

2026 Reserve Study



Riverwood Plantation Homeowners Association, Inc. 6200 Riverwood Drive, Port Orange, Florida 32127

Report No: 9995

January 1, 2026 - December 31, 2026



DREUX ISAAC & ASSOCIATES, INC.

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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies
June 9, 2025

Board of Directors
Riverwood Plantation Homeowners Association, Inc.
6200 Riverwood Drive
Port Orange, Florida 32127

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Riverwood Plantation Homeowners Association, Inc. property, located at 6200 Riverwood Drive in Port Orange, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.

Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the reserve contribution amount. Section three titled "SCHEDULE" uses straight line accounting method. This schedule will give you the recommended straight line contribution amount.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan. For further explanation of these two funding methods, please refer to the Reserve Study Accounting page in section 1.

Thank you for this opportunity. Should you have any questions, please contact us.

Prepared By,

A handwritten signature in black ink, reading 'D.J. Muehlstedt, Jr.' followed by a stylized flourish.

D.J. Muehlstedt, Jr., RS, PRA
Sr. Reserve Analyst/Insurance Appraiser



Reviewed By,

A handwritten signature in blue ink, reading 'Dreux Isaac'.

Dreux Isaac, RS, PRA
President



Recommendations and Findings

1. General Information

Property Name:	Riverwood Plantation Homeowners Association, Inc.	Report Run Date:	06/09/2025
Property Location:	Port Orange, Florida	Report No:	9995
Property Number:	1675	Budget Year Begins:	01/01/2026
Property Type:	Homeowners	Budget Year Ends:	12/31/2026
Total Units:	359		
Phase:	Phase 1 (1 of 1)		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	75
Total current cost of all scheduled reserve components:	\$1,006,577
Estimated Beginning Year Reserve Balance:	\$639,699
Total number of components scheduled for replacement in the 2026 Budget Year:	15
Total cost of components scheduled for replacement in the 2026 Budget Year:	\$105,900

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$33,292
Recommended Annual Reserve Funding Contribution Amount:	\$73,123
Increase (decrease) between Current & Recommended Contribution Amounts:	\$39,831
Increase (decrease) between Current & Recommended Contribution Amounts:	119.64%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$33,292
Recommended 2026 Reserve Funding Contribution Amount:	\$46,580
Recommended 2026 Planned Special Assessment Amount:	\$0
Total 2026 Reserve Funding and Planned Special Assessment Amount:	\$46,580
Increase (decrease) between Current & Recommended Contribution Amounts:	\$13,288
Increase (decrease) between Current & Recommended Contribution Amounts:	39.91%

Report Process

The purpose of this report is to provide Riverwood Plantation Homeowners Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2026 and ending December 31, 2026.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Florida Statutory Reserve Requirements

Note-Part of Chapter 720, Florida Statutes, addresses the reserve requirements for Homeowners' Associations. Below are excerpts from this Chapter which addresses this requirement.

720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls—

(6) BUDGETS.—

(c)1. If the budget of the association does not provide for reserve accounts under paragraph (d), or the declaration of covenants, articles, or bylaws do not obligate the developer to create reserves, and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided or not fully funded, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established under paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once established as provided in this subsection, the reserve accounts must be funded or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

Florida Statutory Reserve Requirements

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

a. The total amount necessary, if any, to bring a negative component balance to zero.

b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

(h) Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a meeting at which a quorum is present. Prior to turnover of control of an association by a developer to parcel owners, the developer-controlled association shall not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association.

(i)1. While a developer is in control of a homeowners' association, the developer may, but is not required to, include reserves in the budget. If the developer includes reserves in the budget, the developer may determine the amount of reserves included. The developer is not obligated to pay for:

a. Contributions to reserve accounts for capital expenditures and deferred maintenance, as well as any other reserves that the homeowners' association or the developer may be required to fund pursuant to any state, municipal, county, or other governmental statute or ordinance;

b. Operating expenses; or

c. Any other assessments related to the developer's parcels for any period of time for which the developer has provided in the declaration that in lieu of paying any assessments imposed on any parcel owned by the developer, the developer need only pay the deficit, if any, in any fiscal year of the association, between the total amount of the assessments receivable from other members plus any other association income and the lesser of the budgeted or actual expenses incurred by the association during such fiscal year.

2. This paragraph applies to all homeowners' associations existing on or created after July 1, 2021.

(8) ASSOCIATION FUNDS; COMMINGLING.—

(a) All association funds held by a developer shall be maintained separately in the association's name. Reserve and operating funds of the association shall not be commingled prior to turnover except the association may jointly invest reserve funds; however, such jointly invested funds must be accounted for separately.

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be \$100,000 or \$1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year's reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its annual contribution amount by taking its unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year's funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$$FFB = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as “remaining useful life” (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Report Notes

1. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
2. To comply with Chapter 720.303(6)(g)(2) Florida Statutes, for pooled cash flow plan funding calculations, any component whose remaining life is greater than 30 years has been shortened to 30 years and their cost proportionally reduced. This provides for full funding of this component over its' remaining life.
3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Chapter 720.303(6)(g)(2) Florida Statutes.
4. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.
5. In the straight line plan the reserve balance has been allocated in a restricted manner and only to those components which have the shortest remaining life within each category for which these funds are restricted to. A lower annual contribution amount could be obtained by a re-allocation of funds, however effective July 1, 2007, per Florida Statute 720.303(6)(h) homeowner associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.

Section 2

Graphs

Chart A

2026 Current Reserve Component Costs

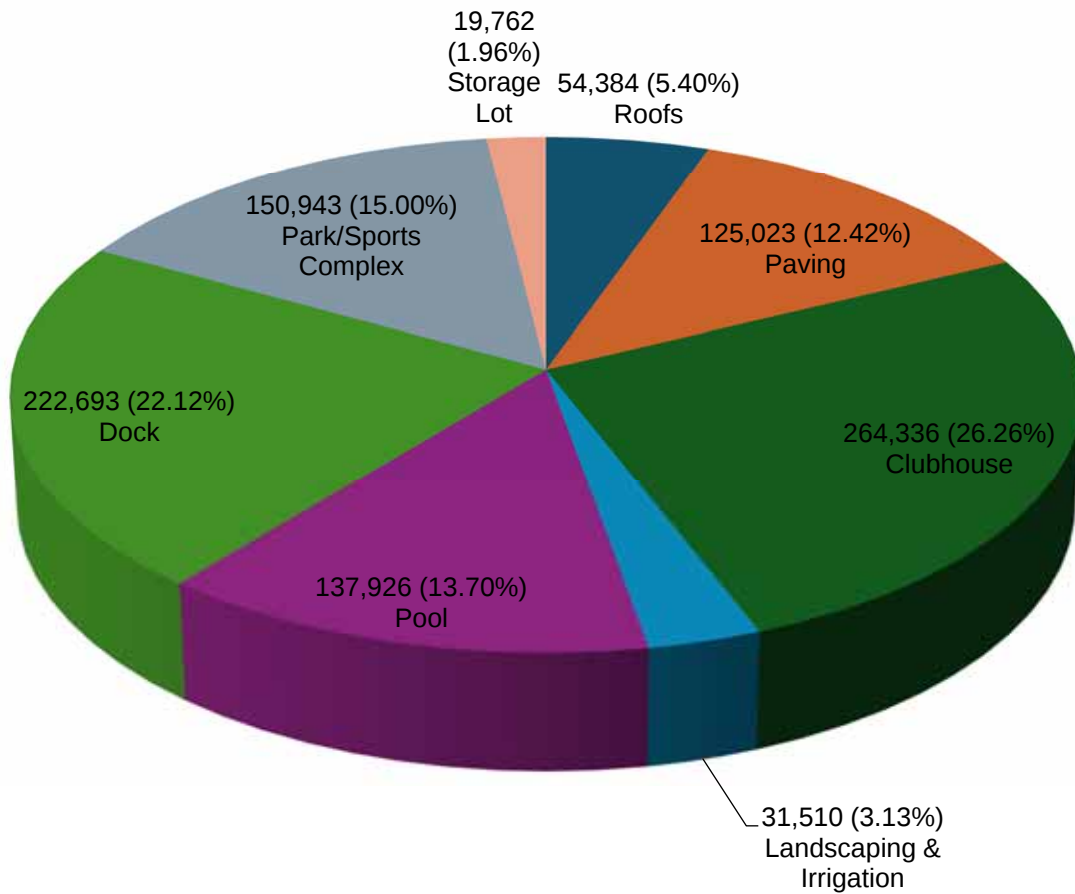
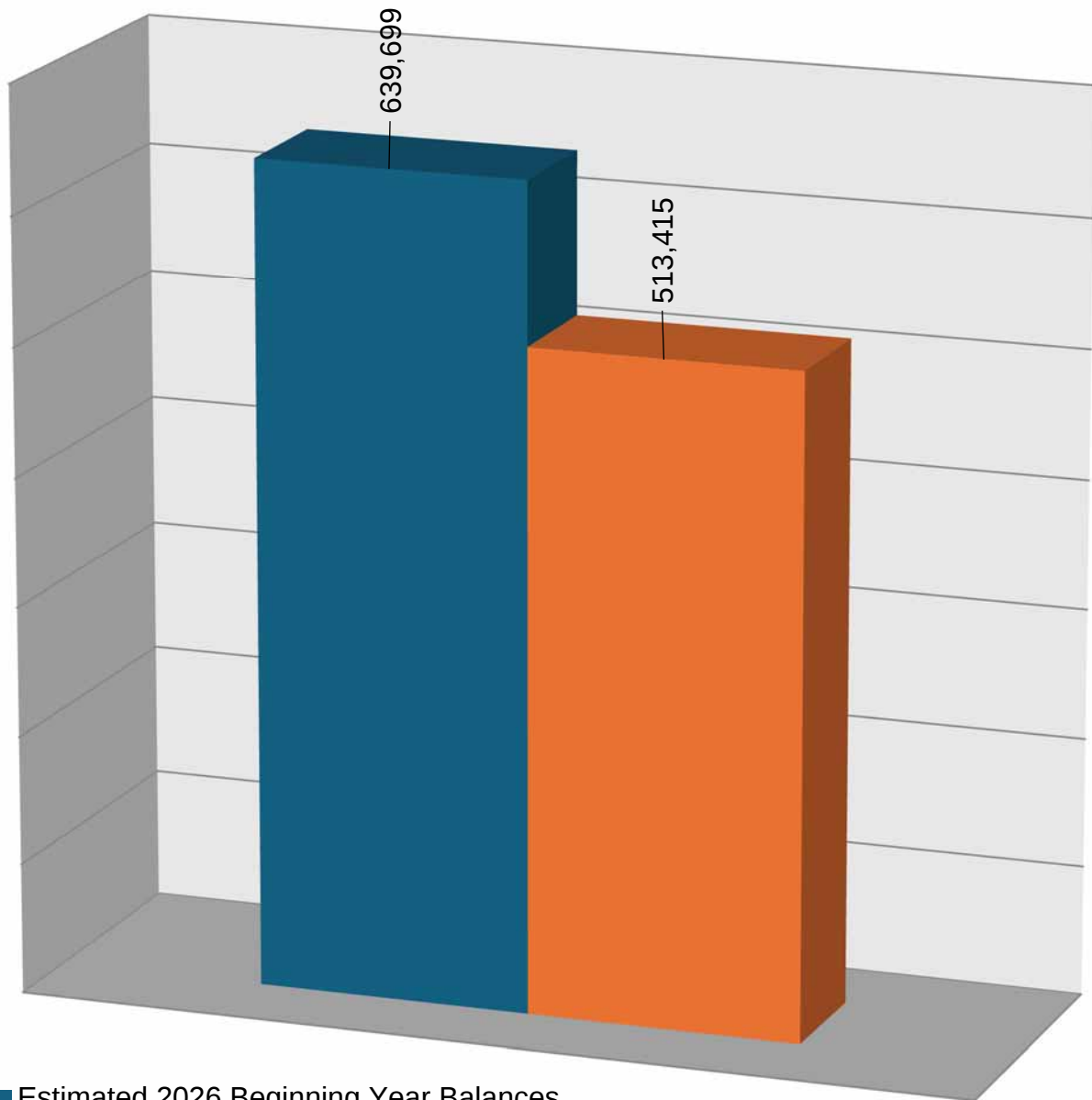


Chart B

2026 Actual vs. 100% Funded Straight Line Reserve Balances



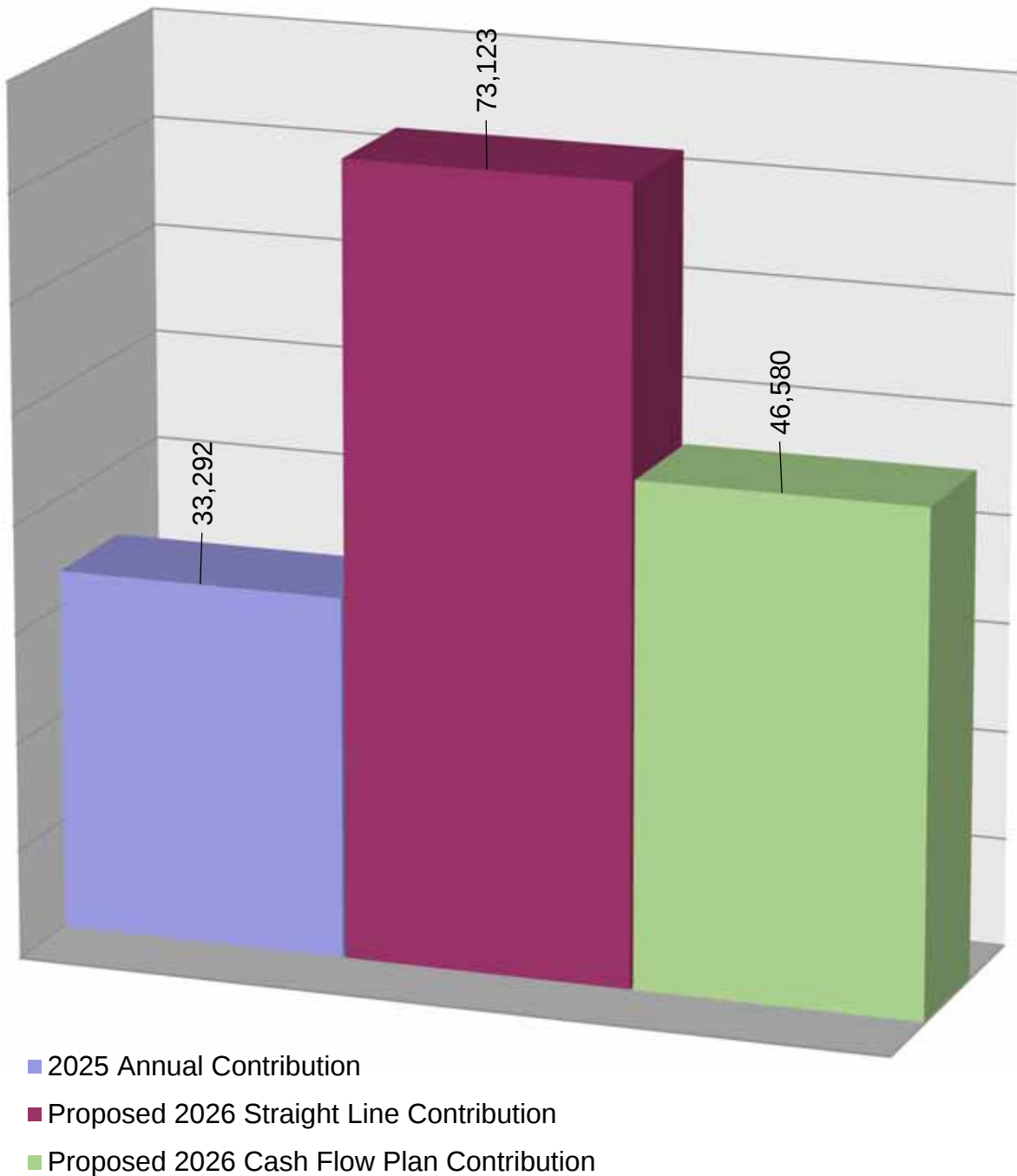
■ Estimated 2026 Beginning Year Balances

■ 100% Funded Straight Line 2026 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

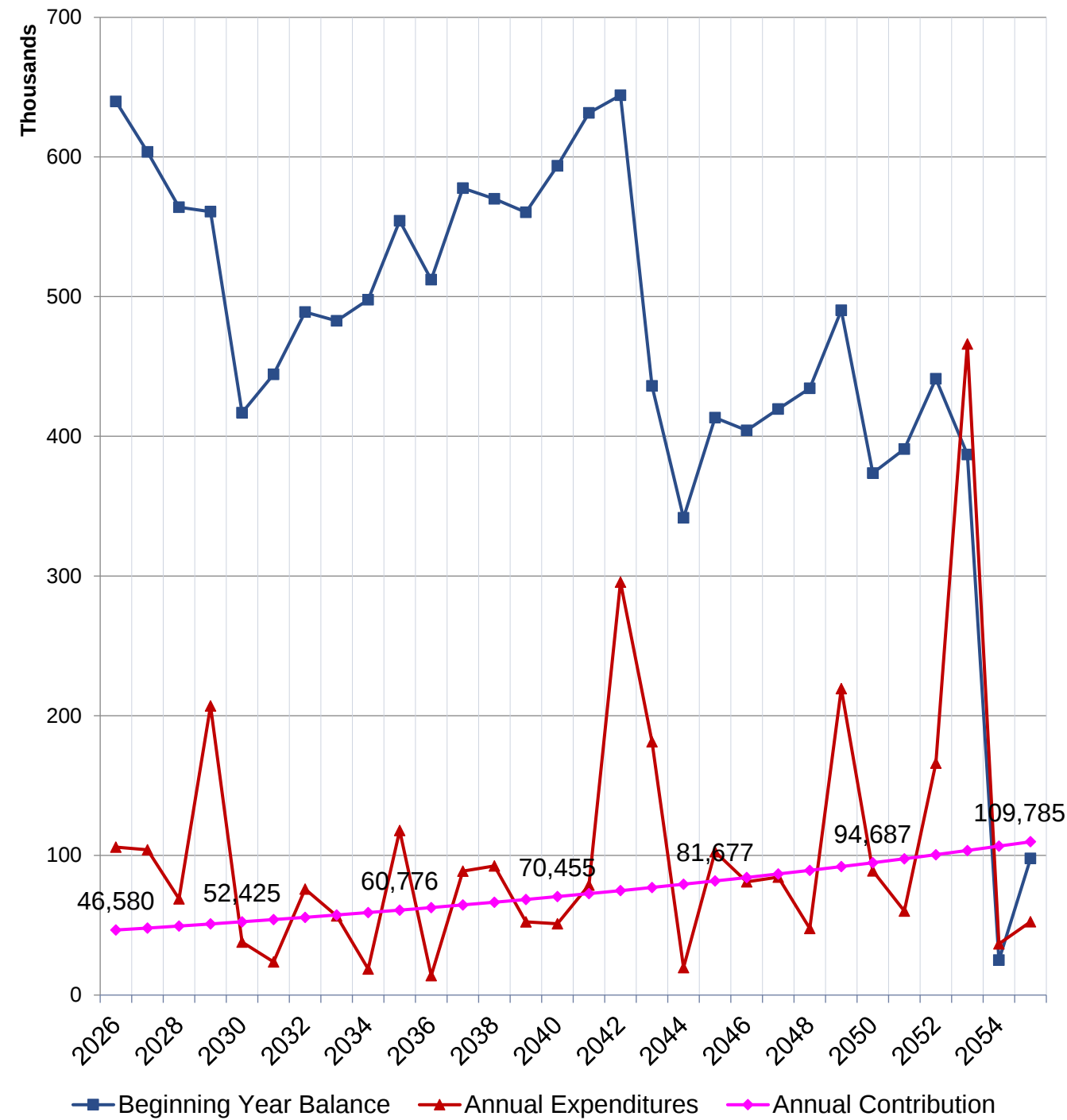
100% funded beginning year balances are based on straight line accounting formulas.

Chart C
2026 Funding Contribution Comparisons



Proposed 2026 Straight Line Contribution = Unfunded Balance / Remaining Life

Chart D
30 Year Pooled Cash Flow Plan



Section 3

Schedule

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2025 Balance	Unfunded Balance	2026 Contribution
Roofs	54,384	20	18	18,264	36,120	2,007
Paving	125,023	4-24	1-4	39,328	85,695	21,424
Clubhouse	264,336	8-30	1-23	100,746	163,590	24,297
Landscaping & Irrigation	31,510	3-20	1-5	41,812	0	0
Pool	137,926	3-30	1-28	98,687	39,239	1,401
Dock	222,693	4-30	1-17	67,724	154,969	11,898
Park/Sports Complex	150,943	4-30	1-21	64,794	86,149	12,096
Storage Lot	19,762	24	20	29,650	0	0
Contingency	-	-	-	59,832	-	-
Legal	-	-	-	109,051	-	-
Unallocated Interest	-	-	-	9,811	-	-
Grand Total	1,006,577			639,699	565,762	73,123

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/25 Balance	Unfunded Balance	2026 Contribution
Roofs									
Roof, Architectural Shingle - Clubhouse	66	Squares	824.00	54,384	20	18	18,264	36,120	2,007
Roofs Total	1	Components		54,384	20	18	18,264	36,120	2,007

Paving

Asphalt Overlay, 1" - Clover Bend	852	Sq Yds	14.93	12,721	20	4	1,769	10,952	2,738
Asphalt Overlay, 1" - Clubhouse Parking Lot	1,239	Sq Yds	14.93	18,499	20	1	18,499	0	0
Asphalt Overlay, 1" - Klondike Dr	2,167	Sq Yds	14.93	32,354	20	4	4,500	27,854	6,964
Asphalt Overlay, 1" - Poplar Grove Dr	2,206	Sq Yds	14.93	32,936	20	4	4,582	28,354	7,088
Asphalt Overlay, 1" - The Park Parking Lot	1,442	Sq Yds	14.93	21,530	24	4	2,995	18,535	4,634
Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	1,239	Sq Yds	1.60	1,983	4	2	1,983	0	0
Concrete Sidewalk Repair Allowance	1	Total	5,000.00	5,000	10	1	5,000	0	0
Paving Total	7	Components		125,023	4-24	1-4	39,328	85,695	21,424

Clubhouse

Clubhouse Building

A/C Split System, 5 Ton - Clubhouse	1	Each	9,038.00	9,038	12	4	0	9,038	2,260
A/C Split System, 5 Ton - Clubhouse	1	Each	9,038.00	9,038	12	3	1,883	7,155	2,385
A/C Split System, 5 Ton - Clubhouse	1	Each	9,038.00	9,038	12	4	0	9,038	2,260
Appliance, Dishwasher - Clubhouse	1	Each	867.00	867	16	2	867	0	0
Appliance, Refrigerator - Clubhouse	1	Each	1,803.00	1,803	16	14	0	1,803	129
Awning Fabric, Vinyl - Clubhouse	96	Sq Ft	19.81	1,902	9	2	1,902	0	0
Awning Frame - Clubhouse	96	Sq Ft	23.13	2,221	27	2	2,221	0	0
Finish, Carpet - Clubhouse 1st Flr	68	Sq Yds	42.71	2,905	10	2	2,905	0	0
Finish, Carpet - Clubhouse 2nd Flr	166	Sq Yds	37.37	6,204	20	2	6,204	0	0
Finish, Tile Floor - Clubhouse Kitchen/Storage	350	Sq Ft	13.27	4,645	24	9	0	4,645	516
Finish, Tile Floor - Clubhouse Main Rm	2,890	Sq Ft	13.27	38,351	30	2	38,351	0	0
Finish, Tile Floor & Walls - Clubhouse Pool Restrms	1,012	Sq Ft	13.27	13,430	30	2	13,430	0	0
Furnishings/Decorating Allowance - Clubhouse	1	Total	4,451.00	4,451	15	2	4,451	0	0
Gutters & Downspouts - Clubhouse	362	Ln Ft	7.59	2,748	20	18	0	2,748	153
Paint Exterior - Clubhouse	1	Total	7,417.00	7,417	8	2	7,417	0	0
Paint Interior - Clubhouse	1	Total	11,868.00	11,868	10	2	11,868	0	0
Renovation Allowance - Clubhouse Exterior	1	Total	29,668.00	29,668	28	14	0	29,668	2,119
Renovation Allowance - Clubhouse Kitchen	1	Total	29,668.00	29,668	25	10	0	29,668	2,967
Renovation Allowance - Clubhouse Outdoor Showers	1	Total	4,702.00	4,702	25	23	0	4,702	204
Renovation Allowance - Clubhouse Pool Restrms	1	Total	20,659.00	20,659	25	10	0	20,659	2,066

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/25 Balance	Unfunded Balance	2026 Contribution
Misc									
Access Control, Card Reader - Amenity Areas	6	Each	1,909.00	11,454	8	4	0	11,454	2,864
Access Control, CCTV Surveillance System - Amenity Areas	1	Total	13,600.00	13,600	8	4	0	13,600	3,400
Fence & Gates, Chain Link - Clubhouse Trash	1	Ln Ft	3,460.00	3,460	22	11	0	3,460	315
Light Poles - Clubhouse Parking Lot	4	Each	3,988.00	15,952	24	6	0	15,952	2,659
Maint, Utility Vehicle, Golf Cart	1	Each	7,170.00	7,170	10	2	7,170	0	0
Sign, HD Foam - Clubhouse	1	Total	2,077.00	2,077	12	1	2,077	0	0
Clubhouse Total	26	Components		264,336	8-30	1-23	100,746	163,590	24,297

Landscaping & Irrigation

Irrigation Pump/Motor Allowance	1	Each	3,709.00	3,709	3	1	4,922	0	0
Irrigation Well	1	Each	17,801.00	17,801	20	4	23,621	0	0
Landscape Allowance	1	Total	10,000.00	10,000	10	5	13,269	0	0
Landscaping & Irrigation Total	3	Components		31,510	3-20	1-5	41,812	0	0

Pool

Pool Deck Finish, Acrylic Coating	3,414	Sq Ft	5.00	17,070	14	12	17,070	0	0
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	2,967.00	2,967	3	1	2,967	0	0
Pool Fence, Alum Picket, 6'	554	Ln Ft	103.00	57,062	30	28	17,823	39,239	1,401
Pool Fence, PVC, 6' Solid Panel - Equipment Area	88	Ln Ft	47.39	4,171	15	1	4,171	0	0
Pool Finish, Ceramic Tile Trim	1	Total	10,666.00	10,666	10	8	10,666	0	0
Pool Finish, Exposed Aggregate	2,931	Sq Ft	10.04	29,428	10	8	29,428	0	0
Pool Furniture - Concrete Table & Bench Set	3	Each	2,000.00	6,000	24	8	6,000	0	0
Pool Furniture, Refurbish	1	Total	2,025.00	2,025	3	1	2,025	0	0
Pool Furniture, Replace Chairs/Chaises	1	Total	5,692.00	5,692	9	7	5,692	0	0
Pool Furniture, Umbrella	5	Each	569.00	2,845	3	1	2,845	0	0
Pool Total	10	Components		137,926	3-30	1-28	98,687	39,239	1,401

Dock

Boat Ramp Allowance	1	Total	44,502.00	44,502	30	1	44,502	0	0
Dock Floating Section	1	Total	14,671.00	14,671	25	15	0	14,671	978
Dock/Boardwalk/Pier Deck Boards, PT Wd	2,552	Sq Ft	17.93	45,758	10	7	14,023	31,735	4,534
Dock/Boardwalk/Pier Frame, PT Wd	2,552	Sq Ft	32.40	82,685	20	17	0	82,685	4,864
Dock/Pier Pilings	38	Each	681.00	25,878	20	17	0	25,878	1,522
Fishing Pier Gazebo Roof, Asphalt Shingle	3	Squares	594.00	1,782	22	1	1,782	0	0
Stain - Dock/Boardwalk/Pier	1	Total	7,417.00	7,417	4	1	7,417	0	0
Dock Total	7	Components		222,693	4-30	1-17	67,724	154,969	11,898

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/25 Balance	Unfunded Balance	2026 Contribution
Park/Sports Complex									
Basketball Court Backboard & Goal	2	Each	1,966.00	3,932	15	1	3,932	0	0
Basketball/Raq Court Fencing	1	Total	9,500.00	9,500	24	21	0	9,500	452
Fence/Gates, Chain Link - The Park Entrance	1	Total	308.00	308	24	6	0	308	51
Foot Bridge, Pedestrian, PT Wood	320	Sq Ft	49.68	15,898	30	4	0	15,898	3,974
Fountain Basin Resurfacing - Entry Feature	300	Sq Ft	6.00	1,800	8	5	0	1,800	360
Fountain Equipment Allowance - Entry Feature	1	Total	2,226.00	2,226	4	2	2,226	0	0
Fountain, Lake, Pump/Motor	1	Each	11,779.00	11,779	15	5	0	11,779	2,356
Gate, Alum Steel Picket - The Park Entrance	1	Each	5,600.00	5,600	16	16	0	5,600	350
Paint Exterior - Entry Feature	1	Total	1,484.00	1,484	6	4	0	1,484	371
Paint Exterior - Foot Bridge	1	Total	2,671.00	2,671	4	1	2,671	0	0
Playground	1	Total	35,000.00	35,000	15	13	0	35,000	2,692
Racquetball Court Fencing, Chain Link	1	Total	544.00	544	24	7	0	544	78
Racquetball Court Paint Walls	1	Total	3,264.00	3,264	7	3	3,017	247	82
Shed - Maintenance/Storage	1	Total	8,400.00	8,400	20	3	7,763	637	212
Shuffleboard Court, Refinish	1	Each	742.00	742	7	3	686	56	19
Sign, HD Foam - Entry Feature	1	Total	2,226.00	2,226	12	1	2,226	0	0
Sign, HD Foam - The Park	1	Total	2,077.00	2,077	12	1	2,077	0	0
Stormwater Control Structure Allowance	1	Total	10,000.00	10,000	20	3	9,242	758	253
Tennis Court Fencing	1	Total	22,173.00	22,173	24	3	20,493	1,680	560
Tennis Court Resurfacing, Asphalt	1	Dbl Ct	11,319.00	11,319	7	3	10,461	858	286
Park/Sports Complex Total	20	Components		150,943	4-30	1-21	64,794	86,149	12,096
Storage Lot									
Fence & Gate, Chain Link - RV Lot	1	Total	19,762.00	19,762	24	20	29,650	0	0
Storage Lot Total	1	Components		19,762	24	20	29,650	0	0
Contingency									
Contingency	-	-	-	-	-	-	59,832	-	-
Contingency Total							59,832	-	-
Legal									
Legal	-	-	-	-	-	-	109,051	-	-
Legal Total							109,051	-	-
Unallocated Interest									
Unallocated Interest	-	-	-	-	-	-	9,811	-	-
Unallocated Interest Total							9,811	-	-
Grand Total	75	Components		1,006,577			639,699	565,762	73,123

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2026	639,699	46,580	39.91%	0	105,900	3.00%	23,215	4.00%	603,594
2	2027	603,594	47,977	3.00%	0	104,026	3.00%	16,426	3.00%	563,971
3	2028	563,971	49,416	3.00%	0	68,890	3.00%	16,335	3.00%	560,832
4	2029	560,832	50,898	3.00%	0	206,963	3.00%	12,143	3.00%	416,910
5	2030	416,910	52,425	3.00%	0	37,892	3.00%	12,943	3.00%	444,386
6	2031	444,386	53,998	3.00%	0	23,730	3.00%	14,240	3.00%	488,894
7	2032	488,894	55,618	3.00%	0	75,871	3.00%	14,059	3.00%	482,700
8	2033	482,700	57,287	3.00%	0	56,690	3.00%	14,499	3.00%	497,796
9	2034	497,796	59,006	3.00%	0	18,664	3.00%	16,144	3.00%	554,282
10	2035	554,282	60,776	3.00%	0	117,830	3.00%	14,917	3.00%	512,145
11	2036	512,145	62,599	3.00%	0	13,926	3.00%	16,825	3.00%	577,643
12	2037	577,643	64,477	3.00%	0	88,684	3.00%	16,603	3.00%	570,039
13	2038	570,039	66,411	3.00%	0	92,408	3.00%	16,321	3.00%	560,363
14	2039	560,363	68,403	3.00%	0	52,397	3.00%	17,291	3.00%	593,660
15	2040	593,660	70,455	3.00%	0	50,988	3.00%	18,394	3.00%	631,521
16	2041	631,521	72,569	3.00%	0	78,678	3.00%	18,762	3.00%	644,174
17	2042	644,174	74,746	3.00%	0	295,564	3.00%	12,701	3.00%	436,057
18	2043	436,057	76,988	3.00%	0	181,348	3.00%	9,951	3.00%	341,648
19	2044	341,648	79,298	3.00%	0	19,655	3.00%	12,039	3.00%	413,330
20	2045	413,330	81,677	3.00%	0	102,576	3.00%	11,773	3.00%	404,204
21	2046	404,204	84,127	3.00%	0	81,071	3.00%	12,218	3.00%	419,478
22	2047	419,478	86,651	3.00%	0	84,431	3.00%	12,651	3.00%	434,349
23	2048	434,349	89,251	3.00%	0	47,680	3.00%	14,278	3.00%	490,198
24	2049	490,198	91,929	3.00%	0	219,338	3.00%	10,884	3.00%	373,673
25	2050	373,673	94,687	3.00%	0	88,845	3.00%	11,385	3.00%	390,900
26	2051	390,900	97,528	3.00%	0	60,084	3.00%	12,850	3.00%	441,194
27	2052	441,194	100,454	3.00%	0	165,990	3.00%	11,270	3.00%	386,928
28	2053	386,928	103,473	3.00%	0	466,129	3.00%	728	3.00%	25,000
29	2054	25,000	106,582	3.00%	0	36,632	3.00%	2,848	3.00%	97,798
30	2055	97,798	109,785	3.00%	0	52,486	3.00%	4,653	3.00%	159,750
Grand Total			2,216,071		0	3,095,366		399,346		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Paving	Asphalt Overlay, 1" - Clubhouse Parking Lot	18,499
Paving	Concrete Sidewalk Repair Allowance	5,000
Clubhouse	Sign, HD Foam - Clubhouse	2,077
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	3,709
Pool	Pool Equipment, Pump/Motor/Filter Allowance	2,967
Pool	Pool Fence, PVC, 6' Solid Panel - Equipment Area	4,171
Pool	Pool Furniture, Refurbish	2,025
Pool	Pool Furniture, Umbrella	2,845
Dock	Boat Ramp Allowance	44,502
Dock	Fishing Pier Gazebo Roof, Asphalt Shingle	1,782
Dock	Stain - Dock/Boardwalk/Pier	7,417
Park/Sports Complex	Basketball Court Backboard & Goal	3,932
Park/Sports Complex	Paint Exterior - Foot Bridge	2,671
Park/Sports Complex	Sign, HD Foam - Entry Feature	2,226
Park/Sports Complex	Sign, HD Foam - The Park	2,077
Year 1 Total		105,900
Year 2: 2027		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	2,042
Clubhouse	Appliance, Dishwasher - Clubhouse	893
Clubhouse	Awning Fabric, Vinyl - Clubhouse	1,959
Clubhouse	Awning Frame - Clubhouse	2,288
Clubhouse	Finish, Carpet - Clubhouse 1st Flr	2,992
Clubhouse	Finish, Carpet - Clubhouse 2nd Flr	6,390
Clubhouse	Finish, Tile Floor - Clubhouse Main Rm	39,502
Clubhouse	Finish, Tile Floor & Walls - Clubhouse Pool Restrms	13,833
Clubhouse	Furnishings/Decorating Allowance - Clubhouse	4,585
Clubhouse	Paint Exterior - Clubhouse	7,640
Clubhouse	Paint Interior - Clubhouse	12,224
Clubhouse	Maint, Utility Vehicle, Golf Cart	7,385
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	2,293
Year 2 Total		104,026
Year 3: 2028		
Clubhouse	A/C Split System, 5 Ton - Clubhouse	9,588
Park/Sports Complex	Racquetball Court Paint Walls	3,463
Park/Sports Complex	Shed - Maintenance/Storage	8,912
Park/Sports Complex	Shuffleboard Court, Refinish	787
Park/Sports Complex	Stormwater Control Structure Allowance	10,609
Park/Sports Complex	Tennis Court Fencing	23,523
Park/Sports Complex	Tennis Court Resurfacing, Asphalt	12,008
Year 3 Total		68,890

Category	Description	Cost
Year 4: 2029		
Paving	Asphalt Overlay, 1" - Clover Bend	13,901
Paving	Asphalt Overlay, 1" - Klondike Dr	35,354
Paving	Asphalt Overlay, 1" - Poplar Grove Dr	35,990
Paving	Asphalt Overlay, 1" - The Park Parking Lot	23,526
Clubhouse	A/C Split System, 5 Ton - Clubhouse	9,876
Clubhouse	A/C Split System, 5 Ton - Clubhouse	9,876
Clubhouse	Access Control, Card Reader - Amenity Areas	12,516
Clubhouse	Access Control, CCTV Surveillance System - Amenity Areas	14,861
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	4,053
Landscaping & Irrigation	Irrigation Well	19,452
Pool	Pool Equipment, Pump/Motor/Filter Allowance	3,242
Pool	Pool Furniture, Refurbish	2,213
Pool	Pool Furniture, Umbrella	3,109
Park/Sports Complex	Foot Bridge, Pedestrian, PT Wood	17,372
Park/Sports Complex	Paint Exterior - Entry Feature	1,622
Year 4 Total		206,963
Year 5: 2030		
Landscaping & Irrigation	Landscape Allowance	11,255
Dock	Stain - Dock/Boardwalk/Pier	8,348
Park/Sports Complex	Fountain Basin Resurfacing - Entry Feature	2,026
Park/Sports Complex	Fountain, Lake, Pump/Motor	13,257
Park/Sports Complex	Paint Exterior - Foot Bridge	3,006
Year 5 Total		37,892
Year 6: 2031		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	2,299
Clubhouse	Light Poles - Clubhouse Parking Lot	18,493
Park/Sports Complex	Fence/Gates, Chain Link - The Park Entrance	357
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	2,581
Year 6 Total		23,730
Year 7: 2032		
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	4,429
Pool	Pool Equipment, Pump/Motor/Filter Allowance	3,543
Pool	Pool Furniture, Refurbish	2,418
Pool	Pool Furniture, Replace Chairs/Chaises	6,797
Pool	Pool Furniture, Umbrella	3,397
Dock	Dock/Boardwalk/Pier Deck Boards, PT Wd	54,637
Park/Sports Complex	Racquetball Court Fencing, Chain Link	650
Year 7 Total		75,871

Category	Description	Cost
Year 8: 2033		
Pool	Pool Finish, Ceramic Tile Trim	13,118
Pool	Pool Finish, Exposed Aggregate	36,193
Pool	Pool Furniture - Concrete Table & Bench Set	7,379
Year 8 Total		56,690
Year 9: 2034		
Clubhouse	Finish, Tile Floor - Clubhouse Kitchen/Storage	5,884
Dock	Stain - Dock/Boardwalk/Pier	9,396
Park/Sports Complex	Paint Exterior - Foot Bridge	3,384
Year 9 Total		18,664
Year 10: 2035		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	2,587
Clubhouse	Paint Exterior - Clubhouse	9,678
Clubhouse	Renovation Allowance - Clubhouse Kitchen	38,710
Clubhouse	Renovation Allowance - Clubhouse Pool Restrms	26,955
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	4,839
Pool	Pool Equipment, Pump/Motor/Filter Allowance	3,871
Pool	Pool Furniture, Refurbish	2,642
Pool	Pool Furniture, Umbrella	3,712
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	2,904
Park/Sports Complex	Paint Exterior - Entry Feature	1,936
Park/Sports Complex	Racquetball Court Paint Walls	4,259
Park/Sports Complex	Shuffleboard Court, Refinish	968
Park/Sports Complex	Tennis Court Resurfacing, Asphalt	14,769
Year 10 Total		117,830
Year 11: 2036		
Paving	Concrete Sidewalk Repair Allowance	6,720
Clubhouse	Awning Fabric, Vinyl - Clubhouse	2,556
Clubhouse	Fence & Gates, Chain Link - Clubhouse Trash	4,650
Year 11 Total		13,926
Year 12: 2037		
Clubhouse	Finish, Carpet - Clubhouse 1st Flr	4,021
Clubhouse	Paint Interior - Clubhouse	16,428
Clubhouse	Access Control, Card Reader - Amenity Areas	15,855
Clubhouse	Access Control, CCTV Surveillance System - Amenity Areas	18,826
Clubhouse	Maint, Utility Vehicle, Golf Cart	9,925
Pool	Pool Deck Finish, Acrylic Coating	23,629
Year 12 Total		88,684

Category	Description	Cost
Year 13: 2038		
Clubhouse	Sign, HD Foam - Clubhouse	2,961
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	5,288
Pool	Pool Equipment, Pump/Motor/Filter Allowance	4,230
Pool	Pool Furniture, Refurbish	2,887
Pool	Pool Furniture, Umbrella	4,056
Dock	Stain - Dock/Boardwalk/Pier	10,575
Park/Sports Complex	Fountain Basin Resurfacing - Entry Feature	2,566
Park/Sports Complex	Paint Exterior - Foot Bridge	3,808
Park/Sports Complex	Playground	49,902
Park/Sports Complex	Sign, HD Foam - Entry Feature	3,174
Park/Sports Complex	Sign, HD Foam - The Park	2,961
Year 13 Total		92,408
Year 14: 2039		
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	2,912
Clubhouse	Appliance, Refrigerator - Clubhouse	2,648
Clubhouse	Renovation Allowance - Clubhouse Exterior	43,568
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	3,269
Year 14 Total		52,397
Year 15: 2040		
Clubhouse	A/C Split System, 5 Ton - Clubhouse	13,671
Landscaping & Irrigation	Landscape Allowance	15,126
Dock	Dock Floating Section	22,191
Year 15 Total		50,988
Year 16: 2041		
Clubhouse	A/C Split System, 5 Ton - Clubhouse	14,081
Clubhouse	A/C Split System, 5 Ton - Clubhouse	14,081
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	5,778
Pool	Pool Equipment, Pump/Motor/Filter Allowance	4,622
Pool	Pool Fence, PVC, 6' Solid Panel - Equipment Area	6,498
Pool	Pool Furniture, Refurbish	3,155
Pool	Pool Furniture, Replace Chairs/Chaises	8,868
Pool	Pool Furniture, Umbrella	4,432
Park/Sports Complex	Basketball Court Backboard & Goal	6,126
Park/Sports Complex	Gate, Alum Steel Picket - The Park Entrance	8,725
Park/Sports Complex	Paint Exterior - Entry Feature	2,312
Year 16 Total		78,678

Category	Description	Cost
Year 17: 2042		
Clubhouse	Furnishings/Decorating Allowance - Clubhouse	7,143
Dock	Dock/Boardwalk/Pier Deck Boards, PT Wd	73,428
Dock	Dock/Boardwalk/Pier Frame, PT Wd	132,685
Dock	Dock/Pier Pilings	41,527
Dock	Stain - Dock/Boardwalk/Pier	11,902
Park/Sports Complex	Paint Exterior - Foot Bridge	4,286
Park/Sports Complex	Racquetball Court Paint Walls	5,238
Park/Sports Complex	Shuffleboard Court, Refinish	1,191
Park/Sports Complex	Tennis Court Resurfacing, Asphalt	18,164
Year 17 Total		295,564
Year 18: 2043		
Roofs	Roof, Architectural Shingle - Clubhouse	89,888
Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	3,278
Clubhouse	Appliance, Dishwasher - Clubhouse	1,433
Clubhouse	Gutters & Downspouts - Clubhouse	4,542
Clubhouse	Paint Exterior - Clubhouse	12,259
Pool	Pool Finish, Ceramic Tile Trim	17,629
Pool	Pool Finish, Exposed Aggregate	48,640
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	3,679
Year 18 Total		181,348
Year 19: 2044		
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	6,314
Pool	Pool Equipment, Pump/Motor/Filter Allowance	5,051
Pool	Pool Furniture, Refurbish	3,447
Pool	Pool Furniture, Umbrella	4,843
Year 19 Total		19,655
Year 20: 2045		
Clubhouse	Awning Fabric, Vinyl - Clubhouse	3,335
Clubhouse	Access Control, Card Reader - Amenity Areas	20,085
Clubhouse	Access Control, CCTV Surveillance System - Amenity Areas	23,848
Park/Sports Complex	Fountain, Lake, Pump/Motor	20,655
Storage Lot	Fence & Gate, Chain Link - RV Lot	34,653
Year 20 Total		102,576
Year 21: 2046		
Paving	Asphalt Overlay, 1" - Clubhouse Parking Lot	33,411
Paving	Concrete Sidewalk Repair Allowance	9,031

Category	Description	Cost
Dock	Stain - Dock/Boardwalk/Pier	13,396
Park/Sports Complex	Basketball/Raq Court Fencing	17,158
Park/Sports Complex	Fountain Basin Resurfacing - Entry Feature	3,251
Park/Sports Complex	Paint Exterior - Foot Bridge	4,824
Year 21 Total		81,071

Year 22: 2047

Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	3,689
Clubhouse	Finish, Carpet - Clubhouse 1st Flr	5,404
Clubhouse	Finish, Carpet - Clubhouse 2nd Flr	11,541
Clubhouse	Paint Interior - Clubhouse	22,078
Clubhouse	Maint, Utility Vehicle, Golf Cart	13,338
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	6,900
Pool	Pool Equipment, Pump/Motor/Filter Allowance	5,519
Pool	Pool Furniture, Refurbish	3,767
Pool	Pool Furniture, Umbrella	5,293
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	4,141
Park/Sports Complex	Paint Exterior - Entry Feature	2,761
Year 22 Total		84,431

Year 23: 2048

Clubhouse	Renovation Allowance - Clubhouse Outdoor Showers	9,010
Dock	Fishing Pier Gazebo Roof, Asphalt Shingle	3,414
Park/Sports Complex	Shed - Maintenance/Storage	16,095
Park/Sports Complex	Stormwater Control Structure Allowance	19,161
Year 23 Total		47,680

Year 24: 2049

Paving	Asphalt Overlay, 1" - Clover Bend	25,106
Paving	Asphalt Overlay, 1" - Klondike Dr	63,853
Paving	Asphalt Overlay, 1" - Poplar Grove Dr	65,002
Landscaping & Irrigation	Irrigation Well	35,132
Park/Sports Complex	Racquetball Court Paint Walls	6,442
Park/Sports Complex	Shuffleboard Court, Refinish	1,464
Park/Sports Complex	Tennis Court Resurfacing, Asphalt	22,339
Year 24 Total		219,338

Year 25: 2050

Clubhouse	Sign, HD Foam - Clubhouse	4,222
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	7,540
Landscaping & Irrigation	Landscape Allowance	20,328
Pool	Pool Equipment, Pump/Motor/Filter Allowance	6,031

Category	Description	Cost
Pool	Pool Furniture, Refurbish	4,116
Pool	Pool Furniture, Replace Chairs/Chaises	11,571
Pool	Pool Furniture, Umbrella	5,783
Dock	Stain - Dock/Boardwalk/Pier	15,077
Park/Sports Complex	Paint Exterior - Foot Bridge	5,430
Park/Sports Complex	Sign, HD Foam - Entry Feature	4,525
Park/Sports Complex	Sign, HD Foam - The Park	4,222
Year 25 Total		88,845

Year 26: 2051

Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	4,152
Clubhouse	Paint Exterior - Clubhouse	15,530
Pool	Pool Deck Finish, Acrylic Coating	35,741
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	4,661
Year 26 Total		60,084

Year 27: 2052

Clubhouse	A/C Split System, 5 Ton - Clubhouse	19,491
Dock	Dock/Boardwalk/Pier Deck Boards, PT Wd	98,681
Park/Sports Complex	Tennis Court Fencing	47,818
Year 27 Total		165,990

Year 28: 2053

Paving	Asphalt Overlay, 1" - The Park Parking Lot	47,824
Clubhouse	A/C Split System, 5 Ton - Clubhouse	20,076
Clubhouse	A/C Split System, 5 Ton - Clubhouse	20,076
Clubhouse	Access Control, Card Reader - Amenity Areas	25,443
Clubhouse	Access Control, CCTV Surveillance System - Amenity Areas	30,210
Landscaping & Irrigation	Irrigation Pump/Motor Allowance	8,239
Pool	Pool Equipment, Pump/Motor/Filter Allowance	6,591
Pool	Pool Fence, Alum Picket, 6'	126,751
Pool	Pool Finish, Ceramic Tile Trim	23,692
Pool	Pool Finish, Exposed Aggregate	65,368
Pool	Pool Furniture, Refurbish	4,498
Pool	Pool Furniture, Umbrella	6,320
Park/Sports Complex	Paint Exterior - Entry Feature	3,296
Park/Sports Complex	Playground	77,745
Year 28 Total		466,129

Year 29: 2054

Clubhouse	Awning Fabric, Vinyl - Clubhouse	4,352
Clubhouse	Awning Frame - Clubhouse	5,081

Category	Description	Cost
Dock	Stain - Dock/Boardwalk/Pier	16,970
Park/Sports Complex	Fountain Basin Resurfacing - Entry Feature	4,118
Park/Sports Complex	Paint Exterior - Foot Bridge	6,111
Year 29 Total		36,632

Year 30: 2055

Paving	Asphalt Sealcoat & Restripe - Clubhouse Parking Lot	4,673
Clubhouse	Appliance, Refrigerator - Clubhouse	4,249
Clubhouse	Light Poles - Clubhouse Parking Lot	37,592
Park/Sports Complex	Fence/Gates, Chain Link - The Park Entrance	726
Park/Sports Complex	Fountain Equipment Allowance - Entry Feature	5,246
Year 30 Total		52,486

Section 5

Photographs



Awning



Clubhouse



Social Room



Kitchen



Lounge



Management Office



Security Cameras



Second Floor



Men's Restroom



Showers



A/C Clubhouse



Swimming Pool



Pool Deck



Fence - Pool & Playground



Pool Furniture



Fence - Pool Equipment



Pool Equipment



Playground



Irrigation



Sidewalk



Sidewalk



Foot Bridge



Drainage



Drainage



Lake Fountain



Sign - Clubhouse



Parking Lot - Clubhouse



Fence - Trash Enclosure



Shed - Maintenance



Lighting - Clubhouse Parking Lot



Lighting - Clubhouse Parking Lot



Golf Cart



Tennis & Pickleball



Tennis & Pickleball Fence



Basketball Court



Racquetball Court



Fence - RV & Boat Storage



Klondike Drive



Poplar Grove Drive



Clover Bend



Wier - Drainage



Sign - The Park



Fence - The Park



Boat Ramp



Dock/Boardwalk



Dock/Boardwalk



Floating Dock



Dock/Boardwalk



Dock/Boardwalk



Dock/Boardwalk



Gazebo - Dock



Security Cameras



Parking Lot - The Park



Entry Monument



Sign - Entry



Water Feature - Entry



Water Feature Equipment