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Kissing Tree
Master Community
San Marcos , TX



Report #: 40052-2
 Beginning: January 1, 2026
 Expires: December 31, 2026

RESERVE STUDY
 Update "No-Site-Visit"

November 7, 2025

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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Table of Contents

Executive Summary	4
Executive Summary (Component List)	6
Introduction, Objectives, and Methodology	10
Which Physical Assets are Funded by Reserves?	11
How do we establish Useful Life and Remaining Useful Life estimates?	11
How do we establish Current Repair/Replacement Cost Estimates?	11
How much Reserves are enough?	12
How much should we transfer to Reserves?	13
What is our Recommended Funding Goal?	13
Projected Expenses	14
Annual Reserve Expenses Graph	14
Reserve Fund Status & Recommended Funding Plan	15
Annual Reserve Funding Graph	15
30-Yr Cash Flow Graph	16
Percent Funded Graph	16
Table Descriptions	17
Reserve Component List Detail	18
Fully Funded Balance	22
Component Significance	26
30-Year Reserve Plan Summary	30
30-Year Income/Expense Detail	31
Accuracy, Limitations, and Disclosures	49
Terms and Definitions	50
Component Details	51
Informational Components	52
Site and Grounds	53
MEP - General	59
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center	62
Fitness Center Interiors	65
MEP - Fitness Center	67
Independence Hall Interiors	68
MEP - Independence Hall	70
Welcome Center Interiors	71
MEP - Welcome Center	73
Indoor and Outdoor Pools	74
The Mix	78
Grand Central	81
Dog Park	83
Maintenance Facility	84



Kissing Tree - Master Community

San Marcos , TX

Level of Service: **Update "No-Site-Visit"**

Report #: **40052-2**

of Units: 1,351

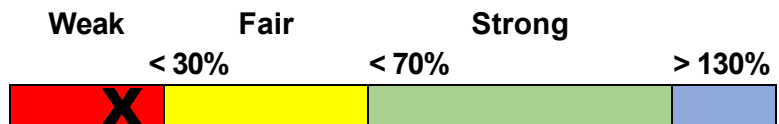
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$771,945
Projected Fully Funded (Ideal) Reserve Balance	\$3,627,688
Percent Funded	21.3 %
Recommended 2026 Funding to Achieve 100% Funded by Year 30	\$129,396 (Budgeted)
Prior Year Reserve Transfers	\$111,111

Reserve Fund Strength: 21.3%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**

Annual Inflation Rate **3.00 %**

Engagement Information:

This document is an Update, No-Site-Visit Reserve Study based on a prior study prepared by Association Reserves for your 2024 Fiscal Year. No site inspection was performed during this engagement.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 21.3 % Funded. Based on this figure, the Client's risk of special assessment and deferred maintenance is currently High.

Recommended Funding Plan (Full Funding):

The "Recommended" funding plan is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100% percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

We recommend increasing the Reserve funding annually as illustrated in the 30-year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates. Additionally, the funding plan that has been presented represents the buildout budget as provided by the client from 2026 through year 2032, with stable 3% inflationary increases following year 2032 through 2056.

Report Expiration:

Component cost estimates, life expectancies, and recommended reserve transfers are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
201 Amenity Center - Mill and Overlay	35	27	\$455,000
201 KTL/S1/Depot Dr. - Mill and Overlay	35	26	\$322,500
201 P1-P3 - Mill and Overlay	35	31	\$1,203,750
201 Sec. 2/Dancing Oak-Mill and Overlay	35	27	\$1,021,500
201 Section 3A - Mill and Overlay	35	28	\$375,000
201 Section 3B - Mill and Overlay	35	28	\$479,250
201 Section 4A and 4B -Mill and Overlay	35	30	\$450,000
203 Asphalt (AC Parking Lot)-Seal and Stripe	5	0	\$51,900
203 Asphalt (Streets)- Crack Fill and Repair	3	2	\$149,040
205 Concrete: Curbs/Sidewalks - Repair (2%)	15	13	\$127,000
346 Lighting: Street/Parking/Path - Rep	30	22	\$801,000
355 Lighting: Landscape - Replace	15	7	\$69,000
503 Fencing: Metal - Replace (33%)	15	14	\$177,144
505 Fencing: Wood - Replace	15	7	\$44,000
516 Walls: Masonry - Inspect/Repair	10	8	\$80,600
704 Gates: Vehicle/Pedestrian - Replace	25	18	\$248,763
914 Guardhouse - Renovate	25	15	\$54,600
950 Veterans Memorial - Refurbish	15	14	\$20,000
1114 Mailbox Kiosks - Replace	5	13	\$51,000
1402 Monument Signs - Refurbish	30	21	\$117,000
1404 Street Signs - Replace	25	18	\$54,600
1650 Vehicle Bridge - Inspect/Repair	10	1	\$79,600
1700 Landscape - Refurbish	2	1	\$53,000
1706 Wet Ponds - Clean/Dredge	5	2	\$212,000
1810 Golf Carts - Replace	12	11	\$42,999
MEP - General			
303 HVAC: Mini Splits - Replace	15	6	\$17,000
305 Surveillance System - Modernize	5	2	\$54,600
306 Exhaust Fans - Repair/Replace	20	12	\$35,500
705 Gate Operators (2017) - Replace	15	6	\$32,900
705 Gate Operators (2018) - Replace	15	7	\$44,000
705 Gate Operators (2019) - Replace	15	8	\$10,800
705 Gate Operators (2021) - Replace	15	10	\$22,300
705 Gate Operators (2023) - Replace	15	12	\$22,279
709 Barrier Arm Operators (2018) - Replace	15	7	\$44,000
709 Barrier Arm Operators (2023) - Replace	15	12	\$14,676
710 Automatic Door Operators - Replace	15	14	\$16,500
711 FOB Entry System - Modernize	10	2	\$23,900

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
712 Gate Access Equipment - Replace	10	2	\$22,300
915 A/V Systems - Modernize	10	2	\$80,600
1006 Pond Aerators - Replace	10	9	\$19,100
1009 Irrigation Controllers/System - Replace	5	2	\$20,000
1702 Pond Fountain - Replace	10	4	\$15,900
1708 Batch Detention Equip. - Replace/Maintai	5	1	\$110,000
1803 Fire and Life Safety Sys. - Replace	20	12	\$59,400
1811 Plumbing - Inspect/Repair	5	2	\$27,600
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center			
356 Lighting: Exterior - Replace	20	12	\$15,000
505 Fencing: Wood - Replace	20	12	\$10,300
702 Doors: Garage/Rolling - Replace	40	34	\$63,700
703 Windows & Doors (Glass) - Seal/Repair	20	14	\$46,850
1117 Siding/Soffits: Wood - Seal/Repair	2	2	\$25,500
1127 Siding: Metal - Inspect/Repair	20	14	\$33,250
1307 Roofing: Single-Ply (IH/WC)-Replace	20	12	\$112,000
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	20	14	\$59,200
1308 Roofing: Metal (IH/WC) - Replace	40	32	\$212,000
1308 Roofing: Metal (Pool/FC) - Replace	40	34	\$207,350
Fitness Center Interiors			
411 Drinking Fountains - Replace	15	9	\$10,800
602 Flooring: Vinyl - Replace	20	14	\$49,300
603 Flooring: Tile - Replace	24	18	\$32,900
909 Locker Rooms - Remodel	24	18	\$94,400
929 Fixtures/Furnishings/Equipment - Replace	24	18	\$88,100
1110 Interior Surfaces - Repaint	12	6	\$10,800
MEP - Fitness Center			
303 HVAC: Mini Split - Replace	15	9	\$8,490
303 HVAC: Packaged Systems - Replace	20	14	\$150,000
1801 Elevator: Hydraulic - Modernize	30	24	\$122,000
1802 Elevator Cab - Refurbish	30	24	\$30,000
Independence Hall Interiors			
396 Furniture: Indoor - Replace	10	3	\$106,000
397 Furniture: Meeting/Office - Replace	12	4	\$10,800
601 Carpeting - Replace	12	11	\$9,900
603 Flooring: Tile - Replace	24	16	\$16,400
909 Restrooms - Remodel	24	16	\$42,400
921 Game Pieces - Replace	12	4	\$23,900
929 Fixtures/Furnishings/Equipment - Replace	24	16	\$200,000
1110 Interior Surfaces - Repaint/Stain	12	4	\$10,800
MEP - Independence Hall			
303 HVAC: Mini Split- Replace	15	6	\$8,490
303 HVAC: Packaged Systems - Replace	20	11	\$142,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Welcome Center Interiors			
396 Furniture: Indoor - Replace	10	2	\$29,700
398 Furniture: Patio - Replace	10	9	\$20,000
601 Carpeting - Replace	12	4	\$8,750
602 Flooring: Vinyl - Replace	20	12	\$14,900
603 Flooring: Tile - Replace	24	16	\$58,900
604 Flooring: Wood - Replace	24	16	\$14,900
901 Appliances - Replace	12	4	\$20,000
909 Restrooms - Remodel	24	16	\$54,600
913 Office - Remodel/Refurnish	20	12	\$35,500
913 Sales Offices - Remodel/Refurnish	20	12	\$54,600
929 Fixtures/Furnishings/Equipment - Replace	24	16	\$200,000
1110 Interior Surfaces - Repaint/Stain	12	4	\$19,600
MEP - Welcome Center			
303 HVAC: Packaged Systems - Replace	20	11	\$187,500
Indoor and Outdoor Pools			
105 Sun Deck: Coated - Resurface	10	9	\$22,300
109 Decking: Trex - Replace	20	14	\$19,600
110 Decking: Pool - Repair	15	9	\$56,800
345 Lighting: Poles/Bollard - Replace	25	19	\$101,000
352 Lighting: Interior - Replace	20	14	\$32,400
408 Furniture: Pool Deck - Replace	8	7	\$117,000
503 Fencing: Metal - Replace	25	19	\$50,500
510 Pavilions - Refurbish	25	19	\$49,300
803 Water Heater - Replace	15	9	\$17,500
909 Restrooms - Refurbish	24	18	\$94,400
1110 Interior Surfaces - Seal/Repaint	10	4	\$22,300
1202 Pools - Replaster/Retile	10	4	\$117,000
1203 Spa - Replaster/Retile	5	4	\$12,150
1207 Pool/Spa Filters - Replace	16	10	\$30,800
1209 Chemical Controllers - Replace	10	4	\$10,800
1210 Pool/Spa Pumps - Replace	8	2	\$19,600
1215 Pool Coping - Replace	20	14	\$33,900
1216 Pool/Spa Heaters - Replace	10	3	\$22,300
1220 Pool/Spa ADA Lifts - Replace	15	9	\$15,000
1807 Space Heaters - Replace	20	14	\$37,100
The Mix			
114 Railings: Metal - Replace	30	22	\$69,000
402 Sun Shades: IH - Replace	10	5	\$8,750
402 Sun Shades: Pickleball - Replace	10	6	\$117,000
404 Furniture: Patio - Replace	10	9	\$54,600
404 Furniture: Recreation - Replace	10	0	\$30,200
510 Pavilions - Refurbish	25	19	\$49,300
914 Comfort Station - Renovate	20	14	\$26,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1601 Pickleball Courts - Color Coat	5	2	\$76,500
1602 Pickleball Courts - Resurface	25	22	\$270,000
1608 Chain Link Fence - Replace	25	22	\$67,978
1620 Court Lighting - Replace	25	20	\$136,000
1621 Bocce Ball Courts – Resurface/Repair	8	7	\$65,800
1649 Bridge: Pedestrian - Inspect/Refurbish	20	12	\$19,600
1704 Water Fountain - Refurbish	10	2	\$15,000
Grand Central			
109 Decking: Trex - Replace	20	10	\$63,700
303 HVAC: Split Systems - Replace	15	5	\$21,200
398 Furniture: Patio - Replace	10	8	\$31,800
505 Fencing: Wood - Replace	15	5	\$9,020
601 Carpeting - Replace	12	10	\$10,600
703 Windows & Doors (Glass) - Inspect/Repair	20	14	\$15,000
910 Stump Café - Refurbish	12	9	\$41,900
910 The Depot - Refurbish	12	2	\$16,400
929 Art Studio - Refurbish	12	9	\$35,500
1110 Interior Surfaces - Repaint	12	10	\$12,700
1319 Metal Roofing - Replace	30	20	\$63,700
Dog Park			
411 Park Equipment - Replace	15	12	\$12,000
503 Fencing: Metal - Replace	30	27	\$80,600
1107 Fencing: Metal - Paint/Refurbish	5	2	\$21,700
Maintenance Facility			
201 Parking/Turnaround - Resurface	20	17	\$58,395
305 Surveillance System - Modernize	10	7	\$10,600
356 Lighting: Exterior/Parking - Replace	20	17	\$21,200
520 Staircases: Steel - Replace	30	27	\$15,900
703 Windows & Doors - Inspect/Repair	20	17	\$15,000
711 Access Control System - Modernize	10	7	\$7,960
914 Interiors - Remodel	24	21	\$106,000
915 Interiors - Refurbish	12	9	\$26,500
1308 Roofing: Metal - Replace	30	27	\$44,600

145 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

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 funding is not "for the future". Ongoing Reserve transfers are intended 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

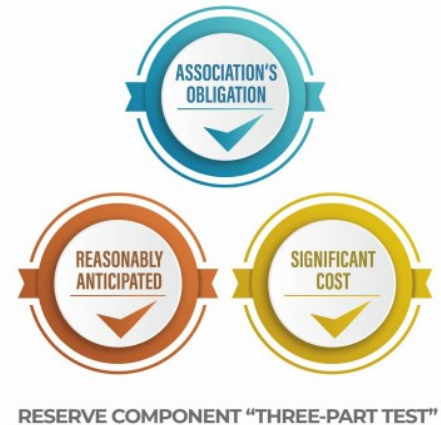


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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 three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



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 transfer to Reserves?



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 rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers 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 Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers 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, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. 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. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. 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 List Detail table, while a summary of the expenses themselves are shown in the 30-yr Income/Expense Detail tables.

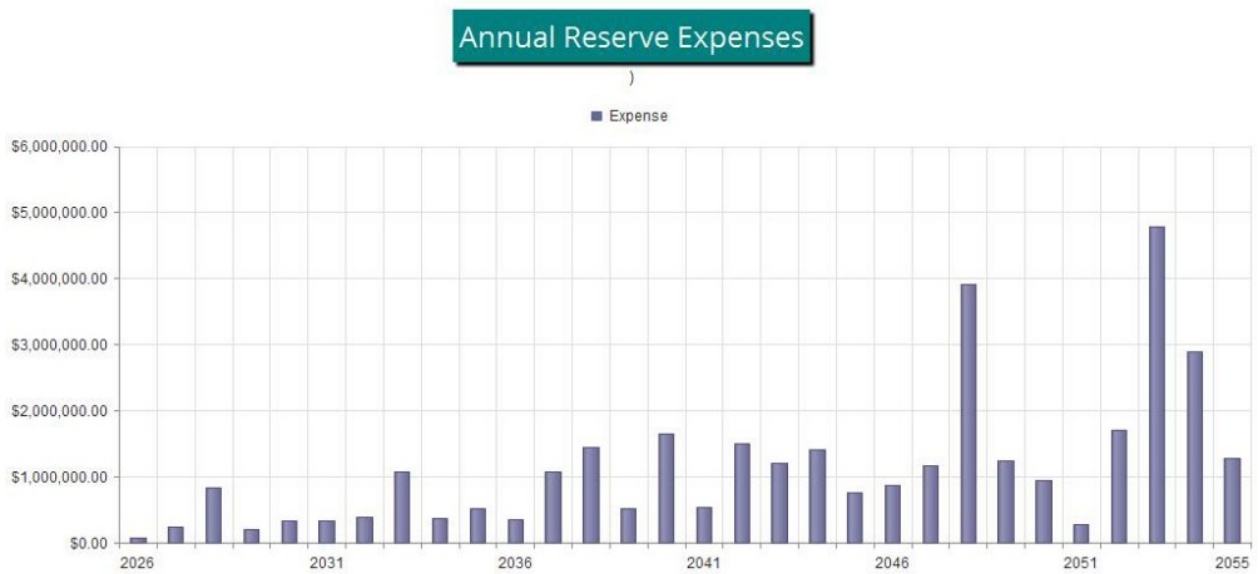


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$771,945 as-of the start of your Fiscal Year on 1/1/2026. This is based on your actual balance on 1/1/2026 of \$771,945 and anticipated Reserve transfers and expenses projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$3,627,688. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 21.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted transfers of \$129,396 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.

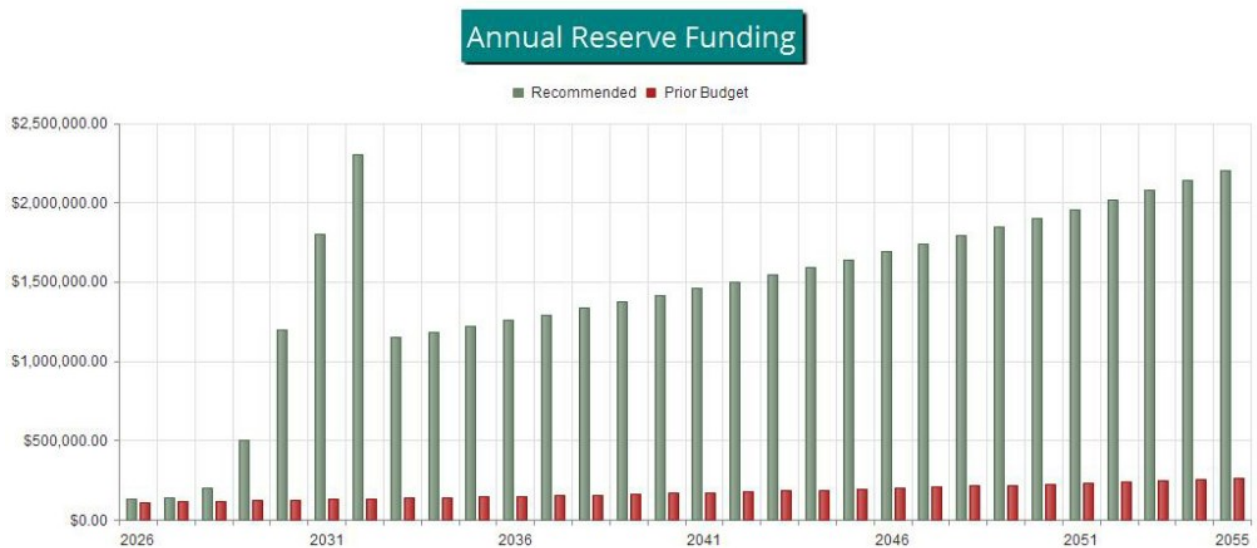


Figure 2

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

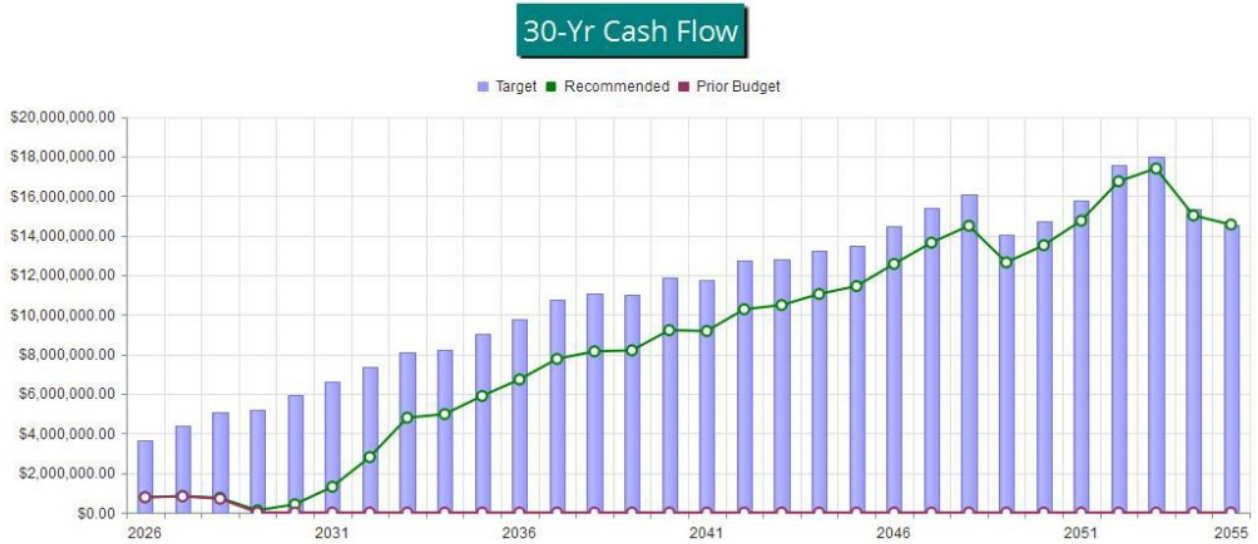


Figure 3

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.

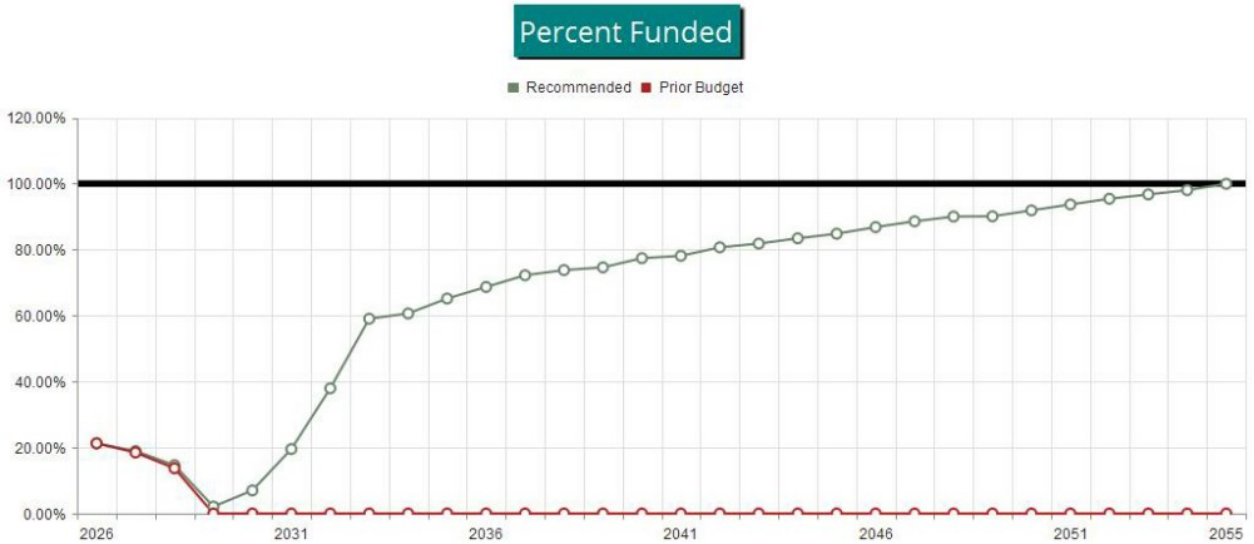


Figure 4



Executive Summary is a summary 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 specific proportion related 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 funding requirements. 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.

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.

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
Site and Grounds						
201	Amenity Center - Mill and Overlay	182,000	GSF	35	27	\$455,000
201	KTL/S1/Depot Dr. - Mill and Overlay	129,000	GSF	35	26	\$322,500
201	P1-P3 - Mill and Overlay	535,000	GSF	35	31	\$1,203,750
201	Sec. 2/Dancing Oak-Mill and Overlay	454,000	GSF	35	27	\$1,021,500
201	Section 3A - Mill and Overlay	150,000	GSF	35	28	\$375,000
201	Section 3B - Mill and Overlay	213,000	GSF	35	28	\$479,250
201	Section 4A and 4B -Mill and Overlay	200,000	GSF	35	30	\$450,000
203	Asphalt (AC Parking Lot)-Seal and Stripe	1	Lump Sum Estimate	5	0	\$51,900
203	Asphalt (Streets)- Crack Fill and Repair	1,863,000	Lump Sum Allowance	3	2	\$149,040
205	Concrete: Curbs/Sidewalks - Repair (2%)	1	Lump Sum Allowance	15	13	\$127,000
346	Lighting: Street/Parking/Path - Rep	116	Fixtures	30	22	\$801,000
355	Lighting: Landscape - Replace	1	Lump Sum Allowance	15	7	\$69,000
503	Fencing: Metal - Replace (33%)	6,710	LF	15	14	\$177,144
505	Fencing: Wood - Replace	770	LF	15	7	\$44,000
516	Walls: Masonry - Inspect/Repair	1	Lump Sum Allowance	10	8	\$80,600
704	Gates: Vehicle/Pedestrian - Replace	34	Assorted Gates	25	18	\$248,763
914	Guardhouse - Renovate	1	Guardhouse	25	15	\$54,600
950	Veterans Memorial - Refurbish	1	Allowance	15	14	\$20,000
1114	Mailbox Kiosks - Replace	1	Lump Sum Allowance	5	13	\$51,000
1402	Monument Signs - Refurbish	12	Signs	30	21	\$117,000
1404	Street Signs - Replace	100	(100) Signs	25	18	\$54,600
1650	Vehicle Bridge - Inspect/Repair	1	Bridge; ~ 9300 GSF	10	1	\$79,600
1700	Landscape - Refurbish	1	Allowance	2	1	\$53,000
1706	Wet Ponds - Clean/Dredge	8	Ponds	5	2	\$212,000
1810	Golf Carts - Replace	3	Golf Carts	12	11	\$42,999
MEP - General						
303	HVAC: Mini Splits - Replace	2	Units; 1-2 Tons	15	6	\$17,000
305	Surveillance System - Modernize	1	Lump Sum Allowance	5	2	\$54,600
306	Exhaust Fans - Repair/Replace	12	Units	20	12	\$35,500
705	Gate Operators (2017) - Replace	6	Operators	15	6	\$32,900
705	Gate Operators (2018) - Replace	8	Operators	15	7	\$44,000
705	Gate Operators (2019) - Replace	2	Operators	15	8	\$10,800
705	Gate Operators (2021) - Replace	4	Operators	15	10	\$22,300
705	Gate Operators (2023) - Replace	4	Liftmaster Operators	15	12	\$22,279
709	Barrier Arm Operators (2018) - Replace	6	Barrier Arms	15	7	\$44,000
709	Barrier Arm Operators (2023) - Replace	2	Barrier Arms	15	12	\$14,676
710	Automatic Door Operators - Replace	3	Door Openers	15	14	\$16,500
711	FOB Entry System - Modernize	1	Lump Sum Allowance	10	2	\$23,900
712	Gate Access Equipment - Replace	1	Lump Sum Allowance	10	2	\$22,300
915	A/V Systems - Modernize	1	Lump Sum Allowance	10	2	\$80,600
1006	Pond Aerators - Replace	4	Aerators	10	9	\$19,100
1009	Irrigation Controllers/System - Replace	1	Allowance	5	2	\$20,000
1702	Pond Fountain - Replace	1	Fountain	10	4	\$15,900

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
1708	Batch Detention Equip. - Replace/Maintai	1	Lump Sum Allowance	5	1	\$110,000
1803	Fire and Life Safety Sys. - Replace	4	Systems	20	12	\$59,400
1811	Plumbing - Inspect/Repair	1	Lump Sum Allowance	5	2	\$27,600
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center						
356	Lighting: Exterior - Replace	1	Lump Sum Allowance	20	12	\$15,000
505	Fencing: Wood - Replace	125	LF	20	12	\$10,300
702	Doors: Garage/Rolling - Replace	4	Doors	40	34	\$63,700
703	Windows & Doors (Glass) - Seal/Repair	9,370	GSF	20	14	\$46,850
1117	Siding/Soffits: Wood - Seal/Repair	10,200	GSF	2	2	\$25,500
1127	Siding: Metal - Inspect/Repair	6,650	GSF	20	14	\$33,250
1307	Roofing: Single-Ply (IH/WC)-Replace	7,000	GSF	20	12	\$112,000
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	3,700	GSF	20	14	\$59,200
1308	Roofing: Metal (IH/WC) - Replace	13,300	GSF	40	32	\$212,000
1308	Roofing: Metal (Pool/FC) - Replace	13,000	GSF	40	34	\$207,350
Fitness Center Interiors						
411	Drinking Fountains - Replace	4	Fountains	15	9	\$10,800
602	Flooring: Vinyl - Replace	4,130	GSF	20	14	\$49,300
603	Flooring: Tile - Replace	1,850	GSF	24	18	\$32,900
909	Locker Rooms - Remodel	2	Locker Rooms	24	18	\$94,400
929	Fixtures/Furnishings/Equipment - Replace	1	Lump Sum Allowance	24	18	\$88,100
1110	Interior Surfaces - Repaint	4,800	GSF	12	6	\$10,800
MEP - Fitness Center						
303	HVAC: Mini Split - Replace	1	Unit	15	9	\$8,490
303	HVAC: Packaged Systems - Replace	2	Units	20	14	\$150,000
1801	Elevator: Hydraulic - Modernize	1	2-Stop	30	24	\$122,000
1802	Elevator Cab - Refurbish	1	Cab	30	24	\$30,000
Independence Hall Interiors						
396	Furniture: Indoor - Replace	134	Pieces	10	3	\$106,000
397	Furniture: Meeting/Office - Replace	90	Pieces	12	4	\$10,800
601	Carpeting - Replace	110	GSY	12	11	\$9,900
603	Flooring: Tile - Replace	740	GSF	24	16	\$16,400
909	Restrooms - Remodel	2	Restrooms	24	16	\$42,400
921	Game Pieces - Replace	4	Pieces	12	4	\$23,900
929	Fixtures/Furnishings/Equipment - Replace	1	Lump Sum Allowance	24	16	\$200,000
1110	Interior Surfaces - Repaint/Stain	12,800	GSF	12	4	\$10,800
MEP - Independence Hall						
303	HVAC: Mini Split- Replace	1	Unit	15	6	\$8,490
303	HVAC: Packaged Systems - Replace	3	Units	20	11	\$142,500
Welcome Center Interiors						
396	Furniture: Indoor - Replace	59	Pieces	10	2	\$29,700
398	Furniture: Patio - Replace	1	Lump Sum Allowance	10	9	\$20,000
601	Carpeting - Replace	80	GSY	12	4	\$8,750
602	Flooring: Vinyl - Replace	1,230	GSF	20	12	\$14,900
603	Flooring: Tile - Replace	3,330	GSF	24	16	\$58,900
604	Flooring: Wood - Replace	785	GSF	24	16	\$14,900
901	Appliances - Replace	1	Lump Sum Allowance	12	4	\$20,000
909	Restrooms - Remodel	2	Restrooms	24	16	\$54,600
913	Office - Remodel/Refurnish	1	Lump Sum Allowance	20	12	\$35,500

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
913	Sales Offices - Remodel/Refurnish	1	Lump Sum Allowance	20	12	\$54,600
929	Fixtures/Furnishings/Equipment - Replace	1	Lump Sum Allowance	24	16	\$200,000
1110	Interior Surfaces - Repaint/Stain	14,600	GSF	12	4	\$19,600
MEP - Welcome Center						
303	HVAC: Packaged Systems - Replace	2	Units	20	11	\$187,500
Indoor and Outdoor Pools						
105	Sun Deck: Coated - Resurface	2,430	GSF	10	9	\$22,300
109	Decking: Trex - Replace	684	GSF	20	14	\$19,600
110	Decking: Pool - Repair	1	10% of ~ 10,400 GSF	15	9	\$56,800
345	Lighting: Poles/Bollard - Replace	59	Fixtures	25	19	\$101,000
352	Lighting: Interior - Replace	34	Fixtures	20	14	\$32,400
408	Furniture: Pool Deck - Replace	156	Pieces	8	7	\$117,000
503	Fencing: Metal - Replace	1,010	LF	25	19	\$50,500
510	Pavilions - Refurbish	2	Pavilions; 1580 GSF	25	19	\$49,300
803	Water Heater - Replace	1	Water Heater	15	9	\$17,500
909	Restrooms - Refurbish	2	Restrooms	24	18	\$94,400
1110	Interior Surfaces - Seal/Repaint	12,000	GSF	10	4	\$22,300
1202	Pools - Replaster/Retile	7,800	GSF	10	4	\$117,000
1203	Spa - Replaster/Retile	405	GSF	5	4	\$12,150
1207	Pool/Spa Filters - Replace	7	Filters	16	10	\$30,800
1209	Chemical Controllers - Replace	3	Controllers	10	4	\$10,800
1210	Pool/Spa Pumps - Replace	6	Pumps	8	2	\$19,600
1215	Pool Coping - Replace	722	LF	20	14	\$33,900
1216	Pool/Spa Heaters - Replace	3	Heaters	10	3	\$22,300
1220	Pool/Spa ADA Lifts - Replace	2	Lifts	15	9	\$15,000
1807	Space Heaters - Replace	18	Heaters	20	14	\$37,100
The Mix						
114	Railings: Metal - Replace	970	LF	30	22	\$69,000
402	Sun Shades: IH - Replace	2	Shades; ~ 735 GSF	10	5	\$8,750
402	Sun Shades: Pickleball - Replace	10,800	GSF	10	6	\$117,000
404	Furniture: Patio - Replace	1	Lump Sum Allowance	10	9	\$54,600
404	Furniture: Recreation - Replace	1	Lump Sum Allowance	10	0	\$30,200
510	Pavilions - Refurbish	3	Pavilions; 1580 GSF	25	19	\$49,300
914	Comfort Station - Renovate	1	Lump Sum Allowance	20	14	\$26,500
1601	Pickleball Courts - Color Coat	18	Courts	5	2	\$76,500
1602	Pickleball Courts - Resurface	18	Courts	25	22	\$270,000
1608	Chain Link Fence - Replace	1,220	LF	25	22	\$67,978
1620	Court Lighting - Replace	1	Lump Sum Allowance	25	20	\$136,000
1621	Bocce Ball Courts - Resurface/Repair	6	Bocce Ball Courts	8	7	\$65,800
1649	Bridge: Pedestrian - Inspect/Refurbish	2	Bridges	20	12	\$19,600
1704	Water Fountain - Refurbish	1	Fountain	10	2	\$15,000
Grand Central						
109	Decking: Trex - Replace	2,370	GSF	20	10	\$63,700
303	HVAC: Split Systems - Replace	2	Units	15	5	\$21,200
398	Furniture: Patio - Replace	1	Lump Sum Allowance	10	8	\$31,800
505	Fencing: Wood - Replace	132	LF	15	5	\$9,020
601	Carpeting - Replace	133	GSY	12	10	\$10,600
703	Windows & Doors (Glass) - Inspect/Repair	1	Lump Sum Allowance	20	14	\$15,000

#	Component	Approx	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate
910	Stump Café - Refurbish	1	Lump Sum Allowance	12	9	\$41,900
910	The Depot - Refurbish	1	Lump Sum Allowance	12	2	\$16,400
929	Art Studio - Refurbish	1	Lump Sum Allowance	12	9	\$35,500
1110	Interior Surfaces - Repaint	6,000	GSF	12	10	\$12,700
1319	Metal Roofing - Replace	4,100	GSF	30	20	\$63,700
Dog Park						
411	Park Equipment - Replace	1	Lump Sum Allowance	15	12	\$12,000
503	Fencing: Metal - Replace	1,280	LF	30	27	\$80,600
1107	Fencing: Metal - Paint/Refurbish	1,280	LF	5	2	\$21,700
Maintenance Facility						
201	Parking/Turnaround - Resurface	22,900	GSF	20	17	\$58,395
305	Surveillance System - Modernize	1	Lump Sum Allowance	10	7	\$10,600
356	Lighting: Exterior/Parking - Replace	1	Lump Sum Allowance	20	17	\$21,200
520	Staircases: Steel - Replace	1	Lump Sum Allowance	30	27	\$15,900
703	Windows & Doors - Inspect/Repair	1	Lump Sum Allowance	20	17	\$15,000
711	Access Control System - Modernize	1	Lump Sum Allowance	10	7	\$7,960
914	Interiors - Remodel	1	Lump Sum Allowance	24	21	\$106,000
915	Interiors - Refurbish	1	Lump Sum Allowance	12	9	\$26,500
1308	Roofing: Metal - Replace	2,800	GSF	30	27	\$44,600
145	Total Funded Components					

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
201	Amenity Center - Mill and Overlay	\$455,000	X	8	/	35	=	\$104,000
201	KTL/S1/Depot Dr. - Mill and Overlay	\$322,500	X	9	/	35	=	\$82,929
201	P1-P3 - Mill and Overlay	\$1,203,750	X	4	/	35	=	\$137,571
201	Sec. 2/Dancing Oak-Mill and Overlay	\$1,021,500	X	8	/	35	=	\$233,486
201	Section 3A - Mill and Overlay	\$375,000	X	7	/	35	=	\$75,000
201	Section 3B - Mill and Overlay	\$479,250	X	7	/	35	=	\$95,850
201	Section 4A and 4B -Mill and Overlay	\$450,000	X	5	/	35	=	\$64,286
203	Asphalt (AC Parking Lot)-Seal and Stripe	\$51,900	X	5	/	5	=	\$51,900
203	Asphalt (Streets)- Crack Fill and Repair	\$149,040	X	1	/	3	=	\$49,680
205	Concrete: Curbs/Sidewalks - Repair (2%)	\$127,000	X	2	/	15	=	\$16,933
346	Lighting: Street/Parking/Path - Rep	\$801,000	X	8	/	30	=	\$213,600
355	Lighting: Landscape - Replace	\$69,000	X	8	/	15	=	\$36,800
503	Fencing: Metal - Replace (33%)	\$177,144	X	1	/	15	=	\$11,810
505	Fencing: Wood - Replace	\$44,000	X	8	/	15	=	\$23,467
516	Walls: Masonry - Inspect/Repair	\$80,600	X	2	/	10	=	\$16,120
704	Gates: Vehicle/Pedestrian - Replace	\$248,763	X	7	/	25	=	\$69,654
914	Guardhouse - Renovate	\$54,600	X	10	/	25	=	\$21,840
950	Veterans Memorial - Refurbish	\$20,000	X	1	/	15	=	\$1,333
1114	Mailbox Kiosks - Replace	\$51,000	X	0	/	5	=	\$0
1402	Monument Signs - Refurbish	\$117,000	X	9	/	30	=	\$35,100
1404	Street Signs - Replace	\$54,600	X	7	/	25	=	\$15,288
1650	Vehicle Bridge - Inspect/Repair	\$79,600	X	9	/	10	=	\$71,640
1700	Landscape - Refurbish	\$53,000	X	1	/	2	=	\$26,500
1706	Wet Ponds - Clean/Dredge	\$212,000	X	3	/	5	=	\$127,200
1810	Golf Carts - Replace	\$42,999	X	1	/	12	=	\$3,583
MEP - General								
303	HVAC: Mini Splits - Replace	\$17,000	X	9	/	15	=	\$10,200
305	Surveillance System - Modernize	\$54,600	X	3	/	5	=	\$32,760
306	Exhaust Fans - Repair/Replace	\$35,500	X	8	/	20	=	\$14,200
705	Gate Operators (2017) - Replace	\$32,900	X	9	/	15	=	\$19,740
705	Gate Operators (2018) - Replace	\$44,000	X	8	/	15	=	\$23,467
705	Gate Operators (2019) - Replace	\$10,800	X	7	/	15	=	\$5,040
705	Gate Operators (2021) - Replace	\$22,300	X	5	/	15	=	\$7,433
705	Gate Operators (2023) - Replace	\$22,279	X	3	/	15	=	\$4,456
709	Barrier Arm Operators (2018) - Replace	\$44,000	X	8	/	15	=	\$23,467
709	Barrier Arm Operators (2023) - Replace	\$14,676	X	3	/	15	=	\$2,935
710	Automatic Door Operators - Replace	\$16,500	X	1	/	15	=	\$1,100
711	FOB Entry System - Modernize	\$23,900	X	8	/	10	=	\$19,120
712	Gate Access Equipment - Replace	\$22,300	X	8	/	10	=	\$17,840
915	A/V Systems - Modernize	\$80,600	X	8	/	10	=	\$64,480
1006	Pond Aerators - Replace	\$19,100	X	1	/	10	=	\$1,910
1009	Irrigation Controllers/System - Replace	\$20,000	X	3	/	5	=	\$12,000
1702	Pond Fountain - Replace	\$15,900	X	6	/	10	=	\$9,540

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1708	Batch Detention Equip. - Replace/Maintai	\$110,000	X	4	/	5	=	\$88,000
1803	Fire and Life Safety Sys. - Replace	\$59,400	X	8	/	20	=	\$23,760
1811	Plumbing - Inspect/Repair	\$27,600	X	3	/	5	=	\$16,560
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center								
356	Lighting: Exterior - Replace	\$15,000	X	8	/	20	=	\$6,000
505	Fencing: Wood - Replace	\$10,300	X	8	/	20	=	\$4,120
702	Doors: Garage/Rolling - Replace	\$63,700	X	6	/	40	=	\$9,555
703	Windows & Doors (Glass) - Seal/Repair	\$46,850	X	6	/	20	=	\$14,055
1117	Siding/Soffits: Wood - Seal/Repair	\$25,500	X	0	/	2	=	\$0
1127	Siding: Metal - Inspect/Repair	\$33,250	X	6	/	20	=	\$9,975
1307	Roofing: Single-Ply (IH/WC)-Replace	\$112,000	X	8	/	20	=	\$44,800
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	\$59,200	X	6	/	20	=	\$17,760
1308	Roofing: Metal (IH/WC) - Replace	\$212,000	X	8	/	40	=	\$42,400
1308	Roofing: Metal (Pool/FC) - Replace	\$207,350	X	6	/	40	=	\$31,103
Fitness Center Interiors								
411	Drinking Fountains - Replace	\$10,800	X	6	/	15	=	\$4,320
602	Flooring: Vinyl - Replace	\$49,300	X	6	/	20	=	\$14,790
603	Flooring: Tile - Replace	\$32,900	X	6	/	24	=	\$8,225
909	Locker Rooms - Remodel	\$94,400	X	6	/	24	=	\$23,600
929	Fixtures/Furnishings/Equipment - Replace	\$88,100	X	6	/	24	=	\$22,025
1110	Interior Surfaces - Repaint	\$10,800	X	6	/	12	=	\$5,400
MEP - Fitness Center								
303	HVAC: Mini Split - Replace	\$8,490	X	6	/	15	=	\$3,396
303	HVAC: Packaged Systems - Replace	\$150,000	X	6	/	20	=	\$45,000
1801	Elevator: Hydraulic - Modernize	\$122,000	X	6	/	30	=	\$24,400
1802	Elevator Cab - Refurbish	\$30,000	X	6	/	30	=	\$6,000
Independence Hall Interiors								
396	Furniture: Indoor - Replace	\$106,000	X	7	/	10	=	\$74,200
397	Furniture: Meeting/Office - Replace	\$10,800	X	8	/	12	=	\$7,200
601	Carpeting - Replace	\$9,900	X	1	/	12	=	\$825
603	Flooring: Tile - Replace	\$16,400	X	8	/	24	=	\$5,467
909	Restrooms - Remodel	\$42,400	X	8	/	24	=	\$14,133
921	Game Pieces - Replace	\$23,900	X	8	/	12	=	\$15,933
929	Fixtures/Furnishings/Equipment - Replace	\$200,000	X	8	/	24	=	\$66,667
1110	Interior Surfaces - Repaint/Stain	\$10,800	X	8	/	12	=	\$7,200
MEP - Independence Hall								
303	HVAC: Mini Split- Replace	\$8,490	X	9	/	15	=	\$5,094
303	HVAC: Packaged Systems - Replace	\$142,500	X	9	/	20	=	\$64,125
Welcome Center Interiors								
396	Furniture: Indoor - Replace	\$29,700	X	8	/	10	=	\$23,760
398	Furniture: Patio - Replace	\$20,000	X	1	/	10	=	\$2,000
601	Carpeting - Replace	\$8,750	X	8	/	12	=	\$5,833
602	Flooring: Vinyl - Replace	\$14,900	X	8	/	20	=	\$5,960
603	Flooring: Tile - Replace	\$58,900	X	8	/	24	=	\$19,633
604	Flooring: Wood - Replace	\$14,900	X	8	/	24	=	\$4,967
901	Appliances - Replace	\$20,000	X	8	/	12	=	\$13,333
909	Restrooms - Remodel	\$54,600	X	8	/	24	=	\$18,200
913	Office - Remodel/Refurnish	\$35,500	X	8	/	20	=	\$14,200
913	Sales Offices - Remodel/Refurnish	\$54,600	X	8	/	20	=	\$21,840

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
929	Fixtures/Furnishings/Equipment - Replace	\$200,000	X	8	/	24	=	\$66,667
1110	Interior Surfaces - Repaint/Stain	\$19,600	X	8	/	12	=	\$13,067
MEP - Welcome Center								
303	HVAC: Packaged Systems - Replace	\$187,500	X	9	/	20	=	\$84,375
Indoor and Outdoor Pools								
105	Sun Deck: Coated - Resurface	\$22,300	X	1	/	10	=	\$2,230
109	Decking: Trex - Replace	\$19,600	X	6	/	20	=	\$5,880
110	Decking: Pool - Repair	\$56,800	X	6	/	15	=	\$22,720
345	Lighting: Poles/Bollard - Replace	\$101,000	X	6	/	25	=	\$24,240
352	Lighting: Interior - Replace	\$32,400	X	6	/	20	=	\$9,720
408	Furniture: Pool Deck - Replace	\$117,000	X	1	/	8	=	\$14,625
503	Fencing: Metal - Replace	\$50,500	X	6	/	25	=	\$12,120
510	Pavilions - Refurbish	\$49,300	X	6	/	25	=	\$11,832
803	Water Heater - Replace	\$17,500	X	6	/	15	=	\$7,000
909	Restrooms - Refurbish	\$94,400	X	6	/	24	=	\$23,600
1110	Interior Surfaces - Seal/Repaint	\$22,300	X	6	/	10	=	\$13,380
1202	Pools - Replaster/Retile	\$117,000	X	6	/	10	=	\$70,200
1203	Spa - Replaster/Retile	\$12,150	X	1	/	5	=	\$2,430
1207	Pool/Spa Filters - Replace	\$30,800	X	6	/	16	=	\$11,550
1209	Chemical Controllers - Replace	\$10,800	X	6	/	10	=	\$6,480
1210	Pool/Spa Pumps - Replace	\$19,600	X	6	/	8	=	\$14,700
1215	Pool Coping - Replace	\$33,900	X	6	/	20	=	\$10,170
1216	Pool/Spa Heaters - Replace	\$22,300	X	7	/	10	=	\$15,610
1220	Pool/Spa ADA Lifts - Replace	\$15,000	X	6	/	15	=	\$6,000
1807	Space Heaters - Replace	\$37,100	X	6	/	20	=	\$11,130
The Mix								
114	Railings: Metal - Replace	\$69,000	X	8	/	30	=	\$18,400
402	Sun Shades: IH - Replace	\$8,750	X	5	/	10	=	\$4,375
402	Sun Shades: Pickleball - Replace	\$117,000	X	4	/	10	=	\$46,800
404	Furniture: Patio - Replace	\$54,600	X	1	/	10	=	\$5,460
404	Furniture: Recreation - Replace	\$30,200	X	10	/	10	=	\$30,200
510	Pavilions - Refurbish	\$49,300	X	6	/	25	=	\$11,832
914	Comfort Station - Renovate	\$26,500	X	6	/	20	=	\$7,950
1601	Pickleball Courts - Color Coat	\$76,500	X	3	/	5	=	\$45,900
1602	Pickleball Courts - Resurface	\$270,000	X	3	/	25	=	\$32,400
1608	Chain Link Fence - Replace	\$67,978	X	3	/	25	=	\$8,157
1620	Court Lighting - Replace	\$136,000	X	5	/	25	=	\$27,200
1621	Bocce Ball Courts - Resurface/Repair	\$65,800	X	1	/	8	=	\$8,225
1649	Bridge: Pedestrian - Inspect/Refurbish	\$19,600	X	8	/	20	=	\$7,840
1704	Water Fountain - Refurbish	\$15,000	X	8	/	10	=	\$12,000
Grand Central								
109	Decking: Trex - Replace	\$63,700	X	10	/	20	=	\$31,850
303	HVAC: Split Systems - Replace	\$21,200	X	10	/	15	=	\$14,133
398	Furniture: Patio - Replace	\$31,800	X	2	/	10	=	\$6,360
505	Fencing: Wood - Replace	\$9,020	X	10	/	15	=	\$6,013
601	Carpeting - Replace	\$10,600	X	2	/	12	=	\$1,767
703	Windows & Doors (Glass) - Inspect/Repair	\$15,000	X	6	/	20	=	\$4,500
910	Stump Café - Refurbish	\$41,900	X	3	/	12	=	\$10,475

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
910	The Depot - Refurbish	\$16,400	X	10	/	12	=	\$13,667
929	Art Studio - Refurbish	\$35,500	X	3	/	12	=	\$8,875
1110	Interior Surfaces - Repaint	\$12,700	X	2	/	12	=	\$2,117
1319	Metal Roofing - Replace	\$63,700	X	10	/	30	=	\$21,233
Dog Park								
411	Park Equipment - Replace	\$12,000	X	3	/	15	=	\$2,400
503	Fencing: Metal - Replace	\$80,600	X	3	/	30	=	\$8,060
1107	Fencing: Metal - Paint/Refurbish	\$21,700	X	3	/	5	=	\$13,020
Maintenance Facility								
201	Parking/Turnaround - Resurface	\$58,395	X	3	/	20	=	\$8,759
305	Surveillance System - Modernize	\$10,600	X	3	/	10	=	\$3,180
356	Lighting: Exterior/Parking - Replace	\$21,200	X	3	/	20	=	\$3,180
520	Staircases: Steel - Replace	\$15,900	X	3	/	30	=	\$1,590
703	Windows & Doors - Inspect/Repair	\$15,000	X	3	/	20	=	\$2,250
711	Access Control System - Modernize	\$7,960	X	3	/	10	=	\$2,388
914	Interiors - Remodel	\$106,000	X	3	/	24	=	\$13,250
915	Interiors - Refurbish	\$26,500	X	3	/	12	=	\$6,625
1308	Roofing: Metal - Replace	\$44,600	X	3	/	30	=	\$4,460
								\$3,627,688

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds				
201 Amenity Center - Mill and Overlay	35	\$455,000	\$13,000	1.73 %
201 KTL/S1/Depot Dr. - Mill and Overlay	35	\$322,500	\$9,214	1.23 %
201 P1-P3 - Mill and Overlay	35	\$1,203,750	\$34,393	4.58 %
201 Sec. 2/Dancing Oak-Mill and Overlay	35	\$1,021,500	\$29,186	3.89 %
201 Section 3A - Mill and Overlay	35	\$375,000	\$10,714	1.43 %
201 Section 3B - Mill and Overlay	35	\$479,250	\$13,693	1.82 %
201 Section 4A and 4B -Mill and Overlay	35	\$450,000	\$12,857	1.71 %
203 Asphalt (AC Parking Lot)-Seal and Stripe	5	\$51,900	\$10,380	1.38 %
203 Asphalt (Streets)- Crack Fill and Repair	3	\$149,040	\$49,680	6.62 %
205 Concrete: Curbs/Sidewalks - Repair (2%)	15	\$127,000	\$8,467	1.13 %
346 Lighting: Street/Parking/Path - Rep	30	\$801,000	\$26,700	3.56 %
355 Lighting: Landscape - Replace	15	\$69,000	\$4,600	0.61 %
503 Fencing: Metal - Replace (33%)	15	\$177,144	\$11,810	1.57 %
505 Fencing: Wood - Replace	15	\$44,000	\$2,933	0.39 %
516 Walls: Masonry - Inspect/Repair	10	\$80,600	\$8,060	1.07 %
704 Gates: Vehicle/Pedestrian - Replace	25	\$248,763	\$9,951	1.33 %
914 Guardhouse - Renovate	25	\$54,600	\$2,184	0.29 %
950 Veterans Memorial - Refurbish	15	\$20,000	\$1,333	0.18 %
1114 Mailbox Kiosks - Replace	5	\$51,000	\$10,200	1.36 %
1402 Monument Signs - Refurbish	30	\$117,000	\$3,900	0.52 %
1404 Street Signs - Replace	25	\$54,600	\$2,184	0.29 %
1650 Vehicle Bridge - Inspect/Repair	10	\$79,600	\$7,960	1.06 %
1700 Landscape - Refurbish	2	\$53,000	\$26,500	3.53 %
1706 Wet Ponds - Clean/Dredge	5	\$212,000	\$42,400	5.65 %
1810 Golf Carts - Replace	12	\$42,999	\$3,583	0.48 %
MEP - General				
303 HVAC: Mini Splits - Replace	15	\$17,000	\$1,133	0.15 %
305 Surveillance System - Modernize	5	\$54,600	\$10,920	1.45 %
306 Exhaust Fans - Repair/Replace	20	\$35,500	\$1,775	0.24 %
705 Gate Operators (2017) - Replace	15	\$32,900	\$2,193	0.29 %
705 Gate Operators (2018) - Replace	15	\$44,000	\$2,933	0.39 %
705 Gate Operators (2019) - Replace	15	\$10,800	\$720	0.10 %
705 Gate Operators (2021) - Replace	15	\$22,300	\$1,487	0.20 %
705 Gate Operators (2023) - Replace	15	\$22,279	\$1,485	0.20 %
709 Barrier Arm Operators (2018) - Replace	15	\$44,000	\$2,933	0.39 %
709 Barrier Arm Operators (2023) - Replace	15	\$14,676	\$978	0.13 %
710 Automatic Door Operators - Replace	15	\$16,500	\$1,100	0.15 %
711 FOB Entry System - Modernize	10	\$23,900	\$2,390	0.32 %
712 Gate Access Equipment - Replace	10	\$22,300	\$2,230	0.30 %
915 A/V Systems - Modernize	10	\$80,600	\$8,060	1.07 %
1006 Pond Aerators - Replace	10	\$19,100	\$1,910	0.25 %
1009 Irrigation Controllers/System - Replace	5	\$20,000	\$4,000	0.53 %
1702 Pond Fountain - Replace	10	\$15,900	\$1,590	0.21 %
1708 Batch Detention Equip. - Replace/Maintai	5	\$110,000	\$22,000	2.93 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1803	Fire and Life Safety Sys. - Replace	20	\$59,400	\$2,970	0.40 %
1811	Plumbing - Inspect/Repair	5	\$27,600	\$5,520	0.74 %
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356	Lighting: Exterior - Replace	20	\$15,000	\$750	0.10 %
505	Fencing: Wood - Replace	20	\$10,300	\$515	0.07 %
702	Doors: Garage/Rolling - Replace	40	\$63,700	\$1,593	0.21 %
703	Windows & Doors (Glass) - Seal/Repair	20	\$46,850	\$2,343	0.31 %
1117	Siding/Soffits: Wood - Seal/Repair	2	\$25,500	\$12,750	1.70 %
1127	Siding: Metal - Inspect/Repair	20	\$33,250	\$1,663	0.22 %
1307	Roofing: Single-Ply (IH/WC)-Replace	20	\$112,000	\$5,600	0.75 %
1307	Roofing: Single-Ply (Pool/Fit.)-Rep	20	\$59,200	\$2,960	0.39 %
1308	Roofing: Metal (IH/WC) - Replace	40	\$212,000	\$5,300	0.71 %
1308	Roofing: Metal (Pool/FC) - Replace	40	\$207,350	\$5,184	0.69 %
Fitness Center Interiors					
411	Drinking Fountains - Replace	15	\$10,800	\$720	0.10 %
602	Flooring: Vinyl - Replace	20	\$49,300	\$2,465	0.33 %
603	Flooring: Tile - Replace	24	\$32,900	\$1,371	0.18 %
909	Locker Rooms - Remodel	24	\$94,400	\$3,933	0.52 %
929	Fixtures/Furnishings/Equipment - Replace	24	\$88,100	\$3,671	0.49 %
1110	Interior Surfaces - Repaint	12	\$10,800	\$900	0.12 %
MEP - Fitness Center					
303	HVAC: Mini Split - Replace	15	\$8,490	\$566	0.08 %
303	HVAC: Packaged Systems - Replace	20	\$150,000	\$7,500	1.00 %
1801	Elevator: Hydraulic - Modernize	30	\$122,000	\$4,067	0.54 %
1802	Elevator Cab - Refurbish	30	\$30,000	\$1,000	0.13 %
Independence Hall Interiors					
396	Furniture: Indoor - Replace	10	\$106,000	\$10,600	1.41 %
397	Furniture: Meeting/Office - Replace	12	\$10,800	\$900	0.12 %
601	Carpeting - Replace	12	\$9,900	\$825	0.11 %
603	Flooring: Tile - Replace	24	\$16,400	\$683	0.09 %
909	Restrooms - Remodel	24	\$42,400	\$1,767	0.24 %
921	Game Pieces - Replace	12	\$23,900	\$1,992	0.27 %
929	Fixtures/Furnishings/Equipment - Replace	24	\$200,000	\$8,333	1.11 %
1110	Interior Surfaces - Repaint/Stain	12	\$10,800	\$900	0.12 %
MEP - Independence Hall					
303	HVAC: Mini Split - Replace	15	\$8,490	\$566	0.08 %
303	HVAC: Packaged Systems - Replace	20	\$142,500	\$7,125	0.95 %
Welcome Center Interiors					
396	Furniture: Indoor - Replace	10	\$29,700	\$2,970	0.40 %
398	Furniture: Patio - Replace	10	\$20,000	\$2,000	0.27 %
601	Carpeting - Replace	12	\$8,750	\$729	0.10 %
602	Flooring: Vinyl - Replace	20	\$14,900	\$745	0.10 %
603	Flooring: Tile - Replace	24	\$58,900	\$2,454	0.33 %
604	Flooring: Wood - Replace	24	\$14,900	\$621	0.08 %
901	Appliances - Replace	12	\$20,000	\$1,667	0.22 %
909	Restrooms - Remodel	24	\$54,600	\$2,275	0.30 %
913	Office - Remodel/Refurnish	20	\$35,500	\$1,775	0.24 %
913	Sales Offices - Remodel/Refurnish	20	\$54,600	\$2,730	0.36 %
929	Fixtures/Furnishings/Equipment - Replace	24	\$200,000	\$8,333	1.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1110	Interior Surfaces - Repaint/Stain	12	\$19,600	\$1,633	0.22 %
MEP - Welcome Center					
303	HVAC: Packaged Systems - Replace	20	\$187,500	\$9,375	1.25 %
Indoor and Outdoor Pools					
105	Sun Deck: Coated - Resurface	10	\$22,300	\$2,230	0.30 %
109	Decking: Trex - Replace	20	\$19,600	\$980	0.13 %
110	Decking: Pool - Repair	15	\$56,800	\$3,787	0.50 %
345	Lighting: Poles/Bollard - Replace	25	\$101,000	\$4,040	0.54 %
352	Lighting: Interior - Replace	20	\$32,400	\$1,620	0.22 %
408	Furniture: Pool Deck - Replace	8	\$117,000	\$14,625	1.95 %
503	Fencing: Metal - Replace	25	\$50,500	\$2,020	0.27 %
510	Pavilions - Refurbish	25	\$49,300	\$1,972	0.26 %
803	Water Heater - Replace	15	\$17,500	\$1,167	0.16 %
909	Restrooms - Refurbish	24	\$94,400	\$3,933	0.52 %
1110	Interior Surfaces - Seal/Repaint	10	\$22,300	\$2,230	0.30 %
1202	Pools - Replaster/Retile	10	\$117,000	\$11,700	1.56 %
1203	Spa - Replaster/Retile	5	\$12,150	\$2,430	0.32 %
1207	Pool/Spa Filters - Replace	16	\$30,800	\$1,925	0.26 %
1209	Chemical Controllers - Replace	10	\$10,800	\$1,080	0.14 %
1210	Pool/Spa Pumps - Replace	8	\$19,600	\$2,450	0.33 %
1215	Pool Coping - Replace	20	\$33,900	\$1,695	0.23 %
1216	Pool/Spa Heaters - Replace	10	\$22,300	\$2,230	0.30 %
1220	Pool/Spa ADA Lifts - Replace	15	\$15,000	\$1,000	0.13 %
1807	Space Heaters - Replace	20	\$37,100	\$1,855	0.25 %
The Mix					
114	Railings: Metal - Replace	30	\$69,000	\$2,300	0.31 %
402	Sun Shades: IH - Replace	10	\$8,750	\$875	0.12 %
402	Sun Shades: Pickleball - Replace	10	\$117,000	\$11,700	1.56 %
404	Furniture: Patio - Replace	10	\$54,600	\$5,460	0.73 %
404	Furniture: Recreation - Replace	10	\$30,200	\$3,020	0.40 %
510	Pavilions - Refurbish	25	\$49,300	\$1,972	0.26 %
914	Comfort Station - Renovate	20	\$26,500	\$1,325	0.18 %
1601	Pickleball Courts - Color Coat	5	\$76,500	\$15,300	2.04 %
1602	Pickleball Courts - Resurface	25	\$270,000	\$10,800	1.44 %
1608	Chain Link Fence - Replace	25	\$67,978	\$2,719	0.36 %
1620	Court Lighting - Replace	25	\$136,000	\$5,440	0.72 %
1621	Bocce Ball Courts - Resurface/Repair	8	\$65,800	\$8,225	1.10 %
1649	Bridge: Pedestrian - Inspect/Refurbish	20	\$19,600	\$980	0.13 %
1704	Water Fountain - Refurbish	10	\$15,000	\$1,500	0.20 %
Grand Central					
109	Decking: Trex - Replace	20	\$63,700	\$3,185	0.42 %
303	HVAC: Split Systems - Replace	15	\$21,200	\$1,413	0.19 %
398	Furniture: Patio - Replace	10	\$31,800	\$3,180	0.42 %
505	Fencing: Wood - Replace	15	\$9,020	\$601	0.08 %
601	Carpeting - Replace	12	\$10,600	\$883	0.12 %
703	Windows & Doors (Glass) - Inspect/Repair	20	\$15,000	\$750	0.10 %
910	Stump Café - Refurbish	12	\$41,900	\$3,492	0.47 %
910	The Depot - Refurbish	12	\$16,400	\$1,367	0.18 %
929	Art Studio - Refurbish	12	\$35,500	\$2,958	0.39 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1110	Interior Surfaces - Repaint	12	\$12,700	\$1,058	0.14 %
1319	Metal Roofing - Replace	30	\$63,700	\$2,123	0.28 %
Dog Park					
411	Park Equipment - Replace	15	\$12,000	\$800	0.11 %
503	Fencing: Metal - Replace	30	\$80,600	\$2,687	0.36 %
1107	Fencing: Metal - Paint/Refurbish	5	\$21,700	\$4,340	0.58 %
Maintenance Facility					
201	Parking/Turnaround - Resurface	20	\$58,395	\$2,920	0.39 %
305	Surveillance System - Modernize	10	\$10,600	\$1,060	0.14 %
356	Lighting: Exterior/Parking - Replace	20	\$21,200	\$1,060	0.14 %
520	Staircases: Steel - Replace	30	\$15,900	\$530	0.07 %
703	Windows & Doors - Inspect/Repair	20	\$15,000	\$750	0.10 %
711	Access Control System - Modernize	10	\$7,960	\$796	0.11 %
914	Interiors - Remodel	24	\$106,000	\$4,417	0.59 %
915	Interiors - Refurbish	12	\$26,500	\$2,208	0.29 %
1308	Roofing: Metal - Replace	30	\$44,600	\$1,487	0.20 %
145	Total Funded Components			\$750,708	100.00 %



Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$771,945	\$3,627,688	21.3 %	High	16.46 %	\$129,396	\$0	\$16,059	\$82,100
2027	\$835,300	\$4,414,679	18.9 %	High	10.00 %	\$142,336	\$0	\$15,775	\$249,878
2028	\$743,532	\$5,075,350	14.6 %	High	40.51 %	\$200,000	\$0	\$8,520	\$842,821
2029	\$109,231	\$5,168,678	2.1 %	High	150.00 %	\$500,000	\$0	\$5,251	\$198,111
2030	\$416,371	\$5,953,132	7.0 %	High	140.00 %	\$1,200,000	\$0	\$17,136	\$334,839
2031	\$1,298,668	\$6,645,294	19.5 %	High	50.00 %	\$1,800,000	\$0	\$40,952	\$339,563
2032	\$2,800,057	\$7,379,108	37.9 %	Medium	27.78 %	\$2,300,000	\$0	\$75,853	\$384,115
2033	\$4,791,795	\$8,115,575	59.0 %	Medium	-50.00 %	\$1,150,000	\$0	\$97,555	\$1,067,235
2034	\$4,972,114	\$8,197,843	60.7 %	Medium	3.00 %	\$1,184,500	\$0	\$108,507	\$377,168
2035	\$5,887,952	\$9,034,799	65.2 %	Medium	3.00 %	\$1,220,035	\$0	\$125,974	\$513,611
2036	\$6,720,350	\$9,785,713	68.7 %	Medium	3.00 %	\$1,256,636	\$0	\$144,703	\$359,229
2037	\$7,762,460	\$10,748,434	72.2 %	Low	3.00 %	\$1,294,335	\$0	\$158,923	\$1,072,143
2038	\$8,143,575	\$11,036,910	73.8 %	Low	3.00 %	\$1,333,165	\$0	\$163,220	\$1,447,368
2039	\$8,192,592	\$10,979,668	74.6 %	Low	3.00 %	\$1,373,160	\$0	\$173,895	\$527,644
2040	\$9,212,003	\$11,901,098	77.4 %	Low	3.00 %	\$1,414,355	\$0	\$183,637	\$1,642,421
2041	\$9,167,574	\$11,736,016	78.1 %	Low	3.00 %	\$1,456,786	\$0	\$194,224	\$546,924
2042	\$10,271,659	\$12,729,430	80.7 %	Low	3.00 %	\$1,500,489	\$0	\$207,351	\$1,498,074
2043	\$10,481,426	\$12,809,104	81.8 %	Low	3.00 %	\$1,545,504	\$0	\$215,021	\$1,202,604
2044	\$11,039,347	\$13,232,725	83.4 %	Low	3.00 %	\$1,591,869	\$0	\$224,585	\$1,417,213
2045	\$11,438,588	\$13,486,349	84.8 %	Low	3.00 %	\$1,639,625	\$0	\$239,796	\$756,199
2046	\$12,561,810	\$14,467,917	86.8 %	Low	3.00 %	\$1,688,814	\$0	\$261,727	\$878,781
2047	\$13,633,569	\$15,393,348	88.6 %	Low	3.00 %	\$1,739,478	\$0	\$280,952	\$1,168,060
2048	\$14,485,939	\$16,090,480	90.0 %	Low	3.00 %	\$1,791,663	\$0	\$270,990	\$3,912,066
2049	\$12,636,525	\$14,025,354	90.1 %	Low	3.00 %	\$1,845,412	\$0	\$261,179	\$1,239,095
2050	\$13,504,022	\$14,695,882	91.9 %	Low	3.00 %	\$1,900,775	\$0	\$282,229	\$943,704
2051	\$14,743,321	\$15,736,559	93.7 %	Low	3.00 %	\$1,957,798	\$0	\$314,470	\$284,649
2052	\$16,730,941	\$17,534,438	95.4 %	Low	3.00 %	\$2,016,532	\$0	\$340,842	\$1,705,519
2053	\$17,382,796	\$17,971,327	96.7 %	Low	3.00 %	\$2,077,028	\$0	\$323,613	\$4,776,915
2054	\$15,006,521	\$15,307,810	98.0 %	Low	3.00 %	\$2,139,339	\$0	\$295,302	\$2,891,941
2055	\$14,549,221	\$14,557,438	99.9 %	Low	3.00 %	\$2,203,519	\$0	\$302,971	\$1,281,580

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$771,945	\$835,300	\$743,532	\$109,231	\$416,371
Annual Reserve Funding	\$129,396	\$142,336	\$200,000	\$500,000	\$1,200,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$16,059	\$15,775	\$8,520	\$5,251	\$17,136
Total Income	\$917,400	\$993,410	\$952,052	\$614,483	\$1,633,507
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$51,900	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$0	\$0	\$158,117	\$0	\$0
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$81,988	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$54,590	\$0	\$57,915	\$0
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$224,911	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$57,925	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$25,356	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$23,658	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$85,509	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$21,218	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$17,896
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$113,300	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$29,281	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Seal/Repair	\$0	\$0	\$27,053	\$0	\$28,700
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$115,829	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$12,155
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$26,900
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$12,155
MEP - Independence Hall					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$31,509	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$9,848
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$22,510
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$22,060
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$25,099
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$131,685
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$13,675
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$12,155
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$20,794	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$24,368	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$30,200	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1601 Pickleball Courts - Color Coat	\$0	\$0	\$81,159	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts – Resurface/Repair	\$0	\$0	\$0	\$0	\$0
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$15,914	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$17,399	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$23,022	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$82,100	\$249,878	\$842,821	\$198,111	\$334,839
Ending Reserve Balance	\$835,300	\$743,532	\$109,231	\$416,371	\$1,298,668

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$1,298,668	\$2,800,057	\$4,791,795	\$4,972,114	\$5,887,952
Annual Reserve Funding	\$1,800,000	\$2,300,000	\$1,150,000	\$1,184,500	\$1,220,035
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$40,952	\$75,853	\$97,555	\$108,507	\$125,974
Total Income	\$3,139,620	\$5,175,909	\$6,039,349	\$6,265,121	\$7,233,961
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$60,166	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$172,778	\$0	\$0	\$188,799	\$0
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$84,861	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$54,114	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$102,102	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$0	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$61,442	\$0	\$65,183	\$0	\$69,153
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$260,733	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$20,299	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$67,151	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$39,284	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$54,114	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$13,681	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$54,114	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$24,921
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$24,597	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$131,346	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$33,945	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Seal/Repair	\$0	\$30,448	\$0	\$32,303	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$14,092
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$12,896	\$0	\$0	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$11,078
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Independence Hall					
303 HVAC: Mini Split - Replace	\$0	\$10,138	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$26,095
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$29,096
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$74,111
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$143,895	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$22,834
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$15,853
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$19,572
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$10,144	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$139,704	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$71,241
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1601 Pickleball Courts - Color Coat	\$0	\$0	\$94,085	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts - Resurface/Repair	\$0	\$0	\$80,926	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$24,577	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$40,283	\$0
505 Fencing: Wood - Replace	\$10,457	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$54,670
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$46,319
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$26,688	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$13,037	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$9,790	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$34,576
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$339,563	\$384,115	\$1,067,235	\$377,168	\$513,611
Ending Reserve Balance	\$2,800,057	\$4,791,795	\$4,972,114	\$5,887,952	\$6,720,350

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$6,720,350	\$7,762,460	\$8,143,575	\$8,192,592	\$9,212,003
Annual Reserve Funding	\$1,256,636	\$1,294,335	\$1,333,165	\$1,373,160	\$1,414,355
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$144,703	\$158,923	\$163,220	\$173,895	\$183,637
Total Income	\$8,121,689	\$9,215,718	\$9,639,960	\$9,739,648	\$10,809,995
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$69,749	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$0	\$206,306	\$0	\$0	\$225,436
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$186,504	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$267,946
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$30,252
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$74,895	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$110,185	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$73,364	\$0	\$77,832	\$0
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$302,261	\$0	\$0
1810 Golf Carts - Replace	\$0	\$59,521	\$0	\$0	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$77,847	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$50,615	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$29,969	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$31,765	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$20,924	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$24,958
711 FOB Entry System - Modernize	\$0	\$0	\$34,076	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$31,794	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$114,916	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$28,515	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$24,050
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$152,266	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$84,690	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$39,351	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$21,386	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$14,685	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$70,865
1117 Siding/Soffits: Wood - Seal/Repair	\$34,270	\$0	\$36,357	\$0	\$38,571
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$50,294
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$159,685	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$89,545
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$74,571
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$226,888
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$155,665	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$13,704	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Independence Hall					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$197,253	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$42,345	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$21,244	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$50,615	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$77,847	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$259,544	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$29,647
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$49,008
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$33,731
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$176,973
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$18,378
1207 Pool/Spa Filters - Replace	\$41,393	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$16,336
1210 Pool/Spa Pumps - Replace	\$26,341	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$51,277
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$32,748	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$56,117
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$40,586	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$40,084
1601 Pickleball Courts - Color Coat	\$0	\$0	\$109,071	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts - Resurface/Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$27,945	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$21,386	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$85,607	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$14,246	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$22,689
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$24,806
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$17,068	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$17,109	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$30,939	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$359,229	\$1,072,143	\$1,447,368	\$527,644	\$1,642,421
Ending Reserve Balance	\$7,762,460	\$8,143,575	\$8,192,592	\$9,212,003	\$9,167,574

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$9,167,574	\$10,271,659	\$10,481,426	\$11,039,347	\$11,438,588
Annual Reserve Funding	\$1,456,786	\$1,500,489	\$1,545,504	\$1,591,869	\$1,639,625
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$194,224	\$207,351	\$215,021	\$224,585	\$239,796
Total Income	\$10,818,583	\$11,979,499	\$12,241,951	\$12,855,801	\$13,318,010
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$80,859	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$0	\$0	\$246,340	\$0	\$0
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$137,216	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$423,502	\$0
914 Guardhouse - Renovate	\$85,065	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$86,824	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$92,953	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$82,572	\$0	\$87,601	\$0	\$92,936
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$350,404	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$90,245	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$33,492
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$33,057	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$176,518	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$45,619	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Seal/Repair	\$0	\$40,920	\$0	\$43,412	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$56,010	\$0

Fiscal Year	2041	2042	2043	2044	2045
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$160,710	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$149,984	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$18,386	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$17,331	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$26,317	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$68,040	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$38,352	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$320,941	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$17,331	\$0	\$0	\$0
MEP - Independence Hall					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$35,070
601 Carpeting - Replace	\$0	\$14,041	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$94,517	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$23,910	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$32,094	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$87,617	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$320,941	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$31,452	\$0	\$0	\$0
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$39,103
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$177,104
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$182,282	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$88,552
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$86,448
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$160,710	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$21,305
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$33,368	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$13,632	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$187,751	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$95,741
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$86,448
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1601 Pickleball Courts - Color Coat	\$0	\$0	\$126,443	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts - Resurface/Repair	\$102,514	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$54,137	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$35,867	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$96,518	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$17,520	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$35,040	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$24,793	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$13,157	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$546,924	\$1,498,074	\$1,202,604	\$1,417,213	\$756,199
Ending Reserve Balance	\$10,271,659	\$10,481,426	\$11,039,347	\$11,438,588	\$12,561,810

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$12,561,810	\$13,633,569	\$14,485,939	\$12,636,525	\$13,504,022
Annual Reserve Funding	\$1,688,814	\$1,739,478	\$1,791,663	\$1,845,412	\$1,900,775
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$261,727	\$280,952	\$270,990	\$261,179	\$282,229
Total Income	\$14,512,351	\$15,653,999	\$16,548,591	\$14,743,117	\$15,687,026
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$93,737	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$269,183	\$0	\$0	\$294,143	\$0
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$0	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$1,534,799	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$132,211	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$84,309	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$100,653	\$0
1402 Monument Signs - Refurbish	\$0	\$217,654	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$148,079	\$0	\$0	\$0
1700 Landscape - Refurbish	\$0	\$98,596	\$0	\$104,600	\$0
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$406,214	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$84,862	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$31,625	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$104,619	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$61,204	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$84,309	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$21,315	\$0
705 Gate Operators (2021) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$84,309	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$0	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$0
711 FOB Entry System - Modernize	\$0	\$0	\$45,795	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$42,729	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$154,438	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$0
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$38,322	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$32,321
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$204,632	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$52,884	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Seal/Repair	\$46,056	\$0	\$48,861	\$0	\$51,836
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$21,954
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2046	2047	2048	2049	2050
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$17,258
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$248,001
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$60,984
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$209,200	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$19,539	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Independence Hall					
303 HVAC: Mini Split- Replace	\$0	\$15,794	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$56,908	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$0	\$0
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$0
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$115,463
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$230,910	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$35,574
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$45,331
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$237,837
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$24,698
1207 Pool/Spa Filters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$21,954
1210 Pool/Spa Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$44,011	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$30,492
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$132,211	\$0	\$0
402 Sun Shades: IH - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
404 Furniture: Recreation - Replace	\$54,545	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1601 Pickleball Courts - Color Coat	\$0	\$0	\$146,582	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$517,348	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$130,253	\$0	\$0
1620 Court Lighting - Replace	\$245,631	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts - Resurface/Repair	\$0	\$0	\$0	\$129,862	\$0

Fiscal Year	2046	2047	2048	2049	2050
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$28,742	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$38,290	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$16,291	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$20,311	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$77,946	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$0	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$66,040	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$24,335	\$0	\$0
1319 Metal Roofing - Replace	\$115,049	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$41,579	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$0	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$0	\$0	\$0
914 Interiors - Remodel	\$0	\$197,191	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$49,298	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$878,781	\$1,168,060	\$3,912,066	\$1,239,095	\$943,704
Ending Reserve Balance	\$13,633,569	\$14,485,939	\$12,636,525	\$13,504,022	\$14,743,321

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$14,743,321	\$16,730,941	\$17,382,796	\$15,006,521	\$14,549,221
Annual Reserve Funding	\$1,957,798	\$2,016,532	\$2,077,028	\$2,139,339	\$2,203,519
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$314,470	\$340,842	\$323,613	\$295,302	\$302,971
Total Income	\$17,015,590	\$19,088,315	\$19,783,437	\$17,441,162	\$17,055,711
# Component					
Site and Grounds					
201 Amenity Center - Mill and Overlay	\$0	\$0	\$1,010,686	\$0	\$0
201 KTL/S1/Depot Dr. - Mill and Overlay	\$0	\$695,501	\$0	\$0	\$0
201 P1-P3 - Mill and Overlay	\$0	\$0	\$0	\$0	\$0
201 Sec. 2/Dancing Oak-Mill and Overlay	\$0	\$0	\$2,269,047	\$0	\$0
201 Section 3A - Mill and Overlay	\$0	\$0	\$0	\$857,973	\$0
201 Section 3B - Mill and Overlay	\$0	\$0	\$0	\$1,096,489	\$0
201 Section 4A and 4B -Mill and Overlay	\$0	\$0	\$0	\$0	\$0
203 Asphalt (AC Parking Lot)-Seal and Stripe	\$108,667	\$0	\$0	\$0	\$0
203 Asphalt (Streets)- Crack Fill and Repair	\$0	\$321,418	\$0	\$0	\$351,223
205 Concrete: Curbs/Sidewalks - Repair (2%)	\$0	\$0	\$0	\$290,567	\$0
346 Lighting: Street/Parking/Path - Rep	\$0	\$0	\$0	\$0	\$0
355 Lighting: Landscape - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace (33%)	\$0	\$0	\$0	\$0	\$417,451
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
516 Walls: Masonry - Inspect/Repair	\$0	\$0	\$0	\$184,407	\$0
704 Gates: Vehicle/Pedestrian - Replace	\$0	\$0	\$0	\$0	\$0
914 Guardhouse - Renovate	\$0	\$0	\$0	\$0	\$0
950 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$47,131
1114 Mailbox Kiosks - Replace	\$0	\$0	\$0	\$116,684	\$0
1402 Monument Signs - Refurbish	\$0	\$0	\$0	\$0	\$0
1404 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1650 Vehicle Bridge - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1700 Landscape - Refurbish	\$110,970	\$0	\$117,728	\$0	\$124,898
1706 Wet Ponds - Clean/Dredge	\$0	\$0	\$470,913	\$0	\$0
1810 Golf Carts - Replace	\$0	\$0	\$0	\$0	\$0
MEP - General					
303 HVAC: Mini Splits - Replace	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$121,282	\$0	\$0
306 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2017) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2019) - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operators (2021) - Replace	\$46,691	\$0	\$0	\$0	\$0
705 Gate Operators (2023) - Replace	\$0	\$0	\$49,488	\$0	\$0
709 Barrier Arm Operators (2018) - Replace	\$0	\$0	\$0	\$0	\$0
709 Barrier Arm Operators (2023) - Replace	\$0	\$0	\$32,600	\$0	\$0
710 Automatic Door Operators - Replace	\$0	\$0	\$0	\$0	\$38,883
711 FOB Entry System - Modernize	\$0	\$0	\$0	\$0	\$0
712 Gate Access Equipment - Replace	\$0	\$0	\$0	\$0	\$0
915 A/V Systems - Modernize	\$0	\$0	\$0	\$0	\$0
1006 Pond Aerators - Replace	\$0	\$0	\$0	\$0	\$45,010
1009 Irrigation Controllers/System - Replace	\$0	\$0	\$44,426	\$0	\$0
1702 Pond Fountain - Replace	\$0	\$0	\$0	\$0	\$0
1708 Batch Detention Equip. - Replace/Maintai	\$0	\$237,225	\$0	\$0	\$0
1803 Fire and Life Safety Sys. - Replace	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Inspect/Repair	\$0	\$0	\$61,308	\$0	\$0
Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center					
356 Lighting: Exterior - Replace	\$0	\$0	\$0	\$0	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
702 Doors: Garage/Rolling - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Seal/Repair	\$0	\$0	\$0	\$0	\$0
1117 Siding/Soffits: Wood - Seal/Repair	\$0	\$54,993	\$0	\$58,342	\$0
1127 Siding: Metal - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (IH/WC)-Replace	\$0	\$0	\$0	\$0	\$0
1307 Roofing: Single-Ply (Pool/Fit.)-Rep	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (IH/WC) - Replace	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal (Pool/FC) - Replace	\$0	\$0	\$0	\$0	\$0
Fitness Center Interiors					
411 Drinking Fountains - Replace	\$0	\$0	\$0	\$0	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
909 Locker Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
MEP - Fitness Center					
303 HVAC: Mini Split - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
1801 Elevator: Hydraulic - Modernize	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cab - Refurbish	\$0	\$0	\$0	\$0	\$0
Independence Hall Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
397 Furniture: Meeting/Office - Replace	\$0	\$0	\$0	\$24,710	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
921 Game Pieces - Replace	\$0	\$0	\$0	\$54,681	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$24,710	\$0
MEP - Independence Hall					
303 HVAC: Mini Split- Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Welcome Center Interiors					
396 Furniture: Indoor - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$47,131
601 Carpeting - Replace	\$0	\$0	\$0	\$20,019	\$0
602 Flooring: Vinyl - Replace	\$0	\$0	\$0	\$0	\$0
603 Flooring: Tile - Replace	\$0	\$0	\$0	\$0	\$0
604 Flooring: Wood - Replace	\$0	\$0	\$0	\$0	\$0
901 Appliances - Replace	\$0	\$0	\$0	\$45,759	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
913 Office - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
913 Sales Offices - Remodel/Refurnish	\$0	\$0	\$0	\$0	\$0
929 Fixtures/Furnishings/Equipment - Replace	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint/Stain	\$0	\$0	\$0	\$44,843	\$0
MEP - Welcome Center					
303 HVAC: Packaged Systems - Replace	\$0	\$0	\$0	\$0	\$0
Indoor and Outdoor Pools					
105 Sun Deck: Coated - Resurface	\$0	\$0	\$0	\$0	\$52,551
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
110 Decking: Pool - Repair	\$0	\$0	\$0	\$0	\$0
345 Lighting: Poles/Bollard - Replace	\$0	\$0	\$0	\$0	\$0
352 Lighting: Interior - Replace	\$0	\$0	\$0	\$0	\$0
408 Furniture: Pool Deck - Replace	\$0	\$0	\$0	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
803 Water Heater - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Seal/Repaint	\$0	\$0	\$0	\$0	\$0
1202 Pools - Replaster/Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Replaster/Retile	\$0	\$0	\$0	\$0	\$28,632
1207 Pool/Spa Filters - Replace	\$0	\$66,423	\$0	\$0	\$0
1209 Chemical Controllers - Replace	\$0	\$0	\$0	\$0	\$0
1210 Pool/Spa Pumps - Replace	\$0	\$42,269	\$0	\$0	\$0
1215 Pool Coping - Replace	\$0	\$0	\$0	\$0	\$0
1216 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1220 Pool/Spa ADA Lifts - Replace	\$0	\$0	\$0	\$0	\$0
1807 Space Heaters - Replace	\$0	\$0	\$0	\$0	\$0
The Mix					
114 Railings: Metal - Replace	\$0	\$0	\$0	\$0	\$0
402 Sun Shades: IH - Replace	\$18,321	\$0	\$0	\$0	\$0
402 Sun Shades: Pickleball - Replace	\$0	\$252,321	\$0	\$0	\$0
404 Furniture: Patio - Replace	\$0	\$0	\$0	\$0	\$128,668
404 Furniture: Recreation - Replace	\$0	\$0	\$0	\$0	\$0
510 Pavilions - Refurbish	\$0	\$0	\$0	\$0	\$0
914 Comfort Station - Renovate	\$0	\$0	\$0	\$0	\$0
1601 Pickleball Courts - Color Coat	\$0	\$0	\$169,929	\$0	\$0
1602 Pickleball Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1608 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1620 Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1621 Bocce Ball Courts - Resurface/Repair	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
1649 Bridge: Pedestrian - Inspect/Refurbish	\$0	\$0	\$0	\$0	\$0
1704 Water Fountain - Refurbish	\$0	\$0	\$0	\$0	\$0
Grand Central					
109 Decking: Trex - Replace	\$0	\$0	\$0	\$0	\$0
303 HVAC: Split Systems - Replace	\$0	\$0	\$0	\$0	\$0
398 Furniture: Patio - Replace	\$0	\$0	\$0	\$72,756	\$0
505 Fencing: Wood - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
703 Windows & Doors (Glass) - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
910 Stump Café - Refurbish	\$0	\$0	\$0	\$0	\$0
910 The Depot - Refurbish	\$0	\$35,368	\$0	\$0	\$0
929 Art Studio - Refurbish	\$0	\$0	\$0	\$0	\$0
1110 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
1319 Metal Roofing - Replace	\$0	\$0	\$0	\$0	\$0
Dog Park					
411 Park Equipment - Replace	\$0	\$0	\$26,655	\$0	\$0
503 Fencing: Metal - Replace	\$0	\$0	\$179,036	\$0	\$0
1107 Fencing: Metal - Paint/Refurbish	\$0	\$0	\$48,202	\$0	\$0
Maintenance Facility					
201 Parking/Turnaround - Resurface	\$0	\$0	\$0	\$0	\$0
305 Surveillance System - Modernize	\$0	\$0	\$23,546	\$0	\$0
356 Lighting: Exterior/Parking - Replace	\$0	\$0	\$0	\$0	\$0
520 Staircases: Steel - Replace	\$0	\$0	\$35,318	\$0	\$0
703 Windows & Doors - Inspect/Repair	\$0	\$0	\$0	\$0	\$0
711 Access Control System - Modernize	\$0	\$0	\$17,681	\$0	\$0
914 Interiors - Remodel	\$0	\$0	\$0	\$0	\$0
915 Interiors - Refurbish	\$0	\$0	\$0	\$0	\$0
1308 Roofing: Metal - Replace	\$0	\$0	\$99,069	\$0	\$0
Total Expenses	\$284,649	\$1,705,519	\$4,776,915	\$2,891,941	\$1,281,580
Ending Reserve Balance	\$16,730,941	\$17,382,796	\$15,006,521	\$14,549,221	\$15,774,131



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. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). 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)
UOM	Unit of Measure
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.



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding. 1) Common area repair & replacement responsibility 2) The need and schedule for the project can be reasonably anticipated 3) The total cost for the project is material to the association (board's discretion – typically ½ to 1% of Annual operating expenses,) can be reasonably estimated, and includes all direct and related costs. Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur. Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Informational Components

Comp #: 1 Ancillary Evaluations

Approx Quantity: 1 Informational Component

Location:

Funded?: No.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Site and Grounds

Comp #: 113 Nature Trails - Repair/Refurbish

Approx Quantity: 3 Trails

Location: Hunter Road, Across from Pond 7.3, Hole 3 of the Golf Course

Funded?: No. Per information provided - this component is handled as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 201 Amenity Center - Mill and Overlay

Approx Quantity: 182,000 GSF

Location: Amenity center

Funded?: Yes.

History: Constructed in 2018 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

27 years

Lower Estimate: \$ 410,000

Higher Estimate:

\$501,000

Cost Source: AR Cost Database

Comp #: 201 KTL/S1/Depot Dr. - Mill and Overlay

Approx Quantity: 129,000 GSF

Location: Kissing Tree Ln., model home park (S1), Road to the depot

Funded?: Yes.

History: Constructed in 2017 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

26 years

Lower Estimate: \$ 290,000

Higher Estimate:

\$355,000

Cost Source: AR Cost Database

Comp #: 201 P1-P3 - Mill and Overlay

Approx Quantity: 535,000 GSF

Location: Phase 1- Phase 3

Funded?: Yes.

History: Constructed in 2022 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

31 years

Lower Estimate: \$ 1,080,000

Higher Estimate:

\$1,320,000

Cost Source: AR Cost Database

Comp #: 201 Sec. 2/Dancing Oak-Mill and Overlay

Approx Quantity: 454,000 GSF

Location: Section 2 and dancing oak

Funded?: Yes.

History: Constructed in 2018 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

27 years

Lower Estimate: \$ 919,000

Higher Estimate:

\$1,120,000

Cost Source: AR Cost Database

Comp #: 201 Section 3A - Mill and Overlay

Approx Quantity: 150,000 GSF

Location: Section 3A

Funded?: Yes.

History: Constructed in 2019 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

28 years

Lower Estimate: \$ 338,000

Higher Estimate:

\$413,000

Cost Source: AR Cost Database

Comp #: 201 Section 3B - Mill and Overlay

Approx Quantity: 213,000 GSF

Location: Section 3B

Funded?: Yes.

History: Constructed in 2019 (per information provided)

Comments:

Useful Life: 35 years

Remaining Life:

28 years

Lower Estimate: \$ 431,000

Higher Estimate:

\$527,000

Cost Source: AR Cost Database

Comp #: 201 Section 4A and 4B -Mill and Overlay**Approx Quantity: 200,000 GSF****Location:** Section 4A and 4B**Funded?:** Yes.**History:** Constructed in 2021 (per information provided)**Comments:****Useful Life:** 35 years**Remaining Life:**

30 years

Lower Estimate: \$ 405,000**Higher Estimate:**

\$495,000

Cost Source: AR Cost Database**Comp #: 203 Asphalt (AC Parking Lot)-Seal and Stripe****Approx Quantity: 1 Lump Sum Estimate****Location:** Amenity Center Parking Lot**Funded?:** Yes.**History:****Comments:** No changes have been reported since the last study. Remaining useful life and costs have been adjusted.**Useful Life:** 5 years**Remaining Life:**

0 years

Lower Estimate: \$ 46,700**Higher Estimate:**

\$57,100

Cost Source: Estimate Provided by the Client**Comp #: 203 Asphalt (Streets)- Crack Fill and Repair****Approx Quantity: 1,863,000 Lump Sum Allowance****Location:** Streets throughout the association**Funded?:** Yes.**History:****Comments:** No changes have been reported since the last study. Remaining useful life and costs have been adjusted.**Useful Life:** 3 years**Remaining Life:**

2 years

Lower Estimate: \$ 134,000**Higher Estimate:**

\$164,000

Cost Source: AR Cost Database**Comp #: 205 Concrete: Curbs/Sidewalks - Repair (2%)****Approx Quantity: 1 Lump Sum Allowance****Location:** Common area sidewalks**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

13 years

Lower Estimate: \$ 114,000**Higher Estimate:**

\$140,000

Cost Source: AR Cost Database**Comp #: 346 Lighting: Street/Parking/Path - Rep****Approx Quantity: 116 Fixtures****Location:** Common areas throughout development**Funded?:** Yes.**History:** (1) replaced for \$6,000 in 2023**Comments:****Useful Life:** 30 years**Remaining Life:**

22 years

Lower Estimate: \$ 721,000**Higher Estimate:**

\$881,000

Cost Source: AR Cost Database**Comp #: 355 Lighting: Landscape - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Throughout development**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

7 years

Lower Estimate: \$ 62,100**Higher Estimate:**

\$75,900

Cost Source: Estimate Provided by the Client**Comp #: 400 Furniture: Site - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** The strand, model park, and the mix**Funded?:** No. Per information provided - this component is handled as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 413 Flagpoles - Replace**Approx Quantity: 2 Flagpoles****Location:** Entry to association**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 414 Bike Racks - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Throughout the association**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 503 Fencing: Metal - Replace (33%)****Approx Quantity: 6,710 LF****Location:** Throughout the association**Funded?:** Yes.**History:** Installed from 2018 - 2022**Comments:****Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 159,000**Higher Estimate:**

\$195,000

Cost Source: AR Cost Database**Comp #: 503 Fencing: Metal (Perimeter)- Replace****Approx Quantity: 4,780 LF****Location:** Perimeter areas of development**Funded?:** No. Per information provided - this component is handled as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 505 Fencing: Wood - Replace****Approx Quantity: 770 LF****Location:** Flying orchid, adjacent to construction office**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

7 years

Lower Estimate: \$ 39,600**Higher Estimate:**

\$48,400

Cost Source: AR Cost Database**Comp #: 516 Walls: Masonry - Inspect/Repair****Approx Quantity: 1 Lump Sum Allowance****Location:** Adjacent to flying orchid gates and hunter road**Funded?:** Yes.**History:** Repaired columns at (2) locations for \$6,000 in 2023, retaining wall install and repair in 2023 for \$5,000**Comments:****Useful Life:** 10 years**Remaining Life:**

8 years

Lower Estimate: \$ 72,500**Higher Estimate:**

\$88,700

Cost Source: AR Cost Database**Comp #: 704 Gates: Vehicle/Pedestrian - Replace****Approx Quantity: 34 Assorted Gates****Location:** Vehicle, pedestrian, and fire gates throughout the property**Funded?:** Yes.**History:** Gates repaired in 2023 for \$6,000**Comments:****Useful Life:** 25 years**Remaining Life:**

18 years

Lower Estimate: \$ 224,000**Higher Estimate:**

\$274,000

Cost Source: AR Cost Database

Comp #: 708 Trash Gates - Replace**Approx Quantity: 4 Gates****Location:** Parking lot**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 914 Guardhouse - Renovate****Approx Quantity: 1 Guardhouse****Location:** Entries/exits of association**Funded?:** Yes.**History:****Comments:****Useful Life:** 25 years**Remaining Life:**

15 years

Lower Estimate: \$ 49,100**Higher Estimate:**

\$60,100

Cost Source: AR Cost Database**Comp #: 950 Veterans Memorial - Refurbish****Approx Quantity: 1 Allowance****Location:** Adjacent to the welcome center**Funded?:** Yes.**History:** Installed in 2024**Comments:** Funding provided for periodic refurbishments to the Veterans Memorial area.**Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 18,000**Higher Estimate:**

\$22,000

Cost Source: AR Cost Database**Comp #: 1107 Fencing: Metal - Repaint/Repair****Approx Quantity: 1 20% of ~ 6,710 LF****Location:** Perimeter areas of development**Funded?:** No. Per information provided - this component is handled as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1109 Fencing: Wood - Stain/Repair****Approx Quantity: 770 LF****Location:** Flying orchid, adjacent to construction office**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1114 Mailbox Kiosks - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Amenity center parking lot**Funded?:** Yes. Too indeterminate for Reserve designation - handle as an Operational Expense.**History:** Installed from 2018 - Present time. Replaced (1) kiosk in 2023 for \$2,500**Comments:****Useful Life:** 5 years**Remaining Life:**

13 years

Lower Estimate: \$ 45,900**Higher Estimate:**

\$56,100

Cost Source: AR Cost Database**Comp #: 1402 Monument Signs - Refurbish****Approx Quantity: 12 Signs****Location:** Throughout association**Funded?:** Yes.**History:****Comments:****Useful Life:** 30 years**Remaining Life:**

21 years

Lower Estimate: \$ 105,000**Higher Estimate:**

\$129,000

Cost Source: AR Cost Database

Comp #: 1404 Street Signs - Replace**Approx Quantity: 100 (100) Signs****Location:** Adjacent to streets and parking areas**Funded?:** Yes.**History:****Comments:****Useful Life:** 25 years**Remaining Life:**

18 years

Lower Estimate: \$ 49,100**Higher Estimate:**

\$60,100

Cost Source: AR Cost Database**Comp #: 1650 Vehicle Bridge - Inspect/Repair****Approx Quantity: 1 Bridge; ~ 9300 GSF****Location:** Entry to association**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

1 years

Lower Estimate: \$ 71,600**Higher Estimate:**

\$87,600

Cost Source: Estimate Provided by the Client**Comp #: 1700 Landscape - Refurbish****Approx Quantity: 1 Allowance****Location:** Landscaped common areas**Funded?:** Yes.**History:** Cottage and Villas landscape \$80,000, palm tree replacement at pool \$26,000, Plant replacement from freeze \$100,000 - all in 2023, Freeze damage to hardscape and plumbing \$75,000 in 22/23**Comments:****Useful Life:** 2 years**Remaining Life:**

1 years

Lower Estimate: \$ 47,700**Higher Estimate:**

\$58,300

Cost Source: AR Cost Database**Comp #: 1706 Wet Ponds - Clean/Dredge****Approx Quantity: 8 Ponds****Location:** Throughout the community**Funded?:** Yes.**History:** Pond 3a reclaimed water replacement in 2023 for \$12,000**Comments:****Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 191,000**Higher Estimate:**

\$233,000

Cost Source: Estimate Provided by the Client**Comp #: 1707 Detention Ponds - Maintain****Approx Quantity: 3 Detention Ponds****Location:** Common area drainage**Funded?:** No. Too indeterminate for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1709 Wet Ponds - Erosion Control/VFS****Approx Quantity: 8 Wet Ponds****Location:** Waterline at retention ponds**Funded?:** No. Too indeterminate for Reserve designation - handle as an Operational Expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1804 Fire Hydrants - Replace****Approx Quantity: 15 Fire Hydrants****Location:** Strand cottages, bonnell cottages, the villas**Funded?:** No. Too indeterminate for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 1808 Trees - Trim

Approx Quantity: 1 Extensive

Location: Throughout the property

Funded?: No. Per information provided - this component is handled as an operating expense.

History: Spent \$30,000.00 in 2023

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1810 Golf Carts - Replace

Approx Quantity: 3 Golf Carts

Location: Misc. Common areas

Funded?: Yes.

History: Replaced in 2025 for \$43,000

Comments: Replaced in 2025

Useful Life: 12 years

Remaining Life:

11 years

Lower Estimate: \$ 38,700

Higher Estimate:

\$47,300

Cost Source: Client Cost History

MEP - General

Comp #: 303 HVAC: Mini Splits - Replace**Approx Quantity: 2 Units; 1-2 Tons**

Location: Guardhouse

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

6 years

Lower Estimate: \$ 15,300

Higher Estimate:

\$18,700

Cost Source: Estimate Provided by the Client

Comp #: 305 Surveillance System - Modernize**Approx Quantity: 1 Lump Sum Allowance**

Location: Common areas

Funded?: Yes.

History:

Comments:

Useful Life: 5 years

Remaining Life:

2 years

Lower Estimate: \$ 49,100

Higher Estimate:

\$60,100

Cost Source: AR Cost Database

Comp #: 306 Exhaust Fans - Repair/Replace**Approx Quantity: 12 Units**

Location: All buildings

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

12 years

Lower Estimate: \$ 32,000

Higher Estimate:

\$39,100

Cost Source: AR Cost Database

Comp #: 314 Fire Risers/Sprinkler Sys.- Replace**Approx Quantity: 5 Buildings**

Location: All buildings

Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 705 Gate Operators (2017) - Replace**Approx Quantity: 6 Operators**

Location: Adjacent to vehicle gates at entry to amenity center and the construction office

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

6 years

Lower Estimate: \$ 29,600

Higher Estimate:

\$36,200

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (2018) - Replace**Approx Quantity: 8 Operators**

Location: Adjacent to vehicle gates at Flying orchard and The Mix

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

7 years

Lower Estimate: \$ 39,600

Higher Estimate:

\$48,400

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (2019) - Replace**Approx Quantity: 2 Operators**

Location: Adjacent to vehicle gates at The Strand

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

8 years

Lower Estimate: \$ 9,720

Higher Estimate:

\$11,900

Cost Source: AR Cost Database

Comp #: 705 Gate Operators (2021) - Replace**Approx Quantity: 4 Operators****Location:** New operators - 2021**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

10 years

Lower Estimate: \$ 20,100**Higher Estimate:**

\$24,500

Cost Source: AR Cost Database**Comp #: 705 Gate Operators (2023) - Replace****Approx Quantity: 4 Liftmaster Operators****Location:** Golden Current entrances**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

12 years

Lower Estimate: \$ 20,100**Higher Estimate:**

\$24,500

Cost Source: AR Cost Database**Comp #: 709 Barrier Arm Operators (2018) - Replace****Approx Quantity: 6 Barrier Arms****Location:** The Mix, Guardhouse and Flying Orchard Entry/Exit**Funded?:** Yes.**History:** 2018**Comments:****Useful Life:** 15 years**Remaining Life:**

7 years

Lower Estimate: \$ 39,600**Higher Estimate:**

\$48,400

Cost Source: AR Cost Database**Comp #: 709 Barrier Arm Operators (2023) - Replace****Approx Quantity: 2 Barrier Arms****Location:** Gate entrances at Golden Currant**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

12 years

Lower Estimate: \$ 13,200**Higher Estimate:**

\$16,100

Cost Source: AR Cost Database**Comp #: 710 Automatic Door Operators - Replace****Approx Quantity: 3 Door Openers****Location:** Throughout interiors; pool building, welcome center, independence hall**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

14 years

Lower Estimate: \$ 14,900**Higher Estimate:**

\$18,200

Cost Source: AR Cost Database**Comp #: 711 FOB Entry System - Modernize****Approx Quantity: 1 Lump Sum Allowance****Location:** Throughout common areas**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

2 years

Lower Estimate: \$ 21,500**Higher Estimate:**

\$26,300

Cost Source: AR Cost Database**Comp #: 712 Gate Access Equipment - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Flying orchard entry/exit**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

2 years

Lower Estimate: \$ 20,100**Higher Estimate:**

\$24,500

Cost Source: AR Cost Database

Comp #: 915 A/V Systems - Modernize**Approx Quantity: 1 Lump Sum Allowance****Location:** Utility closets**Funded?:** Yes.**History:** Sound system repairs in 2023 for \$6,000**Comments:****Useful Life:** 10 years**Remaining Life:**

2 years

Lower Estimate: \$ 72,500**Higher Estimate:**

\$88,700

Cost Source: AR Cost Database**Comp #: 1006 Pond Aerators - Replace****Approx Quantity: 4 Aerators****Location:** Inside ponds**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

9 years

Lower Estimate: \$ 17,200**Higher Estimate:**

\$21,000

Cost Source: AR Cost Database**Comp #: 1009 Irrigation Controllers/System - Replace****Approx Quantity: 1 Allowance****Location:** Landscaped common areas**Funded?:** Yes.**History:****Comments:** The association has (4) main master controllers and (26) smaller controllers. Funding provided to replace 33% of the controllers every 5 years.**Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 18,000**Higher Estimate:**

\$22,000

Cost Source: AR Cost Database**Comp #: 1702 Pond Fountain - Replace****Approx Quantity: 1 Fountain****Location:** The Strand**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 14,300**Higher Estimate:**

\$17,500

Cost Source: Estimate Provided by the Client**Comp #: 1708 Batch Detention Equip. - Replace/Maintai****Approx Quantity: 1 Lump Sum Allowance****Location:** Common area drainage**Funded?:** Yes.**History:** (2) Pond valve motors replaced in 2023 for \$8,000, 8 valve extensions and 4 valves installed in 2023 for \$36,000**Comments:** Client is reported to have (17) batch ponds at this time. We will continue with our prior assumptions and cost estimates as provided by the associations pond vendor.**Useful Life:** 5 years**Remaining Life:**

1 years

Lower Estimate: \$ 99,000**Higher Estimate:**

\$121,000

Cost Source: Research with Local

Vendor/Contractor; Divided Water Services

Comp #: 1803 Fire and Life Safety Sys. - Replace**Approx Quantity: 4 Systems****Location:** Pool building, fitness center, and welcome center**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:**

12 years

Lower Estimate: \$ 53,500**Higher Estimate:**

\$65,300

Cost Source: AR Cost Database**Comp #: 1811 Plumbing - Inspect/Repair****Approx Quantity: 1 Lump Sum Allowance****Location:** Throughout association**Funded?:** Yes.**History:** Balinese street leak and Charming Redbud leak in 2023 for \$26,000 (per information provided)**Comments:****Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 24,800**Higher Estimate:**

\$30,400

Cost Source: AR Cost Database

Building Exteriors - Independence Hall, Welcome Center, Pool, and Fitness Center

Comp #: 356 Lighting: Exterior - Replace **Approx Quantity: 1 Lump Sum Allowance**
Location: Building Exteriors
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: \$ 13,500 **Higher Estimate:** \$16,500
Cost Source: AR Cost Database

Comp #: 505 Fencing: Wood - Replace **Approx Quantity: 125 LF**
Location: Rooftop of welcome center
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: \$ 9,270 **Higher Estimate:** \$11,300
Cost Source: AR Cost Database

Comp #: 509 Pergola (Metal/Glass) - Replace **Approx Quantity: 1 Pergola; 480 GSF**
Location: In-between Pool and Fitness Center Buildings
Funded?: No. Too indeterminate for reserve designation - handle as an operating expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 700 Doors: Utility - Replace **Approx Quantity: 18 Doors**
Location: Throughout association
Funded?: No. Per information provided - this component is handled as an operating expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 702 Doors: Garage/Rolling - Replace **Approx Quantity: 4 Doors**
Location: Pool Building
Funded?: Yes.
History: Constructed in 2020 (per information provided)
Comments:
Useful Life: 40 years **Remaining Life:** 34 years
Lower Estimate: \$ 57,300 **Higher Estimate:** \$70,100
Cost Source: AR Cost Database

Comp #: 703 Windows & Doors (Glass) - Seal/Repair **Approx Quantity: 9,370 GSF**
Location: Exterior locations on buildings
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: \$ 42,200 **Higher Estimate:** \$51,500
Cost Source: AR Cost Database

Comp #: 1117 Siding/Soffits: Wood - Seal/Repair **Approx Quantity: 10,200 GSF**
Location: Building exteriors and interiors
Funded?: Yes.
History:
Comments:
Useful Life: 2 years **Remaining Life:** 2 years
Lower Estimate: \$ 23,000 **Higher Estimate:** \$28,100
Cost Source: AR Cost Database

Comp #: 1126 Siding: Masonry - Repair/Repoint **Approx Quantity: 3,500 GSF**
Location: Building exteriors
Funded?: No. Too indeterminate for Reserve designation - handle as an Operational Expense and inspect regularly
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 1127 Siding: Metal - Inspect/Repair **Approx Quantity: 6,650 GSF**
Location: Building Exteriors
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: \$ 29,900 **Higher Estimate:** \$36,600
Cost Source: AR Cost Database

Comp #: 1307 Roofing: Single-Ply (IH/WC)-Replace **Approx Quantity: 7,000 GSF**
Location: Rooftop of Independence Hall and the Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 12 years
Lower Estimate: \$ 101,000 **Higher Estimate:** \$123,000
Cost Source: AR Cost Database

Comp #: 1307 Roofing: Single-Ply (Pool/Fit.)-Rep **Approx Quantity: 3,700 GSF**
Location: Rooftop of Fitness Center and Pool Buildings
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: \$ 53,300 **Higher Estimate:** \$65,100
Cost Source: AR Cost Database

Comp #: 1308 Roofing: Metal (IH/WC) - Replace **Approx Quantity: 13,300 GSF**
Location: Building roof of Independence Hall and Welcome Center, including pavilion
Funded?: Yes.
History:
Comments:
Useful Life: 40 years **Remaining Life:** 32 years
Lower Estimate: \$ 191,000 **Higher Estimate:** \$233,000
Cost Source: AR Cost Database

Comp #: 1308 Roofing: Metal (Pool/FC) - Replace **Approx Quantity: 13,000 GSF**
Location: Building roof of Fitness Center and Pool Building, including the pool equipment roof
Funded?: Yes.
History:
Comments:
Useful Life: 40 years **Remaining Life:** 34 years
Lower Estimate: \$ 187,000 **Higher Estimate:** \$228,000
Cost Source: AR Cost Database

Comp #: 1310 Gutters/Downspouts - Replace **Approx Quantity: 313 LF**
Location: Perimeter Roofs/Exterior Walls
Funded?: No. Too small for Reserve designation - handle as an Operational Expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 1315 Roof Hatches - Replace

Approx Quantity: 4 Hatches

Location: Various Rooftops

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1403 Building Signs - Replace

Approx Quantity: 4 Signs

Location: Attached to buildings

Funded?: No. Per information provided - this component is handled as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Fitness Center Interiors

Comp #: 411 Drinking Fountains - Replace

Approx Quantity: 4 Fountains

Location: Throughout building

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

9 years

Lower Estimate: \$ 9,720

Higher Estimate:

\$11,900

Cost Source: AR Cost Database

Comp #: 601 Carpeting - Replace

Approx Quantity: 25 GSY

Location: Consulting Room and Office

Funded?: No. Too small for Reserve designation - handle as an Operational Expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 602 Flooring: Vinyl - Replace

Approx Quantity: 4,130 GSF

Location: Fitness Rooms

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

14 years

Lower Estimate: \$ 44,400

Higher Estimate:

\$54,200

Cost Source: AR Cost Database

Comp #: 603 Flooring: Tile - Replace

Approx Quantity: 1,850 GSF

Location: Lobby/Entry Area of Fitness Room and Locker Rooms

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

18 years

Lower Estimate: \$ 29,600

Higher Estimate:

\$36,200

Cost Source: AR Cost Database

Comp #: 909 Locker Rooms - Remodel

Approx Quantity: 2 Locker Rooms

Location: Fitness Center

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

18 years

Lower Estimate: \$ 85,000

Higher Estimate:

\$104,000

Cost Source: AR Cost Database

Comp #: 911 Fitness Center - Refurbish

Approx Quantity: 1 Lump Sum Allowance

Location: Fitness center

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 923 Suspended Ceiling - Replace

Approx Quantity: 2,500 GSF

Location: Interior surfaces

Funded?: No. Too indeterminate for reserve designation

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 924 Fitness Equip. (Cardio) - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Fitness room

Funded?: No. Client reports that they will lease equipment if they need to replace

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 925 Fitness Equip. (Strength) - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Fitness room

Funded?: No. Client reports that they will lease equipment if they need to replace

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 926 Fitness Equip. (Moveable) - Replace

Approx Quantity: 43 Pieces

Location: Fitness center

Funded?: No. Client reports that they will lease equipment if they need to replace

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 929 Fixtures/Furnishings/Equipment - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Fitness Center

Funded?: Yes.

History: Fans and shades replaced in 2023 for \$5,000

Comments:

Useful Life: 24 years

Remaining Life:

18 years

Lower Estimate: \$ 79,300

Higher Estimate:

\$96,900

Cost Source: AR Cost Database

Comp #: 1110 Interior Surfaces - Repaint

Approx Quantity: 4,800 GSF

Location: Locker Rooms, Fitness Rooms, and other areas

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

6 years

Lower Estimate: \$ 9,720

Higher Estimate:

\$11,900

Cost Source: AR Cost Database

MEP - Fitness Center

Comp #: 303 HVAC: Mini Split - Replace**Approx Quantity: 1 Unit****Location:** Guardhouse, fitness center and Independence hall**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

9 years

Lower Estimate: \$ 7,640**Higher Estimate:**

\$9,340

Cost Source: AR Cost Database

Comp #: 303 HVAC: Packaged Systems - Replace**Approx Quantity: 2 Units****Location:** Rooftop of fitness center**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:**

14 years

Lower Estimate: \$ 135,000**Higher Estimate:**

\$165,000

Cost Source: AR Cost Database

Comp #: 1801 Elevator: Hydraulic - Modernize**Approx Quantity: 1 2-Stop****Location:** Elevator room, elevator cab**Funded?:** Yes.**History:** Installed in 2020**Comments:****Useful Life:** 30 years**Remaining Life:**

24 years

Lower Estimate: \$ 110,000**Higher Estimate:**

\$134,000

Cost Source: AR Cost Database

Comp #: 1802 Elevator Cab - Refurbish**Approx Quantity: 1 Cab****Location:** Passenger elevator interiors**Funded?:** Yes.**History:****Comments:****Useful Life:** 30 years**Remaining Life:**

24 years

Lower Estimate: \$ 27,000**Higher Estimate:**

\$33,000

Cost Source: AR Cost Database

Comp #: 1809 Sump Pump - Replace**Approx Quantity: 1 Pump****Location:** Elevator pit in fitness center**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Independence Hall Interiors

Comp #: 396 Furniture: Indoor - Replace

Approx Quantity: 134 Pieces

Location: Independence hall

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life:

3 years

Lower Estimate: \$ 95,400

Higher Estimate:

\$117,000

Cost Source: Estimate Provided by the Client

Comp #: 397 Furniture: Meeting/Office - Replace

Approx Quantity: 90 Pieces

Location: Office and meeting room

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

4 years

Lower Estimate: \$ 9,720

Higher Estimate:

\$11,900

Cost Source: AR Cost Database

Comp #: 601 Carpeting - Replace

Approx Quantity: 110 GSY

Location: Interiors of Independence Hall

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

11 years

Lower Estimate: \$ 8,910

Higher Estimate:

\$10,900

Cost Source: AR Cost Database

Comp #: 603 Flooring: Tile - Replace

Approx Quantity: 740 GSF

Location: Restrooms and miscellaneous other areas

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

16 years

Lower Estimate: \$ 14,800

Higher Estimate:

\$18,000

Cost Source: AR Cost Database

Comp #: 909 Restrooms - Remodel

Approx Quantity: 2 Restrooms

Location: Independence Hall interiors

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

16 years

Lower Estimate: \$ 38,200

Higher Estimate:

\$46,600

Cost Source: AR Cost Database

Comp #: 919 TV's - Replace

Approx Quantity: 13 TVs

Location: Interiors

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 921 Game Pieces - Replace

Approx Quantity: 4 Pieces

Location: Independence Hall

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

4 years

Lower Estimate: \$ 21,500

Higher Estimate:

\$26,300

Cost Source: AR Cost Database

Comp #: 929 Fixtures/Furnishings/Equipment - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Café, bar, and interiors

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

16 years

Lower Estimate: \$ 180,000

Higher Estimate:

\$220,000

Cost Source: AR Cost Database

Comp #: 1110 Interior Surfaces - Repaint/Stain

Approx Quantity: 12,800 GSF

Location: Interior surfaces of Independence Hall

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

4 years

Lower Estimate: \$ 9,720

Higher Estimate:

\$11,900

Cost Source: AR Cost Database

MEP - Independence Hall

Comp #: 303 HVAC: Mini Split- Replace**Approx Quantity: 1 Unit****Location:** Rooftop of building**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

6 years

Lower Estimate: \$ 7,640**Higher Estimate:**

\$9,340

Cost Source: Estimate Provided by the Client

Comp #: 303 HVAC: Packaged Systems - Replace**Approx Quantity: 3 Units****Location:** Rooftop of building**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:**

11 years

Lower Estimate: \$ 128,000**Higher Estimate:**

\$157,000

Cost Source: AR Cost Database

Comp #: 310 Water Softening System - Replace**Approx Quantity: 1 System****Location:** Utility closet**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Comp #: 803 Water Heater - Replace**Approx Quantity: 1 Unit****Location:** Utility closet**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

Welcome Center Interiors

Comp #: 396 Furniture: Indoor - Replace**Approx Quantity: 59 Pieces****Location:** Common areas throughout development**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:** 2 years**Lower Estimate:** \$ 26,700**Higher Estimate:** \$32,700**Cost Source:** AR Cost Database**Comp #: 398 Furniture: Patio - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Exterior of Welcome Center**Funded?:** Yes.**History:** Reupholstered in 2025**Comments:****Useful Life:** 10 years**Remaining Life:** 9 years**Lower Estimate:** \$ 18,000**Higher Estimate:** \$22,000**Cost Source:** AR Cost Database**Comp #: 601 Carpeting - Replace****Approx Quantity: 80 GSY****Location:** Sales Offices**Funded?:** Yes.**History:****Comments:****Useful Life:** 12 years**Remaining Life:** 4 years**Lower Estimate:** \$ 7,880**Higher Estimate:** \$9,630**Cost Source:** AR Cost Database**Comp #: 602 Flooring: Vinyl - Replace****Approx Quantity: 1,230 GSF****Location:** Office at back of the house at the Welcome Center**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:** 12 years**Lower Estimate:** \$ 13,400**Higher Estimate:** \$16,400**Cost Source:** AR Cost Database**Comp #: 603 Flooring: Tile - Replace****Approx Quantity: 3,330 GSF****Location:** Main Area, Sales Area, and Restrooms.**Funded?:** Yes.**History:****Comments:****Useful Life:** 24 years**Remaining Life:** 16 years**Lower Estimate:** \$ 53,000**Higher Estimate:** \$64,800**Cost Source:** AR Cost Database**Comp #: 604 Flooring: Wood - Replace****Approx Quantity: 785 GSF****Location:** Area between Main Area and Sales Area**Funded?:** Yes.**History:****Comments:****Useful Life:** 24 years**Remaining Life:** 16 years**Lower Estimate:** \$ 13,400**Higher Estimate:** \$16,400**Cost Source:** AR Cost Database**Comp #: 901 Appliances - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Main Area and Office Area of Welcome Center**Funded?:** Yes.**History:****Comments:****Useful Life:** 12 years**Remaining Life:** 4 years**Lower Estimate:** \$ 18,000**Higher Estimate:** \$22,000**Cost Source:** AR Cost Database

Comp #: 909 Restrooms - Remodel
Location: Main area of Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 24 years
Lower Estimate: \$ 49,100
Cost Source: AR Cost Database

Approx Quantity: 2 Restrooms

Remaining Life: 16 years
Higher Estimate: \$60,100

Comp #: 913 Office - Remodel/Refurnish
Location: Back of the house at the Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 20 years
Lower Estimate: \$ 32,000
Cost Source: AR Cost Database

Approx Quantity: 1 Lump Sum Allowance

Remaining Life: 12 years
Higher Estimate: \$39,100

Comp #: 913 Sales Offices - Remodel/Refurnish
Location: Front of Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 20 years
Lower Estimate: \$ 49,100
Cost Source: AR Cost Database

Approx Quantity: 1 Lump Sum Allowance

Remaining Life: 12 years
Higher Estimate: \$60,100

Comp #: 929 Fixtures/Furnishings/Equipment - Replace
Location: Interior of Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 24 years
Lower Estimate: \$ 180,000
Cost Source: AR Cost Database

Approx Quantity: 1 Lump Sum Allowance

Remaining Life: 16 years
Higher Estimate: \$220,000

Comp #: 1110 Interior Surfaces - Repaint/Stain
Location: Various interior rooms within the Welcome Center
Funded?: Yes.
History:
Comments:
Useful Life: 12 years
Lower Estimate: \$ 17,600
Cost Source: AR Cost Database

Approx Quantity: 14,600 GSF

Remaining Life: 4 years
Higher Estimate: \$21,600

MEP - Welcome Center

Comp #: 303 HVAC: Packaged Systems - Replace

Approx Quantity: 2 Units

Location: Rooftop of building

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

11 years

Lower Estimate: \$ 169,000

Higher Estimate:

\$206,000

Cost Source: AR Cost Database

Comp #: 803 Water Heater - Replace

Approx Quantity: 1 Water Heater

Location: Utility closet

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Indoor and Outdoor Pools

Comp #: 105 Floors - Waterproof **Approx Quantity: 921 GSF**
Location: Pool Equipment Room
Funded?: No. Too small for Reserve designation.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 105 Sun Deck: Coated - Resurface **Approx Quantity: 2,430 GSF**
Location: Indoor pool deck
Funded?: Yes.
History:
Comments: Builder will be addressing this surface in 2025.
Useful Life: 10 years **Remaining Life:** 9 years
Lower Estimate: \$ 20,100 **Higher Estimate:** \$24,500
Cost Source: AR Cost Database

Comp #: 109 Decking: Trex - Replace **Approx Quantity: 684 GSF**
Location: Pool Deck
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: \$ 17,600 **Higher Estimate:** \$21,600
Cost Source: AR Cost Database

Comp #: 110 Decking: Pool - Repair **Approx Quantity: 1 10% of ~ 10,400 GSF**
Location: Indoor and Outdoor Pools
Funded?: Yes.
History:
Comments:
Useful Life: 15 years **Remaining Life:** 9 years
Lower Estimate: \$ 51,100 **Higher Estimate:** \$62,500
Cost Source: AR Cost Database

Comp #: 310 Water Softening System - Replace **Approx Quantity: 1 System**
Location: Pool building
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 345 Lighting: Poles/Bollard - Replace **Approx Quantity: 59 Fixtures**
Location: Pool Deck
Funded?: Yes.
History:
Comments:
Useful Life: 25 years **Remaining Life:** 19 years
Lower Estimate: \$ 90,900 **Higher Estimate:** \$111,000
Cost Source: AR Cost Database

Comp #: 352 Lighting: Interior - Replace **Approx Quantity: 34 Fixtures**
Location: Pool Building Interior
Funded?: Yes.
History:
Comments:
Useful Life: 20 years **Remaining Life:** 14 years
Lower Estimate: \$ 29,200 **Higher Estimate:** \$35,600
Cost Source: AR Cost Database

Comp #: 408 Furniture: Pool Deck - Replace **Approx Quantity: 156 Pieces**
Location: Pool area
Funded?: Yes.
History: Replaced chaise lounge cushions in 2024 for \$15,000
Comments:
Useful Life: 8 years **Remaining Life:** 7 years
Lower Estimate: \$ 105,000 **Higher Estimate:** \$129,000
Cost Source: AR Cost Database

Comp #: 411 Drinking Fountains - Replace **Approx Quantity: 2 Fountains**
Location: Walls in Interior Pool Building
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 503 Fencing: Metal - Replace **Approx Quantity: 1,010 LF**
Location: Pool perimeter
Funded?: Yes.
History:
Comments:
Useful Life: 25 years **Remaining Life:** 19 years
Lower Estimate: \$ 45,500 **Higher Estimate:** \$55,600
Cost Source: AR Cost Database

Comp #: 510 Pavilions - Refurbish **Approx Quantity: 2 Pavilions; 1580 GSF**
Location: Pool Area
Funded?: Yes.
History:
Comments:
Useful Life: 25 years **Remaining Life:** 19 years
Lower Estimate: \$ 44,400 **Higher Estimate:** \$54,200
Cost Source: AR Cost Database

Comp #: 803 Water Heater - Replace **Approx Quantity: 1 Water Heater**
Location: Fitness center
Funded?: Yes.
History: 2020
Comments:
Useful Life: 15 years **Remaining Life:** 9 years
Lower Estimate: \$ 15,800 **Higher Estimate:** \$19,300
Cost Source: AR Cost Database

Comp #: 900 Laundry Equipment - Replace **Approx Quantity: 1 (1) Washer and (1) Dryer**
Location: Utility Closet
Funded?: No. Too small for reserve designation - handle as an operating expense.
History:
Comments:
Useful Life: **Remaining Life:**
Lower Estimate: **Higher Estimate:**
Cost Source:

Comp #: 909 Restrooms - Refurbish **Approx Quantity: 2 Restrooms**
Location: Pool Building Interior
Funded?: Yes.
History:
Comments:
Useful Life: 24 years **Remaining Life:** 18 years
Lower Estimate: \$ 85,000 **Higher Estimate:** \$104,000
Cost Source: AR Cost Database

Comp #: 918 Firepit - Refurbish**Approx Quantity: 1 Firepit****Location:** Pool area**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:** 2023 Burner Replacemnt for \$2,000.00**Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1107 Fencing: Metal - Paint/Refurbish****Approx Quantity: 1,010 LF****Location:** Perimeter of pool area**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1110 Interior Surfaces - Seal/Repaint****Approx Quantity: 12,000 GSF****Location:** Pool Building Interior Surfaces**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 20,100**Higher Estimate:**

\$24,500

Cost Source: AR Cost Database**Comp #: 1202 Pools - Replaster/Retile****Approx Quantity: 7,800 GSF****Location:** Pool area**Funded?:** Yes.**History:** Indoor pool; drain and fill and new filters \$30,000**Comments:****Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 105,000**Higher Estimate:**

\$129,000

Cost Source: AR Cost Database**Comp #: 1203 Spa - Replaster/Retile****Approx Quantity: 405 GSF****Location:** Pool area**Funded?:** Yes.**History:****Comments:** Builder will address the spa surface in the near future.**Useful Life:** 5 years**Remaining Life:**

4 years

Lower Estimate: \$ 10,900**Higher Estimate:**

\$13,400

Cost Source: AR Cost Database**Comp #: 1207 Pool/Spa Filters - Replace****Approx Quantity: 7 Filters****Location:** Pool/spa equipment area; enclosed**Funded?:** Yes.**History:****Comments:****Useful Life:** 16 years**Remaining Life:**

10 years

Lower Estimate: \$ 27,700**Higher Estimate:**

\$33,900

Cost Source: AR Cost Database**Comp #: 1209 Chemical Controllers - Replace****Approx Quantity: 3 Controllers****Location:** Pool Equipment Rooms**Funded?:** Yes.**History:****Comments:****Useful Life:** 10 years**Remaining Life:**

4 years

Lower Estimate: \$ 9,720**Higher Estimate:**

\$11,900

Cost Source: AR Cost Database

Comp #: 1210 Pool/Spa Pumps - Replace**Approx Quantity: 6 Pumps**

Location: Pool equipment Rooms

Funded?: Yes.

History:

Comments:

Useful Life: 8 years

Remaining Life:

2 years

Lower Estimate: \$ 17,600

Higher Estimate:

\$21,600

Cost Source: AR Cost Database

Comp #: 1214 Pool Mastic - Replace**Approx Quantity: 2 Pools**

Location: Pool Decks

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1215 Pool Coping - Replace**Approx Quantity: 722 LF**

Location: Perimeter of Pools

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

14 years

Lower Estimate: \$ 30,500

Higher Estimate:

\$37,300

Cost Source: AR Cost Database

Comp #: 1216 Pool/Spa Heaters - Replace**Approx Quantity: 3 Heaters**

Location: Pool equipment Rooms

Funded?: Yes.

History: 2019

Comments:

Useful Life: 10 years

Remaining Life:

3 years

Lower Estimate: \$ 20,100

Higher Estimate:

\$24,500

Cost Source: AR Cost Database

Comp #: 1220 Pool/Spa ADA Lifts - Replace**Approx Quantity: 2 Lifts**

Location: Pool area

Funded?: Yes.

History:

Comments:

Useful Life: 15 years

Remaining Life:

9 years

Lower Estimate: \$ 13,500

Higher Estimate:

\$16,500

Cost Source: AR Cost Database

Comp #: 1807 Space Heaters - Replace**Approx Quantity: 18 Heaters**

Location: Indoor pool areas

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

14 years

Lower Estimate: \$ 33,400

Higher Estimate:

\$40,800

Cost Source: AR Cost Database

Comp #: 1850 Window Dampers - Replace**Approx Quantity: 4 Dampers**

Location: Upper elevations of pool area

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

The Mix

Comp #: 114 Railings: Metal - Replace

Approx Quantity: 970 LF

Location: Throughout the Mix

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life:

22 years

Lower Estimate: \$ 62,100

Higher Estimate:

\$75,900

Cost Source: AR Cost Database

Comp #: 402 Sun Shades: IH - Replace

Approx Quantity: 2 Shades; ~ 735 GSF

Location: Near Independence Hall

Funded?: Yes.

History: Replaced in 2023 for \$6,500

Comments:

Useful Life: 10 years

Remaining Life:

5 years

Lower Estimate: \$ 7,880

Higher Estimate:

\$9,630

Cost Source: Client Cost History

Comp #: 402 Sun Shades: Pickleball - Replace

Approx Quantity: 10,800 GSF

Location: Pickleball Courts

Funded?: Yes.

History: Installed in 2023

Comments:

Useful Life: 10 years

Remaining Life:

6 years

Lower Estimate: \$ 105,000

Higher Estimate:

\$129,000

Cost Source: AR Cost Database

Comp #: 404 Furniture: Patio - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Furniture at exterior of Independence Hall, not belonging to the Café.

Funded?: Yes.

History: Patio furniture reupholstering in 2024 for \$9,000

Comments:

Useful Life: 10 years

Remaining Life:

9 years

Lower Estimate: \$ 49,100

Higher Estimate:

\$60,100

Cost Source: AR Cost Database

Comp #: 404 Furniture: Recreation - Replace

Approx Quantity: 1 Lump Sum Allowance

Location: Furniture at Pickleball Courts and around the Bocce Ball Courts

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life:

0 years

Lower Estimate: \$ 27,200

Higher Estimate:

\$33,200

Cost Source: AR Cost Database

Comp #: 411 Drinking Fountain - Replace

Approx Quantity: 2 Fountains

Location: Pickleball Courts

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 510 Pavilions - Refurbish

Approx Quantity: 3 Pavilions; 1580 GSF

Location: Bocce Ball Court

Funded?: Yes.

History:

Comments:

Useful Life: 25 years

Remaining Life:

19 years

Lower Estimate: \$ 44,400

Higher Estimate:

\$54,200

Cost Source: AR Cost Database

Comp #: 914 Comfort Station - Renovate**Approx Quantity: 1 Lump Sum Allowance****Location:** The Mix adjacent to golf course**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:**

14 years

Lower Estimate: \$ 23,900**Higher Estimate:**

\$29,200

Cost Source: AR Cost Database**Comp #: 1107 Railings: Metal - Paint/Refurbish****Approx Quantity: 970 LF****Location:** Railings**Funded?:** No. Per information provided - this component is handled as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1601 Pickleball Courts - Color Coat****Approx Quantity: 18 Courts****Location:** Pickleball Courts**Funded?:** Yes.**History:****Comments:****Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 68,900**Higher Estimate:**

\$84,200

Cost Source: AR Cost Database**Comp #: 1602 Pickleball Courts - Resurface****Approx Quantity: 18 Courts****Location:** Pickleball Courts**Funded?:** Yes.**History:****Comments:****Useful Life:** 25 years**Remaining Life:**

22 years

Lower Estimate: \$ 243,000**Higher Estimate:**

\$297,000

Cost Source: AR Cost Database**Comp #: 1608 Chain Link Fence - Replace****Approx Quantity: 1,220 LF****Location:** Perimeter of Pickleball Courts**Funded?:** Yes.**History:****Comments:****Useful Life:** 25 years**Remaining Life:**

22 years

Lower Estimate: \$ 61,200**Higher Estimate:**

\$74,800

Cost Source: AR Cost Database**Comp #: 1618 Windscreens - Replace****Approx Quantity: 1,220 LF****Location:** Perimeter of Pickleball Courts**Funded?:** No. Too small for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1620 Court Lighting - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Pickleball Courts**Funded?:** Yes.**History:** (16) installed in 2023**Comments:****Useful Life:** 25 years**Remaining Life:**

20 years

Lower Estimate: \$ 122,000**Higher Estimate:**

\$150,000

Cost Source: AR Cost Database

Comp #: 1621 Bocce Ball Courts – Resurface/Repair

Approx Quantity: 6 Bocce Ball Courts

Location: Amenity Area between Independence Hall and Grand Central

Funded?: Yes.

History: Reported to be refurbished in-house in 2025

Comments:

Useful Life: 8 years

Remaining Life:

7 years

Lower Estimate: \$ 59,200

Higher Estimate:

\$72,400

Cost Source: Estimate Provided by the Client

Comp #: 1623 Horseshoe Pits - Refurbish

Approx Quantity: 4 Pits

Location: The mix

Funded?: No. Too small for Reserve designation.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1634 Putting Green Turf - Replace

Approx Quantity: 9,860 GSF

Location: Throughout The Mix

Funded?: No. It was reported that the putting greens will not be replaced (per information provided)

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1649 Bridge: Pedestrian - Inspect/Refurbish

Approx Quantity: 2 Bridges

Location: Walkway near Bocce Ball Courts

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

12 years

Lower Estimate: \$ 17,600

Higher Estimate:

\$21,600

Cost Source: AR Cost Database

Comp #: 1704 Water Fountain - Refurbish

Approx Quantity: 1 Fountain

Location: Adjacent to independence hall

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life:

2 years

Lower Estimate: \$ 13,500

Higher Estimate:

\$16,500

Cost Source: AR Cost Database

Grand Central

Comp #: 109 Decking: Trex - Replace**Approx Quantity: 2,370 GSF****Location:** Deck at Grand Central Amenity Area**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:** 10 years**Lower Estimate:** \$ 57,300**Higher Estimate:** \$70,100**Cost Source:** AR Cost Database**Comp #: 303 HVAC: Split Systems - Replace****Approx Quantity: 2 Units****Location:** Adjacent to Grand Central Amenity Area**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:** 5 years**Lower Estimate:** \$ 19,100**Higher Estimate:** \$23,300**Cost Source:** AR Cost Database**Comp #: 398 Furniture: Patio - Replace****Approx Quantity: 1 Lump Sum Allowance****Location:** Deck at Grand Central Amenity Area**Funded?:** Yes.**History:** Replaced cushions in 2024 for \$8,800**Comments:****Useful Life:** 10 years**Remaining Life:** 8 years**Lower Estimate:** \$ 28,600**Higher Estimate:** \$35,000**Cost Source:** AR Cost Database**Comp #: 505 Fencing: Wood - Replace****Approx Quantity: 132 LF****Location:** Adjacent to Buildings**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:** 5 years**Lower Estimate:** \$ 8,120**Higher Estimate:** \$9,920**Cost Source:** AR Cost Database**Comp #: 601 Carpeting - Replace****Approx Quantity: 133 GSY****Location:** Interiors of The Depot**Funded?:** Yes.**History:** Reported to be replaced in 2024**Comments:****Useful Life:** 12 years**Remaining Life:** 10 years**Lower Estimate:** \$ 9,540**Higher Estimate:** \$11,700**Cost Source:** AR Cost Database**Comp #: 602 Flooring: Vinyl - Replace****Approx Quantity: 1,210 GSF****Location:** Old Proshop Interior**Funded?:** No. Reported to be removed**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 703 Windows & Doors (Glass) - Inspect/Repair****Approx Quantity: 1 Lump Sum Allowance****Location:** Building Exteriors**Funded?:** Yes.**History:****Comments:****Useful Life:** 20 years**Remaining Life:** 14 years**Lower Estimate:** \$ 13,500**Higher Estimate:** \$16,500**Cost Source:**

Comp #: 910 Stump Café - Refurbish**Approx Quantity: 1 Lump Sum Allowance****Location:** Swamp Café**Funded?:** Yes.**History:** Will be decommissioned and become a game/meeting room**Comments:****Useful Life:** 12 years**Remaining Life:**

9 years

Lower Estimate: \$ 37,700**Higher Estimate:**

\$46,100

Cost Source: AR Cost Database**Comp #: 910 The Depot - Refurbish****Approx Quantity: 1 Lump Sum Allowance****Location:** The Depot**Funded?:** Yes.**History:****Comments:****Useful Life:** 12 years**Remaining Life:**

2 years

Lower Estimate: \$ 14,800**Higher Estimate:**

\$18,000

Cost Source: AR Cost Database**Comp #: 929 Art Studio - Refurbish****Approx Quantity: 1 Lump Sum Allowance****Location:** Pro Shop Interior**Funded?:** Yes.**History:** Will become a fine art studio**Comments:****Useful Life:** 12 years**Remaining Life:**

9 years

Lower Estimate: \$ 32,000**Higher Estimate:**

\$39,100

Cost Source: AR Cost Database**Comp #: 1110 Interior Surfaces - Repaint****Approx Quantity: 6,000 GSF****Location:** Interior common areas at Grand Central**Funded?:** Yes.**History:** Repainted in 2024**Comments:****Useful Life:** 12 years**Remaining Life:**

10 years

Lower Estimate: \$ 11,400**Higher Estimate:**

\$14,000

Cost Source: AR Cost Database**Comp #: 1124 Siding: Fiber Cement - Repair/Paint****Approx Quantity: 1,820 GSF****Location:** Building exteriors**Funded?:** No. Too indeterminate for reserve designation - handle as an operating expense.**History:****Comments:****Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 1319 Metal Roofing - Replace****Approx Quantity: 4,100 GSF****Location:** Rooftop of Buildings at Grand Central**Funded?:** Yes.**History:****Comments:****Useful Life:** 30 years**Remaining Life:**

20 years

Lower Estimate: \$ 57,300**Higher Estimate:**

\$70,100

Cost Source: AR Cost Database

Dog Park

Comp #: 411 Park Equipment - Replace**Approx Quantity: 1 Lump Sum Allowance****Location:** Dog Park**Funded?:** Yes.**History:****Comments:****Useful Life:** 15 years**Remaining Life:**

12 years

Lower Estimate: \$ 10,800**Higher Estimate:**

\$13,200

Cost Source: AR Cost Database**Comp #: 503 Fencing: Metal - Replace****Approx Quantity: 1,280 LF****Location:** Perimeter of park**Funded?:** Yes.**History:****Comments:****Useful Life:** 30 years**Remaining Life:**

27 years

Lower Estimate: \$ 72,500**Higher Estimate:**

\$88,700

Cost Source: AR Cost Database**Comp #: 1107 Fencing: Metal - Paint/Refurbish****Approx Quantity: 1,280 LF****Location:** Dog Park**Funded?:** Yes.**History:****Comments:****Useful Life:** 5 years**Remaining Life:**

2 years

Lower Estimate: \$ 19,500**Higher Estimate:**

\$23,900

Cost Source: AR Cost Database

Maintenance Facility

Comp #: 201 Parking/Turnaround - Resurface**Approx Quantity: 22,900 GSF**

Location: Maintenance facility

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

17 years

Lower Estimate: \$ 52,600

Higher Estimate:

\$64,200

Cost Source: AR Cost Database

Comp #: 210 Concrete: Sidewalks/Pads - Repair**Approx Quantity: 1 5% of ~ 5,180 GSF**

Location: Maintenance facility

Funded?: No. Too small for reserve designation - handle as an operating expense.

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 305 Surveillance System - Modernize**Approx Quantity: 1 Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life:

7 years

Lower Estimate: \$ 9,540

Higher Estimate:

\$11,700

Cost Source: AR Cost Database

Comp #: 356 Lighting: Exterior/Parking - Replace**Approx Quantity: 1 Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

17 years

Lower Estimate: \$ 19,100

Higher Estimate:

\$23,300

Cost Source: AR Cost Database

Comp #: 520 Staircases: Steel - Replace**Approx Quantity: 1 Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life:

27 years

Lower Estimate: \$ 14,300

Higher Estimate:

\$17,500

Cost Source: AR Cost Database

Comp #: 703 Windows & Doors - Inspect/Repair**Approx Quantity: 1 Lump Sum Allowance**

Location: Offices facility

Funded?: Yes.

History:

Comments:

Useful Life: 20 years

Remaining Life:

17 years

Lower Estimate: \$ 13,500

Higher Estimate:

\$16,500

Cost Source: AR Cost Database

Comp #: 711 Access Control System - Modernize**Approx Quantity: 1 Lump Sum Allowance**

Location: Maintenance facility

Funded?: Yes.

History:

Comments:

Useful Life: 10 years

Remaining Life:

7 years

Lower Estimate: \$ 7,160

Higher Estimate:

\$8,760

Cost Source: AR Cost Database

Comp #: 914 Interiors - Remodel

Approx Quantity: 1 Lump Sum Allowance

Location: Offices facility

Funded?: Yes.

History:

Comments:

Useful Life: 24 years

Remaining Life:

21 years

Lower Estimate: \$ 95,400

Higher Estimate:

\$117,000

Cost Source: AR Cost Database

Comp #: 915 Interiors - Refurbish

Approx Quantity: 1 Lump Sum Allowance

Location: Offices facility

Funded?: Yes.

History:

Comments:

Useful Life: 12 years

Remaining Life:

9 years

Lower Estimate: \$ 23,900

Higher Estimate:

\$29,200

Cost Source: AR Cost Database

Comp #: 1127 Siding: Metal - Replace

Approx Quantity: 4,470 GSF

Location: Offices facility

Funded?: No. Too indeterminate for reserve designation

History:

Comments:

Useful Life:

Remaining Life:

Lower Estimate:

Higher Estimate:

Cost Source:

Comp #: 1308 Roofing: Metal - Replace

Approx Quantity: 2,800 GSF

Location: Offices facility

Funded?: Yes.

History:

Comments:

Useful Life: 30 years

Remaining Life:

27 years

Lower Estimate: \$ 40,100

Higher Estimate:

\$49,100

Cost Source: AR Cost Database
