

# 2012 Reserve Study Update Report

This report has been prepared exclusively for:

**Waterford Lakes Community Association  
453 Mark Twain Boulevard  
Orlando, Florida 32828**

Report No: 1767 Version 3

For the Period

From: January 1, 2012 To: December 31, 2012



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# **Section 1**

## **Introduction**

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**This section of the report includes a cover letter, summary of findings as well as general information such as any governing laws or regulations, definitions, report terminology and accounting procedures used.**

**Also included in this section are this report's terms and conditions as well as this Company's background.**

August 8, 2011

Board of Directors  
Waterford Lakes Community Association  
453 Mark Twain Boulevard  
Orlando, Florida 32828

Re: Reserve Study Update Report

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Dear Board Members:

As authorized, this reserve study update report has been prepared on the Waterford Lakes Community Association property, located at 453 Mark Twain Boulevard in Orlando, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section titled "**INTRODUCTION**" includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

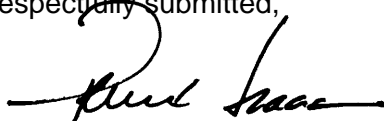
Section two of the report titled "**GRAPHS**" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the 2012 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2012 straight line contribution amount.

Section four titled "**CASH FLOW**" calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2012 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. As of December 23, 2002 changes to the Florida Administrative Code now allows associations the option to use this method for calculating their reserves. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Respectfully submitted,



Dreux Isaac  
President

# Summary of Recommendations & Findings

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## 1. General Information

Property Name:	<b>Waterford Lakes Community Association</b>	Report Run Date:	<b>08/08/2011</b>
Property Location:	<b>Orlando, Florida</b>	Report No:	<b>1767 Version 3</b>
Property Number:	<b>1383</b>	Budget Year Begins:	<b>01/01/2012</b>
Property Type:	<b>Homeowners</b>	Budget Year Ends:	<b>12/31/2012</b>
Total Units:	<b>3,380</b>		
Phase:	<b>Phase 1 (1 of 1)</b>		

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## 2. Report Findings

Total number of categories set up in reserve schedule:	<b>9</b>
Total number of components scheduled for reserve funding:	<b>127</b>
Total current cost of all scheduled reserve components:	<b>\$1,294,735</b>
Estimated Beginning Year Reserve Balance:	<b>\$524,640</b>
Total number of components scheduled for replacement in the 2012 Budget Year:	<b>30</b>
Total cost of components scheduled for replacement in the 2012 Budget Year:	<b>\$230,770</b>

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## 3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	<b>\$90,112</b>
Recommended Annual Reserve Funding Contribution Amount:	<b>\$44,167</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>-\$45,945</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>-50.99%</b>

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## 4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	<b>\$90,112</b>
Recommended 2012 Reserve Funding Contribution Amount:	<b>\$99,054</b>
Recommended 2012 Planned Special Assessment Amount:	<b>\$0</b>
Total 2012 Reserve Funding and Planned Special Assessment Amount:	<b>\$99,054</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>\$8,942</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>9.92%</b>

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# REPORT PROCESS

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The purpose of this report is to provide Waterford Lakes Community Association with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2012 and ending December 31, 2012.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded with management and personnel, and reviewed all reserve related work that had been done on the property since our last contact.

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

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

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

# FLORIDA STATUTORY RESERVE REQUIREMENTS

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*Note-Part of Chapter 720, Florida Statutes, addresses the reserve budget requirements for Homeowners' Associations. Below is an excerpt from this Chapter which addresses this requirement.*

**(Taken from Part I General Provisions, Chapter 720.303 Florida Statutes)**

## (6) BUDGETS.

- (b) In addition to annual operating expenses, the budget may include reserve accounts for capital expenditures and deferred maintenance for which the association is responsible to the extent that the governing documents do not limit increases in assessments, including reserves. If the budget of the association includes reserve accounts, such reserves shall be determined, maintained, and waived in the manner provided in this subsection. Once an association provides for reserve accounts in the budget, the association shall thereafter determine, maintain, and waive reserves in compliance with this subsection.
- (c) If the budget of the association does not provide for reserve accounts governed by this subsection and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided, each financial report for the preceding fiscal year required by subsection (7) shall contain the following statement in conspicuous type: THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.
- (d) An association shall be deemed to have provided for reserve accounts when reserve accounts have been initially established by the developer or when the membership of the association affirmatively elects to provide for reserves. If reserve accounts are not initially provided for by the developer, the membership of the association may elect to do so upon the affirmative approval of not less than a majority of the total voting interests of the association. Such approval may be attained by vote of the members at a duly called meeting of the membership or upon a written consent executed by not less than a majority of the total voting interests in the community. The approval action of the membership shall state that reserve accounts shall be provided for in the budget and designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall provide for the required reserve accounts for inclusion in the budget in the next fiscal year following the approval and in each year thereafter. Once established as provided in this subsection, the reserve accounts shall be funded or maintained or shall have their funding waived in the manner provided in paragraph (f).
- (e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.
- (f) Once a reserve account or reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not present, the reserves as included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves shall be applicable only to one budget year.

# FLORIDA STATUTORY RESERVE REQUIREMENTS

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

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account shall be the sum of the following two calculations:
  - a. The total amount necessary, if any, to bring a negative component balance to zero.
  - b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component.

The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

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

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

## (8) ASSOCIATION FUNDS; COMMINGLING.--

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



# RESERVE STUDY ACCOUNTING

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This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

## **Straight Line Funding Plan**

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides its by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

## **30 Year Pooled Cash Flow Plan**

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

# REPORT TERMINOLOGY & DEFINITIONS

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**RESERVES** - Monies set aside for the projected repair and/or replacement of the associations common elements.

**COMPONENT** - A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

**QUANTITY** - The quantity or amount of each reserve component element.

**UNITS** - The unit of measurement for each quantity.

**COST PER UNIT** - The estimated cost to replace a reserve component per unit of measurement.

**CURRENT COST** - The estimated current cost to replace a reserve component.

**USEFUL LIFE** - The total average estimated life, in years, of a component to maintain its useful purpose.

**REMG (REMAINING) LIFE** - The estimated remaining useful life, in years, of a reserve component as of the current budget year.

**12/31/2011 BALANCE** - A projection of estimated reserve funds at the end of the previous budget year.

**UNFUNDED BALANCE** - The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year end reserve balance.

**2012 CONTRIBUTION** - This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

# RESERVE SCHEDULE UNIT ABBREVIATIONS

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**Sq Ft** - Square Feet

**Lp Sm** - Lump Sum

**Dbl Ct** - Double Tennis Court

**Ln Ft** - Linear Feet

**Allow** - Allowance

**Court** - Court

**Each** - Each

**Hp** - Horsepower

**Units** - Units

**Sq Yds** - Square Yards

**Cu Ft** - Cubic Feet

**Cu Yds** - Cubic Yards

**Kw** - Kilowatts

**Pair** - Pair

**Squares** - Squares (roofing)

## ANNUAL UPDATE REPORTS

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Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

We recommend annual "Update" reports (without site re-inspection) for the first three years following your "First Time" or "Re-inspection" reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making another site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

It is also our recommendation that the Association contact our office annually to inquire about having an "Update" report prepared for the coming year. However, you can request an "Update" report at any time by contacting us.

# TERMS AND CONDITIONS

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Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

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

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this Turnover Inspection Report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions

# REPORT NOTES

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1. It should be noted that the current budget is allocating approximately \$30,000 per year in a separate account as the association plans financially for a waterline connection projection due to a code change for the community to switch to reclaimed water around the year 2016 at a projected cost of approximately \$280,000. However since the code change and scope of work which directly affects the cost are projections at this point in time, these monies have not been included in the current reserve schedule. If a scope of work with associated costs becomes available it should be incorporated into a future update report to better reflect the budgeting needs for any such work.
2. A landscaping allowance has not been included in this reserve schedule. Replacement of these items is an ongoing operational expense and as such no reserve funding has been recommended for these landscaping expenses.
3. The current reserve schedule does not include the ponds or dredging which should be considered at some point in time. Because of the variables and unknowns associated with this type of work it is recommended that a licensed professional who specializes in this field periodically evaluate the water retention system within the property. The maintenance staff should also routinely check for embankment erosion and blockage at any intake/overflow structures. If a scope of work with associated costs becomes available it should be incorporated into a future update report to better reflect the budgeting needs for any such work.

## **Section 2**

# **Graphs**

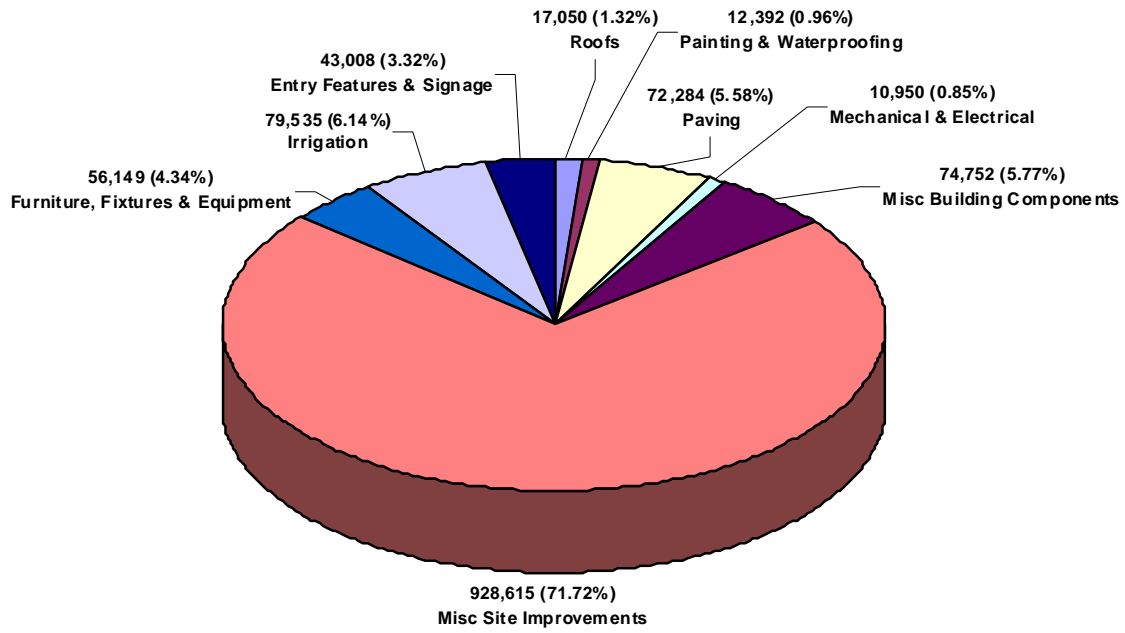
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**This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.**

**The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.**

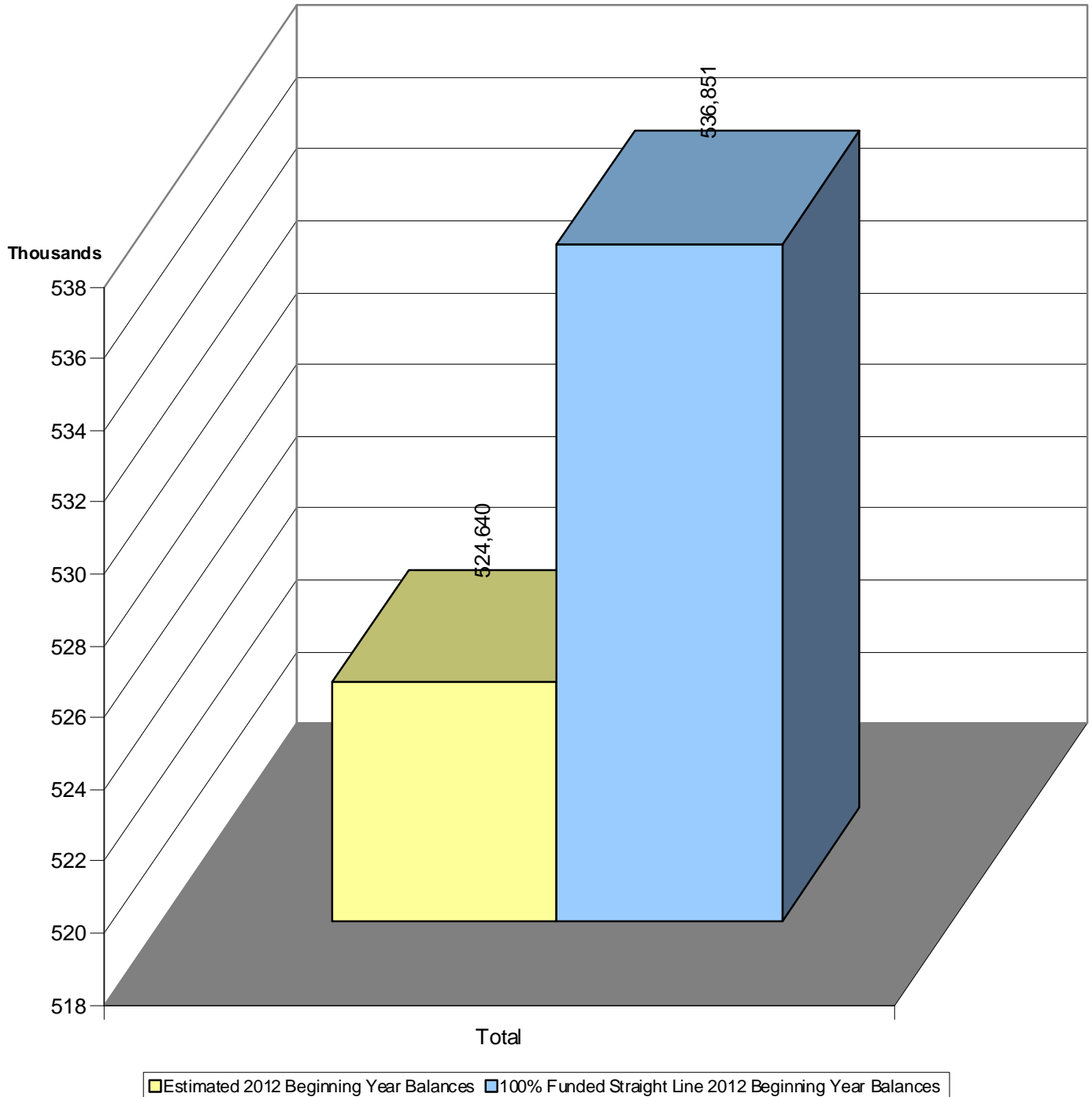
# Chart A

## 2012 Current Reserve Component Costs



### Chart B

2012 Actual vs. 100% Funded Straight Line Reserve Balances

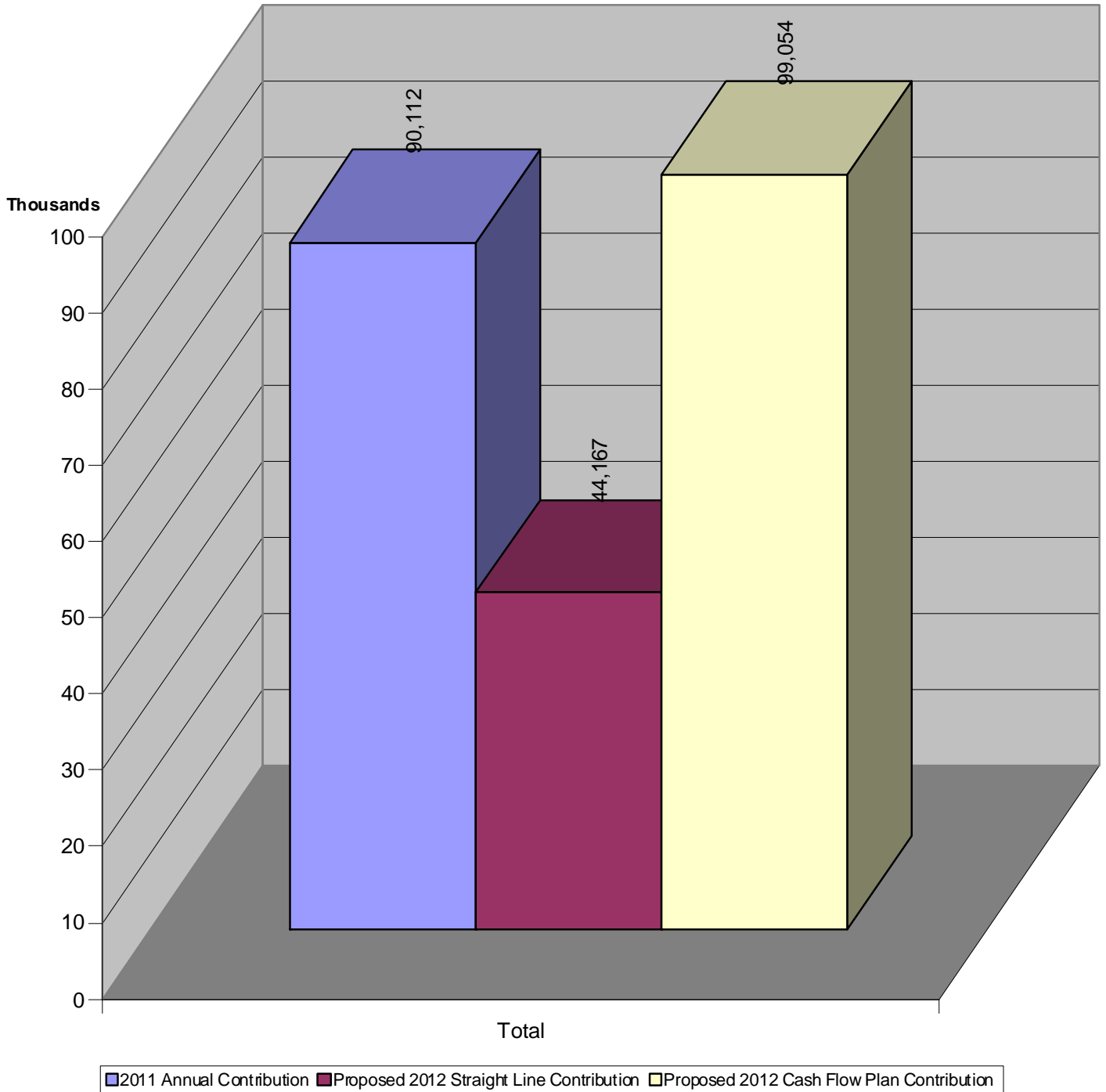


Actual beginning year balances are estimates only based on the latest financial information.  
100% funded straight line beginning year balances are based on straight line accounting formulas.



## Chart C

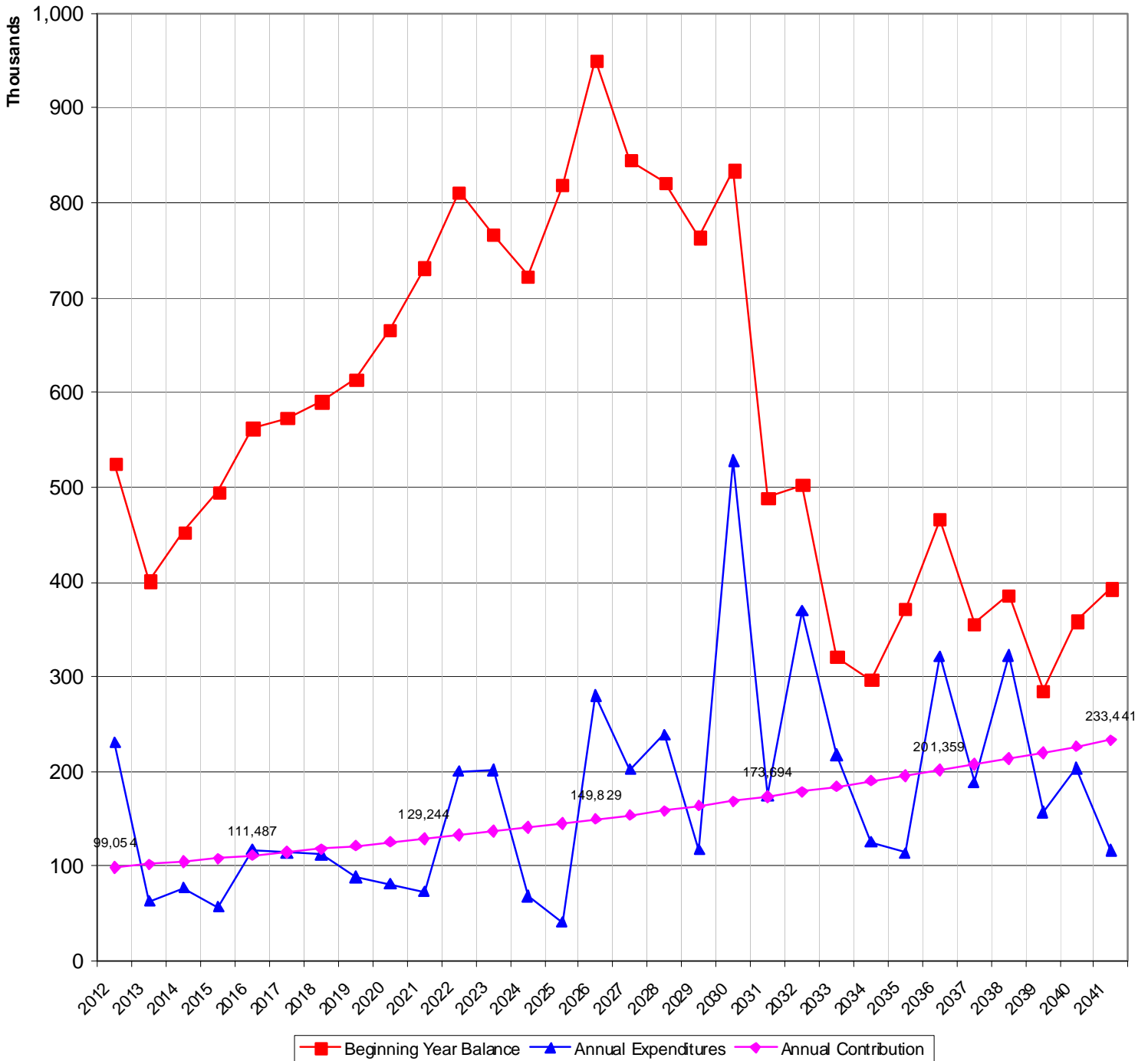
### 2012 Funding Contribution Comparisons



Proposed 2012 Straight Line Contribution =  $\text{Unfunded Balance} / \text{Remaining Life}$

## Chart D

30 Year Pooled Cash Flow Plan (Refer to Section 4 or Report For Data)



## **Section 3**

# **Schedule**

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**This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.**

**Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.**

## Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2011 Balance	Unfunded Balance	2012 Contribution
Roofs	17,050	15-18	1-18	1,125	15,925	934
Painting & Waterproofing	12,392	6	1-6	12,392	0	0
Paving	72,284	4-20	1-20	35,369	36,915	1,846
Mechanical & Electrical	10,950	12-14	7-11	1,349	9,601	936
Misc Building Components	74,752	8-30	1-27	59,905	14,847	550
Misc Site Improvements	928,615	2-40	1-34	258,328	670,287	37,841
Furniture, Fixtures & Equipment	56,149	2-15	1-7	56,149	0	0
Irrigation	79,535	1-15	1-11	61,176	18,359	1,669
Entry Features & Signage	43,008	3-27	1-13	38,847	4,161	391
<b>Grand Total</b>	<b>1,294,735</b>			<b>524,640</b>	<b>770,095</b>	<b>44,167</b>

## Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/11 Balance	Unfunded Balance	2012 Contribution
<b>Roofs</b>									
Roof, Architectural Shingle - Gazebo at Fitness Path	6	Squares	375.00	2,250	18	18	0	2,250	125
Roof, Architectural Shingle - Rec Center Bldg	28	Squares	475.00	13,300	18	17	0	13,300	782
Roof, Asphalt Shingle - Pump Bldg	3	Squares	375.00	1,125	15	1	1,125	0	0
Roof, Asphalt Shingle - Racquetball Court	1	Lp Sm	375.00	375	15	14	0	375	27
<b>Roofs Total</b>	<b>4</b>	<b>Components</b>		<b>17,050</b>	<b>15-18</b>	<b>1-18</b>	<b>1,125</b>	<b>15,925</b>	<b>934</b>
<b>Painting &amp; Waterproofing</b>									
Paint Exterior - Gazebo at Fitness Path	1	Lp Sm	2,049.00	2,049	6	6	2,049	0	0
Paint Exterior - Pump Bldg	1	Lp Sm	492.00	492	6	1	492	0	0
Paint Exterior - Racquetball Court	1	Lp Sm	5,310.00	5,310	6	1	5,310	0	0
Paint Exterior - Rec Center Bldg	1	Lp Sm	4,036.00	4,036	6	1	4,036	0	0
Paint Interior - Rec Center Bldg	1	Lp Sm	505.00	505	6	2	505	0	0
<b>Painting &amp; Waterproofing Total</b>	<b>5</b>	<b>Components</b>		<b>12,392</b>	<b>6</b>	<b>1-6</b>	<b>12,392</b>	<b>0</b>	<b>0</b>
<b>Paving</b>									
Asphalt Sealcoat & Restripe - Fitness Path	4,243	Sq Yds	0.74	3,140	4	4	3,140	0	0
Asphalt Sealcoat & Restripe - Rec Center Parking Lot	2,456	Sq Yds	0.74	1,818	4	1	1,818	0	0
Asphalt Sealcoat & Restripe - Skateboarding Court	1,047	Sq Yds	0.74	775	4	1	775	0	0
Asphalt, 1" Overlay - Fitness Path (10' x 3,818')	4,243	Sq Yds	8.70	36,915	20	20	0	36,915	1,846
Asphalt, 1" Overlay - Rec Center Parking Lot	2,456	Sq Yds	8.46	20,778	20	1	20,778	0	0
Asphalt, 1" Overlay - Skateboarding Court (65' x 145')	1,047	Sq Yds	8.46	8,858	20	1	8,858	0	0
<b>Paving Total</b>	<b>6</b>	<b>Components</b>		<b>72,284</b>	<b>4-20</b>	<b>1-20</b>	<b>35,369</b>	<b>36,915</b>	<b>1,846</b>
<b>Mechanical &amp; Electrical</b>									
A/C Split System, 3 Ton - Rec Center Bldg	1	Total	6,903.00	6,903	12	10	0	6,903	690
Drinking Fountain, Outdoor - Outdoor Fitness	1	Each	1,349.00	1,349	14	11	0	1,349	123
Drinking Fountain, Outdoor - Rec Center Bldg	1	Each	1,349.00	1,349	14	11	0	1,349	123
Drinking Fountain, Outdoor - Tennis Area	1	Each	1,349.00	1,349	14	7	1,349	0	0
<b>Mechanical &amp; Electrical Total</b>	<b>4</b>	<b>Components</b>		<b>10,950</b>	<b>12-14</b>	<b>7-11</b>	<b>1,349</b>	<b>9,601</b>	<b>936</b>
<b>Misc Building Components</b>									
Access Control, Camera	7	Each	1,401.00	9,807	8	3	9,807	0	0
Access Control, Camera	9	Each	1,401.00	12,609	8	7	12,609	0	0
Access Control, Card Reader - Pool Deck & Restrooms	3	Each	1,911.00	5,733	8	7	5,733	0	0
Access Control, Recorder, Digital Video	1	Each	3,051.00	3,051	8	7	3,051	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/11 Balance	Unfunded Balance	2012 Contribution
Access Control, Splitter, 16 Channel	1	Each	1,510.00	1,510	8	7	1,510	0	0
Finish, Carpet - Rec Center Bldg	63	Sq Yds	36.79	2,318	10	3	2,318	0	0
Finish, Ceramic Tile Floor - Rec Center Bldg	436	Sq Ft	11.34	4,945	24	3	4,945	0	0
Finish, Ceramic Tile Walls - Restrooms	571	Sq Ft	11.84	6,761	20	2	6,761	0	0
Finish, Clg, 2x4 SAT - Rec Center Bldg	205	Sq Ft	4.63	950	16	1	950	0	0
Hurricane Shutters - Rec Center Bldg	1	Total	14,847.00	14,847	30	27	0	14,847	550
Restroom Renovation Allowance - Rec Center Bldg	1	Total	12,221.00	12,221	20	2	12,221	0	0
<b>Misc Building Components Total</b>	11	Components		74,752	8-30	1-27	59,905	14,847	550

**Misc Site Improvements**

**Basketball**

Basketball Goals/Backboard/Pole	4	Each	1,383.00	5,532	12	7	5,532	0	0
Basketball, 400 Watt MH Sgl Fixture (poles not incl)	8	Each	877.00	7,016	22	21	0	7,016	334
Basketball, Resurface Courts	16,018	Sq Ft	0.72	11,533	7	1	11,533	0	0
Fence, VC Chain Link, 6' - Basketball Court	200	Ln Ft	10.11	2,022	22	15	0	2,022	135

**Flagpole**

Flag Pole, Tap Brushed Alum, 20'	1	Each	1,727.00	1,727	28	17	0	1,727	102
Light Fixture, Uplight - Flagpole	1	Each	672.00	672	16	5	672	0	0

**Lakes/Ponds**

Aeration System - Pond 4	1	Total	5,429.00	5,429	15	12	0	5,429	452
Aeration System - Pond 5	1	Total	6,878.00	6,878	15	12	0	6,878	573
Aeration System - Pond 9	1	Total	6,284.00	6,284	15	12	0	6,284	524
Aeration System - Pond 22	1	Total	5,173.00	5,173	15	12	0	5,173	431

**Pool Area**

Access Control, Key Pad - Fence Pool Deck	1	Each	510.00	510	10	3	510	0	0
Fence, Alum Picket, 8' - Pool Deck	11	Ln Ft	79.13	871	27	6	871	0	0
Fence, PVC, 4'-5' Picket - Pool Deck	572	Ln Ft	24.00	13,728	18	10	0	13,728	1,373
Light Fixture, Motion Sensor (poles not incl) - Deck	3	Each	1,091.00	3,273	16	15	0	3,273	218
Light Pole & Fixture - Pool Deck	10	Each	1,505.00	15,050	30	25	0	15,050	602
Pool Deck Brick Pavers	7,200	Sq Ft	8.11	58,392	40	34	0	58,392	1,717
Pool, Ceramic Tile Trim	1	Lp Sm	15,615.00	15,615	10	5	15,615	0	0
Pool, Ceramic Tile Trim - Kiddie Pool	1	Lp Sm	1,029.00	1,029	10	5	1,029	0	0
Pool, Exposed Aggregate Finish (110,000 Gallons)	1	Lp Sm	22,779.00	22,779	10	5	22,779	0	0
Pool, Exposed Aggregate Finish (2,100 Gal) - Kiddie	1	Lp Sm	3,786.00	3,786	10	5	3,786	0	0

**Racquetball**

Racquet/Basketball, VC Chain Link Fence	1	Lp Sm	2,995.00	2,995	22	9	1,996	999	111
Racquetball, 400 Watt MH Sgl Fixture (poles not incl)	2	Each	877.00	1,754	22	21	0	1,754	84
Racquetball, 400 Watt MH Sgl Fixture/20' Steel Pole	2	Each	1,916.00	3,832	22	1	3,832	0	0
Racquetball, Resurface Courts	2,450	Sq Ft	0.72	1,765	7	1	1,765	0	0

**Site & Retaining Walls**

Brick, Entry Features & Site Walls, Capital Allowance	1	Total	20,398.00	20,398	10	1	20,398	0	0
Retaining Wall, PT Wood - Woodbury (354 lf)	354	Ln Ft	23.24	8,227	20	17	0	8,227	484
Site Wall, 8" Masonry Block, Split Face - Woodbury	10,673	Sq Ft	23.27	248,361	40	19	0	248,361	13,072
Site Wall, Precast Concrete - Magnolia Glen	600	Sq Ft	16.15	9,690	30	29	0	9,690	334

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/11 Balance	Unfunded Balance	2012 Contribution
<b>Sports Fields</b>									
Baseball, Fencing (3 Fields) - 2009 Partial	1	Lp Sm	18,081.00	18,081	20	18	0	18,081	1,004
Baseball, Fencing (3 Fields) - Remaining Orig Sections	1	Lp Sm	18,081.00	18,081	20	5	18,081	0	0
Baseball, Infield Sand Mix (3 Fields)	260	Cu Yds	22.50	5,850	10	5	5,850	0	0
Bleacher, 3 Tier/30 Seat Portable Prefab Metal	3	Each	2,083.00	6,249	20	16	0	6,249	391
Playground, Combination Football/Soccer Goals	1	Pair	4,388.00	4,388	20	16	0	4,388	274
Reseed & Grade Field - Baseball	1	Each	3,925.00	3,925	10	1	3,925	0	0
Reseed & Grade Field - Baseball	1	Each	3,925.00	3,925	10	1	3,925	0	0
Reseed & Grade Field - Baseball	1	Each	3,925.00	3,925	10	1	3,925	0	0
Reseed & Grade Field - Football	1	Each	1,653.00	1,653	10	1	1,653	0	0
Reseed & Grade Field - Soccer	1	Each	1,684.00	1,684	10	1	1,684	0	0
Soccer Goal Allowance	1	Total	5,100.00	5,100	10	6	5,100	0	0
<b>Stormwater Management</b>									
Storm Drainage Repair & Replacement Allowance	1	Lp Sm	25,605.00	25,605	10	1	25,605	0	0
<b>Tennis</b>									
Tennis, 10' VC Chain Link Fence w/4 Gates	1,112	Ln Ft	24.43	27,167	22	15	0	27,167	1,811
Tennis, 400 Watt MH Sgl Fixture (poles not included)	24	Each	877.00	21,048	22	21	0	21,048	1,002
Tennis, 6' Wind Screen - 2 Year Allowance (600')	300	Ln Ft	3.50	1,050	2	1	1,050	0	0
Tennis, Resurface Courts (6)	37,920	Sq Ft	0.72	27,303	7	1	27,303	0	0
<b>Tot Lots &amp; Parks</b>									
Fence, PVC, 4' Picket - Tot Lot Rec Center	297	Ln Ft	18.00	5,346	18	10	0	5,346	535
Fence, VC Chain Link, 4' - Dog Park	350	Ln Ft	12.18	4,264	22	2	4,264	0	0
Outdoor Fitness Equipment - (12 Pieces)	1	Total	35,788.00	35,788	15	12	0	35,788	2,982
Outdoor Fitness Equipment - (4 Pieces)	1	Total	5,206.00	5,206	15	1	5,206	0	0
Park, Bench, Coated Steel	30	Each	521.00	15,630	24	20	0	15,630	782
Park, Bench, Composite	17	Each	513.00	8,721	20	12	0	8,721	727
Park, Bike Rack, Coated Steel	2	Each	769.00	1,538	24	18	0	1,538	85
Park, Dog Waste Station	11	Each	816.00	8,976	12	3	8,976	0	0
Park, Fitness Course - (6 Pieces)	6	Stations	3,000.00	18,000	15	1	18,000	0	0
Park, Picnic Table, Coated Steel	5	Each	1,334.00	6,670	24	3	6,670	0	0
Park, Trash Can Holder, Coated Steel	19	Each	105.00	1,995	24	20	0	1,995	100
Playground Structures Allowance - Carrington Lakes	1	Total	8,850.00	8,850	20	16	0	8,850	553
Playground Structures Allowance - Cypress Isles	1	Total	7,809.00	7,809	20	16	0	7,809	488
Playground Structures, Allowance - Rec Center	1	Total	74,730.00	74,730	20	17	0	74,730	4,396
Recycled Rubber Surface - Outdoor Fitness	1	Total	5,121.00	5,121	12	9	3,413	1,708	190
Recycled Rubber Surface - Tot Lot Rec Center	1	Total	20,484.00	20,484	12	9	13,653	6,831	759
Shelter, Prefab Aluminum - Outdoor Fitness	2	Each	2,220.00	4,440	30	4	4,440	0	0
Steel Structure - Gazebo at Fitness Path	1	Total	30,405.00	30,405	25	25	0	30,405	1,216
<b>Volleyball</b>									
Volleyball Court, Sand Base (2)	1	Total	2,530.00	2,530	2	2	2,530	0	0
Volleyball, Posts and Netting (2)	1	Total	2,757.00	2,757	10	7	2,757	0	0
<b>Misc Site Improvements Total</b>	64	Components		928,615	2-40	1-34	258,328	670,287	37,841

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/11 Balance	Unfunded Balance	2012 Contribution
<b>Furniture, Fixtures &amp; Equipment</b>									
Computer Laptop - Manager	1	Each	1,220.00	1,220	4	3	1,220	0	0
Computer Workstation - Offices	1	Each	1,000.00	1,000	4	4	1,000	0	0
Computer Workstation - Offices	1	Each	1,000.00	1,000	4	1	1,000	0	0
Furnishings Allowance - Offices	1	Total	10,199.00	10,199	15	7	10,199	0	0
Furniture, Outdoor - Pool Deck	1	Total	13,911.00	13,911	8	4	13,911	0	0
Furniture, Outdoor, Refurbishment Allowance - Pool Deck	1	Total	2,000.00	2,000	2	1	2,000	0	0
Maint, Utility Vehicle - Club Car XRT-850	1	Each	7,604.00	7,604	6	6	7,604	0	0
Maint, Utility Vehicle - John Deere HPX	1	Each	11,664.00	11,664	6	6	11,664	0	0
Maint, Utility Vehicle - JRCO 504U Spreader	1	Each	1,221.00	1,221	6	6	1,221	0	0
Office, Photo ID System - Rec Center	1	Total	6,330.00	6,330	6	5	6,330	0	0
<b>Furniture, Fixtures &amp; Equipment Total</b>	10	Components		56,149	2-15	1-7	56,149	0	0
<b>Irrigation</b>									
Control Panel, Cards, Upgrades - VFD & Weather Station	1	Each	13,290.00	13,290	10	6	13,290	0	0
Irrigation Pump Station Control Panel	1	Total	18,359.00	18,359	15	11	0	18,359	1,669
Irrigation System Allowance (Piping, Valves, Timers)	1	Total	25,000.00	25,000	1	1	25,000	0	0
Irrigation, 60 Hp Submersible Pump	1	Each	16,961.00	16,961	5	1	16,961	0	0
Irrigation, 60 Hp, 460 Volt 3 Phase Motor	1	Each	4,961.00	4,961	5	1	4,961	0	0
Irrigation, Pressure Tank	1	Total	964.00	964	10	6	964	0	0
<b>Irrigation Total</b>	6	Components		79,535	1-15	1-11	61,176	18,359	1,669
<b>Entry Features &amp; Signage</b>									
Fence, Alum Picket, 6' - Entry Feature Main	60	Ln Ft	63.81	3,829	27	1	3,829	0	0
Fence, Alum Picket, 6' - Entry Feature WFL East (2)	60	Ln Ft	63.81	3,829	27	6	3,829	0	0
Fountain, 10 Hp Motor - Entry Feature Main	1	Each	3,409.00	3,409	5	2	3,409	0	0
Fountain, 10 Hp Pump - Entry Feature Main	1	Each	7,300.00	7,300	5	2	7,300	0	0
Fountain, Misc Equipment Allow - Entry Feature Main	1	Lp Sm	3,073.00	3,073	3	1	3,073	0	0
Fountain, Waterproof Coating - Entry Feature Main	1	Lp Sm	3,250.00	3,250	10	6	3,250	0	0
Light Fixture, Sign Uplight - Entry Feature Main	4	Each	672.00	2,688	16	3	2,688	0	0
Light Fixture, Sign Uplight - Entry Feature Rec Center	1	Each	672.00	672	16	3	672	0	0
Light Fixture, Sign Uplight - Entry Feature The Estates (2)	2	Each	672.00	1,344	16	13	0	1,344	103
Light Fixture, Sign Uplight - Entry Feature WFL East (2)	4	Each	672.00	2,688	16	3	2,688	0	0
Light Fixture, Sign Uplight - Entry Feature WFL South	2	Each	672.00	1,344	16	3	1,344	0	0
Signage Letters & Logo - Entry Feature Main	1	Total	1,434.00	1,434	12	9	956	478	53
Signage Letters & Logo - Entry Feature Rec Center	1	Total	712.00	712	12	9	475	237	26
Signage Letters & Logo - Entry Feature The Estates (2)	2	Total	610.00	1,220	12	11	0	1,220	111
Signage Letters & Logo - Entry Feature WFL East (2)	2	Total	712.00	1,424	12	9	949	475	53
Signage Letters & Logo - Entry Feature WFL South	2	Each	610.00	1,220	12	9	813	407	45
Signage Replacement - Nice Day/Welcome Home (4)	4	Total	893.00	3,572	12	3	3,572	0	0
<b>Entry Features &amp; Signage Total</b>	17	Components		43,008	3-27	1-13	38,847	4,161	391
<b>Grand Total</b>	127	Components		1,294,735			524,640	770,095	44,167



## **Section 4**

# **Cash Flow**

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**This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.**

**This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.**

**Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.**

## Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2012	524,640	99,054	9.92%	0	230,770	2.00%	7,858	2.00%	400,782
2	2013	400,782	102,026	3.00%	0	63,228	3.00%	13,187	3.00%	452,767
3	2014	452,767	105,087	3.00%	0	77,177	3.00%	14,420	3.00%	495,097
4	2015	495,097	108,240	3.00%	0	57,454	3.00%	16,376	3.00%	562,259
5	2016	562,259	111,487	3.00%	0	117,906	3.00%	16,675	3.00%	572,515
6	2017	572,515	114,832	3.00%	0	113,992	3.00%	17,201	3.00%	590,556
7	2018	590,556	118,277	3.00%	0	113,080	3.00%	17,873	3.00%	613,626
8	2019	613,626	121,825	3.00%	0	88,635	3.00%	19,404	3.00%	666,220
9	2020	666,220	125,480	3.00%	0	81,581	3.00%	21,304	3.00%	731,423
10	2021	731,423	129,244	3.00%	0	73,108	3.00%	23,627	3.00%	811,186
11	2022	811,186	133,121	3.00%	0	200,590	3.00%	22,312	3.00%	766,029
12	2023	766,029	137,115	3.00%	0	201,646	3.00%	21,045	3.00%	722,543
13	2024	722,543	141,228	3.00%	0	68,799	3.00%	23,849	3.00%	818,821
14	2025	818,821	145,465	3.00%	0	41,315	3.00%	27,689	3.00%	950,660
15	2026	950,660	149,829	3.00%	0	279,874	3.00%	24,618	3.00%	845,233
16	2027	845,233	154,324	3.00%	0	201,950	3.00%	23,928	3.00%	821,535
17	2028	821,535	158,954	3.00%	0	238,961	3.00%	22,246	3.00%	763,774
18	2029	763,774	163,723	3.00%	0	117,747	3.00%	24,292	3.00%	834,042
19	2030	834,042	168,635	3.00%	0	528,149	3.00%	14,236	3.00%	488,764
20	2031	488,764	173,694	3.00%	0	174,734	3.00%	14,632	3.00%	502,356
21	2032	502,356	178,905	3.00%	0	369,429	3.00%	9,355	3.00%	321,187
22	2033	321,187	184,272	3.00%	0	217,377	3.00%	8,642	3.00%	296,724
23	2034	296,724	189,800	3.00%	0	125,960	3.00%	10,817	3.00%	371,381
24	2035	371,381	195,494	3.00%	0	114,277	3.00%	13,578	3.00%	466,176
25	2036	466,176	201,359	3.00%	0	321,780	3.00%	10,373	3.00%	356,128
26	2037	356,128	207,400	3.00%	0	188,518	3.00%	11,250	3.00%	386,260
27	2038	386,260	213,622	3.00%	0	322,706	3.00%	8,315	3.00%	285,491
28	2039	285,491	220,031	3.00%	0	157,406	3.00%	10,443	3.00%	358,559
29	2040	358,559	226,637	3.00%	0	203,876	3.00%	11,440	3.00%	392,760
30	2041	392,760	233,441	3.00%	0	116,842	3.00%	15,281	3.00%	524,640
<b>Grand Total</b>			<b>4,712,601</b>		<b>0</b>	<b>5,208,867</b>		<b>496,266</b>		

## Cash Flow Plan Details

Category	Description	Cost
<b>Year 1: 2012</b>		
Roofs	Roof, Asphalt Shingle - Pump Bldg	1,125
Painting & Waterproofing	Paint Exterior - Pump Bldg	492
Painting & Waterproofing	Paint Exterior - Racquetball Court	5,310
Painting & Waterproofing	Paint Exterior - Rec Center Bldg	4,036
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	1,818
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	775
Paving	Asphalt, 1" Overlay - Rec Center Parking Lot	20,778
Paving	Asphalt, 1" Overlay - Skateboarding Court (65' x 145')	8,858
Misc Building Components	Finish, Clg, 2x4 SAT - Rec Center Bldg	950
Misc Site Improvements	Basketball, Resurface Courts	11,533
Misc Site Improvements	Racquetball, 400 Watt MH Sgl Fixture/20' Steel Pole	3,832
Misc Site Improvements	Racquetball, Resurface Courts	1,765
Misc Site Improvements	Brick, Entry Features & Site Walls, Capital Allowance	20,398
Misc Site Improvements	Reseed & Grade Field - Baseball	3,925
Misc Site Improvements	Reseed & Grade Field - Baseball	3,925
Misc Site Improvements	Reseed & Grade Field - Baseball	3,925
Misc Site Improvements	Reseed & Grade Field - Football	1,653
Misc Site Improvements	Reseed & Grade Field - Soccer	1,684
Misc Site Improvements	Storm Drainage Repair & Replacement Allowance	25,605
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,050
Misc Site Improvements	Tennis, Resurface Courts (6)	27,303
Misc Site Improvements	Outdoor Fitness Equipment - (4 Pieces)	5,206
Misc Site Improvements	Park, Fitness Course - (6 Pieces)	18,000
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,000
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,000
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	25,000
Irrigation	Irrigation, 60 Hp Submersible Pump	16,961
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	4,961
Entry Features & Signage	Fence, Alum Picket, 6' - Entry Feature Main	3,829
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	3,073
<b>Year 1 Total</b>		<b>230,770</b>
<b>Year 2: 2013</b>		
Painting & Waterproofing	Paint Interior - Rec Center Bldg	515
Misc Building Components	Finish, Ceramic Tile Walls - Restrooms	6,896
Misc Building Components	Restroom Renovation Allowance - Rec Center Bldg	12,465
Misc Site Improvements	Fence, VC Chain Link, 4' - Dog Park	4,348
Misc Site Improvements	Volleyball Court, Sand Base (2)	2,581
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	25,500
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	3,477
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	7,446
<b>Year 2 Total</b>		<b>63,228</b>

Category	Description	Cost
<b>Year 3: 2014</b>		
Misc Building Components	Access Control, Camera	10,303
Misc Building Components	Finish, Carpet - Rec Center Bldg	2,435
Misc Building Components	Finish, Ceramic Tile Floor - Rec Center Bldg	5,195
Misc Site Improvements	Access Control, Key Pad - Fence Pool Deck	536
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,103
Misc Site Improvements	Park, Dog Waste Station	9,430
Misc Site Improvements	Park, Picnic Table, Coated Steel	7,008
Furniture, Fixtures & Equipment	Computer Laptop - Manager	1,282
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,101
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	26,265
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature Main	2,824
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature Rec Center	706
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature WFL East (2)	2,824
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature WFL South	1,412
Entry Features & Signage	Signage Replacement - Nice Day/Welcome Home (4)	3,753
<b>Year 3 Total</b>		<b>77,177</b>
<b>Year 4: 2015</b>		
Paving	Asphalt Sealcoat & Restripe - Fitness Path	3,398
Misc Site Improvements	Shelter, Prefab Aluminum - Outdoor Fitness	4,805
Misc Site Improvements	Volleyball Court, Sand Base (2)	2,738
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,082
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	15,053
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	27,053
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	3,325
<b>Year 4 Total</b>		<b>57,454</b>
<b>Year 5: 2016</b>		
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	2,026
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	864
Misc Site Improvements	Light Fixture, Uplight - Flagpole	749
Misc Site Improvements	Pool, Ceramic Tile Trim	17,404
Misc Site Improvements	Pool, Ceramic Tile Trim - Kiddie Pool	1,147
Misc Site Improvements	Pool, Exposed Aggregate Finish (110,000 Gallons)	25,389
Misc Site Improvements	Pool, Exposed Aggregate Finish (2,100 Gal) - Kiddie	4,220
Misc Site Improvements	Baseball, Fencing (3 Fields) - Remaining Orig Sections	20,153
Misc Site Improvements	Baseball, Infield Sand Mix (3 Fields)	6,520
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,170
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,115
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,229
Furniture, Fixtures & Equipment	Office, Photo ID System - Rec Center	7,055
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	27,865
<b>Year 5 Total</b>		<b>117,906</b>

Category	Description	Cost
<b>Year 6: 2017</b>		
Painting & Waterproofing	Paint Exterior - Gazebo at Fitness Path	2,352
Misc Site Improvements	Fence, Alum Picket, 8' - Pool Deck	1,000
Misc Site Improvements	Soccer Goal Allowance	5,855
Misc Site Improvements	Volleyball Court, Sand Base (2)	2,904
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - Club Car XRT-850	8,730
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - John Deere HPX	13,390
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - JRCO 504U Spreader	1,402
Irrigation	Control Panel Control Cards & Upgrades to VFD System & Weather Station	15,257
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	28,700
Irrigation	Irrigation, 60 Hp Submersible Pump	19,472
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	5,695
Irrigation	Irrigation, Pressure Tank	1,107
Entry Features & Signage	Fence, Alum Picket, 6' - Entry Feature WFL East (2)	4,397
Entry Features & Signage	Fountain, Waterproof Coating - Entry Feature Main	3,731
<b>Year 6 Total</b>		<b>113,992</b>
<b>Year 7: 2018</b>		
Painting & Waterproofing	Paint Exterior - Pump Bldg	582
Painting & Waterproofing	Paint Exterior - Racquetball Court	6,279
Painting & Waterproofing	Paint Exterior - Rec Center Bldg	4,772
Mechanical & Electrical	Drinking Fountain, Outdoor - Tennis Area	1,595
Misc Building Components	Access Control, Camera	14,910
Misc Building Components	Access Control, Card Reader - Pool Deck & Restrooms	6,779
Misc Building Components	Access Control, Recorder, Digital Video	3,608
Misc Building Components	Access Control, Splitter, 16 Channel	1,786
Misc Site Improvements	Basketball Goals/Backboard/Pole	6,541
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,242
Misc Site Improvements	Volleyball, Posts and Netting (2)	3,260
Furniture, Fixtures & Equipment	Computer Laptop - Manager	1,443
Furniture, Fixtures & Equipment	Furnishings Allowance - Offices	12,060
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,365
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	29,561
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	4,031
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	8,632
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	3,634
<b>Year 7 Total</b>		<b>113,080</b>
<b>Year 8: 2019</b>		
Painting & Waterproofing	Paint Interior - Rec Center Bldg	615
Paving	Asphalt Sealcoat & Restripe - Fitness Path	3,824
Misc Site Improvements	Basketball, Resurface Courts	14,046
Misc Site Improvements	Racquetball, Resurface Courts	2,150

Category	Description	Cost
Misc Site Improvements	Tennis, Resurface Courts (6)	33,253
Misc Site Improvements	Volleyball Court, Sand Base (2)	3,081
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,218
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	30,448
<b>Year 8 Total</b>		<b>88,635</b>

**Year 9: 2020**

Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	2,281
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	972
Misc Site Improvements	Racquet/Basketball, VC Chain Link Fence	3,757
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,317
Misc Site Improvements	Recycled Rubber Surface - Outdoor Fitness	6,424
Misc Site Improvements	Recycled Rubber Surface - Tot Lot Rec Center	25,697
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,254
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,509
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	31,362
Entry Features & Signage	Signage Letters & Logo - Entry Feature Main	1,799
Entry Features & Signage	Signage Letters & Logo - Entry Feature Rec Center	893
Entry Features & Signage	Signage Letters & Logo - Entry Feature WFL East (2)	1,786
Entry Features & Signage	Signage Letters & Logo - Entry Feature WFL South	1,530
<b>Year 9 Total</b>		<b>81,581</b>

**Year 10: 2021**

Mechanical & Electrical	A/C Split System, 3 Ton - Rec Center Bldg	8,919
Misc Site Improvements	Fence, PVC, 4'-5' Picket - Pool Deck	17,738
Misc Site Improvements	Fence, PVC, 4' Picket - Tot Lot Rec Center	6,908
Misc Site Improvements	Volleyball Court, Sand Base (2)	3,269
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	32,303
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	3,971
<b>Year 10 Total</b>		<b>73,108</b>

**Year 11: 2022**

Mechanical & Electrical	Drinking Fountain, Outdoor - Outdoor Fitness	1,795
Mechanical & Electrical	Drinking Fountain, Outdoor - Rec Center Bldg	1,795
Misc Building Components	Access Control, Camera	13,052
Misc Site Improvements	Brick, Entry Features & Site Walls, Capital Allowance	27,147
Misc Site Improvements	Reseed & Grade Field - Baseball	5,224
Misc Site Improvements	Reseed & Grade Field - Baseball	5,224
Misc Site Improvements	Reseed & Grade Field - Baseball	5,224
Misc Site Improvements	Reseed & Grade Field - Football	2,200
Misc Site Improvements	Reseed & Grade Field - Soccer	2,241
Misc Site Improvements	Storm Drainage Repair & Replacement Allowance	34,077
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,397
Furniture, Fixtures & Equipment	Computer Laptop - Manager	1,624

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,662
Furniture, Fixtures & Equipment	Office, Photo ID System - Rec Center	8,424
Irrigation	Irrigation Pump Station Control Panel	24,433
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	33,272
Irrigation	Irrigation, 60 Hp Submersible Pump	22,573
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	6,602
Entry Features & Signage	Signage Letters & Logo - Entry Feature The Estates (2)	1,624
<b>Year 11 Total</b>		<b>200,590</b>

**Year 12: 2023**

Painting & Waterproofing	Paint Exterior - Gazebo at Fitness Path	2,809
Paving	Asphalt Sealcoat & Restripe - Fitness Path	4,304
Misc Site Improvements	Aeration System - Pond 4	7,442
Misc Site Improvements	Aeration System - Pond 5	9,428
Misc Site Improvements	Aeration System - Pond 9	8,614
Misc Site Improvements	Aeration System - Pond 22	7,091
Misc Site Improvements	Outdoor Fitness Equipment - (12 Pieces)	49,058
Misc Site Improvements	Park, Bench, Composite	11,955
Misc Site Improvements	Volleyball Court, Sand Base (2)	3,468
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,371
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	19,069
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - Club Car XRT-850	10,424
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - John Deere HPX	15,989
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - JRCO 504U Spreader	1,674
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	34,270
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	4,673
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	10,007
<b>Year 12 Total</b>		<b>201,646</b>

**Year 13: 2024**

Painting & Waterproofing	Paint Exterior - Pump Bldg	695
Painting & Waterproofing	Paint Exterior - Racquetball Court	7,497
Painting & Waterproofing	Paint Exterior - Rec Center Bldg	5,699
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	2,567
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	1,094
Misc Building Components	Finish, Carpet - Rec Center Bldg	3,273
Misc Site Improvements	Access Control, Key Pad - Fence Pool Deck	720
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,483
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,412
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,824
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	35,298
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	4,339
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature The Estates (2)	1,898
<b>Year 13 Total</b>		<b>68,799</b>

Category	Description	Cost
<b>Year 14: 2025</b>		
Roofs	Roof, Asphalt Shingle - Racquetball Court	545
Painting & Waterproofing	Paint Interior - Rec Center Bldg	734
Misc Site Improvements	Volleyball Court, Sand Base (2)	3,679
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	36,357
<b>Year 14 Total</b>		<b>41,315</b>
<b>Year 15: 2026</b>		
Misc Building Components	Access Control, Camera	18,887
Misc Building Components	Access Control, Card Reader - Pool Deck & Restrooms	8,587
Misc Building Components	Access Control, Recorder, Digital Video	4,570
Misc Building Components	Access Control, Splitter, 16 Channel	2,262
Misc Site Improvements	Basketball, Resurface Courts	17,275
Misc Site Improvements	Fence, VC Chain Link, 6' - Basketball Court	3,029
Misc Site Improvements	Light Fixture, Motion Sensor (poles not incl) - Deck	4,903
Misc Site Improvements	Pool, Ceramic Tile Trim	23,390
Misc Site Improvements	Pool, Ceramic Tile Trim - Kiddie Pool	1,541
Misc Site Improvements	Pool, Exposed Aggregate Finish (110,000 Gallons)	34,121
Misc Site Improvements	Pool, Exposed Aggregate Finish (2,100 Gal) - Kiddie	5,671
Misc Site Improvements	Racquetball, Resurface Courts	2,644
Misc Site Improvements	Baseball, Infield Sand Mix (3 Fields)	8,763
Misc Site Improvements	Tennis, 10' VC Chain Link Fence w/4 Gates	40,694
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,573
Misc Site Improvements	Tennis, Resurface Courts (6)	40,897
Misc Site Improvements	Park, Dog Waste Station	13,445
Furniture, Fixtures & Equipment	Computer Laptop - Manager	1,827
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	2,996
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	37,448
Entry Features & Signage	Signage Replacement - Nice Day/Welcome Home (4)	5,351
<b>Year 15 Total</b>		<b>279,874</b>
<b>Year 16: 2027</b>		
Roofs	Roof, Asphalt Shingle - Pump Bldg	1,736
Paving	Asphalt Sealcoat & Restripe - Fitness Path	4,845
Misc Site Improvements	Bleacher, 3 Tier/30 Seat Portable Prefab Metal	9,641
Misc Site Improvements	Playground, Combination Football/Soccer Goals	6,770
Misc Site Improvements	Soccer Goal Allowance	7,868
Misc Site Improvements	Outdoor Fitness Equipment - (4 Pieces)	8,032
Misc Site Improvements	Park, Fitness Course - (6 Pieces)	27,771
Misc Site Improvements	Playground Structures Allowance - Carrington Lakes	13,654
Misc Site Improvements	Playground Structures Allowance - Cypress Isles	12,048
Misc Site Improvements	Volleyball Court, Sand Base (2)	3,903
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,543



Category	Description	Cost
Irrigation	Control Panel Control Cards & Upgrades to VFD System & Weather Station	20,504
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	38,571
Irrigation	Irrigation, 60 Hp Submersible Pump	26,168
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	7,654
Irrigation	Irrigation, Pressure Tank	1,487
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	4,741
Entry Features & Signage	Fountain, Waterproof Coating - Entry Feature Main	5,014
<b>Year 16 Total</b>		<b>201,950</b>

**Year 17: 2028**

Roofs	Roof, Architectural Shingle - Rec Center Bldg	21,135
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	2,889
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	1,232
Misc Building Components	Finish, Clg, 2x4 SAT - Rec Center Bldg	1,510
Misc Site Improvements	Flag Pole, Tap Brushed Alum, 20'	2,744
Misc Site Improvements	Retaining Wall, PT Wood - Woodbury (354 lf)	13,074
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,669
Misc Site Improvements	Playground Structures, Allowance - Rec Center	118,755
Misc Site Improvements	Volleyball, Posts and Netting (2)	4,381
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,589
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	3,178
Furniture, Fixtures & Equipment	Office, Photo ID System - Rec Center	10,059
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	39,728
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	5,417
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	11,601
<b>Year 17 Total</b>		<b>238,961</b>

**Year 18: 2029**

Roofs	Roof, Architectural Shingle - Gazebo at Fitness Path	3,683
Painting & Waterproofing	Paint Exterior - Gazebo at Fitness Path	3,354
Misc Site Improvements	Baseball, Fencing (3 Fields) - 2009 Partial	29,595
Misc Site Improvements	Park, Bike Rack, Coated Steel	2,517
Misc Site Improvements	Volleyball Court, Sand Base (2)	4,141
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - Club Car XRT-850	12,446
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - John Deere HPX	19,092
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - JRCO 504U Spreader	1,999
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	40,920
<b>Year 18 Total</b>		<b>117,747</b>

**Year 19: 2030**

Painting & Waterproofing	Paint Exterior - Pump Bldg	829
Painting & Waterproofing	Paint Exterior - Racquetball Court	8,952
Painting & Waterproofing	Paint Exterior - Rec Center Bldg	6,804
Misc Building Components	Access Control, Camera	16,534

Category	Description	Cost
Misc Site Improvements	Basketball Goals/Backboard/Pole	9,326
Misc Site Improvements	Site Wall, 8" Masonry Block, Split Face - Woodbury	418,713
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,770
Furniture, Fixtures & Equipment	Computer Laptop - Manager	2,057
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	3,372
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	42,148
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	5,181
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature Main	4,532
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature Rec Center	1,133
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature WFL East (2)	4,532
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature WFL South	2,266
<b>Year 19 Total</b>		<b>528,149</b>

**Year 20: 2031**

Painting & Waterproofing	Paint Interior - Rec Center Bldg	877
Paving	Asphalt Sealcoat & Restripe - Fitness Path	5,453
Paving	Asphalt, 1" Overlay - Fitness Path (10' x 3,818')	64,102
Misc Site Improvements	Park, Bench, Coated Steel	27,141
Misc Site Improvements	Park, Trash Can Holder, Coated Steel	3,464
Misc Site Improvements	Volleyball Court, Sand Base (2)	4,393
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,736
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	24,156
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	43,412
<b>Year 20 Total</b>		<b>174,734</b>

**Year 21: 2032**

Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	3,252
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	1,386
Paving	Asphalt, 1" Overlay - Rec Center Parking Lot	37,163
Paving	Asphalt, 1" Overlay - Skateboarding Court (65' x 145')	15,843
Mechanical & Electrical	Drinking Fountain, Outdoor - Tennis Area	2,413
Misc Site Improvements	Basketball, 400 Watt MH Sgl Fixture (poles not incl)	12,549
Misc Site Improvements	Light Fixture, Uplight - Flagpole	1,202
Misc Site Improvements	Racquetball, 400 Watt MH Sgl Fixture (poles not incl)	3,137
Misc Site Improvements	Brick, Entry Features & Site Walls, Capital Allowance	36,483
Misc Site Improvements	Reseed & Grade Field - Baseball	7,020
Misc Site Improvements	Reseed & Grade Field - Baseball	7,020
Misc Site Improvements	Reseed & Grade Field - Baseball	7,020
Misc Site Improvements	Reseed & Grade Field - Football	2,957
Misc Site Improvements	Reseed & Grade Field - Soccer	3,012
Misc Site Improvements	Storm Drainage Repair & Replacement Allowance	45,796
Misc Site Improvements	Tennis, 400 Watt MH Sgl Fixture (poles not included)	37,646
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,878
Misc Site Improvements	Recycled Rubber Surface - Outdoor Fitness	9,159

Category	Description	Cost
Misc Site Improvements	Recycled Rubber Surface - Tot Lot Rec Center	36,637
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,789
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	3,577
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	44,714
Irrigation	Irrigation, 60 Hp Submersible Pump	30,336
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	8,873
Entry Features & Signage	Signage Letters & Logo - Entry Feature Main	2,565
Entry Features & Signage	Signage Letters & Logo - Entry Feature Rec Center	1,273
Entry Features & Signage	Signage Letters & Logo - Entry Feature WFL East (2)	2,547
Entry Features & Signage	Signage Letters & Logo - Entry Feature WFL South	2,182
<b>Year 21 Total</b>		<b>369,429</b>

**Year 22: 2033**

Mechanical & Electrical	A/C Split System, 3 Ton - Rec Center Bldg	12,717
Misc Building Components	Finish, Ceramic Tile Walls - Restrooms	12,455
Misc Building Components	Restroom Renovation Allowance - Rec Center Bldg	22,514
Misc Site Improvements	Basketball, Resurface Courts	21,246
Misc Site Improvements	Racquetball, Resurface Courts	3,252
Misc Site Improvements	Tennis, Resurface Courts (6)	50,298
Misc Site Improvements	Volleyball Court, Sand Base (2)	4,661
Furniture, Fixtures & Equipment	Furnishings Allowance - Offices	18,789
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	46,056
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	6,280
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	13,448
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	5,661
<b>Year 22 Total</b>		<b>217,377</b>

**Year 23: 2034**

Misc Building Components	Access Control, Camera	23,926
Misc Building Components	Access Control, Card Reader - Pool Deck & Restrooms	10,878
Misc Building Components	Access Control, Recorder, Digital Video	5,789
Misc Building Components	Access Control, Splitter, 16 Channel	2,865
Misc Building Components	Finish, Carpet - Rec Center Bldg	4,398
Misc Site Improvements	Access Control, Key Pad - Fence Pool Deck	968
Misc Site Improvements	Racquetball, 400 Watt MH Sgl Fixture/20' Steel Pole	7,271
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	1,992
Furniture, Fixtures & Equipment	Computer Laptop - Manager	2,315
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	3,795
Furniture, Fixtures & Equipment	Office, Photo ID System - Rec Center	12,011
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	47,437
Entry Features & Signage	Signage Letters & Logo - Entry Feature The Estates (2)	2,315
<b>Year 23 Total</b>		<b>125,960</b>

Category	Description	Cost
<b>Year 24: 2035</b>		
Painting & Waterproofing	Paint Exterior - Gazebo at Fitness Path	4,005
Paving	Asphalt Sealcoat & Restripe - Fitness Path	6,137
Misc Site Improvements	Fence, VC Chain Link, 4' - Dog Park	8,332
Misc Site Improvements	Volleyball Court, Sand Base (2)	4,945
Furniture, Fixtures & Equipment	Computer Workstation - Offices	1,954
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - Club Car XRT-850	14,861
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - John Deere HPX	22,796
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - JRCO 504U Spreader	2,386
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	48,861
<b>Year 24 Total</b>		<b>114,277</b>
<b>Year 25: 2036</b>		
Painting & Waterproofing	Paint Exterior - Pump Bldg	990
Painting & Waterproofing	Paint Exterior - Racquetball Court	10,689
Painting & Waterproofing	Paint Exterior - Rec Center Bldg	8,125
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	3,660
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	1,560
Mechanical & Electrical	Drinking Fountain, Outdoor - Outdoor Fitness	2,716
Mechanical & Electrical	Drinking Fountain, Outdoor - Rec Center Bldg	2,716
Misc Site Improvements	Light Pole & Fixture - Pool Deck	30,297
Misc Site Improvements	Pool, Ceramic Tile Trim	31,434
Misc Site Improvements	Pool, Ceramic Tile Trim - Kiddie Pool	2,071
Misc Site Improvements	Pool, Exposed Aggregate Finish (110,000 Gallons)	45,855
Misc Site Improvements	Pool, Exposed Aggregate Finish (2,100 Gal) - Kiddie	7,621
Misc Site Improvements	Baseball, Fencing (3 Fields) - Remaining Orig Sections	36,398
Misc Site Improvements	Baseball, Infield Sand Mix (3 Fields)	11,776
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	2,114
Misc Site Improvements	Steel Structure - Gazebo at Fitness Path	61,207
Furniture, Fixtures & Equipment	Computer Workstation - Offices	2,013
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	4,026
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	50,326
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	6,186
<b>Year 25 Total</b>		<b>321,780</b>
<b>Year 26: 2037</b>		
Painting & Waterproofing	Paint Interior - Rec Center Bldg	1,047
Misc Site Improvements	Soccer Goal Allowance	10,575
Misc Site Improvements	Volleyball Court, Sand Base (2)	5,246
Irrigation	Control Panel Control Cards & Upgrades to VFD System & Weather Station	27,556
Irrigation	Irrigation Pump Station Control Panel	38,066
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	51,836
Irrigation	Irrigation, 60 Hp Submersible Pump	35,168

Category	Description	Cost
Irrigation	Irrigation, 60 Hp, 460 Volt 3 Phase Motor	10,286
Irrigation	Irrigation, Pressure Tank	1,999
Entry Features & Signage	Fountain, Waterproof Coating - Entry Feature Main	6,739
<b>Year 26 Total</b>		<b>188,518</b>

**Year 27: 2038**

Misc Building Components	Access Control, Camera	20,944
Misc Building Components	Finish, Ceramic Tile Floor - Rec Center Bldg	10,561
Misc Building Components	Hurricane Shutters - Rec Center Bldg	31,708
Misc Site Improvements	Aeration System - Pond 4	11,594
Misc Site Improvements	Aeration System - Pond 5	14,689
Misc Site Improvements	Aeration System - Pond 9	13,420
Misc Site Improvements	Aeration System - Pond 22	11,048
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	2,242
Misc Site Improvements	Outdoor Fitness Equipment - (12 Pieces)	76,431
Misc Site Improvements	Park, Dog Waste Station	19,170
Misc Site Improvements	Park, Picnic Table, Coated Steel	14,245
Misc Site Improvements	Volleyball, Posts and Netting (2)	5,888
Furniture, Fixtures & Equipment	Computer Laptop - Manager	2,605
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	4,271
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	53,391
Entry Features & Signage	Fountain, 10 Hp Motor - Entry Feature Main	7,280
Entry Features & Signage	Fountain, 10 Hp Pump - Entry Feature Main	15,590
Entry Features & Signage	Signage Replacement - Nice Day/Welcome Home (4)	7,629
<b>Year 27 Total</b>		<b>322,706</b>

**Year 28: 2039**

Paving	Asphalt Sealcoat & Restripe - Fitness Path	6,907
Misc Site Improvements	Fence, PVC, 4'-5' Picket - Pool Deck	30,198
Misc Site Improvements	Fence, PVC, 4' Picket - Tot Lot Rec Center	11,760
Misc Site Improvements	Volleyball Court, Sand Base (2)	5,565
Furniture, Fixtures & Equipment	Computer Workstation - Offices	2,200
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	30,600
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	54,993
Entry Features & Signage	Fence, Alum Picket, 6' - Entry Feature Main	8,423
Entry Features & Signage	Fountain, Misc Equipment Allow - Entry Feature Main	6,760
<b>Year 28 Total</b>		<b>157,406</b>

**Year 29: 2040**

Roofs	Roof, Asphalt Shingle - Racquetball Court	850
Paving	Asphalt Sealcoat & Restripe - Rec Center Parking Lot	4,119
Paving	Asphalt Sealcoat & Restripe - Skateboarding Court	1,756
Misc Site Improvements	Basketball, Resurface Courts	26,130
Misc Site Improvements	Racquetball, Resurface Courts	3,999

<b>Category</b>	<b>Description</b>	<b>Cost</b>
Misc Site Improvements	Site Wall, Precast Concrete - Magnolia Glen	21,955
Misc Site Improvements	Tennis, 6' Wind Screen - 2 Year Allowance (600 LF)	2,379
Misc Site Improvements	Tennis, Resurface Courts (6)	61,861
Furniture, Fixtures & Equipment	Computer Workstation - Offices	2,266
Furniture, Fixtures & Equipment	Furniture, Outdoor, Refurbishment Allowance - Pool Deck	4,531
Furniture, Fixtures & Equipment	Office, Photo ID System - Rec Center	14,342
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	56,643
Entry Features & Signage	Light Fixture, Sign Uplight - Entry Feature The Estates (2)	3,045
<b>Year 29 Total</b>		<b>203,876</b>

**Year 30: 2041**

Painting & Waterproofing	Paint Exterior - Gazebo at Fitness Path	4,782
Misc Site Improvements	Volleyball Court, Sand Base (2)	5,904
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - Club Car XRT-850	17,745
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - John Deere HPX	27,220
Furniture, Fixtures & Equipment	Maint, Utility Vehicle - JRCO 504U Spreader	2,849
Irrigation	Irrigation System Allowance (Piping, Valves, Timers)	58,342
<b>Year 30 Total</b>		<b>116,842</b>