marcite surfaces degrade through constant water flow, mineral deposits, chemical exposure, and UV radiation. After more than a decade since the 2021 resurfacing, deterioration typically appears as etching, pitting, staining, and surface roughening. Replacement includes draining the fountains, chipping out the delaminated marcite, preparing the substrate, applying a new marcite or quartz finish, reinstalling fittings, and restarting the water circulation system.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Entry Fountains	01/01/2021	01/01/2031	1 Ea	$100,000.00
Total			1 Ea	$100,000.00

Photos

3.12: Irrigation Pumps & System Allowance

Basic Info		Cost Data	
Asset ID:	3.12	Unit Cost (01/01/2026):	$200,000.00
Type of Cost:	Repairs & Maintenance	Total Qty to Maintain (100% of Total):	1 Allow
Location:	03-Grounds	Total Current Cost:	$200,000.00
Useful Life:	20y		
Inflation Rate:	2.50%		

Comments

Irrigation Pump Allowance (Asset ID 1015)

Useful Life: 20 years
Last Replacement: 2016
Next Replacement: 2036
Remaining Life: 10 years
2024 Cost: $183,250
2026 Updated Cost: $200,000

This allowance provides funding for ongoing irrigation system capital repairs including valve replacements, lateral line repairs, rotor heads, isolation valves, and wiring issues. Irrigation systems deteriorate from UV exposure, soil movement, mineral deposition, and plant root intrusion. With last major allowance use in 2006, the 30-year cycle will end in 2036. Replacement usage includes repairs to lines, valves, backflow devices, and major irrigation components.

Pump Station Lyons Entry
Pump Station Clubhouse
30 HP Motor East Station
Controller Lyons Entry
Controller Clubhouse
Check Valves (2) East Station
Check valves (2)West Station

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Irrigation Pumps & System Allowance	01/01/2016	01/01/2036	1 Allow	$200,000.00
Total			1 Allow	$200,000.00

Photos

3.13: Lake Fountains

Basic Info		Cost Data	
Asset ID:	3.13	Unit Cost (01/01/2026):	$15,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$15,000.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

Lake Fountain (Asset ID 1104)

Useful Life: 12 years
Last Replacement: 2024
Next Replacement: 2036
Remaining Life: 10 years
New Replacement Year: 2036
2024 Cost: $1,500
2026 Updated Cost: $15,000

This component includes the lake aeration fountain, last replaced in 2024. Aerators degrade due to constant operation, mineral buildup, electrical motor fatigue, and submersion corrosion from water exposure. Because the system was replaced in 2024, the remaining life on this component is 10 years in 2026, with a next replacement date of 2036. Replacement includes motor replacement, pump and lighting inspection, anchoring adjustments, and installation of a new fountain assembly with submersible-rated wiring.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lake Fountains	01/01/2024	01/01/2036	1 Ea	$15,000.00
Total			1 Ea	$15,000.00

Photos

3.14: Lighting Allowance

Basic Info		Cost Data	
Asset ID:	3.14	Unit Cost (01/01/2026):	$37,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Location:	03-Grounds	Total Current Cost:	$37,000.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

Lighting Allowance (Asset ID 1025)

Useful Life: 15 years
Last Replacement: 2018
Next Replacement: 2033
Remaining Life: 15 years
2024 Cost: $35,000
2026 Updated Cost: $37,000

This allowance covers replacement of common-area lighting fixtures including bollards, wall sconces, pole lights, and LED landscape fixtures. Florida sun exposure, moisture, corrosion, and electrical surges degrade fixtures and drivers. Last replaced in 2018, the component has a remaining life of 7 years with the next replacement date of 2033. Allowance usage includes fixture replacements, wiring corrections, and luminaire upgrades.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lighting Allowance	01/01/2018	01/01/2033	1 Allow	$37,000.00
Total			1 Allow	$37,000.00

Photos

3.15: Monument Signs & Walls

Basic Info		Cost Data	
Asset ID:	3.15	Unit Cost (01/01/2026):	$200,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$200,000.00
Useful Life:	35y		
Inflation Rate:	2.50%		

Comments

Monument Signs & Walls (Asset ID 1026)

Useful Life: 35 years
Last Replacement: 2005
Next Replacement: 2040
2026 Remaining Life: 35 years
2024 Cost: $65,000
2026 Updated Cost: $200,000

This component includes the main monument signs at the community entries, installed in 2005. Structural components include concrete bases, stucco, electrical lighting, and decorative trim. Wear develops through UV fading, cracking, moisture intrusion, and settlement. With a 35-year useful life, the signs retain **14 years of remaining life in 2026**. Replacement includes demolition of existing signage, construction of new monument structures, lighting integration, and installation of updated community branding.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Monument Signs & Walls	01/01/2005	01/01/2040	1 Ea	$200,000.00
Total			1 Ea	$200,000.00

Photos

3.16: North Pond Fountain/ Lyons

Basic Info		Cost Data	
Asset ID:	3.16	Unit Cost (01/01/2024):	$8,405.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$8,405.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

North Pond Fountain – Lyons

Last Replacement Year: 2025
Useful Life: 15 Years
Next Estimated Replacement: 2040
2024/2025 Estimated Cost Basis: $8,000

Component Description:

This component represents the Lyons-brand aeration fountain located in the North Pond. Pond fountains provide both aesthetic enhancement and functional water aeration, helping circulate water, reduce algae formation, and improve overall pond health. The system typically includes a submersible or floating pump, fountain motor assembly, housing, electrical cabling, mooring hardware, and one or more decorative nozzle patterns. Pond fountains experience constant moisture exposure, biological buildup, and variable electrical load, making a **15-year useful life** appropriate for a commercial-grade installation. 1 Cir - Pump 15 HP - Goulds N. Fountain - Lyons

Condition and Observations:

The fountain was last replaced in 2025 and is new at the start of its service cycle. Routine maintenance—such as cleaning intake screens, checking electrical connections, monitoring water flow patterns, and removing debris—will support long-term durability. Over time, fountains may experience wear from mineral buildup, algae growth, pump overheating, or electrical degradation. Full replacement is expected around **2040**, assuming proper maintenance and no premature motor or wiring failure.

Replacement Cost Basis:

The estimated **$8,000** cost basis includes the fountain pump and motor unit, float assembly (if applicable), nozzles, cabling, anchor system, installation labor, electrical connections, and initial testing. Future replacement costs will escalate based on the inflation factor selected within the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

North Pond Fountain/ Lyons	01/01/2025	01/01/2040	1 Ea	$8,405.00
Total			1 Ea	$8,405.00

Photos

3.17: Pavers at Entrance Replacement

Basic Info		Cost Data	
Asset ID:	3.17	Unit Cost (01/01/2024):	$262,656.25
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SF
Location:	03-Grounds	Total Current Cost:	$262,656.25
Useful Life:	40y		
Inflation Rate:	2.50%		

Comments

Entrance Pavers – Replacement

Last Replacement Year: 2005
Useful Life: 40 Years
Next Estimated Replacement: 2045

2026 Replacement Cost: $250,000

Total Area: 15,123 square feet

Component Description:

This component includes the replacement of the decorative paver system located at the community entrance. These pavers form the primary vehicular and pedestrian approach, providing an upgraded aesthetic, improved traction, and enhanced drainage. Replacement generally includes the removal and disposal of existing pavers, base preparation and compaction, leveling, installation of new pavers, joint sand application, and final compaction. A **40-year useful life** is appropriate for high-quality paver installations constructed on a stabilized base and maintained through periodic cleaning and leveling.

Condition and Observations:

The entrance pavers were last replaced in 2005 and are currently in the mid-stage of their expected life cycle. Normal aging includes joint sand erosion, surface wear, minor settling, and staining from traffic and irrigation. Based on standard Florida conditions, pavers of this age may begin to show gradual aesthetic decline but typically remain structurally sound for several decades. Ongoing maintenance—such as pressure cleaning, sand replacement, and localized leveling—helps preserve functionality. Full replacement is anticipated around **2045**, unless widespread settling or substrate failure accelerates the need for earlier intervention.

Replacement Cost Basis:

Using the 2024 unit cost of **$15.28 per square foot**, the total entrance paver replacement cost for 15,123 SF is: **$231,276 (2024 cost basis)**

2026 Updated cost: $250,000

This includes demolition of the existing system, base reconstruction, installation of new pavers, edging, joint sand stabilization, and all associated labor. Future replacement costs will escalate in accordance with the inflation factor

selected in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pavers at Entrance Replacement	01/01/2005	01/01/2045	1 SF	$262,656.25
Total			1 SF	$262,656.25

Photos

3.18: Perimeter Fencing

Basic Info		Cost Data	
Asset ID:	3.18	Unit Cost (01/01/2026):	$66.48
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	2,648 LF
Location:	03-Grounds	Total Current Cost:	$176,039.04
Useful Life:	35y		
Inflation Rate:	2.50%		

Comments

Perimeter Fence – Lyons Road (Asset No. 1007)

Material Type (Observed): Powder-coated aluminum picket fence
Useful Life: 35 years
Last Replacement: 2005
Next Replacement (based on UL): 2040
2026 Remaining Life: 14 years

2024 Unit Cost: $62.46 per LF
Total Length: 2,648 LF
2024 Total Cost:
2,648 × 62.46 = $165,897.

2026 Updated Cost (×1.0609):
$176,045.03

Perimeter Fence – Lyons Road (2,648 LF Aluminum Picket System)

This component includes the 2,648-linear-foot perimeter fence running along Lyons Road, originally installed in 2005. The fence is constructed of powder-coated aluminum pickets and horizontal rails mounted between anchored posts, forming a continuous roadside barrier that provides security, delineation of community boundaries, and aesthetic uniformity. Based on the site photographs, the fencing features a traditional square-picket style, decorative post bases, concealed fasteners, and a factory-applied coating that protects the aluminum from UV degradation, abrasion, and moisture intrusion. The fence is bordered by maintained hedge lines and landscaping, with some vegetation contacting or growing through the lower rails, typical for community perimeter buffers.

Aluminum fencing is highly durable in South Florida's climate due to its resistance to rust, corrosion, and termite activity. However, long-term deterioration does occur through UV fading, chalking of the powder-coat surface, oxidation at screw penetrations or damaged coating areas, and structural fatigue at gate hinges and rail-to-post connections. Roadside environmental exposure, including irrigation overspray, lawn equipment abrasion, and tree debris impact, can also accelerate localized wear. In some sections, continuous vegetation contact contributes to trapped moisture, organic staining, and gradual dulling of the coated finish.

With a 35-year useful life, the system retains 14 years of remaining life in 2026, with a projected replacement year of 2040. Full replacement at that time will involve demolition and disposal of the existing aluminum panels and posts, installation of new aluminum picket sections and gates meeting updated wind-load requirements, use of upgraded corrosion-

resistant fasteners, alignment of fence runs, and coordination with the existing landscape buffer. The **inflation-adjusted 2026 cost** for total replacement is **$176,045.03**, based on 2024 pricing escalated by two years of 3% annual inflation.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Perimeter Fencing	01/01/2005	01/01/2040	2,648 LF	$176,039.04
Total			2,648 LF	$176,039.04

Photos

3.19: Sheds Repair Allowance

Basic Info		Cost Data	
Asset ID:	3.19	Unit Cost (01/01/2026):	$15,000.00
Type of Cost:	Repairs & Maintenance	Total Qty to Maintain (100% of Total):	2 Allow
Location:	03-Grounds	Total Current Cost:	$30,000.00
Useful Life:	20y		
Inflation Rate:	2.50%		

Comments

Repair / Replacement Allowance (2 Buildings)

Last Replacement / Major Work Year: 2018
Useful Life: 20 Years
Next Estimated Replacement / Allowance Cycle: 2038
2024/2025 Cost Basis: $15,000 per building
Quantity: 2 Buildings
Total Allowance Basis: $30,000

Component Description:

This component represents a reserve allowance for major repairs or full replacement of the two utility/storage sheds located on the property. The sheds typically house maintenance equipment, pool supplies, irrigation controls, or other operational materials essential to community functions. Work covered by this allowance may include structural repairs, siding replacement, roofing repairs or replacement, door and hardware replacement, painting, electrical upgrades, and interior improvements. Because deterioration occurs gradually and repair needs vary over time, a **20-year allowance cycle** is appropriate for budgeting purposes.

Condition and Observations:

The sheds received major repairs or replacement in 2018 and are in new or like-new condition at the start of the current cycle. Depending on construction type—wood frame, composite, or metal—typical wear includes fading paint, corrosion at fasteners, roof deterioration, and warping of doors or siding. Regular maintenance will extend service life, but full replacement or major refurbishment is anticipated around **2038**, or earlier if structural or moisture-related issues arise.

Replacement Cost Basis:

The allowance uses a **$15,000 per-building** basis, totaling **$30,000** for both sheds. This amount is intended to cover substantial structural rehabilitation or full replacement, including roofing, siding, doors, paint, labor, disposal, and incidental materials. Future allowance cycles will escalate based on the inflation factor applied within the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Sheds Repair Allowance	01/01/2018	01/01/2038	2 Allow	$30,000.00

Total	2 Allow	$30,000.00

Photos

3.20: South Pond Fountain/ Lyons

Basic Info		Cost Data	
Asset ID:	3.20	Unit Cost (01/01/2026):	$1,800.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$1,800.00
Useful Life:	12y		
Inflation Rate:	2.50%		

Comments

South Pond Fountain – Lyons

Last Replacement Year: 2024
Useful Life: 12 Years
Next Estimated Replacement: 2036
2024 Cost Basis: $1,800 (approx.)

Component Description:

This component represents the Lyons-brand fountain system installed in the South Pond. Pond fountains provide aesthetic enhancement and functional water aeration, improving circulation, reducing algae buildup, and supporting overall pond health. The system generally includes the submersible or floating pump motor, nozzle assembly, float or housing, anchoring system, and electrical cabling to the control panel. Exposure to continuous moisture, organic debris, and variable electrical load makes a **12-year useful life** appropriate for this type of commercial fountain system. 4 Cir - Pump 3 HP - A.O Smith

Condition and Observations:

The South Pond fountain was replaced in 2024 and is in new operating condition at the beginning of its lifespan. Routine maintenance—including debris removal, inspection of intake screens, cleaning of nozzle assemblies, and verification of electrical connections—will extend the service life and preserve performance. Over time, pumps may exhibit reduced flow, increased noise, or electrical degradation, all of which are typical indicators approaching end-of-life. Full replacement is projected around **2036**, unless premature mechanical or electrical failure occurs.

Replacement Cost Basis:

The **approximate $1,800** cost basis includes:

- Fountain pump/motor assembly
- Float or submersible housing
- Nozzle components
- Electrical cabling
- Anchoring hardware and connections

- Labor for installation and startup testing

Future replacement costs will escalate based on the inflation factor applied in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
South Pond Fountain/ Lyons	01/01/2024	01/01/2036	1 Ea	$1,800.00
Total			1 Ea	$1,800.00

Photos

3.21: South Pond Fountain/ Lyons

Basic Info		Cost Data	
Asset ID:	3.21	Unit Cost (01/01/2026):	$6,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$6,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

South Pond Fountain – Lyons

Last Replacement Year: 2024
Useful Life: 10 Years
Next Estimated Replacement: 2034
2026 Cost Basis: $6,000 (approx.)

Component Description:

This component represents the Lyons-brand fountain system installed in the South Pond. Pond fountains serve both aesthetic and functional purposes, helping to aerate the water, reduce algae buildup, and improve overall pond circulation. The system typically includes a floating or submersible pump, fountain motor, nozzle pattern, electrical cabling, anchoring or mooring hardware, and control panel connections. Due to continuous water exposure, organic debris, and mechanical load, a **10-year useful life** is appropriate for commercial pond fountain systems in Florida. 1 2 Cir - Pump 15 HP - Pentair

Condition and Observations:

Replaced in 2024, the fountain is in new working condition at the beginning of its service cycle. Routine preventative maintenance—such as clearing debris from the intake, verifying electrical connections, removing mineral buildup, and inspecting nozzle performance—will help ensure proper function and full service life. As the fountain ages, typical wear indicators include reduced flow, pump noise, cavitation due to clogging, electrical degradation, or bearing wear. Replacement is expected around **2034**.

Replacement Cost Basis:

The estimated **$6,000** cost basis includes:

- Fountain pump/motor unit
- Float or submersible assembly
- Nozzle pattern and spray hardware
- Electrical cabling and terminations
- Anchoring/mooring system

- Labor for installation, setup, and testing

Future replacement costs will escalate in accordance with the inflation factor used in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
South Pond Fountain/ Lyons	01/01/2024	01/01/2034	1 Ea	$6,000.00
Total			1 Ea	$6,000.00

Photos

3.22: South Pond Fountain/ Lyons

Basic Info		Cost Data	
Asset ID:	3.22	Unit Cost (01/01/2026):	$8,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$8,000.00
Useful Life:	15y		
Inflation Rate:	2.50%		

Comments

South Pond Fountain – 3-Circulation System (Goulds 15 HP Pump)

Last Replacement Year: 2025
Useful Life: 15 Years
Next Estimated Replacement: 2039
2026 Cost Basis: $8,000 (approx.)

Component Description:

This component represents the large-capacity South Pond fountain system powered by a **Goulds 15-horsepower pump**, designed to support a **three-circulation (3-cir) fountain configuration**. This type of system provides both aesthetic water display and functional aeration, improving water clarity, limiting algae growth, and promoting overall pond health. The system typically includes:

- 15 HP Goulds submersible or centrifugal pump
- Motor assembly
- Three-circuit nozzle or spray pattern manifold
- Electrical cabling and conduit
- Mooring or anchoring system
- Intake screens and hardware
- Controller or timer interface

Because of the high-power motor, continuous water exposure, and submersion conditions, a **15-year useful life** is appropriate for a fountain pump and circulation assembly of this scale.

Condition and Observations:

The fountain system was last replaced in 2025 and is currently in new operating condition. Large fountain pumps experience substantial mechanical loading and thermal cycling, especially under conditions of debris ingestion, fluctuating water levels, mineral buildup, or algae presence. Routine maintenance—including cleaning of intake screens,

monitoring of flow/output, electrical inspections, and verification of mooring stability—is required to ensure full service life. Replacement is anticipated around 2039, assuming no premature failure of pump bearings, electrical windings, or the impeller assembly.

Replacement Cost Basis:

The approximate $8,000 cost basis includes:

- 15 HP Goulds pump
- Three-circulation fountain manifold and nozzle assembly
- Float or submersible mounting hardware
- Electrical cabling and terminations
- Anchoring/mooring equipment
- Labor for installation, testing, and startup

Future replacement costs will escalate according to the Association's selected inflation rate in the Reserve Study.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
South Pond Fountain/ Lyons	01/01/2024	01/01/2039	1 Ea	$8,000.00
Total			1 Ea	$8,000.00

Photos

3.23: South Pond Fountain/ Lyons -

Basic Info		Cost Data	
Asset ID:	3.23	Unit Cost (01/01/2026):	$6,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	03-Grounds	Total Current Cost:	$6,000.00
Useful Life:	10y		
Inflation Rate:	2.50%		

Comments

South Pond Fountain – Lyons

Last Replacement Year: 2024
Useful Life: 10 Years
Next Estimated Replacement: 2034
2026 Cost Basis: $6,000 (approx.)

Component Description:

This component represents the Lyons-brand fountain system located in the South Pond. Pond fountains serve both aesthetic and functional purposes by enhancing the visual appeal of the pond and improving water circulation and aeration. A typical system includes a floating or submersible pump assembly, fountain motor, nozzle patterns, power cabling, mooring or anchoring system, and electrical controls. Continuous moisture exposure and organic buildup make a **10-year useful life** appropriate for these systems in Florida. 1 Cir - Pump 15 HP - Pentair

Condition and Observations:

Last replaced in 2024, the fountain is in new condition at the start of its life cycle. Routine maintenance—such as clearing intake screens, verifying water flow patterns, removing debris, inspecting electrical components, and cleaning accumulated mineral deposits—will support long-term performance. As the system ages, expect gradual wear related to motor fatigue, scaling, algae buildup, or electrical deterioration. Full replacement is anticipated around **2034**, barring earlier mechanical or electrical failure.

Replacement Cost Basis:

The approximate **$6,000** cost basis includes:

- Fountain pump/motor unit
- Float or submersible housing
- Nozzle assembly
- Electrical cabling and connections
- Anchoring/mooring system

- Labor for installation and startup testing

Future replacement costs will escalate based on the Reserve Study's selected annual inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
South Pond Fountain/ Lyons -	01/01/2024	01/01/2034	1 Ea	$6,000.00
Total			1 Ea	$6,000.00

Photos

3.24: Trash Area Fence

Basic Info		Cost Data	
Asset ID:	3.24	Unit Cost (01/01/2026):	$74.26
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	98 Ea
Location:	03-Grounds	Total Current Cost:	$7,277.48
Useful Life:	30y		
Inflation Rate:	2.50%		

Comments

Trash Area Fence

Material Type (Observed): Powder-coated aluminum vertical-slat enclosure
Useful Life: 30 years
Last Replacement: 2005
Next Replacement (based on UL): 2035
2026 Remaining Life: 2035 – 2026 = **9 years**
Total 2024 Cost: 98 LF × $70.05 = **$6,864.90**
2026 Updated Cost (×1.0609): $7,277.53

Trash Area Fence – Aluminum Vertical-Slat Enclosure (98 LF)

This component includes the 98-linear-foot aluminum trash enclosure fence installed in **2005**, which surrounds the community dumpster and refuse area. The enclosure is constructed of **powder-coated aluminum vertical slats** mounted to an aluminum structural frame, with heavy-duty hinges and latch hardware supporting the dual-swing access gates. The aluminum construction provides long-term corrosion resistance compared to wood or steel alternatives, while the powder coating protects against UV fading, oxidation, and chalking common in South Florida environments.

Deterioration occurs gradually through UV exposure, minor denting or deformation from waste container movement, abrasion from gate operations, and loosening of fasteners and hinge assemblies. Moisture, irrigation overspray, and organic debris along the base can contribute to paint wear and localized oxidation at connection points. In your photos, the fencing exhibits generally good condition for its age, with normal wear visible at hinges, fastener heads, and the lower slat edges.

With a **30-year useful life**, the enclosure retains **9 years of remaining life as of 2026**, with the next scheduled replacement projected for **2035**. Replacement at that time will include full removal and disposal of the existing aluminum panels and framing, installation of a new aluminum or composite privacy enclosure system, new posts or mounting brackets, upgraded corrosion-resistant hardware, and field adjustment to ensure proper gate alignment and security. The **2026 inflation-adjusted cost** for full replacement is **$7,277.53**, based on the 2024 unit cost escalated by two years of 3% annual inflation.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost

Trash Area Fence	01/01/2005	01/01/2035	98 Ea	$7,277.48
Total			98 Ea	$7,277.48

Photos

4.01: Golf Cart

Basic Info		Cost Data	
Asset ID:	4.01	Unit Cost (01/01/2026):	$10,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Location:	04-Vehicles	Total Current Cost:	$10,000.00
Useful Life:	7y		
Inflation Rate:	2.50%		

Comments

Golf Cart – Replacement

Last Replacement Year: 2023
Useful Life: 7 Years
Next Estimated Replacement: 2030
2026 Cost Basis: $10,000 (approx.)

Component Description:

This component represents the community's utility golf cart used by maintenance staff for transportation, groundskeeping tasks, and routine operations. Typical commercial/HOA-use golf carts include an electric or gas-powered motor, battery system (if electric), chassis, seating, cargo area, tires, lighting, and control components. Over time, motors, batteries, suspension elements, and body components deteriorate due to regular use, exposure to outdoor weather, and age. A 7-**year useful life** is appropriate for a well-maintained HOA golf cart used primarily for on-site operations.

Condition and Observations:

The cart was last replaced in 2023, placing it in the later portion of its expected service life. Aging indicators include declining battery efficiency (if electric), reduction in travel range, motor wear, squeaking suspension components, fading body panels, and increasing maintenance needs. Based on typical usage patterns, full replacement will be required around **2030**, or earlier if reliability issues or major component failures occur.

Replacement Cost Basis:

The **approximate 2026 cost of $10,000** is used as the reserve planning baseline. This amount includes:

- New golf cart unit (electric or gas)
- Battery pack (if applicable)
- Standard accessories (lights, canopy, windshield)
- Delivery and setup

Future replacement costs will escalate based on the Association's selected inflation factor.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Golf Cart	01/01/2023	01/01/2030	1 Ea	$10,000.00
Total			1 Ea	$10,000.00

Photos

5.01: Gates - Rear Gates

Basic Info

Asset ID:	5.01
Type of Cost:	Replacement
Location:	05-Gates
Useful Life:	15y
Inflation Rate:	2.50%

Cost Data

Unit Cost (01/01/2026):	$100,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$100,000.00

Comments

This is for the replacement of the 5 gates.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Gates - Rear Gates	01/01/2013	01/01/2031	1 Ea	$100,000.00
Total			1 Ea	$100,000.00

Photos

5.02: Motor Gates and Pedestals

Basic Info

Asset ID:	5.02
Type of Cost:	Replacement
Location:	05-Gates
Useful Life:	15y
Inflation Rate:	2.50%

Cost Data

Unit Cost (01/01/2026):	$100,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$100,000.00

Comments

This line is for the replacement of the Gate motors and Pedestals.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Motor Gates and Pedestals	01/01/2013	01/01/2031	1 Ea	$100,000.00
Total			1 Ea	$100,000.00

Photos