

Serving the Inland Empire
3200 Guasti Road, Suite 100
Ontario, CA 91761

Tel : (909) 906-1025
Fax : (909) 906-1041
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Spring Valley Lake Association
Spring Valley Lake, CA



Report #: 759-13
Beginning: November 1, 2023
Expires: October 31, 2024

RESERVE STUDY
Update "No-Site-Visit"

October 19, 2023

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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**Spring Valley Lake Association**

Spring Valley Lake, CA

Level of Service: **Update "No-Site-Visit"**Report #: **759-13**

of Units: 4,214

November 1, 2023 through October 31, 2024**Findings & Recommendations****as of November 1, 2023**

Projected Starting Reserve Balance	\$1,700,448
Fully Funded Balance	\$5,130,074
Average Reserve Deficit (Surplus) Per Unit	\$814
Percent Funded	33.1 %
2023 Monthly Reserve Contribution	\$63,333
Most Recent Reserve Contribution Rate	\$41,667

Reserve Fund Strength: 33.1%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**Annual Inflation Rate **3.00 %**

- This is an Update "No-Site-Visit" Reserve Study.
- This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because the Reserve Fund is at 33.1 % Funded, this means the association's special assessment & deferred maintenance risk is currently Medium.
- The multi-year Funding Plan is designed to gradually bring the association to the 100% level, or "Fully Funded". This is a low risk position where special assessments and other cash flow problems are extremely rare.
- Based on this starting point, anticipated future expenses, and the association's historical Reserve contribution rate, our recommendation is to budget Monthly Reserve contributions of \$80,000. Nominal annual increases are scheduled to help offset inflation (see tables herein for details).
- The purpose of the Reserve Study is to serve as a budget planning tool, which incorporates the association's reserve fund balance, budgeted contributions, a list of significant repair/replacement projects, and a recommended funding plan. The component list contains cost estimates and approximate schedules for the association's predictable reserve expenses. These figures are strictly estimates unless otherwise noted. This document is dynamic and, therefore, we recommend that it be updated annually, with an on-site inspection update every three years to address changing needs, priorities, and financial conditions.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Admin & Maintenance Bldgs			
303 HVAC System - Replace (Front)	20	0	\$8,450
303 HVAC System - Replace (Rear)	20	0	\$8,450
305 Handheld Radios - Replace (Maint.)	6	0	\$14,000
310 Security System - Modernize	7	0	\$10,700
601 Flooring - Replace	6	0	\$10,700
702 Maint. Overhead Doors - Replace	20	6	\$21,000
909 Restrooms - Refurbish (Admin)	25	0	\$7,900
909 Restrooms - Refurbish (Public)	25	0	\$7,900
911 Furniture - Partial Replacement	4	0	\$7,850
912 Computer/Printers - Replace	4	3	\$14,500
1304 Tile Roof - Replace - Admin	30	5	\$23,500
1304 Tile Roof - Replace - Maintenance	30	5	\$24,000
1402 Entrance Sign - Replace	25	1	\$20,000
1900 Building Exteriors - Repair	30	0	\$26,500
1901 Building Interior - Remodel (Admin)	30	0	\$155,000
1901 Building Interior - Remodel (Maint)	30	0	\$41,750
1910 Computer Servers - Replace	5	3	\$25,000
1950 Spectrophometer - Replace	10	9	\$25,000
Community Center			
303 HVAC Systems - Replace	10	8	\$79,000
305 Handheld Radios - Replace (PSD)	5	4	\$15,500
305 Mobile Radios - Replace (PSD)	7	6	\$9,700
310 Security System - Modernize	7	6	\$8,650
320 Parking Lot Lights - Replace	25	8	\$16,000
331 Water Heater - Replace	12	11	\$9,000
350 Flag Pole - Replace	40	3	\$9,700
404 Patio - Refurnish	10	3	\$10,700
602 Vinyl Floor - Replace	15	6	\$41,500
603 Tile Floor - Replace	25	3	\$26,000
702 Exterior Doors - Replace	20	9	\$47,500
903 Folding Furniture - Replace	6	3	\$18,000
903 Furniture - Replace (Boardroom)	10	7	\$10,700
908 Window Coverings - Replace	10	3	\$12,750
909 Kitchen - Refurbish	20	4	\$31,500
909 Restrooms - Refurbish	25	24	\$63,000
909 Security Offices - Refurbish	15	7	\$24,000
915 Stage - Replace	15	10	\$9,700

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1303 Flat Roof - Replace	20	1	\$60,000
1304 Tile Roof - Replace Underlayment	30	1	\$60,000
1802 Antenna Tower - Replace	15	7	\$23,500
1803 Fire Alarm System - Replace	20	3	\$14,500
1804 Fire Suppression System - Replace	20	3	\$12,500
1805 Sound System - Replace	15	0	\$11,700
1806 Projector/Screen - Replace	10	1	\$23,500
Equestrian Center			
303 HVAC Units - Replace	10	6	\$16,000
408 Judges Gazebos - Replace	10	6	\$8,650
409 Bridges - Replace	30	0	\$110,000
409 Sand/Footing - Replace (Arena)	5	2	\$60,500
425 Metal Hay Barns - Replace	20	9	\$13,000
503 Heavy Pipe Rail - Replace (Arenas)	25	16	\$52,500
503 Pipe Rail - Replace (Stalls/Pens)	30	3	\$73,500
505 Vinyl Fence - Replace EQ Center	30	3	\$16,000
506 Vinyl Fence - Replace EQ Parks	25	7	\$76,000
702 Metal Doors (Stalls) - Replace	25	3	\$31,500
1304 Horse Barn/Equestrian Center Roofs	30	12	\$88,000
1904 Walkway Poles - Replace	30	2	\$19,000
1911 Tile Floor (apartment) - Replace	20	12	\$9,650
1920 Hot Walker Variable 5 Horse	20	18	\$16,000
Asphalt			
201 Asphalt - Overlay (Admin)	40	31	\$63,500
201 Asphalt - Overlay (Beach)	40	31	\$97,000
201 Asphalt - Overlay (CB MP)	40	31	\$107,500
201 Asphalt - Overlay (EQ)	40	31	\$55,000
201 Asphalt - Remove & Replace (Admin)	40	6	\$130,000
201 Asphalt - Remove & Replace (Beach)	40	6	\$210,000
201 Asphalt - Remove & Replace (CB MP)	40	6	\$265,000
201 Asphalt - Remove & Replace (EQ)	40	6	\$100,000
202 Asphalt - Seal/Repair (All)	4	0	\$120,000
Lake & Marina			
103 Boat Ramp - Replace	25	5	\$16,000
314 Fuel Dispenser - Replace	20	18	\$19,000
314 Fuel Station POS - Replace	8	6	\$14,500
315 Fuel Storage Tank - Replace	40	5	\$52,500
501 Sea Wall - Partial Replace	15	11	\$18,500
510 Shade Structure - Replace	30	20	\$18,500
1901 Docks - Replace (Phase 1)	50	48	\$275,000
1901 Docks - Replace (Phase 2)	50	0	\$550,000
1910 Lake Coving - Partial Repair	3	2	\$1,000,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1912 Dam - Refurbish	45	5	\$190,000
1914 Aerators - Replace	12	4	\$35,000
1914 Inflow/Outflow Monitor Devices	20	18	\$21,000
1915 Well - Replace (#01)	25	14	\$84,000
1915 Well - Replace (#02)	25	14	\$84,000
1915 Well - Replace (#03)	25	3	\$84,000
1915 Well - Replace (#05)	25	3	\$84,000
1915 Well - Replace (#06)	25	15	\$84,000
1915 Well - Replace (#07)	25	3	\$84,000
1915 Well - Replace (#09)	25	3	\$84,000
1915 Well - Replace (#10)	25	14	\$84,000
1915 Well - Replace (#11)	25	15	\$84,000
1915 Well - Replace (#13)	25	15	\$84,000
1915 Well - Replace (#14)	25	3	\$84,000
1915 Well - Replace (#15)	25	14	\$84,000
1915 Well - Replace (#16)	25	3	\$84,000
1916 Well Pump - Replace (#01)	10	8	\$21,000
1916 Well Pump - Replace (#02)	10	0	\$21,000
1916 Well Pump - Replace (#03)	10	2	\$21,000
1916 Well Pump - Replace (#05)	10	0	\$21,000
1916 Well Pump - Replace (#06)	10	2	\$21,000
1916 Well Pump - Replace (#07)	10	2	\$21,000
1916 Well Pump - Replace (#09)	10	0	\$21,000
1916 Well Pump - Replace (#10)	10	2	\$21,000
1916 Well Pump - Replace (#11)	10	2	\$21,000
1916 Well Pump - Replace (#13)	10	2	\$21,000
1916 Well Pump - Replace (#14)	10	2	\$21,000
1916 Well Pump - Replace (#15)	10	2	\$21,000
1916 Well Pump - Replace (#16)	10	5	\$21,000
1920 Filter Systems - Replace	7	6	\$40,000
1921 Filter Pump/UV Sterilizer	7	6	\$80,000
1930 Elevated Deck - Replace	30	25	\$16,000
1930 Elevated Deck Railing - Replace	20	15	\$10,700
1930 Elevated Docks - FA 04	20	13	\$27,500
1930 Elevated Docks - FA 10	20	13	\$27,500
1930 Elevated Docks - FA 14	10	7	\$13,000
1935 Weir Plates - Inlet/Outlet	30	1	\$25,000
Parks General			
404 Picnic Tables - Partial Replace	3	1	\$13,000
Beach Park			
405 Play Equipment - Replace	15	14	\$52,500
405 Splash Equipment - Replace	10	4	\$16,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
503 Metal Fence/Rail - Replace	25	3	\$94,500
909 Restrooms - Refurbish	25	14	\$23,000
1308 Restroom Metal Roof - Replace	35	20	\$14,500
1607 Basketball Court - Resurface	10	6	\$14,000
1610 Lifeguard Towers - Replace	15	6	\$35,000
Long Acres Park			
1607 Basketball Court - Resurface	10	6	\$14,000
Meadow Lake Park			
405 Play Equipment - Replace	15	9	\$125,000
406 Playground Bark - Replace	6	4	\$35,000
407 Shade Structures - Replace	30	22	\$31,500
408 Shade Fabric - Replace	5	1	\$8,650
411 Bleacher Shade Structures	25	20	\$27,000
502 Backstops/Dugouts - Replace	25	20	\$112,500
503 Metal Fence - Replace (Dog Park)	25	20	\$73,500
909 Restrooms - Refurbish	25	17	\$23,000
1010 Irrigation Pump - Replace	40	10	\$20,000
1304 Metal Roof - Replace (Pumphouse)	35	31	\$14,000
1304 Metal Roof - Replace (Restroom)	35	29	\$14,000
1607 Basketball Court - Resurface	10	6	\$14,000
Playfair Park			
405 Play Equipment - Replace	15	12	\$85,000
406 Playground Bark - Replace	6	3	\$25,000
407 Shade Structure - Replace	30	20	\$20,000
Vehicles & Equipment			
1 Security Car - Replace	5	0	\$40,000
2 Security Car - Replace	5	0	\$40,000
3 Security Car - Replace	5	0	\$40,000
4 Security Car - Replace	5	0	\$40,000
5 Security Truck - Replace	6	2	\$50,000
6 Community Services Car - Replace	12	6	\$30,500
7 Community Services Car - Replace	12	6	\$30,500
8 Security Golf Cart - Replace	10	9	\$15,000
11 Security Boat - Replace (Jet Ski)	12	11	\$14,000
12 Security Boat - Replace (Jet Ski)	12	8	\$14,000
13 Security Boat - Replace (Pontoon)	25	2	\$31,500
14 Security Boat - Replace	25	19	\$76,000
20 Maint. Truck - Replace	20	18	\$39,500
21 Maint. Truck - Replace	20	2	\$39,500
22 Boom Lift - Replace	20	15	\$39,000
23 Maint. Truck - Replace	20	2	\$42,000
24 Maint. Truck - Replace	20	15	\$42,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
25 Maint. Truck - Replace	20	10	\$42,000
26 Maint. Truck - Replace	20	10	\$42,000
27 Maint. Truck - Replace	20	10	\$42,000
28 Maint. Truck - Replace	20	11	\$42,000
29 Maint. Truck - Replace	20	12	\$42,000
30 Maint. Truck - Replace	20	10	\$42,000
31 Maint. Truck - Replace	20	17	\$42,000
32 Maint. Boat - Replace	30	11	\$57,500
33 Maint. Boat - Replace	25	22	\$31,500
36 Maint. Trailer - Replace	20	11	\$9,700
37 Maint. Trailer - Replace	20	11	\$9,700
43 Equestrian Tractor - Replace	30	20	\$42,000
44 Maint. Tractor - Replace	30	15	\$47,500
45 Lake Side Tractor - Replace	30	26	\$63,500
47 Maint. Wood Chipper - Replace	20	2	\$13,000
48 Maint. Mower - Replace EQ	15	12	\$10,200
49 Maint. Mower - Replace	15	0	\$21,000
1900 Outboard Motor (Lake Patrol)	6	2	\$17,000
1900 Outboard Motor (Maint. Pontoon)	6	2	\$17,000
1900 Outboard Motor (PSD Pontoon)	6	2	\$17,000
1900 Outboard Motor (Shocker Boat)	6	2	\$17,000
174 Total Funded Components			

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Summary table.

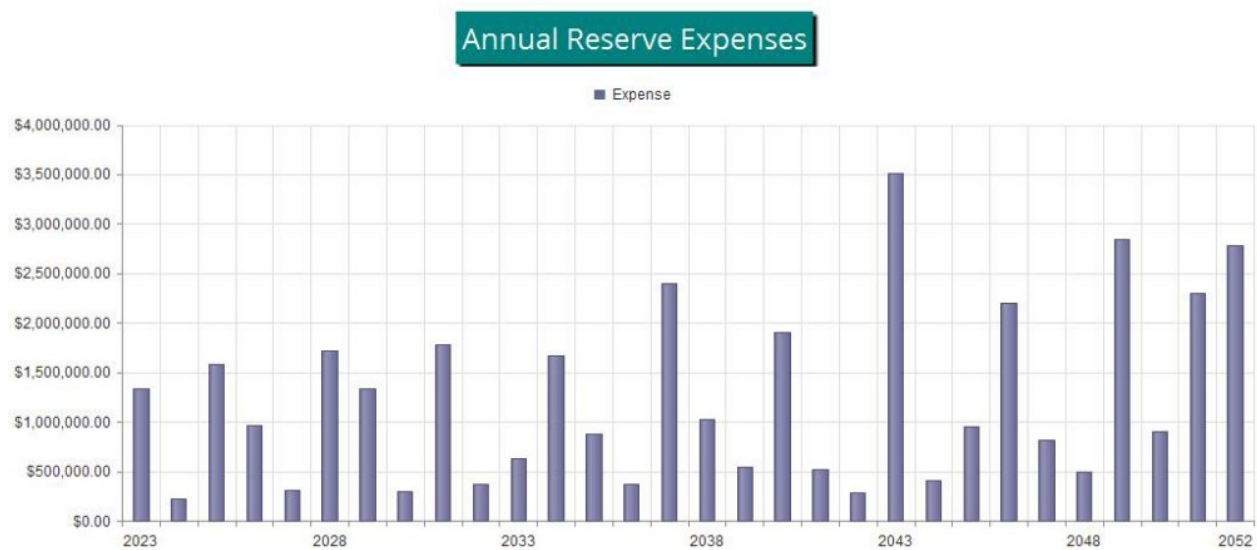


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,700,448 as-of the start of your Fiscal Year on 11/1/2023. This is based on your actual balance on 3/31/2023 of \$2,622,608 and anticipated Reserve contributions and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$5,130,074. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 33.1 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$63,333 Monthly this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

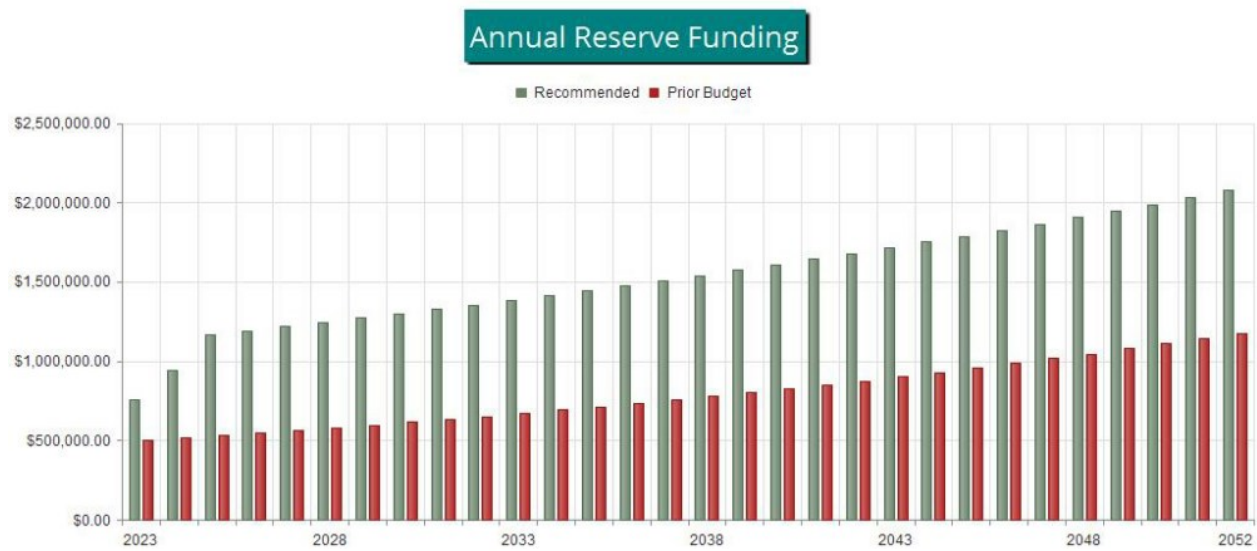


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

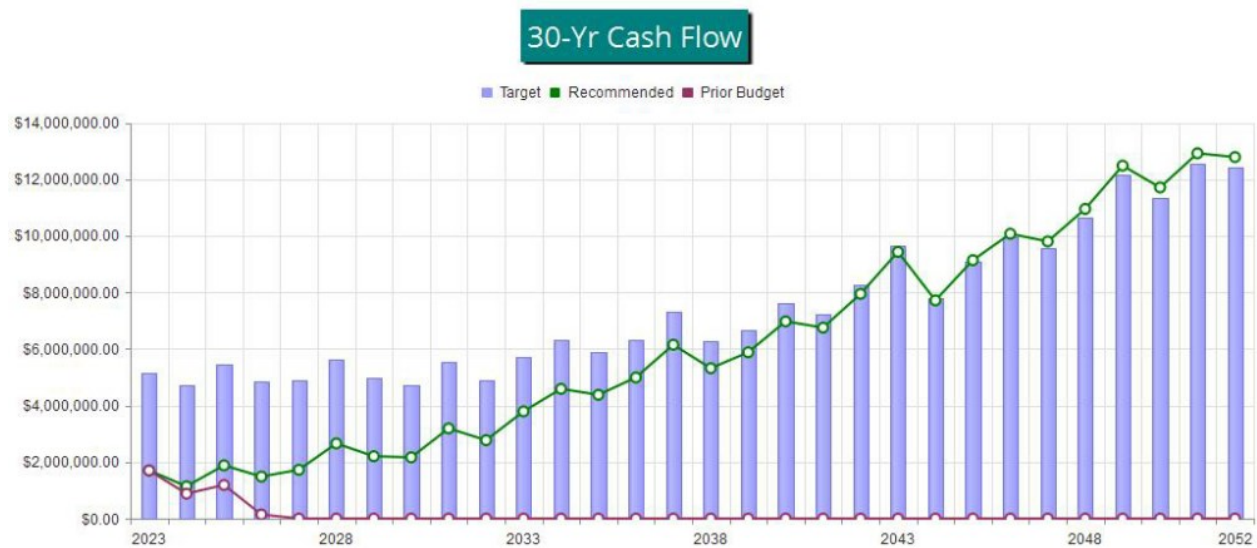


Figure 3

This figure shows the same information plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

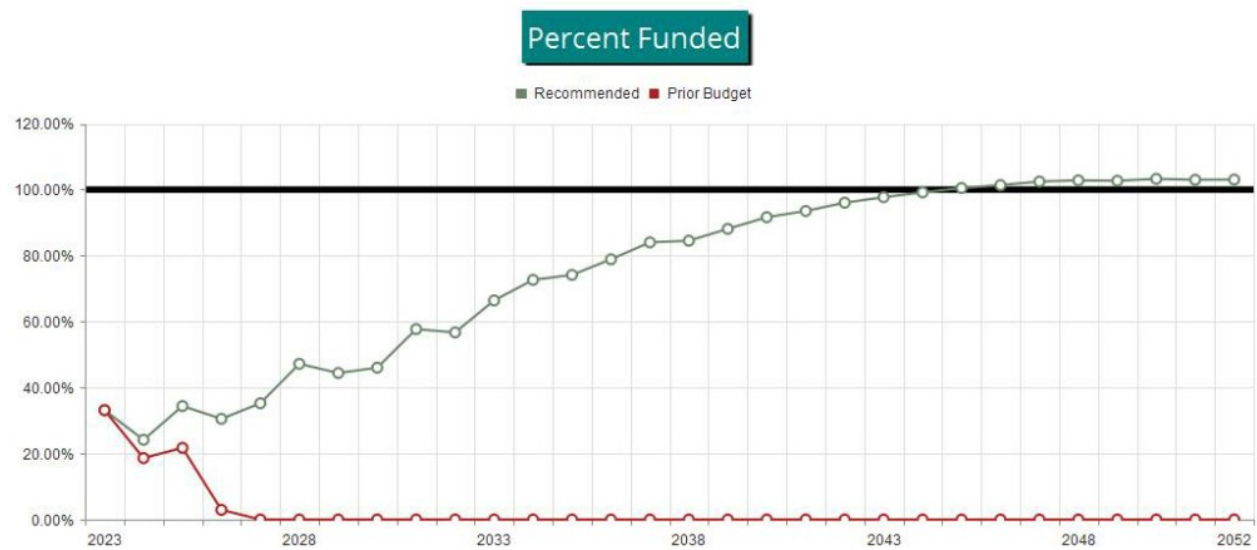


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



Budget Summary

Report # 759-13
No-Site-Visit

	Useful Life		2023 Rem. Useful Life		Estimated Replacement Cost in 2023	2023 Expenditures	11/01/2023 Current Fund Balance	11/01/2023 Fully Funded Balance	Remaining Bal. to be Funded	2023 Contributions
	Min	Max	Min	Max						
Admin & Maintenance Bldgs	4	30	0	9	\$452,200	\$299,200	\$318,400	\$388,808	\$133,800	\$30,105
Community Center	5	40	0	24	\$648,600	\$11,700	\$147,850	\$371,741	\$500,750	\$43,813
Equestrian Center	5	30	0	18	\$590,300	\$110,000	\$110,000	\$421,193	\$480,300	\$32,071
Asphalt	4	40	0	31	\$1,148,000	\$120,000	\$120,000	\$791,925	\$1,028,000	\$53,945
Lake & Marina	3	50	0	48	\$3,814,700	\$613,000	\$807,611	\$2,138,079	\$3,007,089	\$444,209
Parks General	3	3	1	1	\$13,000	\$0	\$8,667	\$8,667	\$4,333	\$4,197
Beach Park	10	35	3	20	\$249,500	\$0	\$0	\$139,194	\$249,500	\$13,508
Long Acres Park	10	10	6	6	\$14,000	\$0	\$0	\$5,600	\$14,000	\$1,356
Meadow Lake Park	5	40	1	31	\$498,150	\$0	\$6,920	\$151,547	\$491,230	\$28,170
Playfair Park	6	30	3	20	\$130,000	\$0	\$0	\$36,167	\$130,000	\$10,169
Vehicles & Equipment	5	30	0	26	\$1,291,100	\$181,000	\$181,000	\$677,153	\$1,110,100	\$98,457
					\$8,849,550	\$1,334,900	\$1,700,448	\$5,130,074	\$7,149,102	\$760,000

Percent Funded: 33.1%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Admin & Maintenance Bldgs					
303	HVAC System - Replace (Front)	(1) Ruud 4-ton	20	0	\$8,450
303	HVAC System - Replace (Rear)	(1) Payne 3.5 ton	20	0	\$8,450
305	Handheld Radios - Replace (Maint.)	(12) Radios	6	0	\$14,000
310	Security System - Modernize	(1) System	7	0	\$10,700
601	Flooring - Replace	Approx. 233 GSY	6	0	\$10,700
702	Maint. Overhead Doors - Replace	(4) 12' x 15' Doors	20	6	\$21,000
909	Restrooms - Refurbish (Admin)	(2) 4.5' x 5.5' Restrooms	25	0	\$7,900
909	Restrooms - Refurbish (Public)	(2) 4' x 9' Restrooms	25	0	\$7,900
911	Furniture - Partial Replacement	Approx. (64) Pieces	4	0	\$7,850
912	Computer/Printers - Replace	(12) Comp & (4) Printers	4	3	\$14,500
1304	Tile Roof - Replace - Admin	Approx. 3290 GSF	30	5	\$23,500
1304	Tile Roof - Replace - Maintenance	Approx. 3380 GSF	30	5	\$24,000
1402	Entrance Sign - Replace	(1) 3 x 8 sign	25	1	\$20,000
1900	Building Exteriors - Repair	Admin and Maint Buildings	30	0	\$26,500
1901	Building Interior - Remodel (Admin)	Full Interior Remodel	30	0	\$155,000
1901	Building Interior - Remodel (Maint)	Full Interior Remodel	30	0	\$41,750
1910	Computer Servers - Replace	(2) Total	5	3	\$25,000
1950	Spectrophometer - Replace	Allowance	10	9	\$25,000
Community Center					
303	HVAC Systems - Replace	(12) Various Units	10	8	\$79,000
305	Handheld Radios - Replace (PSD)	(18) Radios	5	4	\$15,500
305	Mobile Radios - Replace (PSD)	(12) Radios	7	6	\$9,700
310	Security System - Modernize	(1) system	7	6	\$8,650
320	Parking Lot Lights - Replace	(4) single (3) double	25	8	\$16,000
331	Water Heater - Replace	(1) Heater	12	11	\$9,000
350	Flag Pole - Replace	(1) Pole	40	3	\$9,700
404	Patio - Refurnish	Numerous Pieces	10	3	\$10,700
602	Vinyl Floor - Replace	Approx. 5700 GSF	15	6	\$41,500
603	Tile Floor - Replace	Approx. 1250 GSF	25	3	\$26,000
702	Exterior Doors - Replace	(9) pairs of doors	20	9	\$47,500
903	Folding Furniture - Replace	Approx (252) pieces	6	3	\$18,000
903	Furniture - Replace (Boardroom)	Approx. (13) pieces	10	7	\$10,700
908	Window Coverings - Replace	Approx. 60 LF	10	3	\$12,750
909	Kitchen - Refurbish	(1) Kitchen Area	20	4	\$31,500
909	Restrooms - Refurbish	(2) Restrooms	25	24	\$63,000
909	Security Offices - Refurbish	Approx. 900 GSF	15	7	\$24,000
915	Stage - Replace	(1) Folding stage	15	10	\$9,700
1303	Flat Roof - Replace	Approx. 8670 GSF	20	1	\$60,000
1304	Tile Roof - Replace Underlayment	Approx. 2600 GSF	30	1	\$60,000
1802	Antenna Tower - Replace	(1) Tower	15	7	\$23,500
1803	Fire Alarm System - Replace	(1) System	20	3	\$14,500
1804	Fire Suppression System - Replace	(1) System	20	3	\$12,500
1805	Sound System - Replace	(1) System	15	0	\$11,700

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1806	Projector/Screen - Replace	(1) System	10	1	\$23,500
Equestrian Center					
303	HVAC Units - Replace	(1) York 5 ton units	10	6	\$16,000
408	Judges Gazebos - Replace	(2) Gazebos	10	6	\$8,650
409	Bridges - Replace	Approx. 1400 GSF	30	0	\$110,000
409	Sand/Footing - Replace (Arena)	Approx. 20000 GSF	5	2	\$60,500
425	Metal Hay Barns - Replace	(2) Hay barns	20	9	\$13,000
503	Heavy Pipe Rail - Replace (Arenas)	Approx. 1200 LF	25	16	\$52,500
503	Pipe Rail - Replace (Stalls/Pens)	Approx. 2950 LF	30	3	\$73,500
505	Vinyl Fence - Replace EQ Center	Approx. 650 LF	30	3	\$16,000
506	Vinyl Fence - Replace EQ Parks	Approx. 3400 LF	25	7	\$76,000
702	Metal Doors (Stalls) - Replace	(34) 4.5 x 8 Doors	25	3	\$31,500
1304	Horse Barn/Equestrian Center Roofs	Approx. 12250 GSF	30	12	\$88,000
1904	Walkway Poles - Replace	Approx (44) poles	30	2	\$19,000
1911	Tile Floor (apartment) - Replace	Approx 900 GSF	20	12	\$9,650
1920	Hot Walker Variable 5 Horse	(1) Provision	20	18	\$16,000
Asphalt					
201	Asphalt - Overlay (Admin)	Approx. 39770 GSF	40	31	\$63,500
201	Asphalt - Overlay (Beach)	Approx. 61690 GSF	40	31	\$97,000
201	Asphalt - Overlay (CB MP)	Approx. 70100 GSF	40	31	\$107,500
201	Asphalt - Overlay (EQ)	Approx. 35400 GSF	40	31	\$55,000
201	Asphalt - Remove & Replace (Admin)	Approx. 39770 GSF	40	6	\$130,000
201	Asphalt - Remove & Replace (Beach)	Approx. 61690 GSF	40	6	\$210,000
201	Asphalt - Remove & Replace (CB MP)	Approx. 70100 GSF	40	6	\$265,000
201	Asphalt - Remove & Replace (EQ)	Approx. 35400 GSF	40	6	\$100,000
202	Asphalt - Seal/Repair (All)	Approx. 207,000 GSF	4	0	\$120,000
Lake & Marina					
103	Boat Ramp - Replace	Approx. 1320 GSF	25	5	\$16,000
314	Fuel Dispenser - Replace	(1) Pump	20	18	\$19,000
314	Fuel Station POS - Replace	(1) Point of sale system	8	6	\$14,500
315	Fuel Storage Tank - Replace	(1) 3000 Gal tank	40	5	\$52,500
501	Sea Wall - Partial Replace	Approx. 1900 LF	15	11	\$18,500
510	Shade Structure - Replace	(1) Structure	30	20	\$18,500
1901	Docks - Replace (Phase 1)	Approx. 4480 GSF	50	48	\$275,000
1901	Docks - Replace (Phase 2)	Approx. 4980 GSF	50	0	\$550,000
1910	Lake Coving - Partial Repair	Approx. 7.92 miles	3	2	\$1,000,000
1912	Dam - Refurbish	(1) Dam	45	5	\$190,000
1914	Aerators - Replace	(3) Aerators	12	4	\$35,000
1914	Inflow/Outflow Monitor Devices	(2) Devices	20	18	\$21,000
1915	Well - Replace (#01)	(1) well	25	14	\$84,000
1915	Well - Replace (#02)	(1) well	25	14	\$84,000
1915	Well - Replace (#03)	(1) well	25	3	\$84,000
1915	Well - Replace (#05)	(1) well	25	3	\$84,000
1915	Well - Replace (#06)	(1) well	25	15	\$84,000
1915	Well - Replace (#07)	(1) well	25	3	\$84,000
1915	Well - Replace (#09)	(1) well	25	3	\$84,000
1915	Well - Replace (#10)	(1) well	25	14	\$84,000
1915	Well - Replace (#11)	(1) well	25	15	\$84,000
1915	Well - Replace (#13)	(1) well	25	15	\$84,000

# Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1915 Well - Replace (#14)	(1) well	25	3	\$84,000
1915 Well - Replace (#15)	(1) well	25	14	\$84,000
1915 Well - Replace (#16)	(1) well	25	3	\$84,000
1916 Well Pump - Replace (#01)	(1) pump	10	8	\$21,000
1916 Well Pump - Replace (#02)	(1) pump	10	0	\$21,000
1916 Well Pump - Replace (#03)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#05)	(1) pump	10	0	\$21,000
1916 Well Pump - Replace (#06)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#07)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#09)	(1) pump	10	0	\$21,000
1916 Well Pump - Replace (#10)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#11)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#13)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#14)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#15)	(1) pump	10	2	\$21,000
1916 Well Pump - Replace (#16)	(1) pump	10	5	\$21,000
1920 Filter Systems - Replace	(4) Sets	7	6	\$40,000
1921 Filter Pump/UV Sterilizer	(4) Sets	7	6	\$80,000
1930 Elevated Deck - Replace	(1) Deck	30	25	\$16,000
1930 Elevated Deck Railing - Replace	Approx 225 LF	20	15	\$10,700
1930 Elevated Docks - FA 04	(1) Provision	20	13	\$27,500
1930 Elevated Docks - FA 10	(1) Provision	20	13	\$27,500
1930 Elevated Docks - FA 14	(1) Provision	10	7	\$13,000
1935 Weir Plates - Inlet/Outlet	(1) Provision	30	1	\$25,000
Parks General				
404 Picnic Tables - Partial Replace	Approx. (45) tables	3	1	\$13,000
Beach Park				
405 Play Equipment - Replace	(2) Structures	15	14	\$52,500
405 Splash Equipment - Replace	(1) Splash Zone	10	4	\$16,000
503 Metal Fence/Rail - Replace	Approx. 2390 LF	25	3	\$94,500
909 Restrooms - Refurbish	(2) Bathrooms	25	14	\$23,000
1308 Restroom Metal Roof - Replace	Approx. 1100 GSF	35	20	\$14,500
1607 Basketball Court - Resurface	Approx. 4800 GSF	10	6	\$14,000
1610 Lifeguard Towers - Replace	(3) Towers	15	6	\$35,000
Long Acres Park				
1607 Basketball Court - Resurface	Approx. 4800 GSF	10	6	\$14,000
Meadow Lake Park				
405 Play Equipment - Replace	(2) Structures; Swings	15	9	\$125,000
406 Playground Bark - Replace	Allowance	6	4	\$35,000
407 Shade Structures - Replace	(2) Structures	30	22	\$31,500
408 Shade Fabric - Replace	(2) Canopies	5	1	\$8,650
411 Bleacher Shade Structures	(3) Total	25	20	\$27,000
502 Backstops/Dugouts - Replace	(2) Backstops	25	20	\$112,500
503 Metal Fence - Replace (Dog Park)	Approx 750 LF; 3 Gates	25	20	\$73,500
909 Restrooms - Refurbish	(2) Bathrooms	25	17	\$23,000
1010 Irrigation Pump - Replace	(1) System	40	10	\$20,000
1304 Metal Roof - Replace (Pumphouse)	(1) Roof	35	31	\$14,000
1304 Metal Roof - Replace (Restroom)	Approx. 450 GSF	35	29	\$14,000
1607 Basketball Court - Resurface	Approx. 4800 GSF	10	6	\$14,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Playfair Park					
405	Play Equipment - Replace	Allowance	15	12	\$85,000
406	Playground Bark - Replace	Allowance	6	3	\$25,000
407	Shade Structure - Replace	(1) Shade Structure	30	20	\$20,000
Vehicles & Equipment					
1	Security Car - Replace	2018 Fusion Energy	5	0	\$40,000
2	Security Car - Replace	2018 Fusion Energy	5	0	\$40,000
3	Security Car - Replace	2018 Fusion Energy	5	0	\$40,000
4	Security Car - Replace	2018 Fusion Energy	5	0	\$40,000
5	Security Truck - Replace	2018 F150 Crew	6	2	\$50,000
6	Community Services Car - Replace	2018 Ford C-Max Energi	12	6	\$30,500
7	Community Services Car - Replace	2018 Ford C-Max Energi	12	6	\$30,500
8	Security Golf Cart - Replace	2009 EZ GO Cart	10	9	\$15,000
11	Security Boat - Replace (Jet Ski)	2006 Yamaha VX110	12	11	\$14,000
12	Security Boat - Replace (Jet Ski)	(1) Total	12	8	\$14,000
13	Security Boat - Replace (Pontoon)	1992 Tracker Party Barge	25	2	\$31,500
14	Security Boat - Replace	Aluma Craft 2072 Bay	25	19	\$76,000
20	Maint. Truck - Replace	Ford F350	20	18	\$39,500
21	Maint. Truck - Replace	2007 Chevy Colorado	20	2	\$39,500
22	Boom Lift - Replace	55XA Boom Lift	20	15	\$39,000
23	Maint. Truck - Replace	2007 Chevy Colorado	20	2	\$42,000
24	Maint. Truck - Replace	2018 Ford F-150	20	15	\$42,000
25	Maint. Truck - Replace	2013 Chevy C-1500	20	10	\$42,000
26	Maint. Truck - Replace	2013 Chevy C-3500 Dump	20	10	\$42,000
27	Maint. Truck - Replace	2013 Chevy C-1500	20	10	\$42,000
28	Maint. Truck - Replace	2015 Chevy C-2500	20	11	\$42,000
29	Maint. Truck - Replace	2016 Dodge 1500	20	12	\$42,000
30	Maint. Truck - Replace	2013 Chevy C-1500	20	10	\$42,000
31	Maint. Truck - Replace	Ford F450	20	17	\$42,000
32	Maint. Boat - Replace	1993 Smith-Root Shocker	30	11	\$57,500
33	Maint. Boat - Replace	1986 J.C. Mfc Pontoon	25	22	\$31,500
36	Maint. Trailer - Replace	2014 DV Mfg Dump Trailer	20	11	\$9,700
37	Maint. Trailer - Replace	2015 Carry On Dump Trail.	20	11	\$9,700
43	Equestrian Tractor - Replace	2014 Kubota B3200	30	20	\$42,000
44	Maint. Tractor - Replace	2005 Kubota L5240	30	15	\$47,500
45	Lake Side Tractor - Replace	MX5800HST Kubota Tractor	30	26	\$63,500
47	Maint. Wood Chipper - Replace	(1) ProMark 310 Chipper	20	2	\$13,000
48	Maint. Mower - Replace EQ	1986 Yanmar Turf Blazer	15	12	\$10,200
49	Maint. Mower - Replace	2013 Scag Turf Tiger	15	0	\$21,000
1900	Outboard Motor (Lake Patrol)	(1) Yamaha 90hp	6	2	\$17,000
1900	Outboard Motor (Maint. Pontoon)	(1) Yamaha 150 hp	6	2	\$17,000
1900	Outboard Motor (PSD Pontoon)	(1) Yamaha 115 hp	6	2	\$17,000
1900	Outboard Motor (Shocker Boat)	(1) Yamaha 70 hp	6	2	\$17,000
174	Total Funded Components				



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Admin & Maintenance Bldgs								
303	HVAC System - Replace (Front)	\$8,450	X	20	/	20	=	\$8,450
303	HVAC System - Replace (Rear)	\$8,450	X	20	/	20	=	\$8,450
305	Handheld Radios - Replace (Maint.)	\$14,000	X	6	/	6	=	\$14,000
310	Security System - Modernize	\$10,700	X	7	/	7	=	\$10,700
601	Flooring - Replace	\$10,700	X	6	/	6	=	\$10,700
702	Maint. Overhead Doors - Replace	\$21,000	X	14	/	20	=	\$14,700
909	Restrooms - Refurbish (Admin)	\$7,900	X	25	/	25	=	\$7,900
909	Restrooms - Refurbish (Public)	\$7,900	X	25	/	25	=	\$7,900
911	Furniture - Partial Replacement	\$7,850	X	4	/	4	=	\$7,850
912	Computer/Printers - Replace	\$14,500	X	1	/	4	=	\$3,625
1304	Tile Roof - Replace - Admin	\$23,500	X	25	/	30	=	\$19,583
1304	Tile Roof - Replace - Maintenance	\$24,000	X	25	/	30	=	\$20,000
1402	Entrance Sign - Replace	\$20,000	X	24	/	25	=	\$19,200
1900	Building Exteriors - Repair	\$26,500	X	30	/	30	=	\$26,500
1901	Building Interior - Remodel (Admin)	\$155,000	X	30	/	30	=	\$155,000
1901	Building Interior - Remodel (Maint)	\$41,750	X	30	/	30	=	\$41,750
1910	Computer Servers - Replace	\$25,000	X	2	/	5	=	\$10,000
1950	Spectrophometer - Replace	\$25,000	X	1	/	10	=	\$2,500
Community Center								
303	HVAC Systems - Replace	\$79,000	X	2	/	10	=	\$15,800
305	Handheld Radios - Replace (PSD)	\$15,500	X	1	/	5	=	\$3,100
305	Mobile Radios - Replace (PSD)	\$9,700	X	1	/	7	=	\$1,386
310	Security System - Modernize	\$8,650	X	1	/	7	=	\$1,236
320	Parking Lot Lights - Replace	\$16,000	X	17	/	25	=	\$10,880
331	Water Heater - Replace	\$9,000	X	1	/	12	=	\$750
350	Flag Pole - Replace	\$9,700	X	37	/	40	=	\$8,973
404	Patio - Refurnish	\$10,700	X	7	/	10	=	\$7,490
602	Vinyl Floor - Replace	\$41,500	X	9	/	15	=	\$24,900
603	Tile Floor - Replace	\$26,000	X	22	/	25	=	\$22,880
702	Exterior Doors - Replace	\$47,500	X	11	/	20	=	\$26,125
903	Folding Furniture - Replace	\$18,000	X	3	/	6	=	\$9,000
903	Furniture - Replace (Boardroom)	\$10,700	X	3	/	10	=	\$3,210
908	Window Coverings - Replace	\$12,750	X	7	/	10	=	\$8,925
909	Kitchen - Refurbish	\$31,500	X	16	/	20	=	\$25,200
909	Restrooms - Refurbish	\$63,000	X	1	/	25	=	\$2,520
909	Security Offices - Refurbish	\$24,000	X	8	/	15	=	\$12,800
915	Stage - Replace	\$9,700	X	5	/	15	=	\$3,233
1303	Flat Roof - Replace	\$60,000	X	19	/	20	=	\$57,000
1304	Tile Roof - Replace Underlayment	\$60,000	X	29	/	30	=	\$58,000
1802	Antenna Tower - Replace	\$23,500	X	8	/	15	=	\$12,533
1803	Fire Alarm System - Replace	\$14,500	X	17	/	20	=	\$12,325
1804	Fire Suppression System - Replace	\$12,500	X	17	/	20	=	\$10,625
1805	Sound System - Replace	\$11,700	X	15	/	15	=	\$11,700
1806	Projector/Screen - Replace	\$23,500	X	9	/	10	=	\$21,150

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Equestrian Center								
303	HVAC Units - Replace	\$16,000	X	4	/	10	=	\$6,400
408	Judges Gazebos - Replace	\$8,650	X	4	/	10	=	\$3,460
409	Bridges - Replace	\$110,000	X	30	/	30	=	\$110,000
409	Sand/Footing - Replace (Arena)	\$60,500	X	3	/	5	=	\$36,300
425	Metal Hay Barns - Replace	\$13,000	X	11	/	20	=	\$7,150
503	Heavy Pipe Rail - Replace (Arenas)	\$52,500	X	9	/	25	=	\$18,900
503	Pipe Rail - Replace (Stalls/Pens)	\$73,500	X	27	/	30	=	\$66,150
505	Vinyl Fence - Replace EQ Center	\$16,000	X	27	/	30	=	\$14,400
506	Vinyl Fence - Replace EQ Parks	\$76,000	X	18	/	25	=	\$54,720
702	Metal Doors (Stalls) - Replace	\$31,500	X	22	/	25	=	\$27,720
1304	Horse Barn/Equestrian Center Roofs	\$88,000	X	18	/	30	=	\$52,800
1904	Walkway Poles - Replace	\$19,000	X	28	/	30	=	\$17,733
1911	Tile Floor (apartment) - Replace	\$9,650	X	8	/	20	=	\$3,860
1920	Hot Walker Variable 5 Horse	\$16,000	X	2	/	20	=	\$1,600
Asphalt								
201	Asphalt - Overlay (Admin)	\$63,500	X	9	/	40	=	\$14,288
201	Asphalt - Overlay (Beach)	\$97,000	X	9	/	40	=	\$21,825
201	Asphalt - Overlay (CB MP)	\$107,500	X	9	/	40	=	\$24,188
201	Asphalt - Overlay (EQ)	\$55,000	X	9	/	40	=	\$12,375
201	Asphalt - Remove & Replace (Admin)	\$130,000	X	34	/	40	=	\$110,500
201	Asphalt - Remove & Replace (Beach)	\$210,000	X	34	/	40	=	\$178,500
201	Asphalt - Remove & Replace (CB MP)	\$265,000	X	34	/	40	=	\$225,250
201	Asphalt - Remove & Replace (EQ)	\$100,000	X	34	/	40	=	\$85,000
202	Asphalt - Seal/Repair (All)	\$120,000	X	4	/	4	=	\$120,000
Lake & Marina								
103	Boat Ramp - Replace	\$16,000	X	20	/	25	=	\$12,800
314	Fuel Dispenser - Replace	\$19,000	X	2	/	20	=	\$1,900
314	Fuel Station POS - Replace	\$14,500	X	2	/	8	=	\$3,625
315	Fuel Storage Tank - Replace	\$52,500	X	35	/	40	=	\$45,938
501	Sea Wall - Partial Replace	\$18,500	X	4	/	15	=	\$4,933
510	Shade Structure - Replace	\$18,500	X	10	/	30	=	\$6,167
1901	Docks - Replace (Phase 1)	\$275,000	X	2	/	50	=	\$11,000
1901	Docks - Replace (Phase 2)	\$550,000	X	50	/	50	=	\$550,000
1910	Lake Coving - Partial Repair	\$1,000,000	X	1	/	3	=	\$333,333
1912	Dam - Refurbish	\$190,000	X	40	/	45	=	\$168,889
1914	Aerators - Replace	\$35,000	X	8	/	12	=	\$23,333
1914	Inflow/Outflow Monitor Devices	\$21,000	X	2	/	20	=	\$2,100
1915	Well - Replace (#01)	\$84,000	X	11	/	25	=	\$36,960
1915	Well - Replace (#02)	\$84,000	X	11	/	25	=	\$36,960
1915	Well - Replace (#03)	\$84,000	X	22	/	25	=	\$73,920
1915	Well - Replace (#05)	\$84,000	X	22	/	25	=	\$73,920
1915	Well - Replace (#06)	\$84,000	X	10	/	25	=	\$33,600
1915	Well - Replace (#07)	\$84,000	X	22	/	25	=	\$73,920
1915	Well - Replace (#09)	\$84,000	X	22	/	25	=	\$73,920
1915	Well - Replace (#10)	\$84,000	X	11	/	25	=	\$36,960
1915	Well - Replace (#11)	\$84,000	X	10	/	25	=	\$33,600
1915	Well - Replace (#13)	\$84,000	X	10	/	25	=	\$33,600
1915	Well - Replace (#14)	\$84,000	X	22	/	25	=	\$73,920

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1915	Well - Replace (#15)	\$84,000	X	11	/	25	=	\$36,960
1915	Well - Replace (#16)	\$84,000	X	22	/	25	=	\$73,920
1916	Well Pump - Replace (#01)	\$21,000	X	2	/	10	=	\$4,200
1916	Well Pump - Replace (#02)	\$21,000	X	10	/	10	=	\$21,000
1916	Well Pump - Replace (#03)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#05)	\$21,000	X	10	/	10	=	\$21,000
1916	Well Pump - Replace (#06)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#07)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#09)	\$21,000	X	10	/	10	=	\$21,000
1916	Well Pump - Replace (#10)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#11)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#13)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#14)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#15)	\$21,000	X	8	/	10	=	\$16,800
1916	Well Pump - Replace (#16)	\$21,000	X	5	/	10	=	\$10,500
1920	Filter Systems - Replace	\$40,000	X	1	/	7	=	\$5,714
1921	Filter Pump/UV Sterilizer	\$80,000	X	1	/	7	=	\$11,429
1930	Elevated Deck - Replace	\$16,000	X	5	/	30	=	\$2,667
1930	Elevated Deck Railing - Replace	\$10,700	X	5	/	20	=	\$2,675
1930	Elevated Docks - FA 04	\$27,500	X	7	/	20	=	\$9,625
1930	Elevated Docks - FA 10	\$27,500	X	7	/	20	=	\$9,625
1930	Elevated Docks - FA 14	\$13,000	X	3	/	10	=	\$3,900
1935	Weir Plates - Inlet/Outlet	\$25,000	X	29	/	30	=	\$24,167
Parks General								
404	Picnic Tables - Partial Replace	\$13,000	X	2	/	3	=	\$8,667
Beach Park								
405	Play Equipment - Replace	\$52,500	X	1	/	15	=	\$3,500
405	Splash Equipment - Replace	\$16,000	X	6	/	10	=	\$9,600
503	Metal Fence/Rail - Replace	\$94,500	X	22	/	25	=	\$83,160
909	Restrooms - Refurbish	\$23,000	X	11	/	25	=	\$10,120
1308	Restroom Metal Roof - Replace	\$14,500	X	15	/	35	=	\$6,214
1607	Basketball Court - Resurface	\$14,000	X	4	/	10	=	\$5,600
1610	Lifeguard Towers - Replace	\$35,000	X	9	/	15	=	\$21,000
Long Acres Park								
1607	Basketball Court - Resurface	\$14,000	X	4	/	10	=	\$5,600
Meadow Lake Park								
405	Play Equipment - Replace	\$125,000	X	6	/	15	=	\$50,000
406	Playground Bark - Replace	\$35,000	X	2	/	6	=	\$11,667
407	Shade Structures - Replace	\$31,500	X	8	/	30	=	\$8,400
408	Shade Fabric - Replace	\$8,650	X	4	/	5	=	\$6,920
411	Bleacher Shade Structures	\$27,000	X	5	/	25	=	\$5,400
502	Backstops/Dugouts - Replace	\$112,500	X	5	/	25	=	\$22,500
503	Metal Fence - Replace (Dog Park)	\$73,500	X	5	/	25	=	\$14,700
909	Restrooms - Refurbish	\$23,000	X	8	/	25	=	\$7,360
1010	Irrigation Pump - Replace	\$20,000	X	30	/	40	=	\$15,000
1304	Metal Roof - Replace (Pumphouse)	\$14,000	X	4	/	35	=	\$1,600
1304	Metal Roof - Replace (Restroom)	\$14,000	X	6	/	35	=	\$2,400
1607	Basketball Court - Resurface	\$14,000	X	4	/	10	=	\$5,600
Playfair Park								

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
405	Play Equipment - Replace	\$85,000	X	3	/	15	=	\$17,000
406	Playground Bark - Replace	\$25,000	X	3	/	6	=	\$12,500
407	Shade Structure - Replace	\$20,000	X	10	/	30	=	\$6,667
Vehicles & Equipment								
1	Security Car - Replace	\$40,000	X	5	/	5	=	\$40,000
2	Security Car - Replace	\$40,000	X	5	/	5	=	\$40,000
3	Security Car - Replace	\$40,000	X	5	/	5	=	\$40,000
4	Security Car - Replace	\$40,000	X	5	/	5	=	\$40,000
5	Security Truck - Replace	\$50,000	X	4	/	6	=	\$33,333
6	Community Services Car - Replace	\$30,500	X	6	/	12	=	\$15,250
7	Community Services Car - Replace	\$30,500	X	6	/	12	=	\$15,250
8	Security Golf Cart - Replace	\$15,000	X	1	/	10	=	\$1,500
11	Security Boat - Replace (Jet Ski)	\$14,000	X	1	/	12	=	\$1,167
12	Security Boat - Replace (Jet Ski)	\$14,000	X	4	/	12	=	\$4,667
13	Security Boat - Replace (Pontoon)	\$31,500	X	23	/	25	=	\$28,980
14	Security Boat - Replace	\$76,000	X	6	/	25	=	\$18,240
20	Maint. Truck - Replace	\$39,500	X	2	/	20	=	\$3,950
21	Maint. Truck - Replace	\$39,500	X	18	/	20	=	\$35,550
22	Boom Lift - Replace	\$39,000	X	5	/	20	=	\$9,750
23	Maint. Truck - Replace	\$42,000	X	18	/	20	=	\$37,800
24	Maint. Truck - Replace	\$42,000	X	5	/	20	=	\$10,500
25	Maint. Truck - Replace	\$42,000	X	10	/	20	=	\$21,000
26	Maint. Truck - Replace	\$42,000	X	10	/	20	=	\$21,000
27	Maint. Truck - Replace	\$42,000	X	10	/	20	=	\$21,000
28	Maint. Truck - Replace	\$42,000	X	9	/	20	=	\$18,900
29	Maint. Truck - Replace	\$42,000	X	8	/	20	=	\$16,800
30	Maint. Truck - Replace	\$42,000	X	10	/	20	=	\$21,000
31	Maint. Truck - Replace	\$42,000	X	3	/	20	=	\$6,300
32	Maint. Boat - Replace	\$57,500	X	19	/	30	=	\$36,417
33	Maint. Boat - Replace	\$31,500	X	3	/	25	=	\$3,780
36	Maint. Trailer - Replace	\$9,700	X	9	/	20	=	\$4,365
37	Maint. Trailer - Replace	\$9,700	X	9	/	20	=	\$4,365
43	Equestrian Tractor - Replace	\$42,000	X	10	/	30	=	\$14,000
44	Maint. Tractor - Replace	\$47,500	X	15	/	30	=	\$23,750
45	Lake Side Tractor - Replace	\$63,500	X	4	/	30	=	\$8,467
47	Maint. Wood Chipper - Replace	\$13,000	X	18	/	20	=	\$11,700
48	Maint. Mower - Replace EQ	\$10,200	X	3	/	15	=	\$2,040
49	Maint. Mower - Replace	\$21,000	X	15	/	15	=	\$21,000
1900	Outboard Motor (Lake Patrol)	\$17,000	X	4	/	6	=	\$11,333
1900	Outboard Motor (Maint. Pontoon)	\$17,000	X	4	/	6	=	\$11,333
1900	Outboard Motor (PSD Pontoon)	\$17,000	X	4	/	6	=	\$11,333
1900	Outboard Motor (Shocker Boat)	\$17,000	X	4	/	6	=	\$11,333
								\$5,130,074



Component Significance

Report # 759-13
No-Site-Visit

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Admin & Maintenance Bldgs				
303 HVAC System - Replace (Front)	20	\$8,450	\$423	0.05 %
303 HVAC System - Replace (Rear)	20	\$8,450	\$423	0.05 %
305 Handheld Radios - Replace (Maint.)	6	\$14,000	\$2,333	0.30 %
310 Security System - Modernize	7	\$10,700	\$1,529	0.19 %
601 Flooring - Replace	6	\$10,700	\$1,783	0.23 %
702 Maint. Overhead Doors - Replace	20	\$21,000	\$1,050	0.13 %
909 Restrooms - Refurbish (Admin)	25	\$7,900	\$316	0.04 %
909 Restrooms - Refurbish (Public)	25	\$7,900	\$316	0.04 %
911 Furniture - Partial Replacement	4	\$7,850	\$1,963	0.25 %
912 Computer/Printers - Replace	4	\$14,500	\$3,625	0.46 %
1304 Tile Roof - Replace - Admin	30	\$23,500	\$783	0.10 %
1304 Tile Roof - Replace - Maintenance	30	\$24,000	\$800	0.10 %
1402 Entrance Sign - Replace	25	\$20,000	\$800	0.10 %
1900 Building Exteriors - Repair	30	\$26,500	\$883	0.11 %
1901 Building Interior - Remodel (Admin)	30	\$155,000	\$5,167	0.66 %
1901 Building Interior - Remodel (Maint)	30	\$41,750	\$1,392	0.18 %
1910 Computer Servers - Replace	5	\$25,000	\$5,000	0.64 %
1950 Spectrophotometer - Replace	10	\$25,000	\$2,500	0.32 %
Community Center				
303 HVAC Systems - Replace	10	\$79,000	\$7,900	1.01 %
305 Handheld Radios - Replace (PSD)	5	\$15,500	\$3,100	0.40 %
305 Mobile Radios - Replace (PSD)	7	\$9,700	\$1,386	0.18 %
310 Security System - Modernize	7	\$8,650	\$1,236	0.16 %
320 Parking Lot Lights - Replace	25	\$16,000	\$640	0.08 %
331 Water Heater - Replace	12	\$9,000	\$750	0.10 %
350 Flag Pole - Replace	40	\$9,700	\$243	0.03 %
404 Patio - Refurnish	10	\$10,700	\$1,070	0.14 %
602 Vinyl Floor - Replace	15	\$41,500	\$2,767	0.35 %
603 Tile Floor - Replace	25	\$26,000	\$1,040	0.13 %
702 Exterior Doors - Replace	20	\$47,500	\$2,375	0.30 %
903 Folding Furniture - Replace	6	\$18,000	\$3,000	0.38 %
903 Furniture - Replace (Boardroom)	10	\$10,700	\$1,070	0.14 %
908 Window Coverings - Replace	10	\$12,750	\$1,275	0.16 %
909 Kitchen - Refurbish	20	\$31,500	\$1,575	0.20 %
909 Restrooms - Refurbish	25	\$63,000	\$2,520	0.32 %
909 Security Offices - Refurbish	15	\$24,000	\$1,600	0.20 %
915 Stage - Replace	15	\$9,700	\$647	0.08 %
1303 Flat Roof - Replace	20	\$60,000	\$3,000	0.38 %
1304 Tile Roof - Replace Underlayment	30	\$60,000	\$2,000	0.25 %
1802 Antenna Tower - Replace	15	\$23,500	\$1,567	0.20 %
1803 Fire Alarm System - Replace	20	\$14,500	\$725	0.09 %
1804 Fire Suppression System - Replace	20	\$12,500	\$625	0.08 %
1805 Sound System - Replace	15	\$11,700	\$780	0.10 %
1806 Projector/Screen - Replace	10	\$23,500	\$2,350	0.30 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Equestrian Center				
303 HVAC Units - Replace	10	\$16,000	\$1,600	0.20 %
408 Judges Gazebos - Replace	10	\$8,650	\$865	0.11 %
409 Bridges - Replace	30	\$110,000	\$3,667	0.47 %
409 Sand/Footing - Replace (Arena)	5	\$60,500	\$12,100	1.54 %
425 Metal Hay Barns - Replace	20	\$13,000	\$650	0.08 %
503 Heavy Pipe Rail - Replace (Arenas)	25	\$52,500	\$2,100	0.27 %
503 Pipe Rail - Replace (Stalls/Pens)	30	\$73,500	\$2,450	0.31 %
505 Vinyl Fence - Replace EQ Center	30	\$16,000	\$533	0.07 %
506 Vinyl Fence - Replace EQ Parks	25	\$76,000	\$3,040	0.39 %
702 Metal Doors (Stalls) - Replace	25	\$31,500	\$1,260	0.16 %
1304 Horse Barn/Equestrian Center Roofs	30	\$88,000	\$2,933	0.37 %
1904 Walkway Poles - Replace	30	\$19,000	\$633	0.08 %
1911 Tile Floor (apartment) - Replace	20	\$9,650	\$483	0.06 %
1920 Hot Walker Variable 5 Horse	20	\$16,000	\$800	0.10 %
Asphalt				
201 Asphalt - Overlay (Admin)	40	\$63,500	\$1,588	0.20 %
201 Asphalt - Overlay (Beach)	40	\$97,000	\$2,425	0.31 %
201 Asphalt - Overlay (CB MP)	40	\$107,500	\$2,688	0.34 %
201 Asphalt - Overlay (EQ)	40	\$55,000	\$1,375	0.18 %
201 Asphalt - Remove & Replace (Admin)	40	\$130,000	\$3,250	0.41 %
201 Asphalt - Remove & Replace (Beach)	40	\$210,000	\$5,250	0.67 %
201 Asphalt - Remove & Replace (CB MP)	40	\$265,000	\$6,625	0.84 %
201 Asphalt - Remove & Replace (EQ)	40	\$100,000	\$2,500	0.32 %
202 Asphalt - Seal/Repair (All)	4	\$120,000	\$30,000	3.82 %
Lake & Marina				
103 Boat Ramp - Replace	25	\$16,000	\$640	0.08 %
314 Fuel Dispenser - Replace	20	\$19,000	\$950	0.12 %
314 Fuel Station POS - Replace	8	\$14,500	\$1,813	0.23 %
315 Fuel Storage Tank - Replace	40	\$52,500	\$1,313	0.17 %
501 Sea Wall - Partial Replace	15	\$18,500	\$1,233	0.16 %
510 Shade Structure - Replace	30	\$18,500	\$617	0.08 %
1901 Docks - Replace (Phase 1)	50	\$275,000	\$5,500	0.70 %
1901 Docks - Replace (Phase 2)	50	\$550,000	\$11,000	1.40 %
1910 Lake Coving - Partial Repair	3	\$1,000,000	\$333,333	42.48 %
1912 Dam - Refurbish	45	\$190,000	\$4,222	0.54 %
1914 Aerators - Replace	12	\$35,000	\$2,917	0.37 %
1914 Inflow/Outflow Monitor Devices	20	\$21,000	\$1,050	0.13 %
1915 Well - Replace (#01)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#02)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#03)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#05)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#06)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#07)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#09)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#10)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#11)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#13)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#14)	25	\$84,000	\$3,360	0.43 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1915 Well - Replace (#15)	25	\$84,000	\$3,360	0.43 %
1915 Well - Replace (#16)	25	\$84,000	\$3,360	0.43 %
1916 Well Pump - Replace (#01)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#02)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#03)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#05)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#06)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#07)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#09)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#10)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#11)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#13)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#14)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#15)	10	\$21,000	\$2,100	0.27 %
1916 Well Pump - Replace (#16)	10	\$21,000	\$2,100	0.27 %
1920 Filter Systems - Replace	7	\$40,000	\$5,714	0.73 %
1921 Filter Pump/UV Sterilizer	7	\$80,000	\$11,429	1.46 %
1930 Elevated Deck - Replace	30	\$16,000	\$533	0.07 %
1930 Elevated Deck Railing - Replace	20	\$10,700	\$535	0.07 %
1930 Elevated Docks - FA 04	20	\$27,500	\$1,375	0.18 %
1930 Elevated Docks - FA 10	20	\$27,500	\$1,375	0.18 %
1930 Elevated Docks - FA 14	10	\$13,000	\$1,300	0.17 %
1935 Weir Plates - Inlet/Outlet	30	\$25,000	\$833	0.11 %
Parks General				
404 Picnic Tables - Partial Replace	3	\$13,000	\$4,333	0.55 %
Beach Park				
405 Play Equipment - Replace	15	\$52,500	\$3,500	0.45 %
405 Splash Equipment - Replace	10	\$16,000	\$1,600	0.20 %
503 Metal Fence/Rail - Replace	25	\$94,500	\$3,780	0.48 %
909 Restrooms - Refurbish	25	\$23,000	\$920	0.12 %
1308 Restroom Metal Roof - Replace	35	\$14,500	\$414	0.05 %
1607 Basketball Court - Resurface	10	\$14,000	\$1,400	0.18 %
1610 Lifeguard Towers - Replace	15	\$35,000	\$2,333	0.30 %
Long Acres Park				
1607 Basketball Court - Resurface	10	\$14,000	\$1,400	0.18 %
Meadow Lake Park				
405 Play Equipment - Replace	15	\$125,000	\$8,333	1.06 %
406 Playground Bark - Replace	6	\$35,000	\$5,833	0.74 %
407 Shade Structures - Replace	30	\$31,500	\$1,050	0.13 %
408 Shade Fabric - Replace	5	\$8,650	\$1,730	0.22 %
411 Bleacher Shade Structures	25	\$27,000	\$1,080	0.14 %
502 Backstops/Dugouts - Replace	25	\$112,500	\$4,500	0.57 %
503 Metal Fence - Replace (Dog Park)	25	\$73,500	\$2,940	0.37 %
909 Restrooms - Refurbish	25	\$23,000	\$920	0.12 %
1010 Irrigation Pump - Replace	40	\$20,000	\$500	0.06 %
1304 Metal Roof - Replace (Pumphouse)	35	\$14,000	\$400	0.05 %
1304 Metal Roof - Replace (Restroom)	35	\$14,000	\$400	0.05 %
1607 Basketball Court - Resurface	10	\$14,000	\$1,400	0.18 %
Playfair Park				

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
405 Play Equipment - Replace	15	\$85,000	\$5,667	0.72 %
406 Playground Bark - Replace	6	\$25,000	\$4,167	0.53 %
407 Shade Structure - Replace	30	\$20,000	\$667	0.08 %
Vehicles & Equipment				
1 Security Car - Replace	5	\$40,000	\$8,000	1.02 %
2 Security Car - Replace	5	\$40,000	\$8,000	1.02 %
3 Security Car - Replace	5	\$40,000	\$8,000	1.02 %
4 Security Car - Replace	5	\$40,000	\$8,000	1.02 %
5 Security Truck - Replace	6	\$50,000	\$8,333	1.06 %
6 Community Services Car - Replace	12	\$30,500	\$2,542	0.32 %
7 Community Services Car - Replace	12	\$30,500	\$2,542	0.32 %
8 Security Golf Cart - Replace	10	\$15,000	\$1,500	0.19 %
11 Security Boat - Replace (Jet Ski)	12	\$14,000	\$1,167	0.15 %
12 Security Boat - Replace (Jet Ski)	12	\$14,000	\$1,167	0.15 %
13 Security Boat - Replace (Pontoon)	25	\$31,500	\$1,260	0.16 %
14 Security Boat - Replace	25	\$76,000	\$3,040	0.39 %
20 Maint. Truck - Replace	20	\$39,500	\$1,975	0.25 %
21 Maint. Truck - Replace	20	\$39,500	\$1,975	0.25 %
22 Boom Lift - Replace	20	\$39,000	\$1,950	0.25 %
23 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
24 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
25 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
26 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
27 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
28 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
29 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
30 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
31 Maint. Truck - Replace	20	\$42,000	\$2,100	0.27 %
32 Maint. Boat - Replace	30	\$57,500	\$1,917	0.24 %
33 Maint. Boat - Replace	25	\$31,500	\$1,260	0.16 %
36 Maint. Trailer - Replace	20	\$9,700	\$485	0.06 %
37 Maint. Trailer - Replace	20	\$9,700	\$485	0.06 %
43 Equestrian Tractor - Replace	30	\$42,000	\$1,400	0.18 %
44 Maint. Tractor - Replace	30	\$47,500	\$1,583	0.20 %
45 Lake Side Tractor - Replace	30	\$63,500	\$2,117	0.27 %
47 Maint. Wood Chipper - Replace	20	\$13,000	\$650	0.08 %
48 Maint. Mower - Replace EQ	15	\$10,200	\$680	0.09 %
49 Maint. Mower - Replace	15	\$21,000	\$1,400	0.18 %
1900 Outboard Motor (Lake Patrol)	6	\$17,000	\$2,833	0.36 %
1900 Outboard Motor (Maint. Pontoon)	6	\$17,000	\$2,833	0.36 %
1900 Outboard Motor (PSD Pontoon)	6	\$17,000	\$2,833	0.36 %
1900 Outboard Motor (Shocker Boat)	6	\$17,000	\$2,833	0.36 %
174 Total Funded Components			\$784,727	100.00 %



Accounting Tax Summary

Report # 759-13
No-Site-Visit

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Admin & Maintenance Bldgs						
303	HVAC System - Replace (Front)	20	0	\$8,450	\$8,450	\$34.10
303	HVAC System - Replace (Rear)	20	0	\$8,450	\$8,450	\$34.10
305	Handheld Radios - Replace (Maint.)	6	0	\$14,000	\$14,000	\$188.32
310	Security System - Modernize	7	0	\$10,700	\$10,700	\$123.37
601	Flooring - Replace	6	0	\$10,700	\$10,700	\$143.93
702	Maint. Overhead Doors - Replace	20	6	\$21,000	\$14,700	\$84.74
909	Restrooms - Refurbish (Admin)	25	0	\$7,900	\$7,900	\$25.50
909	Restrooms - Refurbish (Public)	25	0	\$7,900	\$7,900	\$25.50
911	Furniture - Partial Replacement	4	0	\$7,850	\$7,850	\$158.39
912	Computer/Printers - Replace	4	3	\$14,500	\$3,625	\$292.56
1304	Tile Roof - Replace - Admin	30	5	\$23,500	\$19,583	\$63.22
1304	Tile Roof - Replace - Maintenance	30	5	\$24,000	\$20,000	\$64.57
1402	Entrance Sign - Replace	25	1	\$20,000	\$19,200	\$64.57
1900	Building Exteriors - Repair	30	0	\$26,500	\$26,500	\$71.29
1901	Building Interior - Remodel (Admin)	30	0	\$155,000	\$155,000	\$416.99
1901	Building Interior - Remodel (Maint)	30	0	\$41,750	\$41,750	\$112.32
1910	Computer Servers - Replace	5	3	\$25,000	\$10,000	\$403.54
1950	Spectrophometer - Replace	10	9	\$25,000	\$2,500	\$201.77
Community Center						
303	HVAC Systems - Replace	10	8	\$79,000	\$15,800	\$637.59
305	Handheld Radios - Replace (PSD)	5	4	\$15,500	\$3,100	\$250.19
305	Mobile Radios - Replace (PSD)	7	6	\$9,700	\$1,386	\$111.84
310	Security System - Modernize	7	6	\$8,650	\$1,236	\$99.73
320	Parking Lot Lights - Replace	25	8	\$16,000	\$10,880	\$51.65
331	Water Heater - Replace	12	11	\$9,000	\$750	\$60.53
350	Flag Pole - Replace	40	3	\$9,700	\$8,973	\$19.57
404	Patio - Refurnish	10	3	\$10,700	\$7,490	\$86.36
602	Vinyl Floor - Replace	15	6	\$41,500	\$24,900	\$223.29
603	Tile Floor - Replace	25	3	\$26,000	\$22,880	\$83.94
702	Exterior Doors - Replace	20	9	\$47,500	\$26,125	\$191.68
903	Folding Furniture - Replace	6	3	\$18,000	\$9,000	\$242.12
903	Furniture - Replace (Boardroom)	10	7	\$10,700	\$3,210	\$86.36
908	Window Coverings - Replace	10	3	\$12,750	\$8,925	\$102.90
909	Kitchen - Refurbish	20	4	\$31,500	\$25,200	\$127.11
909	Restrooms - Refurbish	25	24	\$63,000	\$2,520	\$203.38
909	Security Offices - Refurbish	15	7	\$24,000	\$12,800	\$129.13
915	Stage - Replace	15	10	\$9,700	\$3,233	\$52.19
1303	Flat Roof - Replace	20	1	\$60,000	\$57,000	\$242.12
1304	Tile Roof - Replace Underlayment	30	1	\$60,000	\$58,000	\$161.41
1802	Antenna Tower - Replace	15	7	\$23,500	\$12,533	\$126.44
1803	Fire Alarm System - Replace	20	3	\$14,500	\$12,325	\$58.51
1804	Fire Suppression System - Replace	20	3	\$12,500	\$10,625	\$50.44
1805	Sound System - Replace	15	0	\$11,700	\$11,700	\$62.95
1806	Projector/Screen - Replace	10	1	\$23,500	\$21,150	\$189.66

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
Equestrian Center						
303	HVAC Units - Replace	10	6	\$16,000	\$6,400	\$129.13
408	Judges Gazebos - Replace	10	6	\$8,650	\$3,460	\$69.81
409	Bridges - Replace	30	0	\$110,000	\$110,000	\$295.93
409	Sand/Footing - Replace (Arena)	5	2	\$60,500	\$36,300	\$976.56
425	Metal Hay Barns - Replace	20	9	\$13,000	\$7,150	\$52.46
503	Heavy Pipe Rail - Replace (Arenas)	25	16	\$52,500	\$18,900	\$169.49
503	Pipe Rail - Replace (Stalls/Pens)	30	3	\$73,500	\$66,150	\$197.73
505	Vinyl Fence - Replace EQ Center	30	3	\$16,000	\$14,400	\$43.04
506	Vinyl Fence - Replace EQ Parks	25	7	\$76,000	\$54,720	\$245.35
702	Metal Doors (Stalls) - Replace	25	3	\$31,500	\$27,720	\$101.69
1304	Horse Barn/Equestrian Center Roofs	30	12	\$88,000	\$52,800	\$236.74
1904	Walkway Poles - Replace	30	2	\$19,000	\$17,733	\$51.11
1911	Tile Floor (apartment) - Replace	20	12	\$9,650	\$3,860	\$38.94
1920	Hot Walker Variable 5 Horse	20	18	\$16,000	\$1,600	\$64.57
Asphalt						
201	Asphalt - Overlay (Admin)	40	31	\$63,500	\$14,288	\$128.12
201	Asphalt - Overlay (Beach)	40	31	\$97,000	\$21,825	\$195.72
201	Asphalt - Overlay (CB MP)	40	31	\$107,500	\$24,188	\$216.90
201	Asphalt - Overlay (EQ)	40	31	\$55,000	\$12,375	\$110.97
201	Asphalt - Remove & Replace (Admin)	40	6	\$130,000	\$110,500	\$262.30
201	Asphalt - Remove & Replace (Beach)	40	6	\$210,000	\$178,500	\$423.71
201	Asphalt - Remove & Replace (CB MP)	40	6	\$265,000	\$225,250	\$534.69
201	Asphalt - Remove & Replace (EQ)	40	6	\$100,000	\$85,000	\$201.77
202	Asphalt - Seal/Repair (All)	4	0	\$120,000	\$120,000	\$2,421.22
Lake & Marina						
103	Boat Ramp - Replace	25	5	\$16,000	\$12,800	\$51.65
314	Fuel Dispenser - Replace	20	18	\$19,000	\$1,900	\$76.67
314	Fuel Station POS - Replace	8	6	\$14,500	\$3,625	\$146.28
315	Fuel Storage Tank - Replace	40	5	\$52,500	\$45,938	\$105.93
501	Sea Wall - Partial Replace	15	11	\$18,500	\$4,933	\$99.54
510	Shade Structure - Replace	30	20	\$18,500	\$6,167	\$49.77
1901	Docks - Replace (Phase 1)	50	48	\$275,000	\$11,000	\$443.89
1901	Docks - Replace (Phase 2)	50	0	\$550,000	\$550,000	\$887.78
1910	Lake Coving - Partial Repair	3	2	\$1,000,000	\$333,333	\$26,902.48
1912	Dam - Refurbish	45	5	\$190,000	\$168,889	\$340.76
1914	Aerators - Replace	12	4	\$35,000	\$23,333	\$235.40
1914	Inflow/Outflow Monitor Devices	20	18	\$21,000	\$2,100	\$84.74
1915	Well - Replace (#01)	25	14	\$84,000	\$36,960	\$271.18
1915	Well - Replace (#02)	25	14	\$84,000	\$36,960	\$271.18
1915	Well - Replace (#03)	25	3	\$84,000	\$73,920	\$271.18
1915	Well - Replace (#05)	25	3	\$84,000	\$73,920	\$271.18
1915	Well - Replace (#06)	25	15	\$84,000	\$33,600	\$271.18
1915	Well - Replace (#07)	25	3	\$84,000	\$73,920	\$271.18
1915	Well - Replace (#09)	25	3	\$84,000	\$73,920	\$271.18
1915	Well - Replace (#10)	25	14	\$84,000	\$36,960	\$271.18
1915	Well - Replace (#11)	25	15	\$84,000	\$33,600	\$271.18
1915	Well - Replace (#13)	25	15	\$84,000	\$33,600	\$271.18
1915	Well - Replace (#14)	25	3	\$84,000	\$73,920	\$271.18

# Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
1915 Well - Replace (#15)	25	14	\$84,000	\$36,960	\$271.18
1915 Well - Replace (#16)	25	3	\$84,000	\$73,920	\$271.18
1916 Well Pump - Replace (#01)	10	8	\$21,000	\$4,200	\$169.49
1916 Well Pump - Replace (#02)	10	0	\$21,000	\$21,000	\$169.49
1916 Well Pump - Replace (#03)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#05)	10	0	\$21,000	\$21,000	\$169.49
1916 Well Pump - Replace (#06)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#07)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#09)	10	0	\$21,000	\$21,000	\$169.49
1916 Well Pump - Replace (#10)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#11)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#13)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#14)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#15)	10	2	\$21,000	\$16,800	\$169.49
1916 Well Pump - Replace (#16)	10	5	\$21,000	\$10,500	\$169.49
1920 Filter Systems - Replace	7	6	\$40,000	\$5,714	\$461.19
1921 Filter Pump/UV Sterilizer	7	6	\$80,000	\$11,429	\$922.37
1930 Elevated Deck - Replace	30	25	\$16,000	\$2,667	\$43.04
1930 Elevated Deck Railing - Replace	20	15	\$10,700	\$2,675	\$43.18
1930 Elevated Docks - FA 04	20	13	\$27,500	\$9,625	\$110.97
1930 Elevated Docks - FA 10	20	13	\$27,500	\$9,625	\$110.97
1930 Elevated Docks - FA 14	10	7	\$13,000	\$3,900	\$104.92
1935 Weir Plates - Inlet/Outlet	30	1	\$25,000	\$24,167	\$67.26
Parks General					
404 Picnic Tables - Partial Replace	3	1	\$13,000	\$8,667	\$349.73
Beach Park					
405 Play Equipment - Replace	15	14	\$52,500	\$3,500	\$282.48
405 Splash Equipment - Replace	10	4	\$16,000	\$9,600	\$129.13
503 Metal Fence/Rail - Replace	25	3	\$94,500	\$83,160	\$305.07
909 Restrooms - Refurbish	25	14	\$23,000	\$10,120	\$74.25
1308 Restroom Metal Roof - Replace	35	20	\$14,500	\$6,214	\$33.44
1607 Basketball Court - Resurface	10	6	\$14,000	\$5,600	\$112.99
1610 Lifeguard Towers - Replace	15	6	\$35,000	\$21,000	\$188.32
Long Acres Park					
1607 Basketball Court - Resurface	10	6	\$14,000	\$5,600	\$112.99
Meadow Lake Park					
405 Play Equipment - Replace	15	9	\$125,000	\$50,000	\$672.56
406 Playground Bark - Replace	6	4	\$35,000	\$11,667	\$470.79
407 Shade Structures - Replace	30	22	\$31,500	\$8,400	\$84.74
408 Shade Fabric - Replace	5	1	\$8,650	\$6,920	\$139.62
411 Bleacher Shade Structures	25	20	\$27,000	\$5,400	\$87.16
502 Backstops/Dugouts - Replace	25	20	\$112,500	\$22,500	\$363.18
503 Metal Fence - Replace (Dog Park)	25	20	\$73,500	\$14,700	\$237.28
909 Restrooms - Refurbish	25	17	\$23,000	\$7,360	\$74.25
1010 Irrigation Pump - Replace	40	10	\$20,000	\$15,000	\$40.35
1304 Metal Roof - Replace (Pumphouse)	35	31	\$14,000	\$1,600	\$32.28
1304 Metal Roof - Replace (Restroom)	35	29	\$14,000	\$2,400	\$32.28
1607 Basketball Court - Resurface	10	6	\$14,000	\$5,600	\$112.99
Playfair Park					

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Proportional Reserve Funding
405	Play Equipment - Replace	15	12	\$85,000	\$17,000	\$457.34
406	Playground Bark - Replace	6	3	\$25,000	\$12,500	\$336.28
407	Shade Structure - Replace	30	20	\$20,000	\$6,667	\$53.80
Vehicles & Equipment						
1	Security Car - Replace	5	0	\$40,000	\$40,000	\$645.66
2	Security Car - Replace	5	0	\$40,000	\$40,000	\$645.66
3	Security Car - Replace	5	0	\$40,000	\$40,000	\$645.66
4	Security Car - Replace	5	0	\$40,000	\$40,000	\$645.66
5	Security Truck - Replace	6	2	\$50,000	\$33,333	\$672.56
6	Community Services Car - Replace	12	6	\$30,500	\$15,250	\$205.13
7	Community Services Car - Replace	12	6	\$30,500	\$15,250	\$205.13
8	Security Golf Cart - Replace	10	9	\$15,000	\$1,500	\$121.06
11	Security Boat - Replace (Jet Ski)	12	11	\$14,000	\$1,167	\$94.16
12	Security Boat - Replace (Jet Ski)	12	8	\$14,000	\$4,667	\$94.16
13	Security Boat - Replace (Pontoon)	25	2	\$31,500	\$28,980	\$101.69
14	Security Boat - Replace	25	19	\$76,000	\$18,240	\$245.35
20	Maint. Truck - Replace	20	18	\$39,500	\$3,950	\$159.40
21	Maint. Truck - Replace	20	2	\$39,500	\$35,550	\$159.40
22	Boom Lift - Replace	20	15	\$39,000	\$9,750	\$157.38
23	Maint. Truck - Replace	20	2	\$42,000	\$37,800	\$169.49
24	Maint. Truck - Replace	20	15	\$42,000	\$10,500	\$169.49
25	Maint. Truck - Replace	20	10	\$42,000	\$21,000	\$169.49
26	Maint. Truck - Replace	20	10	\$42,000	\$21,000	\$169.49
27	Maint. Truck - Replace	20	10	\$42,000	\$21,000	\$169.49
28	Maint. Truck - Replace	20	11	\$42,000	\$18,900	\$169.49
29	Maint. Truck - Replace	20	12	\$42,000	\$16,800	\$169.49
30	Maint. Truck - Replace	20	10	\$42,000	\$21,000	\$169.49
31	Maint. Truck - Replace	20	17	\$42,000	\$6,300	\$169.49
32	Maint. Boat - Replace	30	11	\$57,500	\$36,417	\$154.69
33	Maint. Boat - Replace	25	22	\$31,500	\$3,780	\$101.69
36	Maint. Trailer - Replace	20	11	\$9,700	\$4,365	\$39.14
37	Maint. Trailer - Replace	20	11	\$9,700	\$4,365	\$39.14
43	Equestrian Tractor - Replace	30	20	\$42,000	\$14,000	\$112.99
44	Maint. Tractor - Replace	30	15	\$47,500	\$23,750	\$127.79
45	Lake Side Tractor - Replace	30	26	\$63,500	\$8,467	\$170.83
47	Maint. Wood Chipper - Replace	20	2	\$13,000	\$11,700	\$52.46
48	Maint. Mower - Replace EQ	15	12	\$10,200	\$2,040	\$54.88
49	Maint. Mower - Replace	15	0	\$21,000	\$21,000	\$112.99
1900	Outboard Motor (Lake Patrol)	6	2	\$17,000	\$11,333	\$228.67
1900	Outboard Motor (Maint. Pontoon)	6	2	\$17,000	\$11,333	\$228.67
1900	Outboard Motor (PSD Pontoon)	6	2	\$17,000	\$11,333	\$228.67
1900	Outboard Motor (Shocker Boat)	6	2	\$17,000	\$11,333	\$228.67
174	Total Funded Components				\$5,130,074	\$63,333



30-Year Reserve Plan Summary

Report # 759-13
No-Site-Visit

Fiscal Year Start: 2023

Interest:

1.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2023	\$1,700,448	\$5,130,074	33.1 %	Medium	\$760,000	\$0	\$14,195	\$1,334,900
2024	\$1,139,743	\$4,717,298	24.2 %	High	\$942,400	\$0	\$15,096	\$216,455
2025	\$1,880,784	\$5,468,386	34.4 %	Medium	\$1,168,576	\$0	\$16,816	\$1,582,332
2026	\$1,483,844	\$4,860,128	30.5 %	Medium	\$1,193,700	\$0	\$16,028	\$970,505
2027	\$1,723,066	\$4,889,529	35.2 %	Medium	\$1,219,365	\$0	\$21,887	\$308,221
2028	\$2,656,097	\$5,628,461	47.2 %	Medium	\$1,245,581	\$0	\$24,281	\$1,723,841
2029	\$2,202,119	\$4,958,765	44.4 %	Medium	\$1,272,361	\$0	\$21,818	\$1,332,980
2030	\$2,163,317	\$4,699,673	46.0 %	Medium	\$1,299,717	\$0	\$26,742	\$302,426
2031	\$3,187,350	\$5,523,234	57.7 %	Medium	\$1,327,661	\$0	\$29,775	\$1,774,555
2032	\$2,770,232	\$4,885,030	56.7 %	Medium	\$1,356,206	\$0	\$32,781	\$370,556
2033	\$3,788,662	\$5,704,517	66.4 %	Medium	\$1,385,364	\$0	\$41,855	\$629,894
2034	\$4,585,988	\$6,313,108	72.6 %	Low	\$1,415,149	\$0	\$44,786	\$1,670,839
2035	\$4,375,084	\$5,900,370	74.1 %	Low	\$1,445,575	\$0	\$46,802	\$878,126
2036	\$4,989,336	\$6,325,309	78.9 %	Low	\$1,476,655	\$0	\$55,660	\$374,182
2037	\$6,147,468	\$7,316,631	84.0 %	Low	\$1,508,403	\$0	\$57,282	\$2,399,270
2038	\$5,313,884	\$6,287,461	84.5 %	Low	\$1,540,834	\$0	\$55,939	\$1,031,998
2039	\$5,878,659	\$6,672,384	88.1 %	Low	\$1,573,962	\$0	\$64,233	\$543,434
2040	\$6,973,420	\$7,609,853	91.6 %	Low	\$1,607,802	\$0	\$68,590	\$1,899,452
2041	\$6,750,359	\$7,217,659	93.5 %	Low	\$1,642,370	\$0	\$73,445	\$521,285
2042	\$7,944,889	\$8,273,289	96.0 %	Low	\$1,677,680	\$0	\$86,841	\$278,807
2043	\$9,430,602	\$9,651,620	97.7 %	Low	\$1,713,751	\$0	\$85,692	\$3,514,873
2044	\$7,715,172	\$7,780,673	99.2 %	Low	\$1,750,596	\$0	\$84,222	\$413,636
2045	\$9,136,354	\$9,091,666	100.5 %	Low	\$1,788,234	\$0	\$95,992	\$950,387
2046	\$10,070,192	\$9,934,244	101.4 %	Low	\$1,826,681	\$0	\$99,307	\$2,196,503
2047	\$9,799,677	\$9,565,062	102.5 %	Low	\$1,865,955	\$0	\$103,699	\$820,334
2048	\$10,948,997	\$10,650,115	102.8 %	Low	\$1,906,073	\$0	\$117,091	\$493,085
2049	\$12,479,076	\$12,154,077	102.7 %	Low	\$1,947,053	\$0	\$120,885	\$2,838,721
2050	\$11,708,294	\$11,337,922	103.3 %	Low	\$1,988,915	\$0	\$123,073	\$903,509
2051	\$12,916,772	\$12,542,844	103.0 %	Low	\$2,031,677	\$0	\$128,445	\$2,293,762
2052	\$12,783,132	\$12,405,816	103.0 %	Low	\$2,075,358	\$0	\$124,846	\$2,786,639

30-Year Income/Expense Detail

Report # 759-13
No-Site-Visit

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$1,700,448	\$1,139,743	\$1,880,784	\$1,483,844	\$1,723,066
Annual Reserve Funding	\$760,000	\$942,400	\$1,168,576	\$1,193,700	\$1,219,365
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$14,195	\$15,096	\$16,816	\$16,028	\$21,887
Total Income	\$2,474,643	\$2,097,239	\$3,066,176	\$2,693,572	\$2,964,318
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$8,450	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$8,450	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$14,000	\$0	\$0	\$0	\$0
310 Security System - Modernize	\$10,700	\$0	\$0	\$0	\$0
601 Flooring - Replace	\$10,700	\$0	\$0	\$0	\$0
702 Maint. Overhead Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$7,900	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$7,900	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$7,850	\$0	\$0	\$0	\$8,835
912 Computer/Printers - Replace	\$0	\$0	\$0	\$15,845	\$0
1304 Tile Roof - Replace - Admin	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$0	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$20,600	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$26,500	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$155,000	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$41,750	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$27,318	\$0
1950 Spectrophometer - Replace	\$0	\$0	\$0	\$0	\$0
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$17,445
305 Mobile Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
331 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$10,599	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$11,692	\$0
602 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$28,411	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$19,669	\$0
903 Furniture - Replace (Boardroom)	\$0	\$0	\$0	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$13,932	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$35,454
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Security Offices - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Stage - Replace	\$0	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$61,800	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$61,800	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$15,845	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$13,659	\$0
1805 Sound System - Replace	\$11,700	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$24,205	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
409 Bridges - Replace	\$110,000	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$64,184	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$0
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$0	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$80,315	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$17,484	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$0	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$34,421	\$0

Fiscal Year	2023	2024	2025	2026	2027
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$0	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$20,157	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$0	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$0	\$0
Asphalt					
201 Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (EQ)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (All)	\$120,000	\$0	\$0	\$0	\$135,061
Lake & Marina					
103 Boat Ramp - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Dispenser - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Station POS - Replace	\$0	\$0	\$0	\$0	\$0
315 Fuel Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
501 Sea Wall - Partial Replace	\$0	\$0	\$0	\$0	\$0
510 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 2)	\$550,000	\$0	\$0	\$0	\$0
1910 Lake Coving - Partial Repair	\$0	\$0	\$1,060,900	\$0	\$0
1912 Dam - Refurbish	\$0	\$0	\$0	\$0	\$0
1914 Aerators - Replace	\$0	\$0	\$0	\$0	\$39,393
1914 Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#03)	\$0	\$0	\$0	\$91,789	\$0
1915 Well - Replace (#05)	\$0	\$0	\$0	\$91,789	\$0
1915 Well - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#07)	\$0	\$0	\$0	\$91,789	\$0
1915 Well - Replace (#09)	\$0	\$0	\$0	\$91,789	\$0
1915 Well - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#14)	\$0	\$0	\$0	\$91,789	\$0
1915 Well - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#16)	\$0	\$0	\$0	\$91,789	\$0
1916 Well Pump - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#02)	\$21,000	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#03)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#05)	\$21,000	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#06)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#07)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#09)	\$21,000	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#10)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#11)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#13)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#14)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#15)	\$0	\$0	\$22,279	\$0	\$0
1916 Well Pump - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1920 Filter Systems - Replace	\$0	\$0	\$0	\$0	\$0
1921 Filter Pump/UV Sterilizer	\$0	\$0	\$0	\$0	\$0
1930 Elevated Deck - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 04	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 10	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 14	\$0	\$0	\$0	\$0	\$0
1935 Weir Plates - Inlet/Outlet	\$0	\$25,750	\$0	\$0	\$0
Parks General					
404 Picnic Tables - Partial Replace	\$0	\$13,390	\$0	\$0	\$14,632
Beach Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
405 Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$18,008
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$103,263	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2023	2024	2025	2026	2027
1308 Restroom Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1610 Lifeguard Towers - Replace	\$0	\$0	\$0	\$0	\$0
Long Acres Park					
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$0	\$0	\$39,393
407 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
408 Shade Fabric - Replace	\$0	\$8,910	\$0	\$0	\$0
411 Bleacher Shade Structures	\$0	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$0	\$27,318	\$0
407 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$40,000	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$40,000	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$40,000	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$40,000	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$0	\$0	\$53,045	\$0	\$0
6 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
7 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
11 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
12 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$33,418	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$0
20 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
21 Maint. Truck - Replace	\$0	\$0	\$41,906	\$0	\$0
22 Boom Lift - Replace	\$0	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$44,558	\$0	\$0
24 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
30 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
32 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$0	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$0	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$0	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$13,792	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$0	\$0	\$0
49 Maint. Mower - Replace	\$21,000	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$0	\$0	\$18,035	\$0	\$0
1900 Outboard Motor (Maint. Pontoon)	\$0	\$0	\$18,035	\$0	\$0
1900 Outboard Motor (PSD Pontoon)	\$0	\$0	\$18,035	\$0	\$0
1900 Outboard Motor (Shocker Boat)	\$0	\$0	\$18,035	\$0	\$0
Total Expenses	\$1,334,900	\$216,455	\$1,582,332	\$970,505	\$308,221
Ending Reserve Balance	\$1,139,743	\$1,880,784	\$1,483,844	\$1,723,066	\$2,656,097

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$2,656,097	\$2,202,119	\$2,163,317	\$3,187,350	\$2,770,232
Annual Reserve Funding	\$1,245,581	\$1,272,361	\$1,299,717	\$1,327,661	\$1,356,206
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,281	\$21,818	\$26,742	\$29,775	\$32,781
Total Income	\$3,925,959	\$3,496,298	\$3,489,776	\$4,544,787	\$4,159,218
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$0	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$0	\$16,717	\$0	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$13,160	\$0	\$0
601 Flooring - Replace	\$0	\$12,776	\$0	\$0	\$0
702 Maint. Overhead Doors - Replace	\$0	\$25,075	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$0	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$0	\$0	\$0	\$9,944	\$0
912 Computer/Printers - Replace	\$0	\$0	\$17,833	\$0	\$0
1304 Tile Roof - Replace - Admin	\$27,243	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$27,823	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$0	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$0	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$31,669	\$0
1950 Spectrophometer - Replace	\$0	\$0	\$0	\$0	\$32,619
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$100,075	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$20,224
305 Mobile Radios - Replace (PSD)	\$0	\$11,582	\$0	\$0	\$0
310 Security System - Modernize	\$0	\$10,329	\$0	\$0	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$20,268	\$0
331 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floor - Replace	\$0	\$49,553	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$61,977
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$23,486
903 Furniture - Replace (Boardroom)	\$0	\$0	\$13,160	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Security Offices - Refurbish	\$0	\$0	\$29,517	\$0	\$0
915 Stage - Replace	\$0	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$28,902	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
1805 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$19,105	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$10,329	\$0	\$0	\$0
409 Bridges - Replace	\$0	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$74,407	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$16,962
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$0	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$0	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$0	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$93,470	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$0	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$0	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$0	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$0	\$0
Asphalt					

Fiscal Year		2028	2029	2030	2031	2032
201	Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Remove & Replace (Admin)	\$0	\$155,227	\$0	\$0	\$0
201	Asphalt - Remove & Replace (Beach)	\$0	\$250,751	\$0	\$0	\$0
201	Asphalt - Remove & Replace (CB MP)	\$0	\$316,424	\$0	\$0	\$0
201	Asphalt - Remove & Replace (EQ)	\$0	\$119,405	\$0	\$0	\$0
202	Asphalt - Seal/Repair (All)	\$0	\$0	\$0	\$152,012	\$0
Lake & Marina						
103	Boat Ramp - Replace	\$18,548	\$0	\$0	\$0	\$0
314	Fuel Dispenser - Replace	\$0	\$0	\$0	\$0	\$0
314	Fuel Station POS - Replace	\$0	\$17,314	\$0	\$0	\$0
315	Fuel Storage Tank - Replace	\$60,862	\$0	\$0	\$0	\$0
501	Sea Wall - Partial Replace	\$0	\$0	\$0	\$0	\$0
510	Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
1901	Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901	Docks - Replace (Phase 2)	\$0	\$0	\$0	\$0	\$0
1910	Lake Coving - Partial Repair	\$1,159,274	\$0	\$0	\$1,266,770	\$0
1912	Dam - Refurbish	\$220,262	\$0	\$0	\$0	\$0
1914	Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1914	Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#01)	\$0	\$0	\$0	\$26,602	\$0
1916	Well Pump - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#16)	\$24,345	\$0	\$0	\$0	\$0
1920	Filter Systems - Replace	\$0	\$47,762	\$0	\$0	\$0
1921	Filter Pump/UV Sterilizer	\$0	\$95,524	\$0	\$0	\$0
1930	Elevated Deck - Replace	\$0	\$0	\$0	\$0	\$0
1930	Elevated Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 04	\$0	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 10	\$0	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 14	\$0	\$0	\$15,988	\$0	\$0
1935	Weir Plates - Inlet/Outlet	\$0	\$0	\$0	\$0	\$0
Parks General						
404	Picnic Tables - Partial Replace	\$0	\$0	\$15,988	\$0	\$0
Beach Park						
405	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
405	Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
909	Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1308	Restroom Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1607	Basketball Court - Resurface	\$0	\$16,717	\$0	\$0	\$0
1610	Lifeguard Towers - Replace	\$0	\$41,792	\$0	\$0	\$0
Long Acres Park						
1607	Basketball Court - Resurface	\$0	\$16,717	\$0	\$0	\$0

Fiscal Year	2028	2029	2030	2031	2032
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$163,097
406 Playground Bark - Replace	\$0	\$0	\$0	\$0	\$0
407 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
408 Shade Fabric - Replace	\$0	\$10,329	\$0	\$0	\$0
411 Bleacher Shade Structures	\$0	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$16,717	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$0	\$0	\$32,619
407 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$46,371	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$46,371	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$46,371	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$46,371	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$0	\$0	\$0	\$63,339	\$0
6 Community Services Car - Replace	\$0	\$36,419	\$0	\$0	\$0
7 Community Services Car - Replace	\$0	\$36,419	\$0	\$0	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$19,572
11 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
12 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$17,735	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$0	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$0
20 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
21 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
22 Boom Lift - Replace	\$0	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
24 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
30 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
32 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$0	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$0	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$0	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$0	\$0	\$0
49 Maint. Mower - Replace	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$0	\$0	\$0	\$21,535	\$0
1900 Outboard Motor (Maint. Pontoon)	\$0	\$0	\$0	\$21,535	\$0
1900 Outboard Motor (PSD Pontoon)	\$0	\$0	\$0	\$21,535	\$0
1900 Outboard Motor (Shocker Boat)	\$0	\$0	\$0	\$21,535	\$0
Total Expenses	\$1,723,841	\$1,332,980	\$302,426	\$1,774,555	\$370,556
Ending Reserve Balance	\$2,202,119	\$2,163,317	\$3,187,350	\$2,770,232	\$3,788,662

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$3,788,662	\$4,585,988	\$4,375,084	\$4,989,336	\$6,147,468
Annual Reserve Funding	\$1,385,364	\$1,415,149	\$1,445,575	\$1,476,655	\$1,508,403
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$41,855	\$44,786	\$46,802	\$55,660	\$57,282
Total Income	\$5,215,882	\$6,045,924	\$5,867,462	\$6,521,651	\$7,713,154
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$0	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$0	\$0	\$19,961	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$0	\$16,185
601 Flooring - Replace	\$0	\$0	\$15,256	\$0	\$0
702 Maint. Overhead Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$0	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$0	\$0	\$11,192	\$0	\$0
912 Computer/Printers - Replace	\$0	\$20,071	\$0	\$0	\$0
1304 Tile Roof - Replace - Admin	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$0	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$0	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$0	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$36,713	\$0
1950 Spectrophometer - Replace	\$0	\$0	\$0	\$0	\$0
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$23,445
305 Mobile Radios - Replace (PSD)	\$0	\$0	\$0	\$14,245	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$12,703	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
331 Water Heater - Replace	\$0	\$12,458	\$0	\$0	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$15,713	\$0
602 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture - Replace (Boardroom)	\$0	\$0	\$0	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$18,724	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Security Offices - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Stage - Replace	\$13,036	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
1805 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$32,529	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
409 Bridges - Replace	\$0	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$86,259	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$0
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$0	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$0	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$0	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$0	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$125,467	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$0	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$13,759	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$0	\$0
Asphalt					

Fiscal Year	2033	2034	2035	2036	2037
201 Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (EQ)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (All)	\$0	\$0	\$171,091	\$0	\$0
Lake & Marina					
103 Boat Ramp - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Dispenser - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Station POS - Replace	\$0	\$0	\$0	\$0	\$21,933
315 Fuel Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
501 Sea Wall - Partial Replace	\$0	\$25,608	\$0	\$0	\$0
510 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 2)	\$0	\$0	\$0	\$0	\$0
1910 Lake Coving - Partial Repair	\$0	\$1,384,234	\$0	\$0	\$1,512,590
1912 Dam - Refurbish	\$0	\$0	\$0	\$0	\$0
1914 Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1914 Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#01)	\$0	\$0	\$0	\$0	\$127,058
1915 Well - Replace (#02)	\$0	\$0	\$0	\$0	\$127,058
1915 Well - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#10)	\$0	\$0	\$0	\$0	\$127,058
1915 Well - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#15)	\$0	\$0	\$0	\$0	\$127,058
1915 Well - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#02)	\$28,222	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#03)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#05)	\$28,222	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#06)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#07)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#09)	\$28,222	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#10)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#11)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#13)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#14)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#15)	\$0	\$0	\$29,941	\$0	\$0
1916 Well Pump - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1920 Filter Systems - Replace	\$0	\$0	\$0	\$58,741	\$0
1921 Filter Pump/UV Sterilizer	\$0	\$0	\$0	\$117,483	\$0
1930 Elevated Deck - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 04	\$0	\$0	\$0	\$40,385	\$0
1930 Elevated Docks - FA 10	\$0	\$0	\$0	\$40,385	\$0
1930 Elevated Docks - FA 14	\$0	\$0	\$0	\$0	\$0
1935 Weir Plates - Inlet/Outlet	\$0	\$0	\$0	\$0	\$0
Parks General					
404 Picnic Tables - Partial Replace	\$17,471	\$0	\$0	\$19,091	\$0
Beach Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$79,411
405 Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$24,201
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$34,790
1308 Restroom Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1610 Lifeguard Towers - Replace	\$0	\$0	\$0	\$0	\$0
Long Acres Park					
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2033	2034	2035	2036	2037
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$47,037	\$0	\$0	\$0	\$0
407 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
408 Shade Fabric - Replace	\$0	\$11,974	\$0	\$0	\$0
411 Bleacher Shade Structures	\$0	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Pump - Replace	\$26,878	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$121,190	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$0	\$0	\$0
407 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$53,757	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$53,757	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$53,757	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$53,757	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$0	\$0	\$0	\$0	\$75,629
6 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
7 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
11 Security Boat - Replace (Jet Ski)	\$0	\$19,379	\$0	\$0	\$0
12 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$0	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$0
20 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
21 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
22 Boom Lift - Replace	\$0	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
24 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$56,444	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$56,444	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$56,444	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$58,138	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$59,882	\$0	\$0
30 Maint. Truck - Replace	\$56,444	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
32 Maint. Boat - Replace	\$0	\$79,593	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$13,427	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$13,427	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$0	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$0	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$0	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$14,543	\$0	\$0
49 Maint. Mower - Replace	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$0	\$0	\$0	\$0	\$25,714
1900 Outboard Motor (Maint. Pontoon)	\$0	\$0	\$0	\$0	\$25,714
1900 Outboard Motor (PSD Pontoon)	\$0	\$0	\$0	\$0	\$25,714
1900 Outboard Motor (Shocker Boat)	\$0	\$0	\$0	\$0	\$25,714
Total Expenses	\$629,894	\$1,670,839	\$878,126	\$374,182	\$2,399,270
Ending Reserve Balance	\$4,585,988	\$4,375,084	\$4,989,336	\$6,147,468	\$5,313,884

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$5,313,884	\$5,878,659	\$6,973,420	\$6,750,359	\$7,944,889
Annual Reserve Funding	\$1,540,834	\$1,573,962	\$1,607,802	\$1,642,370	\$1,677,680
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$55,939	\$64,233	\$68,590	\$73,445	\$86,841
Total Income	\$6,910,657	\$7,516,854	\$8,649,811	\$8,466,174	\$9,709,410
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$0	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$0	\$0	\$0	\$23,834	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
601 Flooring - Replace	\$0	\$0	\$0	\$18,216	\$0
702 Maint. Overhead Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$0	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$0	\$12,597	\$0	\$0	\$0
912 Computer/Printers - Replace	\$22,591	\$0	\$0	\$0	\$25,426
1304 Tile Roof - Replace - Admin	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$0	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$0	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$0	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$42,561	\$0
1950 Spectrophometer - Replace	\$0	\$0	\$0	\$0	\$43,838
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$134,492	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$27,179
305 Mobile Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$0	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
331 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$28,043	\$0	\$0	\$0	\$0
903 Furniture - Replace (Boardroom)	\$0	\$0	\$17,685	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Security Offices - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Stage - Replace	\$0	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
1805 Sound System - Replace	\$18,228	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$25,675	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$13,881	\$0	\$0	\$0
409 Bridges - Replace	\$0	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$99,997	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$0
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$84,247	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$0	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$0	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$0	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$0	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$0	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$0	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$27,239	\$0
Asphalt					

Fiscal Year		2038	2039	2040	2041	2042
201	Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Remove & Replace (Admin)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Remove & Replace (Beach)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Remove & Replace (CB MP)	\$0	\$0	\$0	\$0	\$0
201	Asphalt - Remove & Replace (EQ)	\$0	\$0	\$0	\$0	\$0
202	Asphalt - Seal/Repair (All)	\$0	\$192,565	\$0	\$0	\$0
Lake & Marina						
103	Boat Ramp - Replace	\$0	\$0	\$0	\$0	\$0
314	Fuel Dispenser - Replace	\$0	\$0	\$0	\$32,346	\$0
314	Fuel Station POS - Replace	\$0	\$0	\$0	\$0	\$0
315	Fuel Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
501	Sea Wall - Partial Replace	\$0	\$0	\$0	\$0	\$0
510	Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
1901	Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901	Docks - Replace (Phase 2)	\$0	\$0	\$0	\$0	\$0
1910	Lake Coving - Partial Repair	\$0	\$0	\$1,652,848	\$0	\$0
1912	Dam - Refurbish	\$0	\$0	\$0	\$0	\$0
1914	Aerators - Replace	\$0	\$56,165	\$0	\$0	\$0
1914	Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$35,751	\$0
1915	Well - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#06)	\$130,869	\$0	\$0	\$0	\$0
1915	Well - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#11)	\$130,869	\$0	\$0	\$0	\$0
1915	Well - Replace (#13)	\$130,869	\$0	\$0	\$0	\$0
1915	Well - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1915	Well - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#01)	\$0	\$0	\$0	\$35,751	\$0
1916	Well Pump - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1916	Well Pump - Replace (#16)	\$32,717	\$0	\$0	\$0	\$0
1920	Filter Systems - Replace	\$0	\$0	\$0	\$0	\$0
1921	Filter Pump/UV Sterilizer	\$0	\$0	\$0	\$0	\$0
1930	Elevated Deck - Replace	\$0	\$0	\$0	\$0	\$0
1930	Elevated Deck Railing - Replace	\$16,670	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 04	\$0	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 10	\$0	\$0	\$0	\$0	\$0
1930	Elevated Docks - FA 14	\$0	\$0	\$21,487	\$0	\$0
1935	Weir Plates - Inlet/Outlet	\$0	\$0	\$0	\$0	\$0
Parks General						
404	Picnic Tables - Partial Replace	\$0	\$20,861	\$0	\$0	\$22,796
Beach Park						
405	Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
405	Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503	Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
909	Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1308	Restroom Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1607	Basketball Court - Resurface	\$0	\$22,466	\$0	\$0	\$0
1610	Lifeguard Towers - Replace	\$0	\$0	\$0	\$0	\$0
Long Acres Park						
1607	Basketball Court - Resurface	\$0	\$22,466	\$0	\$0	\$0

Fiscal Year	2038	2039	2040	2041	2042
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$56,165	\$0	\$0	\$0
407 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
408 Shade Fabric - Replace	\$0	\$13,881	\$0	\$0	\$0
411 Bleacher Shade Structures	\$0	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$38,015	\$0	\$0
1010 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$22,466	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$38,949	\$0	\$0	\$0	\$0
407 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$62,319	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$62,319	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$62,319	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$62,319	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$0	\$0	\$0	\$0	\$0
6 Community Services Car - Replace	\$0	\$0	\$0	\$51,924	\$0
7 Community Services Car - Replace	\$0	\$0	\$0	\$51,924	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$26,303
11 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
12 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$0	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$133,266
20 Maint. Truck - Replace	\$0	\$0	\$0	\$67,246	\$0
21 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
22 Boom Lift - Replace	\$60,761	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
24 Maint. Truck - Replace	\$65,435	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
30 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$69,420	\$0	\$0
32 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$0	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$74,003	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$0	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$0	\$0	\$0
49 Maint. Mower - Replace	\$32,717	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Maint. Pontoon)	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (PSD Pontoon)	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Shocker Boat)	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,031,998	\$543,434	\$1,899,452	\$521,285	\$278,807
Ending Reserve Balance	\$5,878,659	\$6,973,420	\$6,750,359	\$7,944,889	\$9,430,602

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$9,430,602	\$7,715,172	\$9,136,354	\$10,070,192	\$9,799,677
Annual Reserve Funding	\$1,713,751	\$1,750,596	\$1,788,234	\$1,826,681	\$1,865,955
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$85,692	\$84,222	\$95,992	\$99,307	\$103,699
Total Income	\$11,230,045	\$9,549,990	\$11,020,580	\$11,996,181	\$11,769,331
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$15,262	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$15,262	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$0	\$0	\$0	\$0	\$28,459
310 Security System - Modernize	\$0	\$19,905	\$0	\$0	\$0
601 Flooring - Replace	\$0	\$0	\$0	\$0	\$21,751
702 Maint. Overhead Doors - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$0	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$14,178	\$0	\$0	\$0	\$15,957
912 Computer/Printers - Replace	\$0	\$0	\$0	\$28,617	\$0
1304 Tile Roof - Replace - Admin	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$0	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$0	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$0	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$49,340	\$0
1950 Spectrophometer - Replace	\$0	\$0	\$0	\$0	\$0
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$31,508
305 Mobile Radios - Replace (PSD)	\$17,519	\$0	\$0	\$0	\$0
310 Security System - Modernize	\$15,623	\$0	\$0	\$0	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
331 Water Heater - Replace	\$0	\$0	\$0	\$17,762	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$21,117	\$0
602 Vinyl Floor - Replace	\$0	\$77,202	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Folding Furniture - Replace	\$0	\$33,485	\$0	\$0	\$0
903 Furniture - Replace (Boardroom)	\$0	\$0	\$0	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$25,163	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$64,033
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$128,066
909 Security Offices - Refurbish	\$0	\$0	\$45,986	\$0	\$0
915 Stage - Replace	\$0	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$111,618	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$45,028	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$28,617	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$24,670	\$0
1805 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$43,717	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$0	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$0	\$0	\$0	\$0
409 Bridges - Replace	\$0	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$115,924	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$0
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$0	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$0	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$0	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$0	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$0	\$0
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$0	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$0	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$0	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$0	\$0
Asphalt					

Fiscal Year	2043	2044	2045	2046	2047
201 Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (EQ)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (All)	\$216,733	\$0	\$0	\$0	\$243,935
Lake & Marina					
103 Boat Ramp - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Dispenser - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Station POS - Replace	\$0	\$0	\$27,783	\$0	\$0
315 Fuel Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
501 Sea Wall - Partial Replace	\$0	\$0	\$0	\$0	\$0
510 Shade Structure - Replace	\$33,413	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 2)	\$0	\$0	\$0	\$0	\$0
1910 Lake Coving - Partial Repair	\$1,806,111	\$0	\$0	\$1,973,587	\$0
1912 Dam - Refurbish	\$0	\$0	\$0	\$0	\$0
1914 Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1914 Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#02)	\$37,928	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#03)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#05)	\$37,928	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#06)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#07)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#09)	\$37,928	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#10)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#11)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#13)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#14)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#15)	\$0	\$0	\$40,238	\$0	\$0
1916 Well Pump - Replace (#16)	\$0	\$0	\$0	\$0	\$0
1920 Filter Systems - Replace	\$72,244	\$0	\$0	\$0	\$0
1921 Filter Pump/UV Sterilizer	\$144,489	\$0	\$0	\$0	\$0
1930 Elevated Deck - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 04	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 10	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 14	\$0	\$0	\$0	\$0	\$0
1935 Weir Plates - Inlet/Outlet	\$0	\$0	\$0	\$0	\$0
Parks General					
404 Picnic Tables - Partial Replace	\$0	\$0	\$24,909	\$0	\$0
Beach Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
405 Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$32,525
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Restroom Metal Roof - Replace	\$26,189	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
1610 Lifeguard Towers - Replace	\$0	\$65,110	\$0	\$0	\$0
Long Acres Park					
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2043	2044	2045	2046	2047
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$254,099
406 Playground Bark - Replace	\$0	\$0	\$67,064	\$0	\$0
407 Shade Structures - Replace	\$0	\$0	\$60,357	\$0	\$0
408 Shade Fabric - Replace	\$0	\$16,092	\$0	\$0	\$0
411 Bleacher Shade Structures	\$48,765	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$203,188	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$132,749	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$0	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$46,507	\$0	\$0	\$0
407 Shade Structure - Replace	\$36,122	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$72,244	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$72,244	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$72,244	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$72,244	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$90,306	\$0	\$0	\$0	\$0
6 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
7 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
11 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$27,630	\$0
12 Security Boat - Replace (Jet Ski)	\$25,286	\$0	\$0	\$0	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$0	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$0
20 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
21 Maint. Truck - Replace	\$0	\$0	\$75,686	\$0	\$0
22 Boom Lift - Replace	\$0	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$80,476	\$0	\$0
24 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
30 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
32 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$60,357	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$75,857	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$0	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$0	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$24,909	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$0	\$0	\$0
49 Maint. Mower - Replace	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$30,704	\$0	\$0	\$0	\$0
1900 Outboard Motor (Maint. Pontoon)	\$30,704	\$0	\$0	\$0	\$0
1900 Outboard Motor (PSD Pontoon)	\$30,704	\$0	\$0	\$0	\$0
1900 Outboard Motor (Shocker Boat)	\$30,704	\$0	\$0	\$0	\$0
Total Expenses	\$3,514,873	\$413,636	\$950,387	\$2,196,503	\$820,334
Ending Reserve Balance	\$7,715,172	\$9,136,354	\$10,070,192	\$9,799,677	\$10,948,997

Fiscal Year	2048	2049	2050	2051	2052
Starting Reserve Balance	\$10,948,997	\$12,479,076	\$11,708,294	\$12,916,772	\$12,783,132
Annual Reserve Funding	\$1,906,073	\$1,947,053	\$1,988,915	\$2,031,677	\$2,075,358
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$117,091	\$120,885	\$123,073	\$128,445	\$124,846
Total Income	\$12,972,161	\$14,547,015	\$13,820,282	\$15,076,894	\$14,983,336
# Component					
Admin & Maintenance Bldgs					
303 HVAC System - Replace (Front)	\$0	\$0	\$0	\$0	\$0
303 HVAC System - Replace (Rear)	\$0	\$0	\$0	\$0	\$0
305 Handheld Radios - Replace (Maint.)	\$0	\$0	\$0	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$0	\$24,481	\$0
601 Flooring - Replace	\$0	\$0	\$0	\$0	\$0
702 Maint. Overhead Doors - Replace	\$0	\$45,288	\$0	\$0	\$0
909 Restrooms - Refurbish (Admin)	\$16,541	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish (Public)	\$16,541	\$0	\$0	\$0	\$0
911 Furniture - Partial Replacement	\$0	\$0	\$0	\$17,960	\$0
912 Computer/Printers - Replace	\$0	\$0	\$32,209	\$0	\$0
1304 Tile Roof - Replace - Admin	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace - Maintenance	\$0	\$0	\$0	\$0	\$0
1402 Entrance Sign - Replace	\$0	\$43,132	\$0	\$0	\$0
1900 Building Exteriors - Repair	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Admin)	\$0	\$0	\$0	\$0	\$0
1901 Building Interior - Remodel (Maint)	\$0	\$0	\$0	\$0	\$0
1910 Computer Servers - Replace	\$0	\$0	\$0	\$57,198	\$0
1950 Spectrophotometer - Replace	\$0	\$0	\$0	\$0	\$58,914
Community Center					
303 HVAC Systems - Replace	\$0	\$0	\$0	\$180,746	\$0
305 Handheld Radios - Replace (PSD)	\$0	\$0	\$0	\$0	\$36,527
305 Mobile Radios - Replace (PSD)	\$0	\$0	\$21,547	\$0	\$0
310 Security System - Modernize	\$0	\$0	\$19,214	\$0	\$0
320 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
331 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
350 Flag Pole - Replace	\$0	\$0	\$0	\$0	\$0
404 Patio - Refurnish	\$0	\$0	\$0	\$0	\$0
602 Vinyl Floor - Replace	\$0	\$0	\$0	\$0	\$0
603 Tile Floor - Replace	\$0	\$0	\$0	\$59,486	\$0
702 Exterior Doors - Replace	\$0	\$0	\$0	\$0	\$111,937
903 Folding Furniture - Replace	\$0	\$0	\$39,983	\$0	\$0
903 Furniture - Replace (Boardroom)	\$0	\$0	\$23,768	\$0	\$0
908 Window Coverings - Replace	\$0	\$0	\$0	\$0	\$0
909 Kitchen - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
909 Security Offices - Refurbish	\$0	\$0	\$0	\$0	\$0
915 Stage - Replace	\$20,310	\$0	\$0	\$0	\$0
1303 Flat Roof - Replace	\$0	\$0	\$0	\$0	\$0
1304 Tile Roof - Replace Underlayment	\$0	\$0	\$0	\$0	\$0
1802 Antenna Tower - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Replace	\$0	\$0	\$0	\$0	\$0
1804 Fire Suppression System - Replace	\$0	\$0	\$0	\$0	\$0
1805 Sound System - Replace	\$0	\$0	\$0	\$0	\$0
1806 Projector/Screen - Replace	\$0	\$0	\$0	\$0	\$0
Equestrian Center					
303 HVAC Units - Replace	\$0	\$34,505	\$0	\$0	\$0
408 Judges Gazebos - Replace	\$0	\$18,655	\$0	\$0	\$0
409 Bridges - Replace	\$0	\$0	\$0	\$0	\$0
409 Sand/Footing - Replace (Arena)	\$0	\$0	\$134,388	\$0	\$0
425 Metal Hay Barns - Replace	\$0	\$0	\$0	\$0	\$30,635
503 Heavy Pipe Rail - Replace (Arenas)	\$0	\$0	\$0	\$0	\$0
503 Pipe Rail - Replace (Stalls/Pens)	\$0	\$0	\$0	\$0	\$0
505 Vinyl Fence - Replace EQ Center	\$0	\$0	\$0	\$0	\$0
506 Vinyl Fence - Replace EQ Parks	\$0	\$0	\$0	\$0	\$0
702 Metal Doors (Stalls) - Replace	\$0	\$0	\$0	\$72,070	\$0
1304 Horse Barn/Equestrian Center Roofs	\$0	\$0	\$0	\$0	\$0
1904 Walkway Poles - Replace	\$0	\$0	\$0	\$0	\$0
1911 Tile Floor (apartment) - Replace	\$0	\$0	\$0	\$0	\$0
1920 Hot Walker Variable 5 Horse	\$0	\$0	\$0	\$0	\$0
Asphalt					

Fiscal Year	2048	2049	2050	2051	2052
201 Asphalt - Overlay (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Overlay (EQ)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Admin)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (Beach)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (CB MP)	\$0	\$0	\$0	\$0	\$0
201 Asphalt - Remove & Replace (EQ)	\$0	\$0	\$0	\$0	\$0
202 Asphalt - Seal/Repair (All)	\$0	\$0	\$0	\$274,551	\$0
Lake & Marina					
103 Boat Ramp - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Dispenser - Replace	\$0	\$0	\$0	\$0	\$0
314 Fuel Station POS - Replace	\$0	\$0	\$0	\$0	\$0
315 Fuel Storage Tank - Replace	\$0	\$0	\$0	\$0	\$0
501 Sea Wall - Partial Replace	\$0	\$39,897	\$0	\$0	\$0
510 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 1)	\$0	\$0	\$0	\$0	\$0
1901 Docks - Replace (Phase 2)	\$0	\$0	\$0	\$0	\$0
1910 Lake Coving - Partial Repair	\$0	\$2,156,591	\$0	\$0	\$2,356,566
1912 Dam - Refurbish	\$0	\$0	\$0	\$0	\$0
1914 Aerators - Replace	\$0	\$0	\$0	\$80,077	\$0
1914 Inflow/Outflow Monitor Devices	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#01)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#03)	\$0	\$0	\$0	\$192,186	\$0
1915 Well - Replace (#05)	\$0	\$0	\$0	\$192,186	\$0
1915 Well - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#07)	\$0	\$0	\$0	\$192,186	\$0
1915 Well - Replace (#09)	\$0	\$0	\$0	\$192,186	\$0
1915 Well - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#14)	\$0	\$0	\$0	\$192,186	\$0
1915 Well - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1915 Well - Replace (#16)	\$0	\$0	\$0	\$192,186	\$0
1916 Well Pump - Replace (#01)	\$0	\$0	\$0	\$48,046	\$0
1916 Well Pump - Replace (#02)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#03)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#05)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#06)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#07)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#09)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#10)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#11)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#13)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#14)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#15)	\$0	\$0	\$0	\$0	\$0
1916 Well Pump - Replace (#16)	\$43,969	\$0	\$0	\$0	\$0
1920 Filter Systems - Replace	\$0	\$0	\$88,852	\$0	\$0
1921 Filter Pump/UV Sterilizer	\$0	\$0	\$177,703	\$0	\$0
1930 Elevated Deck - Replace	\$33,500	\$0	\$0	\$0	\$0
1930 Elevated Deck Railing - Replace	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 04	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 10	\$0	\$0	\$0	\$0	\$0
1930 Elevated Docks - FA 14	\$0	\$0	\$28,877	\$0	\$0
1935 Weir Plates - Inlet/Outlet	\$0	\$0	\$0	\$0	\$0
Parks General					
404 Picnic Tables - Partial Replace	\$27,219	\$0	\$0	\$29,743	\$0
Beach Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$123,720
405 Splash Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence/Rail - Replace	\$0	\$0	\$0	\$216,209	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Restroom Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
1607 Basketball Court - Resurface	\$0	\$30,192	\$0	\$0	\$0
1610 Lifeguard Towers - Replace	\$0	\$0	\$0	\$0	\$0
Long Acres Park					
1607 Basketball Court - Resurface	\$0	\$30,192	\$0	\$0	\$0

Fiscal Year	2048	2049	2050	2051	2052
Meadow Lake Park					
405 Play Equipment - Replace	\$0	\$0	\$0	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$0	\$80,077	\$0
407 Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
408 Shade Fabric - Replace	\$0	\$18,655	\$0	\$0	\$0
411 Bleacher Shade Structures	\$0	\$0	\$0	\$0	\$0
502 Backstops/Dugouts - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Fence - Replace (Dog Park)	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1010 Irrigation Pump - Replace	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Pumphouse)	\$0	\$0	\$0	\$0	\$0
1304 Metal Roof - Replace (Restroom)	\$0	\$0	\$0	\$0	\$32,992
1607 Basketball Court - Resurface	\$0	\$30,192	\$0	\$0	\$0
Playfair Park					
405 Play Equipment - Replace	\$0	\$0	\$188,810	\$0	\$0
406 Playground Bark - Replace	\$0	\$0	\$55,532	\$0	\$0
407 Shade Structure - Replace	\$0	\$0	\$0	\$0	\$0
Vehicles & Equipment					
1 Security Car - Replace	\$83,751	\$0	\$0	\$0	\$0
2 Security Car - Replace	\$83,751	\$0	\$0	\$0	\$0
3 Security Car - Replace	\$83,751	\$0	\$0	\$0	\$0
4 Security Car - Replace	\$83,751	\$0	\$0	\$0	\$0
5 Security Truck - Replace	\$0	\$107,830	\$0	\$0	\$0
6 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
7 Community Services Car - Replace	\$0	\$0	\$0	\$0	\$0
8 Security Golf Cart - Replace	\$0	\$0	\$0	\$0	\$35,348
11 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
12 Security Boat - Replace (Jet Ski)	\$0	\$0	\$0	\$0	\$0
13 Security Boat - Replace (Pontoon)	\$0	\$0	\$69,971	\$0	\$0
14 Security Boat - Replace	\$0	\$0	\$0	\$0	\$0
20 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
21 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
22 Boom Lift - Replace	\$0	\$0	\$0	\$0	\$0
23 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
24 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
25 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
26 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
27 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
28 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
29 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
30 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
31 Maint. Truck - Replace	\$0	\$0	\$0	\$0	\$0
32 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
33 Maint. Boat - Replace	\$0	\$0	\$0	\$0	\$0
36 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
37 Maint. Trailer - Replace	\$0	\$0	\$0	\$0	\$0
43 Equestrian Tractor - Replace	\$0	\$0	\$0	\$0	\$0
44 Maint. Tractor - Replace	\$0	\$0	\$0	\$0	\$0
45 Lake Side Tractor - Replace	\$0	\$136,944	\$0	\$0	\$0
47 Maint. Wood Chipper - Replace	\$0	\$0	\$0	\$0	\$0
48 Maint. Mower - Replace EQ	\$0	\$0	\$22,657	\$0	\$0
49 Maint. Mower - Replace	\$0	\$0	\$0	\$0	\$0
1900 Outboard Motor (Lake Patrol)	\$0	\$36,662	\$0	\$0	\$0
1900 Outboard Motor (Maint. Pontoon)	\$0	\$36,662	\$0	\$0	\$0
1900 Outboard Motor (PSD Pontoon)	\$0	\$36,662	\$0	\$0	\$0
1900 Outboard Motor (Shocker Boat)	\$0	\$36,662	\$0	\$0	\$0
Total Expenses	\$493,085	\$2,838,721	\$903,509	\$2,293,762	\$2,786,639
Ending Reserve Balance	\$12,479,076	\$11,708,294	\$12,916,772	\$12,783,132	\$12,196,697



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Kevin Leonard, R.S., president, is a credentialed Reserve Specialist (#294). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.