



Boca Lakes Condominium Association, Inc.

Traditional Reserve Study



Boca Lakes Condominium Association, Inc.

Traditional Reserve Study
Budget Year 01/01/26 to 12/31/26
Report Date: May 4, 2026

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Boca Lakes Condominium Association, Inc.

Traditional Reserve Study

Introduction

At the request of Boca Lakes Condominium Association, Inc., Archetype Companies was engaged to conduct a Traditional Reserve Study pursuant to the requirements of Florida Statute 718.112 and F.A.C. 61B-22.005.

Purpose and Scope:

Traditional Reserve Study: The purpose of the Traditional Reserve Study is to comply with Florida Statute 718.112(f)2, which includes all components/assets for which the Association is responsible to protect, maintain and enhance.

Service Level: Archetype Companies performed a level I reserve study which included:

- A site inspection (visual observation) and an evaluation by a licensed Florida Engineer.
- An update to the current component inventory list to include recent replacements and/or deferred maintenance activities, to update current costs and the remaining useful lives of components, and to modify the list to include or exclude components as directed by the Association. An update also includes an update to the reserve fund status and the financial analysis.
- A determination of the estimated useful life ("EUL") and remaining useful life ("RUL") of the selected components, (A deferred maintenance cycle can be considered a component for these purposes.)
- A forecast of the reserve fund status (percent funded) as of the fiscal year end 12/31/25.
- And a 10-year funding plan utilizing the pooling method with a funding goal of reaching 100% funded over a 25-year horizon. (Inflation of 3% and interest of 3% (net of 30% tax) or 2.1% are considered in the analysis.)



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Archetype Companies has no relationship with Boca Lakes Condominium Association, Inc., which would result in an actual or perceived conflict of interest.

General Project Information

Property Name	Boca Lakes Condominium
Property Physical Address	8768 Chevy Chase Drive, Boca Raton, Florida 33433
Association	Boca Lakes Condominium Association, Inc.
Management Company	Phoenix Management
General Property Description:	
Year Built	1973
Location Factors / Environment	Coastal Environment
Community Description	Boca Lakes is a gated community located in Boca Raton, Florida. The community consists of 448 units and 112 residential buildings, a clubhouse with a kitchen, restrooms, a swimming pool, a tennis court, bocce ball and shuffleboard courts.
Analysis Year / Budget Year	2025 / 2026
Methodology Used	Pooling and Component Methods
Inflation / Interest Rate	3% Inflation / 3% Interest Less 30% Tax = 2.1% Net Interest
Funding Goal	Full Funding as Defined by CAI Reserve Study Standards



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Documents Provided by Assoc.

Documents provided include a vendor list, the 2024 and 2025 reserve budget and schedule, a copy of the Declaration of Condominium, a previous reserve study completed in 2022, 2025 bids received to replace concrete tile roofs, to resurface the asphalt driveways and to install a new irrigation system. A copy of a special assessment notice covering the expenditures noted was provided.

Additional Considerations

Several replacements funded by a special assessment are noted to have occurred since the prior reserve study performed in 2022. **These additions/replacements, timing and costs are noted as follows.**

- Asphalt paving was scheduled to be completed in 2025 at driveways for a cost of \$691,035.
- The main roadways were scheduled to be seal coated in 2025 at a cost of \$39,595.
- The concrete tile roofs (clubhouse, gatehouse, pool bar structure) were scheduled for replacement in 2025 at a cost of \$575,000. A roof warranty cost of \$75,000 was anticipated.
- Irrigation system replacements were planned for 2025 at a cost of \$653,355 and an additional cost of \$11,600 at Glades Road.
- Management reported inadequate drainage in valley and shoulder gutters, resulting in moisture retention and organic staining. These gutters are assumed to be renovated during the next major resurfacing project, consistent with best practices and cost-efficient planning.
- Management has reported that several street light poles require replacement due to age-related deterioration, reduced structural integrity, or declining lighting performance.

The cash reserve balance at 12/31/25 was estimated based on information provided. Archetype reserves the right to update this balance as new information is provided.



Boca Lakes Condominium Association, Inc. Traditional Reserve Study

General Information

Reserve Study Purpose

The purpose of the Reserve Study is to provide an educated estimate of the necessary reserve allocation. The detailed schedule will serve as an advanced warning that major projects will need to be addressed in the future. This will allow the Association to have ample time to obtain competitive estimates and bids that will result in cost savings for the individual homeowners. It will also ensure the physical well-being of the property and ultimately enhance each owner's investment, while limiting the possibility of unexpected major projects that may lead to special assessments.

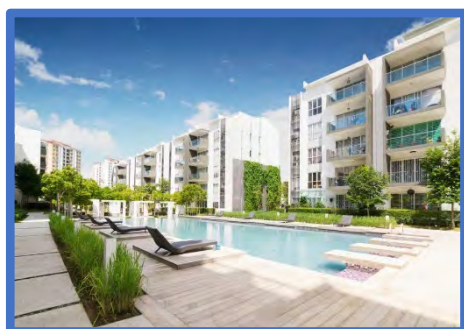
Reserve Study Methodology

- **Basis of the Contribution Calculation:** The annual reserve contribution is based on the estimated replacement or deferred maintenance cost ("CRC") of the visually inspected common area asset and the estimated remaining useful life ("RUL") of the common area asset. For assets that have a remaining useful life of more than 25 years or for which a remaining useful life is not readily ascertainable, replacement costs can be excluded from the reserve fund. It is recommended that deferred maintenance costs for these assets be included.
- **Component vs. Pooling Method:** The component method is a simple, straight forward calculation. Each component/asset has a separate reserve fund, and the annual contribution is determined by a straight-line calculation demonstrated by the following formula:



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Estimated Repair, Replacement or
Deferred Maintenance Cost of Reserve
Item (Less Amounts Previously Reserved)

Estimated Remaining Useful Life of the
Reserve Item

The Component Method is restrictive in that the funds in each separate reserve account must only be used for the specific asset for which the reserve funding was intended.

The Pooling Method is more flexible, but more complex. Expenditures from a pooled reserve account are not restricted to specific assets, but only to assets included within the entire pool. The pooling method can reduce the required annual contribution because reserve deficits are averaged across all assets in the pool. Pooling essentially borrows funds from assets with longer useful lives to fund shortfalls attributable to assets with shorter useful lives.

- **Full Funding vs. Partial Funding:**

There are various industry interpretations of what constitutes "full funding" under the pooling method for Florida purposes. Archetype utilizes the full funding formula as defined by Community Associations Institute's ("CAI") Reserve Study Standards as a benchmark against which to measure the financial health of the pooled reserve fund balance. The resulting financial metric is called percent funded. **Archetype recommends a minimum of 70% funded or higher to maintain a fiscally responsible reserve fund balance.**

There are alternative funding goals defined under the CAI Reserve Study Standards. As compared to "Full Funding", both "Baseline Funding" and "Threshold Funding" are partial funding concepts. Both goals can achieve a positive reserve fund balance over the remaining useful lives of the asset pool. Although these goals may satisfy Florida requirements for pooling, both methods increase the risk for special assessments, balloon payments and can result in inequitable sharing of costs by owners over the useful lives of the assets.



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Archetype recommends full funding as defined by CAI's Reserve Study Standards. If the Association utilizes Baseline or Threshold Funding as the funding goal, Archetype recommends that the Association consult a qualified legal advisor on the appropriateness of characterizing a reserve fund balance as "fully funded" for financial disclosure purposes. **The recent HB 913 which became effective July 1, 2025, allows condominiums to use "Baseline Funding". Archetype assumes Baseline Funding is also an acceptable minimum under Florida Statute 720 although not specifically stated.**

Preparer Credentials

- **Don Atkinson, PE, Architect, CBC:** Don is a Licensed Professional Engineer, Architect and Building Contractor in Florida and has been providing commercial and condominium condition assessments, building structure evaluations, structural repair specifications, construction administration and serving as an expert witness for condominium and homeowner associations over the last twenty years. Prior to moving to Florida, Don served as the Director of Construction and Facilities Maintenance for over four million square feet of educational facilities, including capital budgeting and building reserves planning.
- **Sharon Atkinson, CPA, LCAM, RE Broker:** Sharon is a Florida and North Carolina Licensed CPA and holds the Certified Management Accountant designation as well as the Certified Commercial Investment Member (CCIM) designation. Sharon has over 30 years' experience working in construction and commercial real estate finance and accounting. She has served in positions including CFO for a large commercial real estate development firm in West Palm Beach, where she oversaw all commercial investment analysis and property management functions for \$100M of multi-tenant office properties and condominium associations. for the last 15 years, she has served as CEO/CFO of Archetype Companies. Her specialty services include real estate financial modeling for ground up construction, capital improvements, real estate investment underwriting and asset management for debt and equity investors. Sharon has managed over \$600MM of construction loans for a large private equity lender. Sharon has authored over two hundred cash flow analysis studies, including proprietary reserve study analysis programs.



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Budget Breakdown

Every Association conducts their business within a budget. There are typically two main parts to this budget, operating and reserves. The operating budget includes all expenses that are fixed on an annual basis. These would include management fees, maintenance fees, utilities, etc. The reserves are primarily made up of capital replacement items such as roofing, fencing, mechanical equipment, etc., that do not normally occur on an annual basis. Typically, the reserve contribution makes up 15% - 40% of the Association's total budget. Therefore, reserves are considered to be a major part of the overall monthly Association payment.

Report Sections

This reserve study report contains two primary sections as follows:

- **Traditional Reserve Study Financial Analysis – Component Method**
- **Traditional Reserve Study Financial Analysis – Pooling Method**
- **Site Observation Photos**



Boca Lakes Condominium Association, Inc. Traditional Reserve Study

Executive Summary

Property Name	Boca Lakes Condominium				
Property Physical Address	8768 Chevy Chase Drive, Boca Raton, Florida 33433				
Association	Boca Lakes Condominium Association, Inc.				
Summary Information:					
Pooled Method Reserve Fund Status 12/31/25	Cash Balance Ideal Fund Balance * Percent Funded	\$487,270 \$2,508,237 19.43%			
Pooling Method Recommended Contributions (With and without Inflation)		3% Inflation Recommended	0% Inflation Acceptable	Baseline Minimum	
	Budget Year 2026	\$500,800	\$484,700	\$383,300	
	Budget Year 2027	\$517,400	\$484,700	\$396,000	
	Budget Year 2028	\$534,600	\$484,700	\$409,200	
Component Method Reserve Fund Status 12/31/25	Cash Balance Ideal Fund Balance * Percent Funded	\$487,270 \$2,508,237 19.43%			
Component Method Recommended Contributions (without Inflation)		0% Inflation Recommended			
	Budget Year 2026	\$1,249,762			
	Budget Year 2027	\$841,036			
	Budget Year 2028	\$549,436			
*As defined by CAI Reserve Study Standards.					

RECOMMENDED RESERVE CONTRIBUTIONS (TRS) YEARS 2026 - 2035

The Association should consider the Pooling Method to maintain the capital reserve funds, therefore Archetype Engineering & Architecture Inc. has calculated the funding requirement utilizing this method. As a general guideline, **Archetype recommends that a pooled reserve balance should remain at or above 70% funded to reduce the risk of special assessments and to provide cushion for unanticipated large fluctuations in inflation and premature asset replacements.** As a comparison to the pooling method, the component method funding requirement has also been presented.

Full funding (100% funded) as defined by the CAI Reserve Study Standards is the ideal fund status. The recommended contribution in this study considers "full funding" as the funding goal. For existing reserve fund deficiencies, Archetype recommends a maximum amortization period of 25 years for the pooled reserve assets.

As of 12/31/25, the pooled reserve balance is projected to be 19.43% funded as compared to the ideal fund balance benchmark calculated using the CAI Reserve Study Standards formula. The calculated reserve deficit for the pooled reserves is \$2,020,967. **An amortization period of 25 years would require the annual minimum contribution for 2026 to be \$484,700 for the pooled reserves (assuming 0% inflation and 0% interest earnings).** If inflation of 3% and interest of 2.1% (3% net of 30% tax) are considered, the required contribution for 2026 is \$500,800. At these contribution levels, the reserve fund balance should reach at or near 100% funded status by year end 2050 and will average 68% to 69% funded over a 25-year horizon. This assumes no major variations in expenditures, and inflation is assumed to be constant at 3% compounded annually *.

For informational purposes only, a Baseline Funding Contribution Plan has been provided as a minimum contribution, **but this funding plan is not recommended by Archetype.** See the Community Associations Reserve Study Standards definition of Baseline Funding in (Note B) below. Per House Bill 913 which became law and took effect on July 1, 2025, Baseline Funding Contributions are allowed for reserve contributions. Although this funding method meets Florida statutory requirements, Archetype still recommends "Full Funding" since "Baseline Funding " carries a greater risk of future special assessments.

** To mitigate the effects of unanticipated inflation and premature replacements, Archetype encourages the Association to update the reserve study no later than every 1 to 3 years to ensure inflationary changes and replacements are timely reconciled. Since Florida Statutes do not require reserves for assets with remaining useful lives exceeding 25 years, eventually those assets will require reserves once the 25-year threshold is reached. This will likely require additional assets to be included in the reserves which could increase future reserve contributions.*

It is much more economical and accurate to update the reserve study on a continuous basis vs. a discontinuous longer cycle. Annual updates are ideal and strongly encouraged. This assists in keeping the annual reserve contribution as low as possible.

To mitigate the future effects of inflation, Archetype recommends that the contribution amounts shown in the table below be increased by 3.32% each year.

		Full Funding Contribution (Note A)		Baseline (Note B) Minimum Contribution Annual Incr. 3.32%	Straight-Line Component Method Minimum Contribution No Inflation
		No Inflation or Interest	Inflation Adjusted 3% with Interest Annual Incr. 3.32%		
Annual Contribution - Year 1	2026	\$484,700	\$500,800	\$383,300	\$1,249,762
Annual Contribution - Year 2	2027	\$484,700	\$517,400	\$396,000	\$841,036
Annual Contribution - Year 3	2028	\$484,700	\$534,600	\$409,200	\$549,436
Annual Contribution - Year 4	2029	\$484,700	\$552,400	\$422,800	\$524,307
Annual Contribution - Year 5	2030	\$484,700	\$570,700	\$436,800	\$519,407
Annual Contribution - Year 6	2031	\$484,700	\$589,700	\$451,300	\$465,153
Annual Contribution - Year 7	2032	\$484,700	\$609,300	\$466,300	\$455,767
Annual Contribution - Year 8	2033	\$484,700	\$629,500	\$481,800	\$448,057
Annual Contribution - Year 9	2034	\$484,700	\$650,400	\$497,800	\$442,317
Annual Contribution - Year 10	2035	\$484,700	\$672,000	\$514,300	\$441,892
		POOLED ACCEPTABLE	POOLED RECOMMENDED	POOLED ACCEPTABLE MINIMUM	COMPONENT METHOD



Note A: Full Funding: "Setting a reserve funding goal to attain and maintain reserves at or near 100% funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance." (Source: Community Associations Institute Reserve Study Standards)

Note B: Baseline Funding: "Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is a funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, and **is not recommended as a long-term solution/plan**. Baseline funding may lead to project delays, the need for a special assessment and/or a line of credit for the community to fund needed repairs and replacement of major components." (Source: Community Associations Institute Reserve Study Standards)

Note C: Threshold Funding: "Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "Fully Funded" with respective higher or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community ages, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years." (Source: Community Associations Institute Reserve Study Standards)

Note D: Statutory Requirements: Florida Administrative Code 61B-22.005 Reserves states as follows::

"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 be not 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 lives 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."



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Traditional Reserve Study
Component Method
Detailed Calculations

CAPITAL RESERVE ASSETS - COMPONENT METHOD (STRAIGHT-LINE)

PROJECTED RESERVE FUND STATUS AT 12/31/25

ASSET CATEGORIES (Component Method)	Longest Remaining Useful Life Within Asset Category	Current Year Replacement or Deferred Maintenance Cost	(Note A) Projected Reserve Fund Balance as of	Unfunded Reserve Balance as of	Straight-Line Contribution Required	(Note B) Ideal Fund Balance (100% Funding)	(Note C) Percent Funded
		2025	12/31/25	12/31/25	2026	12/31/25	12/31/25
ROOF	25 Years	\$3,807,249	\$303,409	\$3,503,840	\$216,754	\$787,206	38.54%
PAINTING & WATERPROOFING	9 Years	\$502,867	\$39,960	\$462,906	\$59,572	\$106,913	37.38%
ROADS & PARKING LOTS	20 Years	\$1,774,572	\$44,268	\$1,730,304	\$452,247	\$913,456	4.85%
EXTERIOR BUILDING ELEMENTS	< \$10K	\$0	\$0	\$0	\$0	\$0	0.00%
FURNITURE, FIXTURES & EQUIPMENT	6 Years	\$127,425	\$29,946	\$97,480	\$19,027	\$91,968	32.56%
INTERIOR ELEMENTS & FINISHES	14 Years	\$22,663	\$0	\$22,663	\$1,619	\$6,799	0.00%
MEP	11 Years	\$22,663	\$0	\$22,663	\$7,211	\$9,884	0.00%
POOL ELEMENTS	18 Years	\$77,912	\$7,893	\$70,019	\$31,330	\$44,810	17.61%
RECREATION ELEMENTS	2 Years	\$52,656	\$13,508	\$39,149	\$19,313	\$35,165	38.41%
SECURITY	1 Years	\$16,998	\$0	\$16,998	\$16,998	\$15,864	0.00%
FENCING	23 Years	\$155,694	\$0	\$155,694	\$11,926	\$66,186	0.00%
SITE IMPROVEMENTS	20 Years	\$1,082,655	\$26,554	\$1,056,102	\$386,599	\$354,597	7.49%
WINDOWS & DOORS	3 Years	\$81,500	\$0	\$81,500	\$27,167	\$75,388	0.00%
RESERVE INTEREST		\$0	\$21,734	\$0	\$0	\$0	0.00%
TOTAL RESERVE ASSETS (Component)		\$7,724,855	\$487,270	\$7,259,319	\$1,249,762	\$2,508,237	19.43%

Note A: The projected reserve cash balance at December 31, 2025 is based on information provided by the Association. Archetype assumes the information provided is complete and accurate. The projected reserve cash balance is based on actual reserve funding by component.

Note B: The 100% funded balance is calculated as defined by the CAI Reserve Study Standards.

Note C: The percent funded is equal to the projected reserve balance divided by the ideal fund balance. Each reserve component has a varying percent funded depending on actual contributions made less actual reserve expenditures.

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
ROOF															
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	20	15	SF	594,000	100%	2040	\$3,143,785	\$286,378	\$2,857,407	\$190,494	\$785,946	36.44%
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	25	25	SF	9,790	100%	2050	\$640,721	\$17,031	\$623,690	\$24,948	\$0	0.00%
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	25	25	SF	5	100%	2050	\$327	\$0	\$327	\$13	\$0	0.00%
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	25	25	SF	300	100%	2050	\$19,634	\$0	\$19,634	\$785	\$0	0.00%
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	25	25	SF	4	100%	2050	\$262	\$0	\$262	\$10	\$0	0.00%
6	Entrance Canopy	Clubhouse	Include	10	5	SF	420	100%	2030	\$2,520	\$0	\$2,520	\$504	\$1,260	0.00%
TOTAL ROOF										\$3,807,249	\$303,409	\$3,503,840	\$216,754	\$787,206	38.54%
PAINTING & WATERPROOFING															
7	Paint - Building Exteriors	Clubhouse	Include	10	7	SF	50,000	100%	2032	\$58,698	\$6,582	\$52,117	\$7,445	\$17,610	37.38%
8	Paint - Clubhouse Interiors	Clubhouse	Include	10	4	SF	14,000	100%	2029	\$16,451	\$3,689	\$12,762	\$3,191	\$9,871	37.38%
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	10	8	Bldg	96	100%	2033	\$366,614	\$27,405	\$339,209	\$42,401	\$73,323	37.38%
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	10	9	Bldg	16	100%	2034	\$61,102	\$2,284	\$58,819	\$6,535	\$6,110	37.38%
TOTAL PAINTING & WATERPROOFING										\$502,867	\$39,960	\$462,906	\$59,572	\$106,913	37.38%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.															
TRS COMPONENT/ASSET LIST															
(STRAIGHT-LINE COMPONENT METHOD)															
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
ROADS & PARKING LOTS															
11	Asphalt Parking Areas (2025)	Clubhouse	Include	20	20	SY	1,200	100%	2045	\$36,198	\$0	\$36,198	\$1,810	\$0	0.00%
12	Parking Striping (2025) Paid by SPA	Driveways	Include	5	5	Allow	1	100%	2030	\$30,077	\$23,095	\$6,982	\$1,396	\$0	0.00%
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	20	1	SF	1,020	100%	2026	\$4,192	\$4,192	\$0	\$0	\$3,983	105.26%
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	20	1	SF	1,350	100%	2026	\$7,425	\$7,425	\$0	\$0	\$7,054	105.26%
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	20	1	SF	440	100%	2026	\$2,306	\$2,306	(\$0)	\$0	\$2,190	105.28%
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	20	5	SY	33,373	100%	2030	\$400,476	\$7,250	\$393,226	\$78,645	\$300,357	2.41%
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	40	1	LF	220	100%	2026	\$5,768	\$0	\$5,768	\$5,768	\$5,624	0.00%
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	40	1	SF	310	100%	2026	\$4,883	\$0	\$4,883	\$4,883	\$4,760	0.00%
19	Payment Markings - Roadways	Main Road	Include	5	1	Allow	1	100%	2026	\$7,540	\$0	\$7,540	\$7,540	\$6,032	0.00%
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	5	5	SF	300,357	0%	2030	\$0	\$0	\$0	\$0	\$0	0.00%
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	40	1	LF	470	100%	2026	\$24,675	\$0	\$24,675	\$24,675	\$24,058	0.00%
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	40	2	LF	21,030	100%	2027	\$588,840	\$0	\$588,840	\$294,420	\$559,398	0.00%
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	20	20	SY	22,850	100%	2045	\$662,193	\$0	\$662,193	\$33,110	\$0	0.00%
TOTAL ROADS & PARKING LOTS										\$1,774,572	\$44,268	\$1,730,304	\$452,247	\$913,456	4.85%
EXTERIOR BUILDING ELEMENTS															
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	10	5	Allow	1	0%	2030	\$0	\$0	\$0	\$0	\$0	0.00%
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	20	5	EA	15	0%	2030	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXTERIOR BUILDING ELEMENTS										\$0	\$0	\$0	\$0	\$0	0.00%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD)															
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
FURNITURE, FIXTURES & EQUIPMENT															
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	10	4	EA	4	100%	2029	\$49,860	\$16,500	\$33,360	\$8,340	\$29,916	55.15%
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	20	2	Allow	1	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
28	Park Benches	Site	< \$25K, Exclude	15	7	Allow	1	0%	2032	\$0	\$0	\$0	\$0	\$0	0.00%
29	Mailbox Kiosk	Site	Include	30	6	Allow	1	100%	2031	\$77,566	\$13,446	\$64,120	\$10,687	\$62,053	21.67%
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	10	4	EA	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
31	Poker Tables	Clubhouse	< \$25K, Exclude	10	4	EA	2	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
32	Table Tennis	Clubhouse	< \$25K, Exclude	10	4	EA	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
33	Piano	Clubhouse	< \$25K, Exclude	30	15	EA	1	0%	2040	\$0	\$0	\$0	\$0	\$0	0.00%
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10	4	EA	20	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
35	Misc Chairs	Clubhouse	< \$25K, Exclude	10	4	Allow	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
36	Misc Tables	Clubhouse	< \$25K, Exclude	10	4	Allow	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
37	Wall Décor	Clubhouse	< \$25K, Exclude	10	4	Allow	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
38	Book Shelf	Clubhouse	< \$25K, Exclude	10	4	Allow	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL FURNITURE, FIXTURES & EQUIPMENT										\$127,425	\$29,946	\$97,480	\$19,027	\$91,968	32.56%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
INTERIOR ELEMENTS & FINISHES															
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	20	14	SF	1,030	0%	2039	\$0	\$0	\$0	\$0	\$0	0.00%
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	10	4	SY	260	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	20	14	SF	820	0%	2039	\$0	\$0	\$0	\$0	\$0	0.00%
42	Men's Restroom	Clubhouse	Include	20	14	Allow	1	100%	2039	\$11,332	\$0	\$11,332	\$809	\$3,400	0.00%
43	Women's Restroom	Clubhouse	Include	20	14	Allow	1	100%	2039	\$11,332	\$0	\$11,332	\$809	\$3,400	0.00%
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	20	2	Allow	1	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	10	3	Allow	1	0%	2028	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL INTERIOR ELEMENTS & FINISHES										\$22,663	\$0	\$22,663	\$1,619	\$6,799	0.00%
MEP															
46	HVAC - (2008) - Replace	Clubhouse	Include	18	1	Allow	1	100%	2026	\$5,666	\$0	\$5,666	\$5,666	\$5,351	0.00%
47	HVAC - (2021) - Replace	Clubhouse	Include	15	11	Allow	1	100%	2036	\$16,998	\$0	\$16,998	\$1,545	\$4,533	0.00%
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	30	8	Allow	1	0%	2033	\$0	\$0	\$0	\$0	\$0	0.00%
49	Water Heater	Clubhouse	< \$25K, Exclude	15	7	EA	1	0%	2032	\$0	\$0	\$0	\$0	\$0	0.00%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD)															
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
50	Electrical Panel	Clubhouse	< \$25K, Exclude	30	8	Allow	1	0%	2033	\$0	\$0	\$0	\$0	\$0	0.00%
51	MEP	Gate House	< \$25K, Exclude	18	1	Allow	1	0%	2026	\$0	\$0	\$0	\$0	\$0	0.00%
52	Electrical Panel General	Res. Bldg.	Undeter.	30	8	Allow	1	100%	2033	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL MEP										\$22,663	\$0	\$22,663	\$7,211	\$9,884	0.00%
POOL ELEMENTS															
53	Swimming Pool - Resurface	Pool Area	Include	12	6	SF	1,460	100%	2031	\$31,203	\$7,893	\$23,310	\$3,885	\$15,601	50.59%
54	Pool Deck Pavers - Replace	Pool Area	Include	5	1	SF	12,900	10%	2026	\$26,312	\$0	\$26,312	\$26,312	\$21,050	0.00%
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	12	1	EA	1	0%	2026	\$0	\$0	\$0	\$0	\$0	0.00%
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	10	4	EA	1	0%	2029	\$0	\$0	\$0	\$0	\$0	0.00%
57	Pool Fencing & Gates	Pool Area	Include	30	18	LF	480	100%	2043	\$20,397	\$0	\$20,397	\$1,133	\$8,159	0.00%
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	15	3	Allow	1	0%	2028	\$0	\$0	\$0	\$0	\$0	0.00%
59	Pool Pump System	Pool Area	< \$25K, Exclude	13	1	Allow	1	0%	2026	\$0	\$0	\$0	\$0	\$0	0.00%
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	10	5	SF	725	0%	2030	\$0	\$0	\$0	\$0	\$0	0.00%
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	8	2	EA	16	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	8	2	EA	7	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	8	2	Allow	1	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL POOL ELEMENTS										\$77,912	\$7,893	\$70,019	\$31,330	\$44,810	17.61%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD)															
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025

RECREATION ELEMENTS															
64	Tennis Court - Resurfacing	Site	Include	8	1	Allow	1	100%	2026	\$12,985	\$13,508	(\$523)	-\$523	\$11,362	118.88%
65	Shade Canopies and Framing	Site	< \$25K, Exclude	10	5	SF	325	0%	2030	\$0	\$0	\$0	\$0	\$0	0.00%
66	Shuffle Board Courts - Resurface	Site	Include	5	2	SF	1,400	100%	2027	\$30,603	\$0	\$30,603	\$15,301	\$18,362	0.00%
67	Bocce Ball Courts - Resurface	Site	Include	5	2	SF	1,170	100%	2027	\$9,069	\$0	\$9,069	\$4,534	\$5,441	0.00%
68	Tennis Court Netting	Site	Include	5	2	Allow	1	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL RECREATION ELEMENTS										\$52,656	\$13,508	\$39,149	\$19,313	\$35,165	38.41%

SECURITY															
69	Security Cameras	Site	< \$25K, Exclude	5	2	EA	11	0%	2027	\$0	\$0	\$0	\$0	\$0	0.00%
70	RIFD Sensor	Site	Include	15	1	EA	2	100%	2026	\$6,799	\$0	\$6,799	\$6,799	\$6,346	0.00%
71	Entrance Gate & Operators	Site	Include	15	1	EA	2	100%	2026	\$10,199	\$0	\$10,199	\$10,199	\$9,519	0.00%
TOTAL SECURITY										\$16,998	\$0	\$16,998	\$16,998	\$15,864	0.00%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD)															
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded
										2025	12/31/2025		2026	12/31/2025	12/31/2025
FENCING															
72	Tennis Court - Fencing	Site	Include	30	18	LF	360	100%	2043	\$21,417	\$0	\$21,417	\$1,190	\$8,567	0.00%
73	Perimeter Fencing - Glades Road	Site	Include	30	23	LF	2,200	100%	2048	\$84,986	\$0	\$84,986	\$3,695	\$19,830	0.00%
74	Perimeter Fencing - Lyons Road	Site	Include	30	7	LF	1,300	100%	2032	\$49,291	\$0	\$49,291	\$7,042	\$37,790	0.00%
TOTAL FENCING										\$155,694	\$0	\$155,694	\$11,926	\$66,186	0.00%
SITE IMPROVEMENTS															
75	Site Lighting (Short Pole Lights)	Site	Include	7	1	EA	224	100%	2026	\$40,649	\$0	\$40,649	\$40,649	\$34,842	0.00%
76	Signage - Street Signs	Site	Include	20	16	Allow	1	100%	2041	\$33,995	\$0	\$33,995	\$2,125	\$6,799	0.00%
77	Flag Pole	Site	< \$25K, Exclude	30	8	EA	1	0%	2033	\$0	\$0	\$0	\$0	\$0	0.00%
78	Entrance Monument	Site	Include	20	7	Allow	1	100%	2032	\$7,932	\$0	\$7,932	\$1,133	\$5,156	0.00%
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid by SPA)	Site	Include	20	20	Allow	1	100%	2045	\$676,079	\$12,043	\$664,036	\$33,202	\$0	0.00%
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	20	1	EA	36	100%	2026	\$324,000	\$14,510	\$309,490	\$309,490	\$307,800	4.71%
TOTAL SITE IMPROVEMENTS										\$1,082,655	\$26,554	\$1,056,102	\$386,599	\$354,597	7.49%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Unit of Measure	Approx. Qty	% Replaced	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	Ideal Fund Balance (100%)	% Funded	
										2025	12/31/2025		2026	12/31/2025	12/31/2025	
WINDOWS & DOORS																
81	Windows	Clubhouse/ Gate House	> 25 Yrs (Exclude)	40	40	Allow	1	0%	2065	\$0	\$0	\$0	\$0	\$0	0.00%	
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	40	3	EA	2	100%	2028	\$24,000	\$0	\$24,000	\$8,000	\$22,200	0.00%	
83	Doors - Interior - Per Leaf	Clubhouse	Include	40	3	EA	12	100%	2028	\$12,000	\$0	\$12,000	\$4,000	\$11,100	0.00%	
84	Garage Door	Clubhouse	Include	40	3	Allow	1	100%	2028	\$6,000	\$0	\$6,000	\$2,000	\$5,550	0.00%	
85	Doors - Exterior - Passage	Clubhouse	Include	40	3	EA	5	100%	2028	\$20,000	\$0	\$20,000	\$6,667	\$18,500	0.00%	
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	40	3	EA	2	100%	2028	\$19,500	\$0	\$19,500	\$6,500	\$18,038	0.00%	
TOTAL WINDOWS & DOORS										\$81,500	\$0	\$81,500	\$27,167	\$75,388	0.00%	
RESERVE INTEREST																
87	Reserve interest										\$21,734					
TOTAL RESERVE INTEREST											\$21,734					
GRAND TOTAL RESERVE ASSETS										\$7,724,855	\$487,270	\$7,259,319	\$1,249,762	\$2,508,237	19.43%	
* Current reserve fund balance at 12/31/2025 is allocated to each asset based on actual cash funded to the specific asset.													Straight-Line Contribution			
**Reserve deficiency is the difference between the ideal fund balance the allocated current reserve balance at 12/31/25.																
***Assets with an undeterminable remaining useful life or where the estimated remaining useful life exceeds 25 years require no replacement contribution in the next budget year per Florida Statute. HB 913 increased the minimum threshold for replacements and deferred maintenance from \$10,000 to \$25,000.																

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD) 10-YEAR FUNDING DETAIL SCHEDULE																			
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2 2027	YR 3 2028	YR 4 2029	YR 5 2030	YR 6 2031	YR 7 2032	YR 8 2033	YR 9 2034	YR 10 2035
							2025	12/31/2025		2026									
ROOF																			
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	20	15	2040	\$3,143,785	\$286,378	\$2,857,407	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494	\$190,494
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	25	25	2050	\$640,721	\$17,031	\$623,690	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948	\$24,948
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	25	25	2050	\$327	\$0	\$327	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	25	25	2050	\$19,634	\$0	\$19,634	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	25	25	2050	\$262	\$0	\$262	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
6	Entrance Canopy	Clubhouse	Include	10	5	2030	\$2,520	\$0	\$2,520	\$504	\$504	\$504	\$504	\$504	\$252	\$252	\$252	\$252	\$252
TOTAL ROOF							\$3,807,249	\$303,409	\$3,503,840	\$216,754	\$216,754	\$216,754	\$216,754	\$216,754	\$216,502	\$216,502	\$216,502	\$216,502	\$216,502
PAINTING & WATERPROOFING																			
7	Paint - Building Exteriors	Clubhouse	Include	10	7	2032	\$58,698	\$6,582	\$52,117	\$7,445	\$7,445	\$7,445	\$7,445	\$7,445	\$7,445	\$7,445	\$5,870	\$5,870	\$5,870
8	Paint - Clubhouse Interiors	Clubhouse	Include	10	4	2029	\$16,451	\$3,689	\$12,762	\$3,191	\$3,191	\$3,191	\$3,191	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645	\$1,645
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	10	8	2033	\$366,614	\$27,405	\$339,209	\$42,401	\$42,401	\$42,401	\$42,401	\$42,401	\$42,401	\$42,401	\$42,401	\$36,661	\$36,661
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	10	9	2034	\$61,102	\$2,284	\$58,819	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,535	\$6,110
TOTAL PAINTING & WATERPROOFING							\$502,867	\$39,960	\$462,906	\$59,572	\$59,572	\$59,572	\$59,572	\$58,027	\$58,027	\$58,027	\$56,451	\$50,712	\$50,287
ROADS & PARKING LOTS																			
11	Asphalt Parking Areas (2025)	Clubhouse	Include	20	20	2045	\$36,198	\$0	\$36,198	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810	\$1,810
12	Parking Striping (2025) Paid by SPA	Driveways	Include	5	5	2030	\$30,077	\$23,095	\$6,982	\$1,396	\$1,396	\$1,396	\$1,396	\$1,396	\$6,015	\$6,015	\$6,015	\$6,015	\$6,015
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	20	1	2026	\$4,192	\$4,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	20	1	2026	\$7,425	\$7,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	20	1	2026	\$2,306	\$2,306	(\$0)	\$0	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	20	5	2030	\$400,476	\$7,250	\$393,226	\$78,645	\$78,645	\$78,645	\$78,645	\$78,645	\$20,024	\$20,024	\$20,024	\$20,024	\$20,024
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	40	1	2026	\$5,768	\$0	\$5,768	\$5,768	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144	\$144
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	40	1	2026	\$4,883	\$0	\$4,883	\$4,883	\$122	\$122	\$122	\$122	\$122	\$122	\$122	\$122	\$122
19	Payment Markings - Roadways	Main Road	Include	5	1	2026	\$7,540	\$0	\$7,540	\$7,540	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508	\$1,508
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	5	5	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	40	1	2026	\$24,675	\$0	\$24,675	\$24,675	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST (STRAIGHT-LINE COMPONENT METHOD) 10-YEAR FUNDING DETAIL SCHEDULE																			
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2 2027	YR 3 2028	YR 4 2029	YR 5 2030	YR 6 2031	YR 7 2032	YR 8 2033	YR 9 2034	YR 10 2035
							2025	12/31/2025		2026									
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	40	2	2027	\$588,840	\$0	\$588,840	\$294,420	\$294,420	\$14,721	\$14,721	\$14,721	\$14,721	\$14,721	\$14,721	\$14,721	\$14,721
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	20	20	2045	\$662,193	\$0	\$662,193	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110	\$33,110
TOTAL ROADS & PARKING LOTS							\$1,774,572	\$44,268	\$1,730,304	\$452,247	\$411,772	\$132,073	\$132,073	\$132,073	\$78,071	\$78,071	\$78,071	\$78,071	\$78,071
EXTERIOR BUILDING ELEMENTS																			
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	10	5	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	20	5	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXTERIOR BUILDING ELEMENTS							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FURNITURE, FIXTURES & EQUIPMENT																			
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	10	4	2029	\$49,860	\$16,500	\$33,360	\$8,340	\$8,340	\$8,340	\$8,340	\$4,986	\$4,986	\$4,986	\$4,986	\$4,986	\$4,986
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	20	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	Park Benches	Site	< \$25K, Exclude	15	7	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	Mailbox Kiosk	Site	Include	30	6	2031	\$77,566	\$13,446	\$64,120	\$10,687	\$10,687	\$10,687	\$10,687	\$10,687	\$10,687	\$2,586	\$2,586	\$2,586	\$2,586
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	Poker Tables	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	Table Tennis	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	Piano	Clubhouse	< \$25K, Exclude	30	15	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	Misc Chairs	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
36	Misc Tables	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
37	Wall Décor	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
38	Book Shelf	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL FURNITURE, FIXTURES & EQUIPMENT							\$127,425	\$29,946	\$97,480	\$19,027	\$19,027	\$19,027	\$19,027	\$15,673	\$15,673	\$7,571	\$7,571	\$7,571	\$7,571

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)
10-YEAR FUNDING DETAIL SCHEDULE

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2 2027	YR 3 2028	YR 4 2029	YR 5 2030	YR 6 2031	YR 7 2032	YR 8 2033	YR 9 2034	YR 10 2035
							2025	12/31/2025		2026									
INTERIOR ELEMENTS & FINISHES																			
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	20	14	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	20	14	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42	Men's Restroom	Clubhouse	Include	20	14	2039	\$11,332	\$0	\$11,332	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809
43	Women's Restroom	Clubhouse	Include	20	14	2039	\$11,332	\$0	\$11,332	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	20	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	10	3	2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INTERIOR ELEMENTS & FINISHES							\$22,663	\$0	\$22,663	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619	\$1,619
MEP																			
46	HVAC - (2008) - Replace	Clubhouse	Include	18	1	2026	\$5,666	\$0	\$5,666	\$5,666	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315	\$315
47	HVAC - (2021) - Replace	Clubhouse	Include	15	11	2036	\$16,998	\$0	\$16,998	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545	\$1,545
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	30	8	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
49	Water Heater	Clubhouse	< \$25K, Exclude	15	7	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50	Electrical Panel	Clubhouse	< \$25K, Exclude	30	8	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
51	MEP	Gate House	< \$25K, Exclude	18	1	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52	Electrical Panel General	Res. Bldg.	Undeter.	30	8	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL MEP							\$22,663	\$0	\$22,663	\$7,211	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860	\$1,860

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)
10-YEAR FUNDING DETAIL SCHEDULE

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2 2027	YR 3 2028	YR 4 2029	YR 5 2030	YR 6 2031	YR 7 2032	YR 8 2033	YR 9 2034	YR 10 2035
							2025	12/31/2025		2026									
POOL ELEMENTS																			
53	Swimming Pool - Resurface	Pool Area	Include	12	6	2031	\$31,203	\$7,893	\$23,310	\$3,885	\$3,885	\$3,885	\$3,885	\$3,885	\$3,885	\$2,600	\$2,600	\$2,600	\$2,600
54	Pool Deck Pavers - Replace	Pool Area	Include	5	1	2026	\$26,312	\$0	\$26,312	\$26,312	\$5,262	\$5,262	\$5,262	\$5,262	\$5,262	\$5,262	\$5,262	\$5,262	\$5,262
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	12	1	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	10	4	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
57	Pool Fencing & Gates	Pool Area	Include	30	18	2043	\$20,397	\$0	\$20,397	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	15	3	2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
59	Pool Pump System	Pool Area	< \$25K, Exclude	13	1	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	10	5	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	8	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	8	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	8	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL POOL ELEMENTS							\$77,912	\$7,893	\$70,019	\$31,330	\$10,281	\$10,281	\$10,281	\$10,281	\$10,281	\$8,996	\$8,996	\$8,996	\$8,996
RECREATION ELEMENTS																			
64	Tennis Court - Resurfacing	Site	Include	8	1	2026	\$12,985	\$13,508	(\$523)	-\$523	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623	\$1,623
65	Shade Canopies and Framing	Site	< \$25K, Exclude	10	5	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
66	Shuffle Board Courts - Resurface	Site	Include	5	2	2027	\$30,603	\$0	\$30,603	\$15,301	\$15,301	\$6,121	\$6,121	\$6,121	\$6,121	\$6,121	\$6,121	\$6,121	\$6,121
67	Bocce Ball Courts - Resurface	Site	Include	5	2	2027	\$9,069	\$0	\$9,069	\$4,534	\$4,534	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814
68	Tennis Court Netting	Site	Include	5	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RECREATION ELEMENTS							\$52,656	\$13,508	\$39,149	\$19,313	\$21,459	\$9,557	\$9,557	\$9,557	\$9,557	\$9,557	\$9,557	\$9,557	\$9,557

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)
10-YEAR FUNDING DETAIL SCHEDULE

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2 2027	YR 3 2028	YR 4 2029	YR 5 2030	YR 6 2031	YR 7 2032	YR 8 2033	YR 9 2034	YR 10 2035
							2025	12/31/2025		2026									
SECURITY																			
69	Security Cameras	Site	< \$25K, Exclude	5	2	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70	RIFD Sensor	Site	Include	15	1	2026	\$6,799	\$0	\$6,799	\$6,799	\$453	\$453	\$453	\$453	\$453	\$453	\$453	\$453	\$453
71	Entrance Gate & Operators	Site	Include	15	1	2026	\$10,199	\$0	\$10,199	\$10,199	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680	\$680
TOTAL SECURITY							\$16,998	\$0	\$16,998	\$16,998	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133
FENCING																			
72	Tennis Court - Fencing	Site	Include	30	18	2043	\$21,417	\$0	\$21,417	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190	\$1,190
73	Perimeter Fencing - Glades Road	Site	Include	30	23	2048	\$84,986	\$0	\$84,986	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695	\$3,695
74	Perimeter Fencing - Lyons Road	Site	Include	30	7	2032	\$49,291	\$0	\$49,291	\$7,042	\$7,042	\$7,042	\$7,042	\$7,042	\$7,042	\$7,042	\$1,643	\$1,643	\$1,643
TOTAL FENCING							\$155,694	\$0	\$155,694	\$11,926	\$11,926	\$11,926	\$11,926	\$11,926	\$11,926	\$11,926	\$6,528	\$6,528	\$6,528
SITE IMPROVEMENTS																			
75	Site Lighting (Short Pole Lights)	Site	Include	7	1	2026	\$40,649	\$0	\$40,649	\$40,649	\$5,807	\$5,807	\$5,807	\$5,807	\$5,807	\$5,807	\$5,807	\$5,807	\$5,807
76	Signage - Street Signs	Site	Include	20	16	2041	\$33,995	\$0	\$33,995	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125
77	Flag Pole	Site	< \$25K, Exclude	30	8	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
78	Entrance Monument	Site	Include	20	7	2032	\$7,932	\$0	\$7,932	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$1,133	\$397	\$397	\$397
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid by SPA)	Site	Include	20	20	2045	\$676,079	\$12,043	\$664,036	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202	\$33,202
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	20	1	2026	\$324,000	\$14,510	\$309,490	\$309,490	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
TOTAL SITE IMPROVEMENTS							\$1,082,655	\$26,554	\$1,056,102	\$386,599	\$58,467	\$58,467	\$58,467	\$58,467	\$58,467	\$58,467	\$57,730	\$57,730	\$57,730

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
TRS COMPONENT/ASSET LIST
(STRAIGHT-LINE COMPONENT METHOD)
10-YEAR FUNDING DETAIL SCHEDULE

#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	EUL	RUL	Next Replace Year	Current Year Cost	Funded Reserve Balance	Unfunded Balance	Contribution Required (Component Method)	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
							2025	12/31/2025		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
WINDOWS & DOORS																			
81	Windows	Clubhouse/ Gate House	> 25 Yrs (Exclude)	40	40	2065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	40	3	2028	\$24,000	\$0	\$24,000	\$8,000	\$8,000	\$8,000	\$600	\$600	\$600	\$600	\$600	\$600	\$600
83	Doors - Interior - Per Leaf	Clubhouse	Include	40	3	2028	\$12,000	\$0	\$12,000	\$4,000	\$4,000	\$4,000	\$300	\$300	\$300	\$300	\$300	\$300	\$300
84	Garage Door	Clubhouse	Include	40	3	2028	\$6,000	\$0	\$6,000	\$2,000	\$2,000	\$2,000	\$150	\$150	\$150	\$150	\$150	\$150	\$150
85	Doors - Exterior - Passage	Clubhouse	Include	40	3	2028	\$20,000	\$0	\$20,000	\$6,667	\$6,667	\$6,667	\$500	\$500	\$500	\$500	\$500	\$500	\$500
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	40	3	2028	\$19,500	\$0	\$19,500	\$6,500	\$6,500	\$6,500	\$488	\$488	\$488	\$488	\$488	\$488	\$488
TOTAL WINDOWS & DOORS							\$81,500	\$0	\$81,500	\$27,167	\$27,167	\$27,167	\$2,038	\$2,038	\$2,038	\$2,038	\$2,038	\$2,038	\$2,038
RESERVE INTEREST																			
87	Reserve interest							\$21,734											
TOTAL RESERVE INTEREST								\$21,734											
GRAND TOTAL RESERVE ASSETS							\$7,724,855	\$487,270	\$7,259,319	\$1,249,762	\$841,036	\$549,436	\$524,307	\$519,407	\$465,153	\$455,767	\$448,057	\$442,317	\$441,892
* Current reserve fund balance at 12/31/2025 is allocated to each asset based on actual cash funded to the specific asset.																			
**Reserve deficiency is the difference between the ideal fund balance the allocated current reserve balance at 12/31/25.										Straight-Line Contribution									
***Assets with an undeterminable remaining useful life or where the estimated remaining useful life exceeds 25 years require no replacement contribution in the next budget year per Florida Statute. HB 913 increased the minimum threshold for replacements and deferred maintenance from \$10,000 to \$25,000.																			



Boca Lakes Condominium Association, Inc.
Traditional Reserve Study

Traditional Reserve Study
Pooling Method
Detailed Calculations

CAPITAL RESERVE ASSETS - POOLED METHOD

PROJECTED RESERVE FUND STATUS AT 12/31/25							
ASSET CATEGORIES (Pooled Method)	Longest Remaining Useful Life Within Asset Category	Current Year Replacement or Deferred Maintenance Cost	(Inflation Adjusted) Current Year Replacement or Deferred Maintenance Cost	(Note A) Projected Reserve Fund Balance as of	(Note B) Ideal Fund Balance (100% Funding)	(Note C) Percent Funded	Deficit (Surplus) Unfunded Reserve Balance
		2025	2026	12/31/25	12/31/25	12/31/25	12/31/25
ROOF	25 Years	\$3,807,249	\$3,921,466	\$152,929	\$787,206	19.43%	\$634,277
PAINTING & WATERPROOFING	9 Years	\$502,867	\$517,952	\$20,770	\$106,913	19.43%	\$86,144
ROADS & PARKING LOTS	20 Years	\$1,774,572	\$1,827,810	\$177,455	\$913,456	19.43%	\$736,001
EXTERIOR BUILDING ELEMENTS	< \$10K	\$0	\$0	\$0	\$0	0.00%	\$0
FURNITURE, FIXTURES & EQUIPMENT	6 Years	\$127,425	\$131,248	\$17,867	\$91,968	19.43%	\$74,102
INTERIOR ELEMENTS & FINISHES	14 Years	\$22,663	\$23,343	\$1,321	\$6,799	19.43%	\$5,478
MEP	11 Years	\$22,663	\$23,343	\$1,920	\$9,884	19.43%	\$7,964
POOL ELEMENTS	18 Years	\$77,912	\$80,249	\$8,705	\$44,810	19.43%	\$36,105
RECREATION ELEMENTS	2 Years	\$52,656	\$54,236	\$6,831	\$35,165	19.43%	\$28,333
SECURITY	1 Years	\$16,998	\$17,508	\$3,082	\$15,864	19.43%	\$12,782
FENCING	23 Years	\$155,694	\$160,364	\$12,858	\$66,186	19.43%	\$53,329
SITE IMPROVEMENTS	20 Years	\$1,082,655	\$1,115,135	\$68,887	\$354,597	19.43%	\$285,710
WINDOWS & DOORS	3 Years	\$81,500	\$83,945	\$14,645	\$75,388	19.43%	\$60,742
TOTAL RESERVE ASSETS (Pooled)		\$7,724,855	\$7,956,601	\$487,270	\$2,508,237	19.43%	\$2,020,967

Note A: The projected reserve cash balance at December 31, 2025 is based on information provided by the Association. Archetype assumes the information provided is complete and accurate. For the pooled reserve assets, the projected reserve cash balance is allocated to each asset category based on its ideal fund balance as of 12/31/25.

Note B: The 100% funded balance is calculated as defined by the CAI Reserve Study Standards.

Note C: The percent funded is equal to the projected reserve balance divided by the ideal fund balance. The pooled reserve balance is projected to be at 19.43% funded by 12/31/25, which is considered at high risk for special assessments.

RESERVES FUNDING PLAN - POOLED METHOD

Summary Reserve Contributions & Expenditures 10 -Year Funding Plan Target Reserve Balance (100% Funded by 2050)										No Inflation or Interest Earnings Considered
Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BEGINNING CASH BALANCE (POOLED)	\$487,270	\$488,571	\$344,760	\$747,960	\$1,166,348	\$1,217,975	\$1,560,054	\$1,889,161	\$2,007,247	\$2,417,859
ANNUAL CONTRIBUTIONS	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700
ANNUAL EXPENDITURES	(\$483,399)	(\$628,511)	(\$81,500)	(\$66,311)	(\$433,073)	(\$142,621)	(\$155,593)	(\$366,614)	(\$74,087)	(\$30,077)
ENDING CASH BALANCE (POOLED)	\$488,571	\$344,760	\$747,960	\$1,166,348	\$1,217,975	\$1,560,054	\$1,889,161	\$2,007,247	\$2,417,859	\$2,872,482
IDEAL FUND BALANCE *	\$2,432,292	\$2,207,522	\$2,529,763	\$2,867,194	\$2,837,862	\$3,098,983	\$3,347,132	\$3,384,259	\$3,713,913	\$4,087,577
% FUNDED	20%	16%	30%	41%	43%	50%	56%	59%	65%	70%
* Ideal fund balance as defined by the CAI Reserve Study Standards.										

ARCHETYPE RECOMMENDED		Summary Reserve Contributions & Expenditures 10 -Year Funding Plan Target Reserve Balance (100% Funded by 2050)					Inflation Adjusted 3% Interest Earnings 2.1% (3% Net of Tax) Annual Increase to Contributions 3.32%			
Description	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BEGINNING CASH BALANCE (POOLED)	\$487,270	\$500,402	\$361,523	\$814,658	\$1,309,532	\$1,405,682	\$1,854,605	\$2,311,493	\$2,525,118	\$3,131,879
ANNUAL CONTRIBUTIONS	\$500,800	\$517,400	\$534,600	\$552,400	\$570,700	\$589,700	\$609,300	\$629,500	\$650,400	\$672,000
ANNUAL EXPENDITURES	(\$497,900)	(\$666,787)	(\$89,057)	(\$74,634)	(\$502,050)	(\$170,296)	(\$191,359)	(\$464,416)	(\$96,667)	(\$40,421)
INTEREST EARNINGS (3% NET OF TAX)	\$10,233	\$10,508	\$7,592	\$17,108	\$27,500	\$29,519	\$38,947	\$48,541	\$53,027	\$65,769
ENDING CASH BALANCE (POOLED)	\$500,402	\$361,523	\$814,658	\$1,309,532	\$1,405,682	\$1,854,605	\$2,311,493	\$2,525,118	\$3,131,879	\$3,829,227
IDEAL FUND BALANCE *	\$2,505,261	\$2,341,960	\$2,764,341	\$3,227,052	\$3,289,860	\$3,700,348	\$4,116,550	\$4,287,078	\$4,845,814	\$5,493,362
% FUNDED	20%	15%	29%	41%	43%	50%	56%	59%	65%	70%
* Ideal fund balance as defined by the CAI Reserve Study Standards.										

MINIMUM REQUIRED	Summary Reserve Contributions & Expenditures 10 -Year Funding Plan Baseline Funding						Inflation Adjusted 3% Interest Earnings 2.1% (3% Net of Tax) Annual Increase to Contributions 3.32%			
	Description	2026	2027	2028	2029	2030	2031	2032	2033	2034
BEGINNING CASH BALANCE (POOLED)	\$487,270	\$382,902	\$120,156	\$442,822	\$800,287	\$751,844	\$1,048,636	\$1,345,598	\$1,391,240	\$1,821,588
ANNUAL CONTRIBUTIONS	\$383,300	\$396,000	\$409,200	\$422,800	\$436,800	\$451,300	\$466,300	\$481,800	\$497,800	\$514,300
ANNUAL EXPENDITURES	(\$497,900)	(\$666,787)	(\$89,057)	(\$74,634)	(\$502,050)	(\$170,296)	(\$191,359)	(\$464,416)	(\$96,667)	(\$40,421)
INTEREST EARNINGS (3% NET OF TAX)	\$10,233	\$8,041	\$2,523	\$9,299	\$16,806	\$15,789	\$22,021	\$28,258	\$29,216	\$38,253
ENDING CASH BALANCE (POOLED)	\$382,902	\$120,156	\$442,822	\$800,287	\$751,844	\$1,048,636	\$1,345,598	\$1,391,240	\$1,821,588	\$2,333,721
IDEAL FUND BALANCE *	\$2,505,261	\$2,341,960	\$2,764,341	\$3,227,052	\$3,289,860	\$3,700,348	\$4,116,550	\$4,287,078	\$4,845,814	\$5,493,362
% FUNDED	15%	5%	16%	25%	23%	28%	33%	32%	38%	42%
* Ideal fund balance as defined by the CAI Reserve Study Standards.										

RESERVES FUNDING PLAN - POOLED METHOD

Annual Contributions Detailed by Asset Categories 10 -Year Funding Plan Target Reserve Balance (100% Funded by 2050)										No Inflation or Interest Earnings Considered
Asset Category	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ROOF	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711	\$207,711
PAINTING & WATERPROOFING	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337	\$53,337
ROADS & PARKING LOTS	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411	\$107,411
EXTERIOR BUILDING ELEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FURNITURE, FIXTURES & EQUIPMENT	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458	\$10,458
INTERIOR ELEMENTS & FINISHES	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342	\$1,342
MEP	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753	\$1,753
POOL ELEMENTS	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913	\$9,913
RECREATION ELEMENTS	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612	\$10,612
SECURITY	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632
FENCING	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269	\$7,269
SITE IMPROVEMENTS	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826	\$68,826
WINDOWS & DOORS	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434	\$4,434
ANNUAL CONTRIBUTIONS	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700	\$484,700
MONTHLY CONTRIBUTIONS	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392	\$40,392

Annual Contributions Detailed by Asset Categories 10 -Year Funding Plan Target Reserve Balance (100% Funded by 2050)										Inflation Adjusted 3% Interest Earnings 2.1% (3% Net of Tax) Annual Increase to Contributions 3.32%
Asset Category	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ROOF	\$214,889	\$222,012	\$229,392	\$237,030	\$244,882	\$253,035	\$261,445	\$270,113	\$279,081	\$288,349
PAINTING & WATERPROOFING	\$55,272	\$57,105	\$59,003	\$60,967	\$62,987	\$65,084	\$67,247	\$69,477	\$71,784	\$74,167
ROADS & PARKING LOTS	\$110,633	\$114,300	\$118,100	\$122,032	\$126,075	\$130,272	\$134,602	\$139,064	\$143,681	\$148,453
EXTERIOR BUILDING ELEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FURNITURE, FIXTURES & EQUIPMENT	\$10,769	\$11,126	\$11,496	\$11,878	\$12,272	\$12,680	\$13,102	\$13,536	\$13,986	\$14,450
INTERIOR ELEMENTS & FINISHES	\$1,387	\$1,433	\$1,481	\$1,530	\$1,581	\$1,633	\$1,688	\$1,744	\$1,801	\$1,861
MEP	\$1,811	\$1,871	\$1,933	\$1,998	\$2,064	\$2,132	\$2,203	\$2,276	\$2,352	\$2,430
POOL ELEMENTS	\$10,249	\$10,589	\$10,941	\$11,305	\$11,679	\$12,068	\$12,469	\$12,883	\$13,310	\$13,753
RECREATION ELEMENTS	\$10,984	\$11,348	\$11,725	\$12,115	\$12,517	\$12,933	\$13,363	\$13,806	\$14,265	\$14,738
SECURITY	\$1,679	\$1,735	\$1,793	\$1,852	\$1,914	\$1,978	\$2,043	\$2,111	\$2,181	\$2,254
FENCING	\$7,483	\$7,731	\$7,988	\$8,254	\$8,527	\$8,811	\$9,104	\$9,406	\$9,718	\$10,041
SITE IMPROVEMENTS	\$71,113	\$73,471	\$75,913	\$78,441	\$81,039	\$83,737	\$86,520	\$89,389	\$92,357	\$95,424
WINDOWS & DOORS	\$4,531	\$4,681	\$4,837	\$4,998	\$5,163	\$5,335	\$5,513	\$5,695	\$5,884	\$6,080
ANNUAL CONTRIBUTIONS	\$500,800	\$517,400	\$534,600	\$552,400	\$570,700	\$589,700	\$609,300	\$629,500	\$650,400	\$672,000
MONTHLY CONTRIBUTIONS	\$41,733	\$43,117	\$44,550	\$46,033	\$47,558	\$49,142	\$50,775	\$52,458	\$54,200	\$56,000

Annual Contributions Detailed by Asset Categories 10 -Year Funding Plan Baseline Funding										Inflation Adjusted 3% Interest Earnings 2.1% (3% Net of Tax) Annual Increase to Contributions 3.32%
SIRS Asset Category	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ROOF	\$164,470	\$169,920	\$175,584	\$181,420	\$187,427	\$193,649	\$200,085	\$206,736	\$213,601	\$220,681
PAINTING & WATERPROOFING	\$42,304	\$43,706	\$45,163	\$46,664	\$48,209	\$49,809	\$51,465	\$53,175	\$54,941	\$56,762
ROADS & PARKING LOTS	\$84,676	\$87,481	\$90,397	\$93,402	\$96,495	\$99,698	\$103,011	\$106,436	\$109,970	\$113,615
EXTERIOR BUILDING ELEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FURNITURE, FIXTURES & EQUIPMENT	\$8,242	\$8,515	\$8,799	\$9,092	\$9,393	\$9,704	\$10,027	\$10,360	\$10,704	\$11,059
INTERIOR ELEMENTS & FINISHES	\$1,062	\$1,097	\$1,133	\$1,171	\$1,210	\$1,250	\$1,292	\$1,334	\$1,379	\$1,424
MEP	\$1,386	\$1,432	\$1,480	\$1,529	\$1,580	\$1,632	\$1,686	\$1,742	\$1,800	\$1,860
POOL ELEMENTS	\$7,844	\$8,104	\$8,374	\$8,653	\$8,939	\$9,236	\$9,543	\$9,860	\$10,187	\$10,525
RECREATION ELEMENTS	\$8,407	\$8,685	\$8,975	\$9,273	\$9,580	\$9,898	\$10,227	\$10,567	\$10,918	\$11,280
SECURITY	\$1,285	\$1,328	\$1,372	\$1,418	\$1,465	\$1,513	\$1,564	\$1,616	\$1,669	\$1,725
FENCING	\$5,727	\$5,917	\$6,114	\$6,317	\$6,527	\$6,743	\$6,967	\$7,199	\$7,438	\$7,685
SITE IMPROVEMENTS	\$54,428	\$56,232	\$58,106	\$60,037	\$62,025	\$64,084	\$66,214	\$68,415	\$70,687	\$73,030
WINDOWS & DOORS	\$3,468	\$3,583	\$3,702	\$3,825	\$3,952	\$4,083	\$4,219	\$4,359	\$4,504	\$4,653
ANNUAL CONTRIBUTIONS	\$383,300	\$396,000	\$409,200	\$422,800	\$436,800	\$451,300	\$466,300	\$481,800	\$497,800	\$514,300
MONTHLY CONTRIBUTIONS	\$31,942	\$33,000	\$34,100	\$35,233	\$36,400	\$37,608	\$38,858	\$40,150	\$41,483	\$42,858

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
												2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,143,785	100%	3,143,785	181,177	20	20	15	2040	-	-	-	-	-	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	640,721	100%	640,721	25,440	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	327	100%	327	13	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	19,634	100%	19,634	780	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	262	100%	262	10	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
6	Entrance Canopy	Clubhouse	Include	2,520	100%	2,520	290	10	10	5	2030	-	-	-	-	2,520	-	-	-	-	-
7	Paint - Building Exteriors	Clubhouse	Include	58,698	100%	58,698	6,390	10	10	7	2032	-	-	-	-	-	-	58,698	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,451	100%	16,451	1,949	10	10	4	2029	-	-	-	16,451	-	-	-	-	-	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	366,614	100%	366,614	38,737	10	10	8	2033	-	-	-	-	-	-	-	366,614	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	61,102	100%	61,102	6,261	10	10	9	2034	-	-	-	-	-	-	-	-	61,102	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	36,198	100%	36,198	1,797	20	20	20	2045	-	-	-	-	-	-	-	-	-	-
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,077	100%	30,077	5,971	5	5	5	2030	-	-	-	-	30,077	-	-	-	-	30,077
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,192	100%	4,192	335	20	20	1	2026	4,192	-	-	-	-	-	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,425	100%	7,425	594	20	20	1	2026	7,425	-	-	-	-	-	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,306	100%	2,306	185	20	20	1	2026	2,306	-	-	-	-	-	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	400,476	100%	400,476	29,486	20	20	5	2030	-	-	-	-	400,476	-	-	-	-	-
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,768	100%	5,768	323	40	40	1	2026	5,768	-	-	-	-	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	4,883	100%	4,883	273	40	40	1	2026	4,883	-	-	-	-	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,540	100%	7,540	1,690	5	5	1	2026	7,540	-	-	-	-	7,540	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	33,039	0%	-	-	5	5	5	2030	-	-	-	-	-	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	24,675	100%	24,675	1,382	40	40	1	2026	24,675	-	-	-	-	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	588,840	100%	588,840	32,509	40	40	2	2027	-	588,840	-	-	-	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	662,193	100%	662,193	32,866	20	20	20	2045	-	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
												2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	500	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,750	0%	-	-	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	49,860	100%	49,860	5,906	10	10	4	2029	-	-	-	49,860	-	-	-	-	-	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,500	0%	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,000	0%	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	77,566	100%	77,566	4,552	30	30	6	2031	-	-	-	-	-	77,566	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	15	2040	-	-	-	-	-	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,500	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,006	0%	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,446	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,426	0%	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,500	0%	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,357	0%	-	-	10	10	3	2028	-	-	-	-	-	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,666	100%	5,666	484	15	18	1	2026	5,666	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
												2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
47	HVAC - (2021) - Replace	Clubhouse	Include	16,998	100%	16,998	1,270	15	15	11	2036	-	-	-	-	-	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,100	0%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,600	0%	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,000	0%	-	-	15	18	1	2026	-	-	-	-	-	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	31,203	100%	31,203	3,080	12	12	6	2031	-	-	-	-	-	31,203	-	-	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	263,123	10%	26,312	5,897	5	5	1	2026	26,312	-	-	-	-	26,312	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	12	1	2026	-	-	-	-	-	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	20,397	100%	20,397	936	30	30	18	2043	-	-	-	-	-	-	-	-	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,609	0%	-	-	15	15	3	2028	-	-	-	-	-	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	8	13	1	2026	-	-	-	-	-	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,350	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,000	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,500	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	12,985	100%	12,985	1,975	8	8	1	2026	12,985	-	-	-	-	-	-	-	12,985	-
65	Shade Canopies and Framing	Site	< \$25K, Exclude	1,950	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	30,603	100%	30,603	6,663	5	5	2	2027	-	30,603	-	-	-	30,603	-	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,069	100%	9,069	1,974	5	5	2	2027	-	9,069	-	-	-	9,069	-	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,750	0%	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-

YR 1YR 2YR 3YR 4YR 5YR 6YR 7YR 8YR 9YR 10

Annual Expenditures

CURRENT BUDGET YEAR 2026				Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS										
#	TRS Asset Description	Location	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS																				
													2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
70	RIFD Sensor	Site	Include	6,799	100%	6,799	653	15	15	1	2026		6,799	-	-	-	-	-	-	-	-	-	
71	Entrance Gate & Operators	Site	Include	10,199	100%	10,199	979	15	15	1	2026		10,199	-	-	-	-	-	-	-	-	-	
72	Tennis Court - Fencing	Site	Include	21,417	100%	21,417	983	30	30	18	2043		-	-	-	-	-	-	-	-	-	-	
73	Perimeter Fencing - Glades Road	Site	Include	84,986	100%	84,986	3,446	30	30	23	2048		-	-	-	-	-	-	-	-	-	-	
74	Perimeter Fencing - Lyons Road	Site	Include	49,291	100%	49,291	2,840	30	30	7	2032		-	-	-	-	-	-	49,291	-	-	-	
75	Site Lighting (Short Pole Lights)	Site	Include	40,649	100%	40,649	6,879	20	7	1	2026		40,649	-	-	-	-	-	-	-	-	-	
76	Signage - Street Signs	Site	Include	33,995	100%	33,995	1,905	20	20	16	2041		-	-	-	-	-	-	-	-	-	-	
77	Flag Pole	Site	< \$25K, Exclude	3,400	0%	-	-	30	30	8	2033		-	-	-	-	-	-	-	-	-	-	
78	Entrance Monument	Site	Include	7,932	100%	7,932	559	20	20	7	2032		-	-	-	-	-	-	7,932	-	-	-	
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid by SPA)	Site	Include	676,079	100%	676,079	33,555	20	20	20	2045		-	-	-	-	-	-	-	-	-	-	
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	324,000	100%	324,000	25,928	20	20	1	2026		324,000	-	-	-	-	-	-	-	-	-	
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	51,480	0%	-	-	40	40	40	2065		-	-	-	-	-	-	-	-	-	-	
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,000	100%	24,000	1,306	40	40	3	2028		-	-	24,000	-	-	-	-	-	-	-	
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,000	100%	12,000	653	40	40	3	2028		-	-	12,000	-	-	-	-	-	-	-	
84	Garage Door	Clubhouse	Include	6,000	100%	6,000	326	40	40	3	2028		-	-	6,000	-	-	-	-	-	-	-	
85	Doors - Exterior - Passage	Clubhouse	Include	20,000	100%	20,000	1,088	40	40	3	2028		-	-	20,000	-	-	-	-	-	-	-	
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	19,500	100%	19,500	1,061	40	40	3	2028		-	-	19,500	-	-	-	-	-	-	-	
Total Annual Expenditures				8,199,261		7,724,855	484,700						483,399	628,511	81,500	66,311	433,073	142,621	155,593	366,614	74,087	30,077	
Beginning Reserve Cash Balance (Pooled)													487,270	488,571	344,760	747,960	1,166,348	1,217,975	1,560,054	1,889,161	2,007,247	2,417,859	
Add: Annual Contribution Required													484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700
Add: Total Annual Expenditures (Inflation Adjusted)													(483,399)	(628,511)	(81,500)	(66,311)	(433,073)	(142,621)	(155,593)	(366,614)	(74,087)	(30,077)	
Ending Reserve Cash Balance (Pooled)													488,571	344,760	747,960	1,166,348	1,217,975	1,560,054	1,889,161	2,007,247	2,417,859	2,872,482	
Percent Funded													20%	16%	30%	41%	43%	50%	56%	59%	65%	70%	

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
												EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,143,785	100%	3,143,785	181,177	20	20	15	2040	-	-	-	-	3,143,785	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	640,721	100%	640,721	25,440	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	327	100%	327	13	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	19,634	100%	19,634	780	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	262	100%	262	10	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
6	Entrance Canopy	Clubhouse	Include	2,520	100%	2,520	290	10	10	5	2030	-	-	-	-	2,520	-	-	-	-	-
7	Paint - Building Exteriors	Clubhouse	Include	58,698	100%	58,698	6,390	10	10	7	2032	-	-	-	-	-	-	58,698	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,451	100%	16,451	1,949	10	10	4	2029	-	-	-	16,451	-	-	-	-	-	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	366,614	100%	366,614	38,737	10	10	8	2033	-	-	-	-	-	-	-	366,614	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	61,102	100%	61,102	6,261	10	10	9	2034	-	-	-	-	-	-	-	-	61,102	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	36,198	100%	36,198	1,797	20	20	20	2045	-	-	-	-	-	-	-	-	-	36,198
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,077	100%	30,077	5,971	5	5	5	2030	-	-	-	-	30,077	-	-	-	-	30,077
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,192	100%	4,192	335	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,425	100%	7,425	594	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,306	100%	2,306	185	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	400,476	100%	400,476	29,486	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,768	100%	5,768	323	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	4,883	100%	4,883	273	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,540	100%	7,540	1,690	5	5	1	2026	7,540	-	-	-	-	7,540	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	33,039	0%	-	-	5	5	5	2030	-	-	-	-	-	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	24,675	100%	24,675	1,382	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	588,840	100%	588,840	32,509	40	40	2	2027	-	-	-	-	-	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	662,193	100%	662,193	32,866	20	20	20	2045	-	-	-	-	-	-	-	-	-	662,193

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
												2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	500	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,750	0%	-	-	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	49,860	100%	49,860	5,906	10	10	4	2029	-	-	-	49,860	-	-	-	-	-	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,500	0%	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,000	0%	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	77,566	100%	77,566	4,552	30	30	6	2031	-	-	-	-	-	-	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	15	2040	-	-	-	-	-	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,500	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,006	0%	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,446	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,426	0%	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	11,332	-	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	11,332	-	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,500	0%	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,357	0%	-	-	10	10	3	2028	-	-	-	-	-	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,666	100%	5,666	484	15	18	1	2026	-	-	-	-	-	5,666	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
												EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
47	HVAC - (2021) - Replace	Clubhouse	Include	16,998	100%	16,998	1,270	15	15	11	2036	16,998	-	-	-	-	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,100	0%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,600	0%	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,000	0%	-	-	15	18	1	2026	-	-	-	-	-	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	31,203	100%	31,203	3,080	12	12	6	2031	-	-	-	-	-	-	-	31,203	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	263,123	10%	26,312	5,897	5	5	1	2026	26,312	-	-	-	-	26,312	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	12	1	2026	-	-	-	-	-	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	20,397	100%	20,397	936	30	30	18	2043	-	-	-	-	-	-	-	20,397	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,609	0%	-	-	15	15	3	2028	-	-	-	-	-	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	8	13	1	2026	-	-	-	-	-	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,350	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,000	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,500	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	12,985	100%	12,985	1,975	8	8	1	2026	-	-	-	-	-	-	12,985	-	-	-
65	Shade Canopies and Framing	Site	< \$25K, Exclude	1,950	0%	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	30,603	100%	30,603	6,663	5	5	2	2027	-	30,603	-	-	-	-	30,603	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,069	100%	9,069	1,974	5	5	2	2027	-	9,069	-	-	-	-	9,069	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,750	0%	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS										
												EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS										
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
70	RIFD Sensor	Site	Include	6,799	100%	6,799	653	15	15	1	2026	-	-	-	-	-	6,799	-	-	-	-	
71	Entrance Gate & Operators	Site	Include	10,199	100%	10,199	979	15	15	1	2026	-	-	-	-	-	10,199	-	-	-	-	
72	Tennis Court - Fencing	Site	Include	21,417	100%	21,417	983	30	30	18	2043	-	-	-	-	-	-	-	21,417	-	-	
73	Perimeter Fencing - Glades Road	Site	Include	84,986	100%	84,986	3,446	30	30	23	2048	-	-	-	-	-	-	-	-	-	-	
74	Perimeter Fencing - Lyons Road	Site	Include	49,291	100%	49,291	2,840	30	30	7	2032	-	-	-	-	-	-	-	-	-	-	
75	Site Lighting (Short Pole Lights)	Site	Include	40,649	100%	40,649	6,879	20	7	1	2026	-	-	-	-	-	-	-	-	-	-	
76	Signage - Street Signs	Site	Include	33,995	100%	33,995	1,905	20	20	16	2041	-	-	-	-	-	33,995	-	-	-	-	
77	Flag Pole	Site	< \$25K, Exclude	3,400	0%	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-	
78	Entrance Monument	Site	Include	7,932	100%	7,932	559	20	20	7	2032	-	-	-	-	-	-	-	-	-	-	
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid by SPA)	Site	Include	676,079	100%	676,079	33,555	20	20	20	2045	-	-	-	-	-	-	-	-	-	676,079	
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	324,000	100%	324,000	25,928	20	20	1	2026	-	-	-	-	-	-	-	-	-	-	
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	51,480	0%	-	-	40	40	40	2065	-	-	-	-	-	-	-	-	-	-	
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,000	100%	24,000	1,306	40	40	3	2028	-	-	-	-	-	-	-	-	-	-	
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,000	100%	12,000	653	40	40	3	2028	-	-	-	-	-	-	-	-	-	-	
84	Garage Door	Clubhouse	Include	6,000	100%	6,000	326	40	40	3	2028	-	-	-	-	-	-	-	-	-	-	
85	Doors - Exterior - Passage	Clubhouse	Include	20,000	100%	20,000	1,088	40	40	3	2028	-	-	-	-	-	-	-	-	-	-	
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	19,500	100%	19,500	1,061	40	40	3	2028	-	-	-	-	-	-	-	-	-	-	
Total Annual Expenditures												50,850	39,671	-	88,975	3,176,382	90,511	111,355	439,631	61,102	1,404,547	
Beginning Reserve Cash Balance (Pooled)												2,872,482	3,306,332	3,751,361	4,236,060	4,631,786	1,940,104	2,334,293	2,707,638	2,752,706	3,176,304	
Add: Annual Contribution Required												484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700	484,700
Add: Total Annual Expenditures (Inflation Adjusted)												(50,850)	(39,671)	-	(88,975)	(3,176,382)	(90,511)	(111,355)	(439,631)	(61,102)	(1,404,547)	
Ending Reserve Cash Balance (Pooled)												3,306,332	3,751,361	4,236,060	4,631,786	1,940,104	2,334,293	2,707,638	2,752,706	3,176,304	2,256,457	
Percent Funded												74%	78%	81%	84%	71%	76%	81%	83%	87%	85%	

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
												2046	2047	2048	2049	2050
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,143,785	100%	3,143,785	181,177	20	20	15	2040	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	640,721	100%	640,721	25,440	25	25	25	2050	-	-	-	-	640,721
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	327	100%	327	13	25	25	25	2050	-	-	-	-	327
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	19,634	100%	19,634	780	25	25	25	2050	-	-	-	-	19,634
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	262	100%	262	10	25	25	25	2050	-	-	-	-	262
6	Entrance Canopy	Clubhouse	Include	2,520	100%	2,520	290	10	10	5	2030	-	-	-	-	2,520
7	Paint - Building Exteriors	Clubhouse	Include	58,698	100%	58,698	6,390	10	10	7	2032	-	-	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,451	100%	16,451	1,949	10	10	4	2029	-	-	-	16,451	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	366,614	100%	366,614	38,737	10	10	8	2033	-	-	-	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	61,102	100%	61,102	6,261	10	10	9	2034	-	-	-	-	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	36,198	100%	36,198	1,797	20	20	20	2045	-	-	-	-	-
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,077	100%	30,077	5,971	5	5	5	2030	-	-	-	-	30,077
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,192	100%	4,192	335	20	20	1	2026	4,192	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,425	100%	7,425	594	20	20	1	2026	7,425	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,306	100%	2,306	185	20	20	1	2026	2,306	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	400,476	100%	400,476	29,486	20	20	5	2030	-	-	-	-	400,476
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,768	100%	5,768	323	40	40	1	2026	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	4,883	100%	4,883	273	40	40	1	2026	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,540	100%	7,540	1,690	5	5	1	2026	7,540	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	33,039	0%	-	-	5	5	5	2030	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	24,675	100%	24,675	1,382	40	40	1	2026	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	588,840	100%	588,840	32,509	40	40	2	2027	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	662,193	100%	662,193	32,866	20	20	20	2045	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
												2046	2047	2048	2049	2050
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	500	0%	-	-	10	10	5	2030	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,750	0%	-	-	20	20	5	2030	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	49,860	100%	49,860	5,906	10	10	4	2029	-	-	-	49,860	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,500	0%	-	-	20	20	2	2027	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,000	0%	-	-	15	15	7	2032	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	77,566	100%	77,566	4,552	30	30	6	2031	-	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,000	0%	-	-	10	10	4	2029	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	10	10	4	2029	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	15	2040	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,000	0%	-	-	10	10	4	2029	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,000	0%	-	-	10	10	4	2029	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,500	0%	-	-	10	10	4	2029	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,006	0%	-	-	20	20	14	2039	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,446	0%	-	-	10	10	4	2029	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,426	0%	-	-	20	20	14	2039	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,332	100%	11,332	671	20	20	14	2039	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,500	0%	-	-	20	20	2	2027	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,357	0%	-	-	10	10	3	2028	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,666	100%	5,666	484	15	18	1	2026	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
												2046	2047	2048	2049	2050
47	HVAC - (2021) - Replace	Clubhouse	Include	16,998	100%	16,998	1,270	15	15	11	2036	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,100	0%	-	-	30	30	8	2033	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,600	0%	-	-	15	15	7	2032	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,500	0%	-	-	30	30	8	2033	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,000	0%	-	-	15	18	1	2026	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	30	30	8	2033	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	31,203	100%	31,203	3,080	12	12	6	2031	-	-	-	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	263,123	10%	26,312	5,897	5	5	1	2026	26,312	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	12	1	2026	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,666	0%	-	-	10	10	4	2029	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	20,397	100%	20,397	936	30	30	18	2043	-	-	-	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,609	0%	-	-	15	15	3	2028	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	8	13	1	2026	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,350	0%	-	-	10	10	5	2030	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,000	0%	-	-	8	8	2	2027	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,500	0%	-	-	8	8	2	2027	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	8	8	2	2027	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	12,985	100%	12,985	1,975	8	8	1	2026	-	-	-	-	12,985
65	Shade Canopies and Framing	Site	< \$25K, Exclude	1,950	0%	-	-	10	10	5	2030	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	30,603	100%	30,603	6,663	5	5	2	2027	-	30,603	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,069	100%	9,069	1,974	5	5	2	2027	-	9,069	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	5	5	2	2027	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,750	0%	-	-	5	5	2	2027	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026												EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS							
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Current Replacement & Deferred Maintenance Cost 2025	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	Next Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS							
												2046	2047	2048	2049	2050			
70	RIFD Sensor	Site	Include	6,799	100%	6,799	653	15	15	1	2026	-	-	-	-				
71	Entrance Gate & Operators	Site	Include	10,199	100%	10,199	979	15	15	1	2026	-	-	-	-	-			
72	Tennis Court - Fencing	Site	Include	21,417	100%	21,417	983	30	30	18	2043	-	-	-	-	-			
73	Perimeter Fencing - Glades Road	Site	Include	84,986	100%	84,986	3,446	30	30	23	2048	-	-	84,986	-	-			
74	Perimeter Fencing - Lyons Road	Site	Include	49,291	100%	49,291	2,840	30	30	7	2032	-	-	-	-	-			
75	Site Lighting (Short Pole Lights)	Site	Include	40,649	100%	40,649	6,879	20	7	1	2026	40,649	-	-	-	-			
76	Signage - Street Signs	Site	Include	33,995	100%	33,995	1,905	20	20	16	2041	-	-	-	-	-			
77	Flag Pole	Site	< \$25K, Exclude	3,400	0%	-	-	30	30	8	2033	-	-	-	-	-			
78	Entrance Monument	Site	Include	7,932	100%	7,932	559	20	20	7	2032	-	-	-	-	-			
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid by SPA)	Site	Include	676,079	100%	676,079	33,555	20	20	20	2045	-	-	-	-	-			
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	324,000	100%	324,000	25,928	20	20	1	2026	324,000	-	-	-	-			
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	51,480	0%	-	-	40	40	40	2065	-	-	-	-	-			
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,000	100%	24,000	1,306	40	40	3	2028	-	-	-	-	-			
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,000	100%	12,000	653	40	40	3	2028	-	-	-	-	-			
84	Garage Door	Clubhouse	Include	6,000	100%	6,000	326	40	40	3	2028	-	-	-	-	-			
85	Doors - Exterior - Passage	Clubhouse	Include	20,000	100%	20,000	1,088	40	40	3	2028	-	-	-	-	-			
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	19,500	100%	19,500	1,061	40	40	3	2028	-	-	-	-	-			
Total Annual Expenditures												8,199,261	7,724,855	484,700	412,424	39,671	84,986	66,311	1,107,002
Beginning Reserve Cash Balance (Pooled)												2,256,457	2,328,732	2,773,761	3,173,475	3,591,863			
Add: Annual Contribution Required												484,700	484,700	484,700	484,700	484,700			
Add: Total Annual Expenditures (Inflation Adjusted)												0.00%	(412,424)	(39,671)	(84,986)	(66,311)	(1,107,002)		
Ending Reserve Cash Balance (Pooled)												2,328,732	2,773,761	3,173,475	3,591,863	2,969,561			
Percent Funded												88%	92%	95%	98%	100%			

YR 1YR 2YR 3YR 4YR 5YR 6YR 7YR 8YR 9YR 10

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
				2026		2026	3% Inflation	2026					2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,238,098	100%	3,238,098	4,897,914	187,342	20	20	15	2040	-	-	-	-	-	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	659,943	100%	659,943	1,341,528	26,413	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	337	100%	337	685	13	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	20,223	100%	20,223	41,109	809	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	270	100%	270	548	11	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
6	Entrance Canopy	Clubhouse	Include	2,596	100%	2,596	2,921	300	10	10	5	2030	-	-	-	-	2,921	-	-	-	-	-
7	Paint - Building Exteriors	Clubhouse	Include	60,459	100%	60,459	72,192	6,617	10	10	7	2032	-	-	-	-	-	-	72,192	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,945	100%	16,945	18,516	2,014	10	10	4	2029	-	-	-	18,516	-	-	-	-	-	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	377,613	100%	377,613	464,416	40,147	10	10	8	2033	-	-	-	-	-	-	-	464,416	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	62,935	100%	62,935	79,725	6,494	10	10	9	2034	-	-	-	-	-	-	-	-	79,725	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	37,284	100%	37,284	65,378	1,865	20	20	20	2045	-	-	-	-	-	-	-	-	-	-
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,979	100%	30,979	34,867	6,199	5	5	5	2030	-	-	-	-	34,867	-	-	-	-	40,421
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,318	100%	4,318	4,318	344	20	20	1	2026	4,318	-	-	-	-	-	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,648	100%	7,648	7,648	610	20	20	1	2026	7,648	-	-	-	-	-	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,375	100%	2,375	2,375	189	20	20	1	2026	2,375	-	-	-	-	-	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	412,490	100%	412,490	464,261	30,322	20	20	5	2030	-	-	-	-	464,261	-	-	-	-	-
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,941	100%	5,941	5,941	330	40	40	1	2026	5,941	-	-	-	-	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	5,029	100%	5,029	5,029	279	40	40	1	2026	5,029	-	-	-	-	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,766	100%	7,766	7,766	1,749	5	5	1	2026	7,766	-	-	-	-	9,003	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	34,030	0%	-	-	-	5	5	5	2030	-	-	-	-	-	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	25,415	100%	25,415	25,415	1,412	40	40	1	2026	25,415	-	-	-	-	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	606,505	100%	606,505	624,700	33,211	40	40	2	2027	-	624,700	-	-	-	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	682,059	100%	682,059	1,195,994	34,122	20	20	20	2045	-	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
				2026		2026	3% Inflation						2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	515	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,863	0%	-	-	-	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	51,355	100%	51,355	56,118	6,103	10	10	4	2029	-	-	-	56,118	-	-	-	-	-	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,605	0%	-	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,150	0%	-	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	79,893	100%	79,893	92,618	4,666	30	30	6	2031	-	-	-	-	-	92,618	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,030	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	15	2040	-	-	-	-	-	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,300	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,545	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,426	0%	-	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,790	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,738	0%	-	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,725	0%	-	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,458	0%	-	-	-	10	10	3	2028	-	-	-	-	-	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,836	100%	5,836	5,836	497	15	18	1	2026	5,836	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
				2026		2026	3% Inflation						2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
47	HVAC - (2021) - Replace	Clubhouse	Include	17,508	100%	17,508	23,529	1,314	15	15	11	2036	-	-	-	-	-	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,163	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,648	0%	-	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,030	0%	-	-	-	15	18	1	2026	-	-	-	-	-	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	32,139	100%	32,139	37,258	3,183	12	12	6	2031	-	-	-	-	-	37,258	-	-	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	271,017	10%	27,102	27,102	6,102	5	5	1	2026	27,102	-	-	-	-	31,418	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	12	1	2026	-	-	-	-	-	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	21,009	100%	21,009	34,725	964	30	30	18	2043	-	-	-	-	-	-	-	-	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,777	0%	-	-	-	15	15	3	2028	-	-	-	-	-	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	13	1	2026	-	-	-	-	-	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,481	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,480	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,605	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	13,375	100%	13,375	13,375	2,039	8	8	1	2026	13,375	-	-	-	-	-	-	-	16,942	-
65	Shade Canopies and Framing	Site	< \$25K, Exclude	2,009	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	31,521	100%	31,521	32,466	6,900	5	5	2	2027	-	32,466	-	-	-	-	37,637	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,341	100%	9,341	9,621	2,045	5	5	2	2027	-	9,621	-	-	-	-	11,153	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,833	0%	-	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026			Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost 2026	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Estimated Cost at 1st Replace Year 3% Inflation	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS										
EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS																							
#	TRS Asset Description	Location											2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2027
70	RIFD Sensor	Site	Include	7,003	100%	7,003	7,003	672	15	15	1	2026	7,003	-	-	-	-	-	-	-	-	-	
71	Entrance Gate & Operators	Site	Include	10,505	100%	10,505	10,505	1,008	15	15	1	2026	10,505	-	-	-	-	-	-	-	-	-	
72	Tennis Court - Fencing	Site	Include	22,060	100%	22,060	36,461	1,012	30	30	18	2043	-	-	-	-	-	-	-	-	-	-	
73	Perimeter Fencing - Glades Road	Site	Include	87,535	100%	87,535	167,727	3,559	30	30	23	2048	-	-	-	-	-	-	-	-	-	-	
74	Perimeter Fencing - Lyons Road	Site	Include	50,770	100%	50,770	60,622	2,912	30	30	7	2032	-	-	-	-	-	60,622	-	-	-	-	
75	Site Lighting (Short Pole Lights)	Site	Include	41,869	100%	41,869	41,869	7,108	20	7	1	2026	41,869	-	-	-	-	-	-	-	-	-	
76	Signage - Street Signs	Site	Include	35,015	100%	35,015	54,552	1,971	20	20	16	2041	-	-	-	-	-	-	-	-	-	-	
77	Flag Pole	Site	< \$25K, Exclude	3,502	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-	
78	Entrance Monument	Site	Include	8,170	100%	8,170	9,756	575	20	20	7	2032	-	-	-	-	-	9,756	-	-	-	-	
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid	Site	Include	696,361	100%	696,361	1,221,073	34,838	20	20	20	2045	-	-	-	-	-	-	-	-	-	-	
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	333,720	100%	333,720	333,720	26,621	20	20	1	2026	333,720	-	-	-	-	-	-	-	-	-	
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	53,025	0%	-	-	-	40	40	40	2065	-	-	-	-	-	-	-	-	-	-	
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,720	100%	24,720	26,225	1,334	40	40	3	2028	-	-	26,225	-	-	-	-	-	-	-	
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,360	100%	12,360	13,113	667	40	40	3	2028	-	-	13,113	-	-	-	-	-	-	-	
84	Garage Door	Clubhouse	Include	6,180	100%	6,180	6,556	334	40	40	3	2028	-	-	6,556	-	-	-	-	-	-	-	
85	Doors - Exterior - Passage	Clubhouse	Include	20,600	100%	20,600	21,855	1,112	40	40	3	2028	-	-	21,855	-	-	-	-	-	-	-	
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	20,085	100%	20,085	21,308	1,084	40	40	3	2028	-	-	21,308	-	-	-	-	-	-	-	
Total Annual Expenditures				8,445,239		7,956,601	11,762,518	500,800					497,900	666,787	89,057	74,634	502,050	170,296	191,359	464,416	96,667	40,421	
Beginning Reserve Cash Balance (Pooled)													487,270	500,402	361,523	814,658	1,309,532	1,405,682	1,854,605	2,311,493	2,525,118	3,131,879	
Add: Annual Contribution Required													500,800	517,400	534,600	552,400	570,700	589,700	609,300	629,500	650,400	672,000	
Add: Interest Earnings (net of 30% tax)					2.10%								10,233	10,508	7,592	17,108	27,500	29,519	38,947	48,541	53,027	65,769	
Add: Total Annual Expenditures (Inflation Adjusted)					3.00%								(497,900)	(666,787)	(89,057)	(74,634)	(502,050)	(170,296)	(191,359)	(464,416)	(96,667)	(40,421)	
Ending Reserve Cash Balance (Pooled)													500,402	361,523	814,658	1,309,532	1,405,682	1,854,605	2,311,493	2,525,118	3,131,879	3,829,227	
Percent Funded													20%	15%	29%	41%	43%	50%	56%	59%	65%	70%	

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
				2026		2026	3% Inflation						2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,238,098	100%	3,238,098	4,897,914	187,342	20	20	15	2040	-	-	-	-	4,897,914	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	659,943	100%	659,943	1,341,528	26,413	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	337	100%	337	685	13	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	20,223	100%	20,223	41,109	809	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	270	100%	270	548	11	25	25	25	2050	-	-	-	-	-	-	-	-	-	-
6	Entrance Canopy	Clubhouse	Include	2,596	100%	2,596	2,921	300	10	10	5	2030	-	-	-	-	3,926	-	-	-	-	-
7	Paint - Building Exteriors	Clubhouse	Include	60,459	100%	60,459	72,192	6,617	10	10	7	2032	-	-	-	-	-	97,020	-	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,945	100%	16,945	18,516	2,014	10	10	4	2029	-	-	-	24,884	-	-	-	-	-	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	377,613	100%	377,613	464,416	40,147	10	10	8	2033	-	-	-	-	-	-	624,136	-	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	62,935	100%	62,935	79,725	6,494	10	10	9	2034	-	-	-	-	-	-	-	107,143	-	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	37,284	100%	37,284	65,378	1,865	20	20	20	2045	-	-	-	-	-	-	-	-	65,378	-
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,979	100%	30,979	34,867	6,199	5	5	5	2030	-	-	-	-	46,859	-	-	-	-	54,322
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,318	100%	4,318	4,318	344	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,648	100%	7,648	7,648	610	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,375	100%	2,375	2,375	189	20	20	1	2026	-	-	-	-	-	-	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	412,490	100%	412,490	464,261	30,322	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,941	100%	5,941	5,941	330	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	5,029	100%	5,029	5,029	279	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,766	100%	7,766	7,766	1,749	5	5	1	2026	10,437	-	-	-	-	12,099	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	34,030	0%	-	-	-	5	5	5	2030	-	-	-	-	-	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	25,415	100%	25,415	25,415	1,412	40	40	1	2026	-	-	-	-	-	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	606,505	100%	606,505	624,700	33,211	40	40	2	2027	-	-	-	-	-	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	682,059	100%	682,059	1,195,994	34,122	20	20	20	2045	-	-	-	-	-	-	-	-	-	1,195,994

Annual Expenditures

CURRENT BUDGET YEAR 2026			Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS					EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
#	TRS Asset Description	Location		2026		2026	3% Inflation	2026					2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	515	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,863	0%	-	-	-	20	20	5	2030	-	-	-	-	-	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	51,355	100%	51,355	56,118	6,103	10	10	4	2029	-	-	-	75,417	-	-	-	-	-	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,605	0%	-	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,150	0%	-	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	79,893	100%	79,893	92,618	4,666	30	30	6	2031	-	-	-	-	-	-	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,030	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	15	2040	-	-	-	-	-	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,300	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,545	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,426	0%	-	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,790	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,738	0%	-	-	-	20	20	14	2039	-	-	-	-	-	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	17,140	-	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	17,140	-	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,725	0%	-	-	-	20	20	2	2027	-	-	-	-	-	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,458	0%	-	-	-	10	10	3	2028	-	-	-	-	-	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,836	100%	5,836	5,836	497	15	18	1	2026	-	-	-	-	-	9,092	-	-	-	-

BUDGET YEARS: 2026 to 2050 ORIGINAL CONSTRUCTION 1973

YR 11YR 12YR 13YR 14YR 15YR 16YR 17YR 18YR 19YR 20

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS									
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS									
				2026		2026	3% Inflation						2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
47	HVAC - (2021) - Replace	Clubhouse	Include	17,508	100%	17,508	23,529	1,314	15	15	11	2036	23,529	-	-	-	-	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,163	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,648	0%	-	-	-	15	15	7	2032	-	-	-	-	-	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,030	0%	-	-	-	15	18	1	2026	-	-	-	-	-	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	32,139	100%	32,139	37,258	3,183	12	12	6	2031	-	-	-	-	-	-	53,120	-	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	271,017	10%	27,102	27,102	6,102	5	5	1	2026	36,422	-	-	-	-	42,224	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	12	1	2026	-	-	-	-	-	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	10	4	2029	-	-	-	-	-	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	21,009	100%	21,009	34,725	964	30	30	18	2043	-	-	-	-	-	-	34,725	-	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,777	0%	-	-	-	15	15	3	2028	-	-	-	-	-	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	13	1	2026	-	-	-	-	-	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,481	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,480	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,605	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	8	2	2027	-	-	-	-	-	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	13,375	100%	13,375	13,375	2,039	8	8	1	2026	-	-	-	-	-	21,462	-	-	-	-
65	Shade Canopies and Framing	Site	< \$25K, Exclude	2,009	0%	-	-	-	10	10	5	2030	-	-	-	-	-	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	31,521	100%	31,521	32,466	6,900	5	5	2	2027	-	43,632	-	-	-	50,581	-	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,341	100%	9,341	9,621	2,045	5	5	2	2027	-	12,930	-	-	-	14,989	-	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,833	0%	-	-	-	5	5	2	2027	-	-	-	-	-	-	-	-	-	-

Annual Expenditures

CURRENT BUDGET YEAR 2026			Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost 2026	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Estimated Cost at 1st Replace Year 3% Inflation	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS					EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS										
#	TRS Asset Description	Location											2036	2037	2038	2039	2040	2041	2042	2043	2044	2045						
70	RIFD Sensor	Site	Include	7,003	100%	7,003	7,003	672	15	15	1	2026	-	-	-	-	-	10,910	-	-	-							
71	Entrance Gate & Operators	Site	Include	10,505	100%	10,505	10,505	1,008	15	15	1	2026	-	-	-	-	-	16,366	-	-	-							
72	Tennis Court - Fencing	Site	Include	22,060	100%	22,060	36,461	1,012	30	30	18	2043	-	-	-	-	-	-	36,461	-	-							
73	Perimeter Fencing - Glades Road	Site	Include	87,535	100%	87,535	167,727	3,559	30	30	23	2048	-	-	-	-	-	-	-	-	-							
74	Perimeter Fencing - Lyons Road	Site	Include	50,770	100%	50,770	60,622	2,912	30	30	7	2032	-	-	-	-	-	-	-	-	-							
75	Site Lighting (Short Pole Lights)	Site	Include	41,869	100%	41,869	41,869	7,108	20	7	1	2026	-	-	-	-	-	-	-	-	-							
76	Signage - Street Signs	Site	Include	35,015	100%	35,015	54,552	1,971	20	20	16	2041	-	-	-	-	54,552	-	-	-	-							
77	Flag Pole	Site	< \$25K, Exclude	3,502	0%	-	-	-	30	30	8	2033	-	-	-	-	-	-	-	-	-							
78	Entrance Monument	Site	Include	8,170	100%	8,170	9,756	575	20	20	7	2032	-	-	-	-	-	-	-	-	-							
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid	Site	Include	696,361	100%	696,361	1,221,073	34,838	20	20	20	2045	-	-	-	-	-	-	-	-	1,221,073							
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	333,720	100%	333,720	333,720	26,621	20	20	1	2026	-	-	-	-	-	-	-	-	-							
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	53,025	0%	-	-	-	40	40	40	2065	-	-	-	-	-	-	-	-	-							
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,720	100%	24,720	26,225	1,334	40	40	3	2028	-	-	-	-	-	-	-	-	-							
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,360	100%	12,360	13,113	667	40	40	3	2028	-	-	-	-	-	-	-	-	-							
84	Garage Door	Clubhouse	Include	6,180	100%	6,180	6,556	334	40	40	3	2028	-	-	-	-	-	-	-	-	-							
85	Doors - Exterior - Passage	Clubhouse	Include	20,600	100%	20,600	21,855	1,112	40	40	3	2028	-	-	-	-	-	-	-	-	-							
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	20,085	100%	20,085	21,308	1,084	40	40	3	2028	-	-	-	-	-	-	-	-	-							
Total Annual Expenditures													8,445,239		7,956,601	11,762,518	500,800		70,388	56,561	-	134,582	4,948,699	145,243	184,052	748,442	107,143	2,536,768
Beginning Reserve Cash Balance (Pooled)																												
Add: Annual Contribution Required																												
Add: Interest Earnings (net of 30% tax)					2.10%																							
Add: Total Annual Expenditures (Inflation Adjusted)					3.00%																							
Ending Reserve Cash Balance (Pooled)																												
Percent Funded																												

BOCA LAKES CONDOMINIUM
BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
CAPITAL RESERVE STUDY - TRS (Pooled)
25-YEAR ANNUAL REPLACEMENTS (3% Inflation)

BUDGET YEARS: 2026 to 2050 ORIGINAL CONSTRUCTION 1973

YR 21YR 22YR 23YR 24YR 25

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
													EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost 2026	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Estimated Cost at 1st Replace Year 3% Inflation	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	2046	2047	2048	2049	2050
1	Roof Covering - Asphalt Shingle	Res. Bldg.	Include	3,238,098	100%	3,238,098	4,897,914	187,342	20	20	15	2040	-	-	-	-	-
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	Include	659,943	100%	659,943	1,341,528	26,413	25	25	25	2050	-	-	-	-	1,341,528
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House	Include	337	100%	337	685	13	25	25	25	2050	-	-	-	-	685
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Gate House	Include	20,223	100%	20,223	41,109	809	25	25	25	2050	-	-	-	-	41,109
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	Include	270	100%	270	548	11	25	25	25	2050	-	-	-	-	548
6	Entrance Canopy	Clubhouse	Include	2,596	100%	2,596	2,921	300	10	10	5	2030	-	-	-	-	5,276
7	Paint - Building Exteriors	Clubhouse	Include	60,459	100%	60,459	72,192	6,617	10	10	7	2032	-	-	-	-	-
8	Paint - Clubhouse Interiors	Clubhouse	Include	16,945	100%	16,945	18,516	2,014	10	10	4	2029	-	-	-	33,442	-
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	Include	377,613	100%	377,613	464,416	40,147	10	10	8	2033	-	-	-	-	-
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	Include	62,935	100%	62,935	79,725	6,494	10	10	9	2034	-	-	-	-	-
11	Asphalt Parking Areas (2025)	Clubhouse	Include	37,284	100%	37,284	65,378	1,865	20	20	20	2045	-	-	-	-	-
12	Parking Striping (2025) Paid by SPA	Driveways	Include	30,979	100%	30,979	34,867	6,199	5	5	5	2030	-	-	-	-	62,974
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	Include	4,318	100%	4,318	4,318	344	20	20	1	2026	7,799	-	-	-	-
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	Include	7,648	100%	7,648	7,648	610	20	20	1	2026	13,813	-	-	-	-
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	Include	2,375	100%	2,375	2,375	189	20	20	1	2026	4,289	-	-	-	-
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	Include	412,490	100%	412,490	464,261	30,322	20	20	5	2030	-	-	-	-	838,508
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	Include	5,941	100%	5,941	5,941	330	40	40	1	2026	-	-	-	-	-
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	Include	5,029	100%	5,029	5,029	279	40	40	1	2026	-	-	-	-	-
19	Payment Markings - Roadways	Main Road	Include	7,766	100%	7,766	7,766	1,749	5	5	1	2026	14,026	-	-	-	-
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	One Time	34,030	0%	-	-	-	5	5	5	2030	-	-	-	-	-
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	Include	25,415	100%	25,415	25,415	1,412	40	40	1	2026	-	-	-	-	-
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	Include	606,505	100%	606,505	624,700	33,211	40	40	2	2027	-	-	-	-	-
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	Include	682,059	100%	682,059	1,195,994	34,122	20	20	20	2045	-	-	-	-	-

BOCA LAKES CONDOMINIUM
BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
CAPITAL RESERVE STUDY - TRS (Pooled)
25-YEAR ANNUAL REPLACEMENTS (3% Inflation)

BUDGET YEARS: 2026 to 2050 ORIGINAL CONSTRUCTION 1973

YR 21YR 22YR 23YR 24YR 25

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost	Estimated Cost at 1st Replace Year	Annual Contribution Required	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
				2026		2026	3% Inflation	2026					2046	2047	2048	2049	2050
24	Shade Canopies - Over Windows	Gate House	< \$25K, Exclude	515	0%	-	-	-	10	10	5	2030	-	-	-	-	-
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	< \$25K, Exclude	3,863	0%	-	-	-	20	20	5	2030	-	-	-	-	-
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	Include	51,355	100%	51,355	56,118	6,103	10	10	4	2029	-	-	-	101,354	-
27	Kitchen Appliances/Fixtures	Clubhouse	< \$25K, Exclude	3,605	0%	-	-	-	20	20	2	2027	-	-	-	-	-
28	Park Benches	Site	< \$25K, Exclude	5,150	0%	-	-	-	15	15	7	2032	-	-	-	-	-
29	Mailbox Kiosk	Site	Include	79,893	100%	79,893	92,618	4,666	30	30	6	2031	-	-	-	-	-
30	Billiard Table- Refurbish	Clubhouse	< \$25K, Exclude	1,030	0%	-	-	-	10	10	4	2029	-	-	-	-	-
31	Poker Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-
32	Table Tennis	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	10	10	4	2029	-	-	-	-	-
33	Piano	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	15	2040	-	-	-	-	-
34	Chair & Table Sets	Clubhouse	< \$25K, Exclude	10,300	0%	-	-	-	10	10	4	2029	-	-	-	-	-
35	Misc Chairs	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-
36	Misc Tables	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-
37	Wall Décor	Clubhouse	< \$25K, Exclude	5,150	0%	-	-	-	10	10	4	2029	-	-	-	-	-
38	Book Shelf	Clubhouse	< \$25K, Exclude	1,545	0%	-	-	-	10	10	4	2029	-	-	-	-	-
39	Interior Finishes - Flooring - Tile	Clubhouse	< \$25K, Exclude	14,426	0%	-	-	-	20	20	14	2039	-	-	-	-	-
40	Interior Finishes - Flooring - Carpeting	Clubhouse	< \$25K, Exclude	11,790	0%	-	-	-	10	10	4	2029	-	-	-	-	-
41	Interior Finishes - Flooring - Parquet	Clubhouse	< \$25K, Exclude	10,738	0%	-	-	-	20	20	14	2039	-	-	-	-	-
42	Men's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	-	-
43	Women's Restroom	Clubhouse	Include	11,672	100%	11,672	17,140	694	20	20	14	2039	-	-	-	-	-
44	Kitchen Casework / Countertops	Clubhouse	< \$25K, Exclude	7,725	0%	-	-	-	20	20	2	2027	-	-	-	-	-
45	Interior Renovations - Gatehouse	Gate House	< \$25K, Exclude	3,458	0%	-	-	-	10	10	3	2028	-	-	-	-	-
46	HVAC - (2008) - Replace	Clubhouse	Include	5,836	100%	5,836	5,836	497	15	18	1	2026	-	-	-	-	-

BOCA LAKES CONDOMINIUM
BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
CAPITAL RESERVE STUDY - TRS (Pooled)
25-YEAR ANNUAL REPLACEMENTS (3% Inflation)

BUDGET YEARS: 2026 to 2050 ORIGINAL CONSTRUCTION 1973

YR 21YR 22YR 23YR 24YR 25

Annual Expenditures

CURRENT BUDGET YEAR 2026													EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
													EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
#	TRS Asset Description	Location	Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost 2026	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Estimated Cost at 1st Replace Year 3% Inflation	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	2046	2047	2048	2049	2050
47	HVAC - (2021) - Replace	Clubhouse	Include	17,508	100%	17,508	23,529	1,314	15	15	11	2036	-	-	-	-	-
48	Pump House Electrical Meter	Pump House	< \$25K, Exclude	2,163	0%	-	-	-	30	30	8	2033	-	-	-	-	-
49	Water Heater	Clubhouse	< \$25K, Exclude	1,648	0%	-	-	-	15	15	7	2032	-	-	-	-	-
50	Electrical Panel	Clubhouse	< \$25K, Exclude	2,575	0%	-	-	-	30	30	8	2033	-	-	-	-	-
51	MEP	Gate House	< \$25K, Exclude	1,030	0%	-	-	-	15	18	1	2026	-	-	-	-	-
52	Electrical Panel General	Res. Bldg.	Undeter.	-	100%	-	-	-	30	30	8	2033	-	-	-	-	-
53	Swimming Pool - Resurface	Pool Area	Include	32,139	100%	32,139	37,258	3,183	12	12	6	2031	-	-	-	-	-
54	Pool Deck Pavers - Replace	Pool Area	Include	271,017	10%	27,102	27,102	6,102	5	5	1	2026	48,949	-	-	-	-
55	Pool Equipment - Heater (2014)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	12	1	2026	-	-	-	-	-
56	Pool Equipment - Heater (2019)	Pool Area	< \$25K, Exclude	5,836	0%	-	-	-	10	10	4	2029	-	-	-	-	-
57	Pool Fencing & Gates	Pool Area	Include	21,009	100%	21,009	34,725	964	30	30	18	2043	-	-	-	-	-
58	Pool Bar Structure - Refurbish	Pool Area	< \$25K, Exclude	5,777	0%	-	-	-	15	15	3	2028	-	-	-	-	-
59	Pool Pump System	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	13	1	2026	-	-	-	-	-
60	Shade Canopies and Framing	Pool Area	< \$25K, Exclude	4,481	0%	-	-	-	10	10	5	2030	-	-	-	-	-
61	Pool Chairs - Chaise Loungers	Pool Area	< \$25K, Exclude	16,480	0%	-	-	-	8	8	2	2027	-	-	-	-	-
62	Pool Tables & Chair Sets	Pool Area	< \$25K, Exclude	3,605	0%	-	-	-	8	8	2	2027	-	-	-	-	-
63	Pool Pump Filters	Pool Area	< \$25K, Exclude	-	0%	-	-	-	8	8	2	2027	-	-	-	-	-
64	Tennis Court - Resurfacing	Site	Include	13,375	100%	13,375	13,375	2,039	8	8	1	2026	-	-	-	-	27,188
65	Shade Canopies and Framing	Site	< \$25K, Exclude	2,009	0%	-	-	-	10	10	5	2030	-	-	-	-	-
66	Shuffle Board Courts - Resurface	Site	Include	31,521	100%	31,521	32,466	6,900	5	5	2	2027	-	58,638	-	-	-
67	Bocce Ball Courts - Resurface	Site	Include	9,341	100%	9,341	9,621	2,045	5	5	2	2027	-	17,376	-	-	-
68	Tennis Court Netting	Site	Include	-	0%	-	-	-	5	5	2	2027	-	-	-	-	-
69	Security Cameras	Site	< \$25K, Exclude	2,833	0%	-	-	-	5	5	2	2027	-	-	-	-	-

BOCA LAKES CONDOMINIUM
BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
CAPITAL RESERVE STUDY - TRS (Pooled)
25-YEAR ANNUAL REPLACEMENTS (3% Inflation)

BUDGET YEARS: 2026 to 2050 ORIGINAL CONSTRUCTION 1973

YR 21 YR 22 YR 23 YR 24 YR 25

Annual Expenditures

CURRENT BUDGET YEAR 2026			Exclude if RUL > 25Yrs or CRC < \$25K or EUL Undeter.	Inflation Adjusted Replacement & Deferred Maintenance Cost 2026	Percent Replaced	Adjusted Current Replacement & Deferred Maintenance Cost 2026	Estimated Cost at 1st Replace Year 3% Inflation	Annual Contribution Required 2026	Std. Useful Life (EUL)	Adj Useful Life (EUL)	Remain. Useful Life (RUL)	1st Replace Year	EXPENDITURES EXPECTED WITHIN NEXT 10 YEARS				
#	TRS Asset Description	Location											EXPENDITURES EXPECTED BEYOND NEXT 10 YEARS				
													2046	2047	2048	2049	2050
70	RIFD Sensor	Site	Include	7,003	100%	7,003	7,003	672	15	15	1	2026	-	-	-	-	
71	Entrance Gate & Operators	Site	Include	10,505	100%	10,505	10,505	1,008	15	15	1	2026	-	-	-	-	
72	Tennis Court - Fencing	Site	Include	22,060	100%	22,060	36,461	1,012	30	30	18	2043	-	-	-	-	
73	Perimeter Fencing - Glades Road	Site	Include	87,535	100%	87,535	167,727	3,559	30	30	23	2048	-	-	167,727	-	
74	Perimeter Fencing - Lyons Road	Site	Include	50,770	100%	50,770	60,622	2,912	30	30	7	2032	-	-	-	-	
75	Site Lighting (Short Pole Lights)	Site	Include	41,869	100%	41,869	41,869	7,108	20	7	1	2026	75,620	-	-	-	
76	Signage - Street Signs	Site	Include	35,015	100%	35,015	54,552	1,971	20	20	16	2041	-	-	-	-	
77	Flag Pole	Site	< \$25K, Exclude	3,502	0%	-	-	-	30	30	8	2033	-	-	-	-	
78	Entrance Monument	Site	Include	8,170	100%	8,170	9,756	575	20	20	7	2032	-	-	-	-	
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF Drives (New System 2025, Paid	Site	Include	696,361	100%	696,361	1,221,073	34,838	20	20	20	2045	-	-	-	-	
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	Include	333,720	100%	333,720	333,720	26,621	20	20	1	2026	602,735	-	-	-	
81	Windows	Clubhouse/Gate House	> 25 Yrs (Exclude)	53,025	0%	-	-	-	40	40	40	2065	-	-	-	-	
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	Include	24,720	100%	24,720	26,225	1,334	40	40	3	2028	-	-	-	-	
83	Doors - Interior - Per Leaf	Clubhouse	Include	12,360	100%	12,360	13,113	667	40	40	3	2028	-	-	-	-	
84	Garage Door	Clubhouse	Include	6,180	100%	6,180	6,556	334	40	40	3	2028	-	-	-	-	
85	Doors - Exterior - Passage	Clubhouse	Include	20,600	100%	20,600	21,855	1,112	40	40	3	2028	-	-	-	-	
86	Doors - Exterior - Passage (Automatic)	Clubhouse	Include	20,085	100%	20,085	21,308	1,084	40	40	3	2028	-	-	-	-	
Total Annual Expenditures				8,445,239		7,956,601	11,762,518	500,800					767,230	76,014	167,727	134,797	2,317,816
Beginning Reserve Cash Balance (Pooled)													3,974,805	4,253,446	5,261,154	6,231,311	7,288,872
Add: Annual Contribution Required													962,400	994,400	1,027,400	1,061,500	1,096,800
Add: Interest Earnings (net of 30% tax)					2.10%								83,471	89,322	110,484	130,858	153,066
Add: Total Annual Expenditures (Inflation Adjusted)					3.00%								(767,230)	(76,014)	(167,727)	(134,797)	(2,317,816)
Ending Reserve Cash Balance (Pooled)													4,253,446	5,261,154	6,231,311	7,288,872	6,220,922
Percent Funded													86%	91%	95%	98%	100%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.																			
TRS COMPONENT/ASSET LIST																			
#	TRS Asset Description	Location	EUL	RUL	Unit of Measure	Approx. Qty	Current Year Cost	% Replaced	Next Replace Year	Current Year Cost to Reserve	Inflation Adjusted Cost (3%)	Allocated Reserve Balance * (Pooled)	Total Contribution Required (0% Inflation) Pooled	Total Contribution Required (3% Inflation) Pooled	Minimum Contribution Baseline (3% Inflation) Pooled	Total Contribution Required (0% Inflation) Component	Ideal Fund Balance (100%)	% Funded	
							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025	
ROOF																			
1	Roof Covering - Asphalt Shingle	Res. Bldg.	20	15	SF	594,000	\$3,143,785	100%	2040	\$3,143,785	\$3,238,098	\$152,684	\$181,177	\$187,342	\$143,387	\$190,494	\$785,946	19.43%	
2	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Clubhouse	25	25	SF	9,790	\$640,721	100%	2050	\$640,721	\$659,943	\$0	\$25,440	\$26,413	\$20,216	\$24,948	\$0	0.00%	
3	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool House Gate House	25	25	SF	5	\$327	100%	2050	\$327	\$337	\$0	\$13	\$13	\$10	\$13	\$0	0.00%	
4	Roof Covering - Concrete Tile w/Polymer Coating (2025)		25	25	SF	300	\$19,634	100%	2050	\$19,634	\$20,223	\$0	\$780	\$809	\$619	\$785	\$0	0.00%	
5	Roof Covering - Concrete Tile w/Polymer Coating (2025)	Pool Bar	25	25	SF	4	\$262	100%	2050	\$262	\$270	\$0	\$10	\$11	\$8	\$10	\$0	0.00%	
6	Entrance Canopy	Clubhouse	10	5	SF	420	\$2,520	100%	2030	\$2,520	\$2,596	\$245	\$290	\$300	\$230	\$504	\$1,260	19.43%	
TOTAL ROOF							\$3,807,249			\$3,807,249	\$3,921,466	\$152,929	\$207,711	\$214,889	\$164,470	\$216,754	\$787,206	19.43%	
PAINTING & WATERPROOFING																			
7	Paint - Building Exteriors	Clubhouse	10	7	SF	50,000	\$58,698	100%	2032	\$58,698	\$60,459	\$3,421	\$6,390	\$6,617	\$5,065	\$7,445	\$17,610	19.43%	
8	Paint - Clubhouse Interiors	Clubhouse	10	4	SF	14,000	\$16,451	100%	2029	\$16,451	\$16,945	\$1,918	\$1,949	\$2,014	\$1,541	\$3,191	\$9,871	19.43%	
9	Paint - Residential Buildings (96 Buildings)	Res. Bldg.	10	8	Bldg	96	\$366,614	100%	2033	\$366,614	\$377,613	\$14,244	\$38,737	\$40,147	\$30,728	\$42,401	\$73,323	19.43%	
10	Paint - Residential Buildings (16 Buildings)	Res. Bldg.	10	9	Bldg	16	\$61,102	100%	2034	\$61,102	\$62,935	\$1,187	\$6,261	\$6,494	\$4,970	\$6,535	\$6,110	19.43%	
TOTAL PAINTING & WATERPROOFING							\$502,867			\$502,867	\$517,952	\$20,770	\$53,337	\$55,272	\$42,304	\$59,572	\$106,913	19.43%	
ROADS & PARKING LOTS																			
11	Asphalt Parking Areas (2025)	Clubhouse	20	20	SY	1,200	\$36,198	100%	2045	\$36,198	\$37,284	\$0	\$1,797	\$1,865	\$1,428	\$1,810	\$0	0.00%	
12	Parking Striping (2025) Paid by SPA	Driveways	5	5	Allow	1	\$30,077	100%	2030	\$30,077	\$30,979	\$0	\$5,971	\$6,199	\$4,745	\$1,396	\$0	0.00%	
13	Asphalt Repairs (2026) 14 Various Locations (1.5" thick)	Main Road	20	1	SF	1,020	\$4,192	100%	2026	\$4,192	\$4,318	\$774	\$335	\$344	\$264	\$0	\$3,983	19.43%	
14	Asphalt Repairs (2026) Maint Driveway (1350 LF) 2026	Entry Drive	20	1	SF	1,350	\$7,425	100%	2026	\$7,425	\$7,648	\$1,370	\$594	\$610	\$467	\$0	\$7,054	19.43%	
15	Asphalt Repairs (2026) Various Locations (1.5" thick)	Main Road	20	1	SF	440	\$2,306	100%	2026	\$2,306	\$2,375	\$426	\$185	\$189	\$145	(\$0)	\$2,190	19.43%	
16	Asphalt Roadways - Resurface (33,373 SY)	Main Road	20	5	SY	33,373	\$400,476	100%	2030	\$400,476	\$412,490	\$58,350	\$29,486	\$30,322	\$23,208	\$78,645	\$300,357	19.43%	
17	Concrete Curbing at Entrance (220 LF) 2026	Entry Drive	40	1	LF	220	\$5,768	100%	2026	\$5,768	\$5,941	\$1,093	\$323	\$330	\$253	\$5,768	\$5,624	19.43%	
18	Concrete Pad Repairs (2026) 3 Locations (310 SF)	Site	40	1	SF	310	\$4,883	100%	2026	\$4,883	\$5,029	\$925	\$273	\$279	\$214	\$4,883	\$4,760	19.43%	

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							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025
19	Payment Markings - Roadways	Main Road	5	1	Allow	1	\$7,540	100%	2026	\$7,540	\$7,766	\$1,172	\$1,690	\$1,749	\$1,338	\$7,540	\$6,032	19.43%
20	Sealcoating - Main Roadways (33,373 SY) (Paid by SPA)	Main Road	5	5	SF	300,357	\$33,039	0%	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
21	Valley Gutters - Repairs 2026 (470 LF or 2.18%) 2026	Main Road	40	1	LF	470	\$24,675	100%	2026	\$24,675	\$25,415	\$4,674	\$1,382	\$1,412	\$1,080	\$24,675	\$24,058	19.43%
22	Valley Gutters - Replace (21,030 LF) 2028	Main Road	40	2	LF	21,030	\$588,840	100%	2027	\$588,840	\$606,505	\$108,673	\$32,509	\$33,211	\$25,419	\$294,420	\$559,398	19.43%
23	Asphalt Paving - Driveways (Paid by SPA)	Driveways	20	20	SY	22,850	\$662,193	100%	2045	\$662,193	\$682,059	\$0	\$32,866	\$34,122	\$26,116	\$33,110	\$0	0.00%
TOTAL ROADS & PARKING LOTS							\$1,807,612			\$1,774,572	\$1,827,810	\$177,455	\$107,411	\$110,633	\$84,676	\$452,247	\$913,456	19.43%
EXTERIOR BUILDING ELEMENTS																		
24	Shade Canopies - Over Windows	Gate House	10	5	Allow	1	\$500	0%	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
25	Building Exterior Lighting - Various Coach Lights	Clubhouse	20	5	EA	15	\$3,750	0%	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL EXTERIOR BUILDING ELEMENTS							\$4,250			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
FURNITURE, FIXTURES & EQUIPMENT																		
26	Golf Carts - (2) Electric, (2) Gas Powered	Site	10	4	EA	4	\$49,860	100%	2029	\$49,860	\$51,355	\$5,812	\$5,906	\$6,103	\$4,671	\$8,340	\$29,916	19.43%
27	Kitchen Appliances/Fixtures	Clubhouse	20	2	Allow	1	\$3,500	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
28	Park Benches	Site	15	7	Allow	1	\$5,000	0%	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
29	Mailbox Kiosk	Site	30	6	Allow	1	\$77,566	100%	2031	\$77,566	\$79,893	\$12,055	\$4,552	\$4,666	\$3,571	\$10,687	\$62,053	19.43%
30	Billiard Table- Refurbish	Clubhouse	10	4	EA	1	\$1,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
31	Poker Tables	Clubhouse	10	4	EA	2	\$5,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
32	Table Tennis	Clubhouse	10	4	EA	1	\$2,500	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
33	Piano	Clubhouse	30	15	EA	1	\$2,500	0%	2040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
34	Chair & Table Sets	Clubhouse	10	4	EA	20	\$10,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
35	Misc Chairs	Clubhouse	10	4	Allow	1	\$5,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%

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							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025
36	Misc Tables	Clubhouse	10	4	Allow	1	\$5,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
37	Wall Décor	Clubhouse	10	4	Allow	1	\$5,000	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
38	Book Shelf	Clubhouse	10	4	Allow	1	\$1,500	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL FURNITURE, FIXTURES & EQUIPMENT							\$173,425			\$127,425	\$131,248	\$17,867	\$10,458	\$10,769	\$8,242	\$19,027	\$91,968	19.43%
INTERIOR ELEMENTS & FINISHES																		
39	Interior Finishes - Flooring - Tile	Clubhouse	20	14	SF	1,030	\$14,006	0%	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
40	Interior Finishes - Flooring - Carpeting	Clubhouse	10	4	SY	260	\$11,446	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
41	Interior Finishes - Flooring - Parquet	Clubhouse	20	14	SF	820	\$10,426	0%	2039	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
42	Men's Restroom	Clubhouse	20	14	Allow	1	\$11,332	100%	2039	\$11,332	\$11,672	\$660	\$671	\$694	\$531	\$809	\$3,400	19.43%
43	Women's Restroom	Clubhouse	20	14	Allow	1	\$11,332	100%	2039	\$11,332	\$11,672	\$660	\$671	\$694	\$531	\$809	\$3,400	19.43%
44	Kitchen Casework / Countertops	Clubhouse	20	2	Allow	1	\$7,500	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
45	Interior Renovations - Gatehouse	Gate House	10	3	Allow	1	\$3,357	0%	2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL INTERIOR ELEMENTS & FINISHES							\$69,399			\$22,663	\$23,343	\$1,321	\$1,342	\$1,387	\$1,062	\$1,619	\$6,799	19.43%
MEP																		
46	HVAC - (2008) - Replace	Clubhouse	18	1	Allow	1	\$5,666	100%	2026	\$5,666	\$5,836	\$1,040	\$484	\$497	\$380	\$5,666	\$5,351	19.43%
47	HVAC - (2021) - Replace	Clubhouse	15	11	Allow	1	\$16,998	100%	2036	\$16,998	\$17,508	\$881	\$1,270	\$1,314	\$1,006	\$1,545	\$4,533	19.43%
48	Pump House Electrical Meter	Pump House	30	8	Allow	1	\$2,100	0%	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
49	Water Heater	Clubhouse	15	7	EA	1	\$1,600	0%	2032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
50	Electrical Panel	Clubhouse	30	8	Allow	1	\$2,500	0%	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
51	MEP	Gate House	18	1	Allow	1	\$1,000	0%	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
52	Electrical Panel General	Res. Bldg.	30	8	Allow	1	\$0	100%	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL MEP							\$29,863			\$22,663	\$23,343	\$1,920	\$1,753	\$1,811	\$1,386	\$7,211	\$9,884	19.43%

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							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025
POOL ELEMENTS																		
53	Swimming Pool - Resurface	Pool Area	12	6	SF	1,460	\$31,203	100%	2031	\$31,203	\$32,139	\$3,031	\$3,080	\$3,183	\$2,436	\$3,885	\$15,601	19.43%
54	Pool Deck Pavers - Replace	Pool Area	5	1	SF	12,900	\$263,123	10%	2026	\$26,312	\$27,102	\$4,089	\$5,897	\$6,102	\$4,670	\$26,312	\$21,050	19.43%
55	Pool Equipment - Heater (2014)	Pool Area	12	1	EA	1	\$5,666	0%	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
56	Pool Equipment - Heater (2019)	Pool Area	10	4	EA	1	\$5,666	0%	2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
57	Pool Fencing & Gates	Pool Area	30	18	LF	480	\$20,397	100%	2043	\$20,397	\$21,009	\$1,585	\$936	\$964	\$738	\$1,133	\$8,159	19.43%
58	Pool Bar Structure - Refurbish	Pool Area	15	3	Allow	1	\$5,609	0%	2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
59	Pool Pump System	Pool Area	13	1	Allow	1	\$0	0%	2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
60	Shade Canopies and Framing	Pool Area	10	5	SF	725	\$4,350	0%	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
61	Pool Chairs - Chaise Loungers	Pool Area	8	2	EA	16	\$16,000	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
62	Pool Tables & Chair Sets	Pool Area	8	2	EA	7	\$3,500	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
63	Pool Pump Filters	Pool Area	8	2	Allow	1	\$0	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL POOL ELEMENTS							\$355,514			\$77,912	\$80,249	\$8,705	\$9,913	\$10,249	\$7,844	\$31,330	\$44,810	19.43%
RECREATION ELEMENTS																		
64	Tennis Court - Resurfacing	Site	8	1	Allow	1	\$12,985	100%	2026	\$12,985	\$13,375	\$2,207	\$1,975	\$2,039	\$1,561	(\$523)	\$11,362	19.43%
65	Shade Canopies and Framing	Site	10	5	SF	325	\$1,950	0%	2030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
66	Shuffle Board Courts - Resurface	Site	5	2	SF	1,400	\$30,603	100%	2027	\$30,603	\$31,521	\$3,567	\$6,663	\$6,900	\$5,281	\$15,301	\$18,362	19.43%
67	Bocce Ball Courts - Resurface	Site	5	2	SF	1,170	\$9,069	100%	2027	\$9,069	\$9,341	\$1,057	\$1,974	\$2,045	\$1,565	\$4,534	\$5,441	19.43%
68	Tennis Court Netting	Site	5	2	Allow	1	\$0	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTAL RECREATION ELEMENTS							\$54,606			\$52,656	\$54,236	\$6,831	\$10,612	\$10,984	\$8,407	\$19,313	\$35,165	19.43%

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							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025
SECURITY																		
69	Security Cameras	Site	5	2	EA	11	\$2,750	0%	2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
70	RIFD Sensor	Site	15	1	EA	2	\$6,799	100%	2026	\$6,799	\$7,003	\$1,233	\$653	\$672	\$514	\$6,799	\$6,346	19.43%
71	Entrance Gate & Operators	Site	15	1	EA	2	\$10,199	100%	2026	\$10,199	\$10,505	\$1,849	\$979	\$1,008	\$771	\$10,199	\$9,519	19.43%
TOTAL SECURITY							\$19,748			\$16,998	\$17,508	\$3,082	\$1,632	\$1,679	\$1,285	\$16,998	\$15,864	19.43%
FENCING																		
72	Tennis Court - Fencing	Site	30	18	LF	360	\$21,417	100%	2043	\$21,417	\$22,060	\$1,664	\$983	\$1,012	\$775	\$1,190	\$8,567	19.43%
73	Perimeter Fencing - Glades Road	Site	30	23	LF	2,200	\$84,986	100%	2048	\$84,986	\$87,535	\$3,852	\$3,446	\$3,559	\$2,724	\$3,695	\$19,830	19.43%
74	Perimeter Fencing - Lyons Road	Site	30	7	LF	1,300	\$49,291	100%	2032	\$49,291	\$50,770	\$7,341	\$2,840	\$2,912	\$2,229	\$7,042	\$37,790	19.43%
TOTAL FENCING							\$155,694			\$155,694	\$160,364	\$12,858	\$7,269	\$7,483	\$5,727	\$11,926	\$66,186	19.43%
SITE IMPROVEMENTS																		
75	Site Lighting (Short Pole Lights)	Site	7	1	EA	224	\$40,649	100%	2026	\$40,649	\$41,869	\$6,769	\$6,879	\$7,108	\$5,440	\$40,649	\$34,842	19.43%
76	Signage - Street Signs	Site	20	16	Allow	1	\$33,995	100%	2041	\$33,995	\$35,015	\$1,321	\$1,905	\$1,971	\$1,509	\$2,125	\$6,799	19.43%
77	Flag Pole	Site	30	8	EA	1	\$3,400	0%	2033	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
78	Entrance Monument	Site	20	7	Allow	1	\$7,932	100%	2032	\$7,932	\$8,170	\$1,002	\$559	\$575	\$440	\$1,133	\$5,156	19.43%
79	Irrigation System, Piping, Pumps - 30-HP, 3-HP, and VF-Drives (New System 2025, Paid by SPA)	Site	20	20	Allow	1	\$676,079	100%	2045	\$676,079	\$696,361	\$0	\$33,555	\$34,838	\$26,664	\$33,202	\$0	0.00%
80	Sight Lighting - Tall Pole Lights and Electrical Junction Boxes	Site	20	1	EA	36	\$324,000	100%	2026	\$324,000	\$333,720	\$59,796	\$25,928	\$26,621	\$20,375	\$309,490	\$307,800	19.43%
TOTAL SITE IMPROVEMENTS							\$1,086,055			\$1,082,655	\$1,115,135	\$68,887	\$68,826	\$71,113	\$54,428	\$386,599	\$354,597	19.43%

BOCA LAKES CONDOMINIUM ASSOCIATION, INC. TRS COMPONENT/ASSET LIST																		
#	TRS Asset Description	Location	EUL	RUL	Unit of Measure	Approx. Qty	Current Year Cost	% Replaced	Next Replace Year	Current Year Cost to Reserve	Inflation Adjusted Cost (3%)	Allocated Reserve Balance * (Pooled)	Total Contribution Required (0% Inflation) Pooled	Total Contribution Required (3% Inflation) Pooled	Minimum Contribution Baseline (3% Inflation) Pooled	Total Contribution Required (0% Inflation) Component	Ideal Fund Balance (100%)	% Funded
							2025			2025	2026	2025	2026	2026	2026	2026	2025	2025
WINDOWS & DOORS																		
81	Windows	Clubhouse/ Gate	40	40	Allow	1	\$51,480	0%	2065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
82	Doors - Exterior - Sliding Glass Doors	Clubhouse	40	3	EA	2	\$24,000	100%	2028	\$24,000	\$24,720	\$4,313	\$1,306	\$1,334	\$1,021	\$8,000	\$22,200	19.43%
83	Doors - Interior - Per Leaf	Clubhouse	40	3	EA	12	\$12,000	100%	2028	\$12,000	\$12,360	\$2,156	\$653	\$667	\$511	\$4,000	\$11,100	19.43%
84	Garage Door	Clubhouse	40	3	Allow	1	\$6,000	100%	2028	\$6,000	\$6,180	\$1,078	\$326	\$334	\$255	\$2,000	\$5,550	19.43%
85	Doors - Exterior - Passage	Clubhouse	40	3	EA	5	\$20,000	100%	2028	\$20,000	\$20,600	\$3,594	\$1,088	\$1,112	\$851	\$6,667	\$18,500	19.43%
86	Doors - Exterior - Passage (Automatic)	Clubhouse	40	3	EA	2	\$19,500	100%	2028	\$19,500	\$20,085	\$3,504	\$1,061	\$1,084	\$830	\$6,500	\$18,038	19.43%
TOTAL WINDOWS & DOORS							\$132,980			\$81,500	\$83,945	\$14,645	\$4,434	\$4,531	\$3,468	\$27,167	\$75,388	19.43%
GRAND TOTAL RESERVE ASSETS													\$484,700	\$500,800	\$383,300	\$1,249,762	\$2,508,237	19.43%
* Current reserve fund balance at 12/31/2025 is allocated to each asset based on the ideal fund (100% funded) balance for each asset.													Acceptable Pooled	Recommended Pooled	Minimum Pooled	Componet Method Straight-Line		
**Reserve deficiency is the difference between the ideal fund balance the allocated current reserve balance at 12/31/25.																		
***Assets with an undeterminable remaining useful life or where the estimated remaining useful life exceeds 25 years require no replacement contribution in the next budget year per Florida Statute. HB 913 increased the minimum threshold for replacements and deferred maintenance from \$10,000 to \$25,000.																		

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.

POOLED RESERVES (TRS)

ANNUAL CASH FLOWS

100% FUNDED AS OF 2050

25-YEAR DEFICIT AMORTIZATION

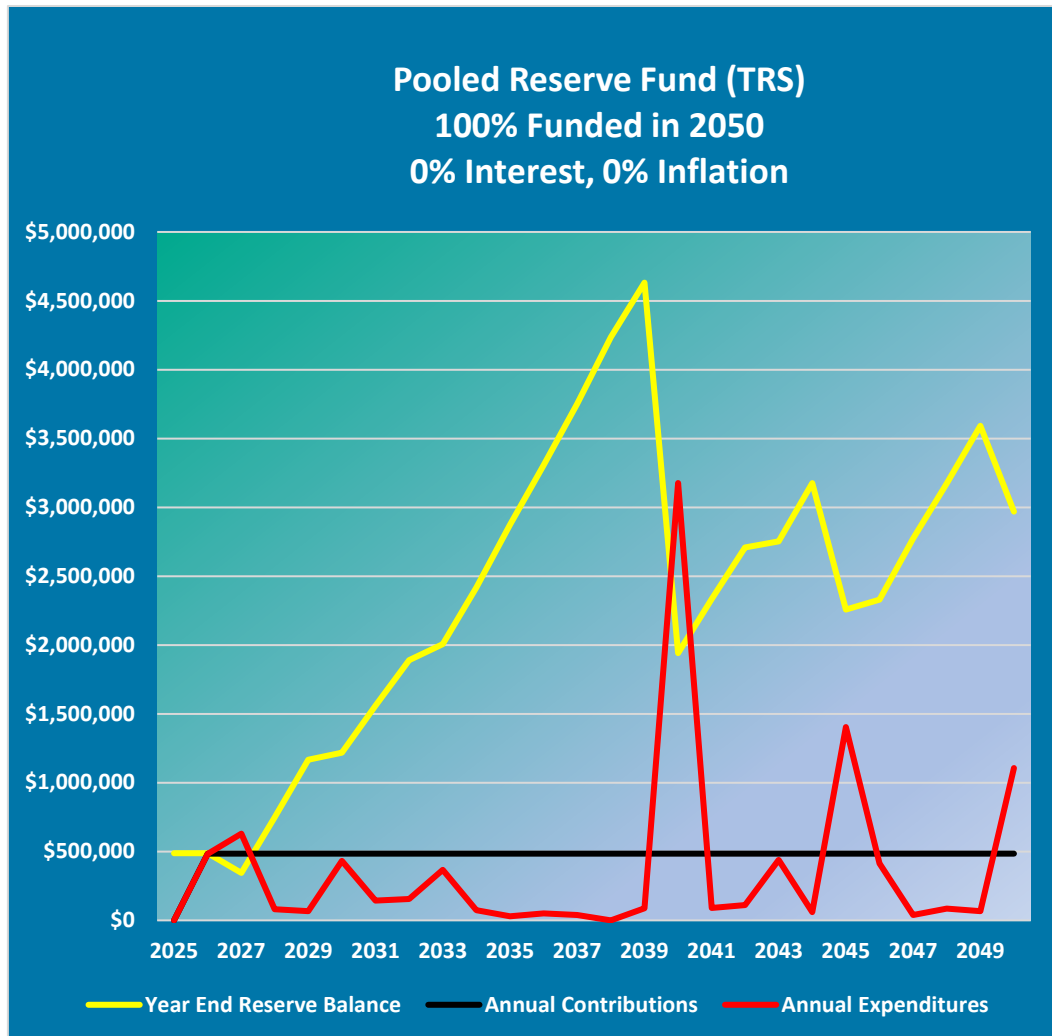
0% INTEREST, 0% INFLATION

Year	Beginning Reserve Balance	Total Annual Contribution	Reserve Balance Before Expenditures	Less: Annual Expenditures *	Ending Reserve Balance	Ideal Fund Balance (100% Funded) **	% Funded	Risk Level
2025					\$487,270	\$2,508,237	19%	High Risk
2026	\$487,270	\$484,700	\$971,970	\$483,399	\$488,571	\$2,432,292	20%	High Risk
2027	\$488,571	\$484,700	\$973,271	\$628,511	\$344,760	\$2,207,522	16%	High Risk
2028	\$344,760	\$484,700	\$829,460	\$81,500	\$747,960	\$2,529,763	30%	High Risk
2029	\$747,960	\$484,700	\$1,232,659	\$66,311	\$1,166,348	\$2,867,194	41%	Med Risk
2030	\$1,166,348	\$484,700	\$1,651,048	\$433,073	\$1,217,975	\$2,837,862	43%	Med Risk
2031	\$1,217,975	\$484,700	\$1,702,675	\$142,621	\$1,560,054	\$3,098,983	50%	Med Risk
2032	\$1,560,054	\$484,700	\$2,044,754	\$155,593	\$1,889,161	\$3,347,132	56%	Med Risk
2033	\$1,889,161	\$484,700	\$2,373,861	\$366,614	\$2,007,247	\$3,384,259	59%	Med Risk
2034	\$2,007,247	\$484,700	\$2,491,947	\$74,087	\$2,417,859	\$3,713,913	65%	Med Risk
2035	\$2,417,859	\$484,700	\$2,902,559	\$30,077	\$2,872,482	\$4,087,577	70%	Low Risk
2036	\$2,872,482	\$484,700	\$3,357,182	\$50,850	\$3,306,332	\$4,440,469	74%	Low Risk
2037	\$3,306,332	\$484,700	\$3,791,032	\$39,671	\$3,751,361	\$4,804,539	78%	Low Risk
2038	\$3,751,361	\$484,700	\$4,236,060	\$0	\$4,236,060	\$5,208,281	81%	Low Risk
2039	\$4,236,060	\$484,700	\$4,720,760	\$88,975	\$4,631,786	\$5,523,047	84%	Low Risk
2040	\$4,631,786	\$484,700	\$5,116,485	\$3,176,382	\$1,940,104	\$2,750,407	71%	Low Risk
2041	\$1,940,104	\$484,700	\$2,424,803	\$90,511	\$2,334,293	\$3,063,638	76%	Low Risk
2042	\$2,334,293	\$484,700	\$2,818,992	\$111,355	\$2,707,638	\$3,356,025	81%	Low Risk
2043	\$2,707,638	\$484,700	\$3,192,337	\$439,631	\$2,752,706	\$3,320,135	83%	Low Risk
2044	\$2,752,706	\$484,700	\$3,237,406	\$61,102	\$3,176,304	\$3,662,774	87%	Low Risk
2045	\$3,176,304	\$484,700	\$3,661,003	\$1,404,547	\$2,256,457	\$2,661,968	85%	Low Risk
2046	\$2,256,457	\$484,700	\$2,741,156	\$412,424	\$2,328,732	\$2,653,286	88%	Low Risk
2047	\$2,328,732	\$484,700	\$2,813,432	\$39,671	\$2,773,761	\$3,017,356	92%	Low Risk
2048	\$2,773,761	\$484,700	\$3,258,461	\$84,986	\$3,173,475	\$3,336,111	95%	Ideal
2049	\$3,173,475	\$484,700	\$3,658,174	\$66,311	\$3,591,863	\$3,673,542	98%	Ideal
2050	\$3,591,863	\$484,700	\$4,076,563	\$1,107,002	\$2,969,561	\$2,970,281	100%	Ideal
		\$12,117,492			\$9,635,201			69% Average

* Annual expenditures are calculated as occurring at year end.

* The ideal fund balance (100% funded) is based on the formula provided in the CAI Reserve Study Standards.

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
POOLED RESERVES (TRS)
ANNUAL CASH FLOWS
100% FUNDED AS OF 2050
25-YEAR DEFICIT AMORTIZATION
0% INTEREST, 0% INFLATION



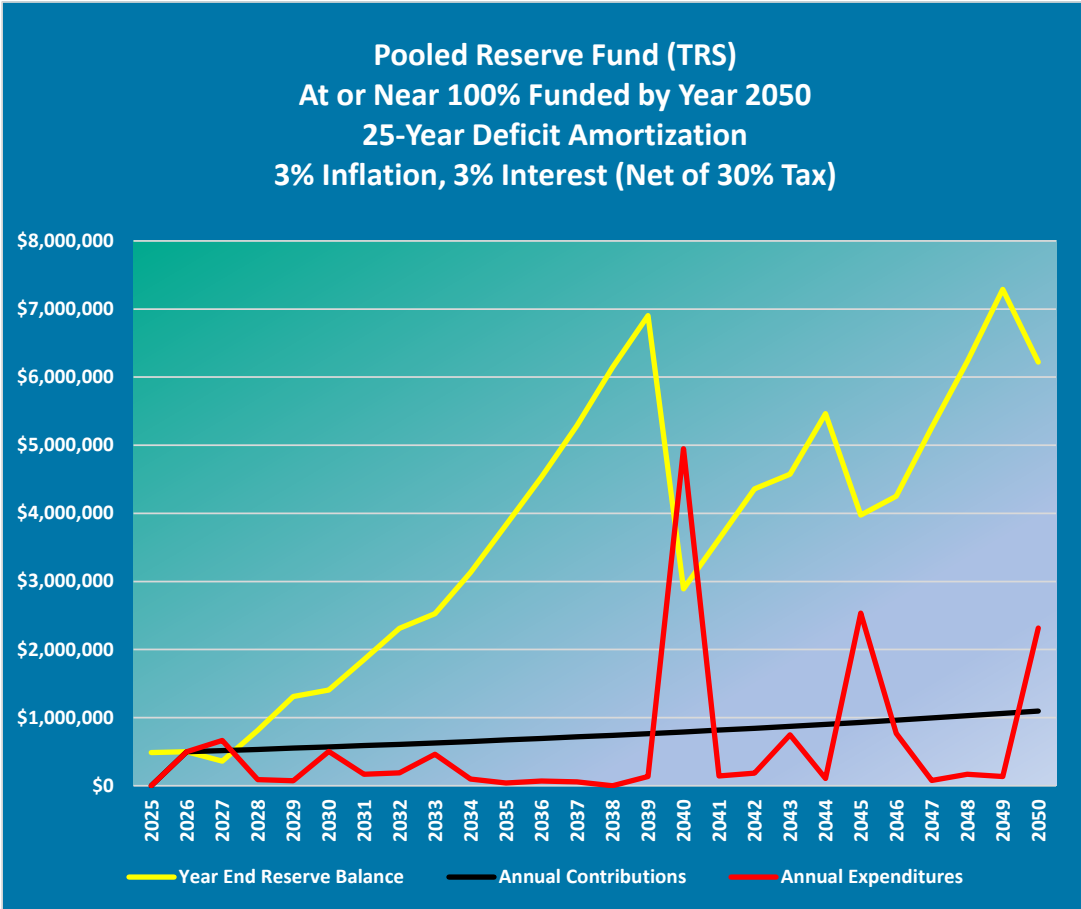
BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
 POOLED RESERVES (TRS)
 ANNUAL CASH FLOWS
 AT OR NEAR 100% FUNDED BY YEAR 2050
 25-YEAR DEFICIT AMORTIZATION
 3% INFLATION, 3% INTEREST (NET OF 30% TAX)

Year	Beginning Reserve Balance	Total Annual Contribution <u>Annual Required</u> Increase 3.32%	Add: Interest Earnings	Reserve Balance Before Expenditures	Less: Annual Expenditures *	Ending Reserve Balance	Ideal Fund Balance (100% Funded) **	% Funded	Risk Level
2025						\$487,270	\$2,508,237	19%	High Risk
2026	\$487,270	\$500,800	\$10,233	\$998,303	\$497,900	\$500,402	\$2,505,261	20%	High Risk
2027	\$500,402	\$517,400	\$10,508	\$1,028,311	\$666,787	\$361,523	\$2,341,960	15%	High Risk
2028	\$361,523	\$534,600	\$7,592	\$903,715	\$89,057	\$814,658	\$2,764,341	29%	High Risk
2029	\$814,658	\$552,400	\$17,108	\$1,384,166	\$74,634	\$1,309,532	\$3,227,052	41%	Med Risk
2030	\$1,309,532	\$570,700	\$27,500	\$1,907,732	\$502,050	\$1,405,682	\$3,289,860	43%	Med Risk
2031	\$1,405,682	\$589,700	\$29,519	\$2,024,902	\$170,296	\$1,854,605	\$3,700,348	50%	Med Risk
2032	\$1,854,605	\$609,300	\$38,947	\$2,502,852	\$191,359	\$2,311,493	\$4,116,550	56%	Med Risk
2033	\$2,311,493	\$629,500	\$48,541	\$2,989,534	\$464,416	\$2,525,118	\$4,287,078	59%	Med Risk
2034	\$2,525,118	\$650,400	\$53,027	\$3,228,546	\$96,667	\$3,131,879	\$4,845,814	65%	Med Risk
2035	\$3,131,879	\$672,000	\$65,769	\$3,869,648	\$40,421	\$3,829,227	\$5,493,362	70%	Med Risk
2036	\$3,829,227	\$694,300	\$80,414	\$4,603,941	\$70,388	\$4,533,553	\$6,146,648	74%	Low Risk
2037	\$4,533,553	\$717,400	\$95,205	\$5,346,158	\$56,561	\$5,289,596	\$6,850,124	77%	Low Risk
2038	\$5,289,596	\$741,200	\$111,082	\$6,141,878	\$0	\$6,141,878	\$7,648,536	80%	Low Risk
2039	\$6,141,878	\$765,800	\$128,979	\$7,036,657	\$134,582	\$6,902,075	\$8,354,105	83%	Low Risk
2040	\$6,902,075	\$791,200	\$144,944	\$7,838,219	\$4,948,699	\$2,889,520	\$4,285,045	67%	Med Risk
2041	\$2,889,520	\$817,500	\$60,680	\$3,767,700	\$145,243	\$3,622,457	\$4,916,239	74%	Low Risk
2042	\$3,622,457	\$844,600	\$76,072	\$4,543,128	\$184,052	\$4,359,076	\$5,546,997	79%	Low Risk
2043	\$4,359,076	\$872,600	\$91,541	\$5,323,217	\$748,442	\$4,574,774	\$5,652,307	81%	Low Risk
2044	\$4,574,774	\$901,600	\$96,070	\$5,572,445	\$107,143	\$5,465,301	\$6,422,696	85%	Low Risk
2045	\$5,465,301	\$931,500	\$114,771	\$6,511,573	\$2,536,768	\$3,974,805	\$4,807,811	83%	Low Risk
2046	\$3,974,805	\$962,400	\$83,471	\$5,020,676	\$767,230	\$4,253,446	\$4,935,893	86%	Low Risk
2047	\$4,253,446	\$994,400	\$89,322	\$5,337,168	\$76,014	\$5,261,154	\$5,781,566	91%	Low Risk
2048	\$5,261,154	\$1,027,400	\$110,484	\$6,399,038	\$167,727	\$6,231,311	\$6,584,105	95%	Low Risk
2049	\$6,231,311	\$1,061,500	\$130,858	\$7,423,669	\$134,797	\$7,288,872	\$7,467,554	98%	Ideal
2050	\$7,288,872	\$1,096,800	\$153,066	\$8,538,738	\$2,317,816	\$6,220,922	\$6,219,109	100%	Ideal
		\$19,047,000	\$1,875,703			\$15,189,051		68%	Average

* Annual expenditures are calculated as occurring at year end.

* The ideal fund balance (100% funded) is based on the formula provided in the CAI Reserve Study Standards.

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
POOLED RESERVES (TRS)
ANNUAL CASH FLOWS
AT OR NEAR 100% FUNDED BY YEAR 2050
25-YEAR DEFICIT AMORTIZATION
3% INFLATION, 3% INTEREST (NET OF 30% TAX)



BOCA LAKES CONDOMINIUM ASSOCIATION, INC,
 POOLED RESERVES (TRS)
 ANNUAL CASH FLOWS
 BASELINE FUNDING
 0% INTEREST, 0% INFLATION

Year	Beginning Reserve Balance	Total Annual Contribution	Reserve Balance Before Expenditures	Less: Annual Expenditures *	Ending Reserve Balance	Ideal Fund Balance (100% Funded) **	% Funded	Risk Level
2025					\$487,270	\$2,508,237	19%	High Risk
2026	\$487,270	\$375,000	\$862,270	\$483,399	\$378,872	\$2,432,292	16%	High Risk
2027	\$378,872	\$375,000	\$753,872	\$628,511	\$125,361	\$2,207,522	6%	High Risk
2028	\$125,361	\$375,000	\$500,361	\$81,500	\$418,861	\$2,529,763	17%	High Risk
2029	\$418,861	\$375,000	\$793,861	\$66,311	\$727,549	\$2,867,194	25%	High Risk
2030	\$727,549	\$375,000	\$1,102,549	\$433,073	\$669,477	\$2,837,862	24%	High Risk
2031	\$669,477	\$375,000	\$1,044,477	\$142,621	\$901,856	\$3,098,983	29%	High Risk
2032	\$901,856	\$375,000	\$1,276,856	\$155,593	\$1,121,264	\$3,347,132	33%	Med Risk
2033	\$1,121,264	\$375,000	\$1,496,264	\$366,614	\$1,129,649	\$3,384,259	33%	Med Risk
2034	\$1,129,649	\$375,000	\$1,504,649	\$74,087	\$1,430,562	\$3,713,913	39%	Med Risk
2035	\$1,430,562	\$375,000	\$1,805,562	\$30,077	\$1,775,485	\$4,087,577	43%	Med Risk
2036	\$1,775,485	\$375,000	\$2,150,485	\$50,850	\$2,099,636	\$4,440,469	47%	Med Risk
2037	\$2,099,636	\$375,000	\$2,474,636	\$39,671	\$2,434,965	\$4,804,539	51%	Med Risk
2038	\$2,434,965	\$375,000	\$2,809,965	\$0	\$2,809,965	\$5,208,281	54%	Med Risk
2039	\$2,809,965	\$375,000	\$3,184,965	\$88,975	\$3,095,990	\$5,523,047	56%	Med Risk
2040	\$3,095,990	\$375,000	\$3,470,990	\$3,176,382	\$294,608	\$2,750,407	11%	High Risk
2041	\$294,608	\$375,000	\$669,608	\$90,511	\$579,098	\$3,063,638	19%	High Risk
2042	\$579,098	\$375,000	\$954,098	\$111,355	\$842,743	\$3,356,025	25%	High Risk
2043	\$842,743	\$375,000	\$1,217,743	\$439,631	\$778,112	\$3,320,135	23%	High Risk
2044	\$778,112	\$375,000	\$1,153,112	\$61,102	\$1,092,010	\$3,662,774	30%	High Risk
2045	\$1,092,010	\$375,000	\$1,467,010	\$1,404,547	\$62,463	\$2,661,968	2%	High Risk
2046	\$62,463	\$375,000	\$437,463	\$412,424	\$25,039	\$2,653,286	1%	High Risk
2047	\$25,039	\$375,000	\$400,039	\$39,671	\$360,368	\$3,017,356	12%	High Risk
2048	\$360,368	\$375,000	\$735,368	\$84,986	\$650,382	\$3,336,111	19%	High Risk
2049	\$650,382	\$375,000	\$1,025,382	\$66,311	\$959,071	\$3,673,542	26%	High Risk
2050	\$959,071	\$375,000	\$1,334,071	\$1,107,002	\$227,069	\$2,970,281	8%	High Risk
		\$9,375,000			\$9,635,201			26% Average

* Annual expenditures are calculated as occurring at year end.

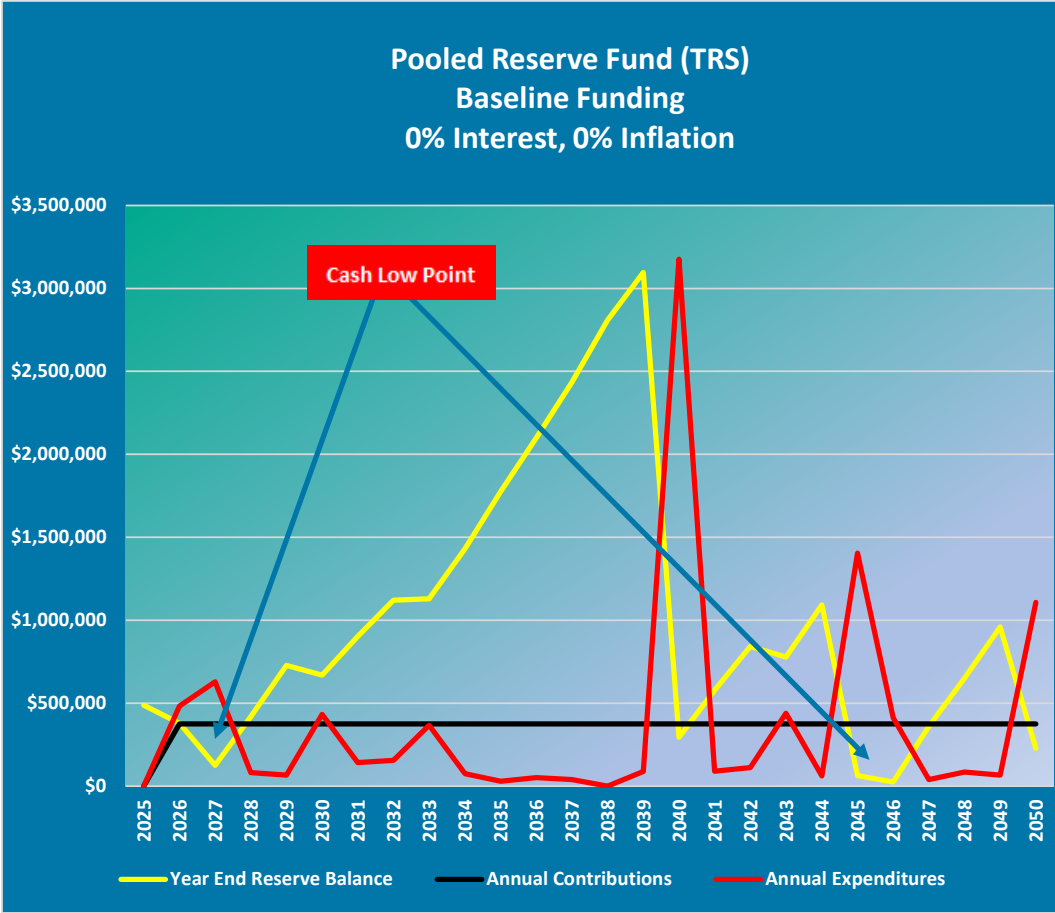
* The ideal fund balance (100% funded) is based on the formula provided in the CAI Reserve Study Standards.

*** The reserve deficit in 2050 is projected to be \$2,743,212. The baseline annual contributions of \$375,000 will increase the deficit by \$722,245 over the 25-year horizon. In contrast, the full funding contributions eliminate the deficit over the 25-year horizon.

THE BASELINE FUNDING GOAL IS TO SET THE ANNUAL RESERVE FUNDING CONTRIBUTIONS TO A LEVEL WHERE NEITHER THE BEGINNING NOR THE ENDING RESERVE BALANCES FALL BELOW \$0.

Cash Low Point

BOCA LAKES CONDOMINIUM ASSOCIATION, INC,
POOLED RESERVES (TRS)
ANNUAL CASH FLOWS
BASELINE FUNDING
0% iNTEREST, 0% iNFLATION



BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
ANNUAL CASH FLOWS
BASELINE FUNDING
3% INFLATION, 3% INTEREST (NET OF 30% TAX)

Year	Beginning Reserve Balance	Total Annual Contribution Annual Required Increase 3.32%	Add: Interest Earnings	Reserve Balance Before Expenditures	Less: Annual Expenditures *	Ending Reserve Balance	Ideal Fund Balance (100% Funded) **	% Funded	Risk Level
2025						\$487,270	\$2,508,237	19%	High Risk
2026	\$487,270	\$383,300	\$10,233	\$880,803	\$497,900	\$382,902	\$2,505,261	15%	High Risk
2027	\$382,902	\$396,000	\$8,041	\$786,943	\$666,787	\$120,156	\$2,341,960	5%	High Risk
2028	\$120,156	\$409,200	\$2,523	\$531,879	\$89,057	\$442,822	\$2,764,341	16%	High Risk
2029	\$442,822	\$422,800	\$9,299	\$874,921	\$74,634	\$800,287	\$3,227,052	25%	High Risk
2030	\$800,287	\$436,800	\$16,806	\$1,253,894	\$502,050	\$751,844	\$3,289,860	23%	High Risk
2031	\$751,844	\$451,300	\$15,789	\$1,218,932	\$170,296	\$1,048,636	\$3,700,348	28%	High Risk
2032	\$1,048,636	\$466,300	\$22,021	\$1,536,957	\$191,359	\$1,345,598	\$4,116,550	33%	Med Risk
2033	\$1,345,598	\$481,800	\$28,258	\$1,855,656	\$464,416	\$1,391,240	\$4,287,078	32%	Med Risk
2034	\$1,391,240	\$497,800	\$29,216	\$1,918,256	\$96,667	\$1,821,588	\$4,845,814	38%	Med Risk
2035	\$1,821,588	\$514,300	\$38,253	\$2,374,142	\$40,421	\$2,333,721	\$5,493,362	42%	Med Risk
2036	\$2,333,721	\$531,400	\$49,008	\$2,914,129	\$70,388	\$2,843,741	\$6,146,648	46%	Med Risk
2037	\$2,843,741	\$549,000	\$59,719	\$3,452,460	\$56,561	\$3,395,899	\$6,850,124	50%	Med Risk
2038	\$3,395,899	\$567,200	\$71,314	\$4,034,412	\$0	\$4,034,412	\$7,648,536	53%	Med Risk
2039	\$4,034,412	\$586,000	\$84,723	\$4,705,135	\$134,582	\$4,570,553	\$8,354,105	55%	Med Risk
2040	\$4,570,553	\$605,500	\$95,982	\$5,272,035	\$4,948,699	\$323,336	\$4,285,045	8%	High Risk
2041	\$323,336	\$625,600	\$6,790	\$955,726	\$145,243	\$810,482	\$4,916,239	16%	High Risk
2042	\$810,482	\$646,400	\$17,020	\$1,473,903	\$184,052	\$1,289,851	\$5,546,997	23%	High Risk
2043	\$1,289,851	\$667,900	\$27,087	\$1,984,837	\$748,442	\$1,236,395	\$5,652,307	22%	High Risk
2044	\$1,236,395	\$690,100	\$25,964	\$1,952,459	\$107,143	\$1,845,316	\$6,422,696	29%	High Risk
2045	\$1,845,316	\$713,000	\$38,752	\$2,597,068	\$2,536,768	\$60,300	\$4,807,811	1%	High Risk
2046	\$60,300	\$736,700	\$1,266	\$798,266	\$767,230	\$31,036	\$4,935,893	1%	High Risk
2047	\$31,036	\$761,200	\$652	\$792,888	\$76,014	\$716,874	\$5,781,566	12%	High Risk
2048	\$716,874	\$786,500	\$15,054	\$1,518,428	\$167,727	\$1,350,701	\$6,584,105	21%	High Risk
2049	\$1,350,701	\$812,600	\$28,365	\$2,191,666	\$134,797	\$2,056,869	\$7,467,554	28%	High Risk
2050	\$2,056,869	\$839,600	\$43,194	\$2,939,663	\$2,317,816	\$621,847	\$6,219,109	10%	High Risk
		\$14,578,300	\$745,328			\$15,189,051			25% Average

* Annual expenditures are calculated as occurring at year end.

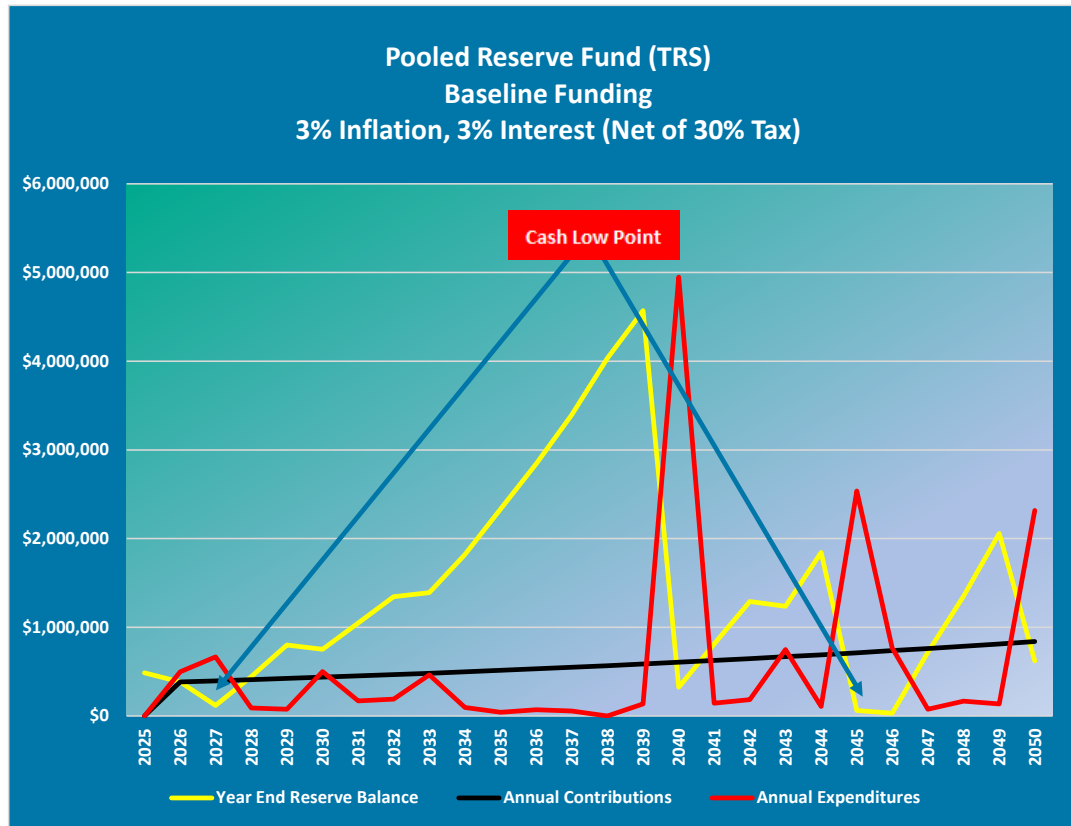
* The ideal fund balance (100% funded) is based on the formula provided in the CAI Reserve Study Standards.

*** With baseline funding, the reserve deficit in 2050 is projected to be \$5,597,262. In contrast, the full funding contributions eliminate the deficit over the 25-year horizon.

Cash Low Point

THE BASELINE FUNDING GOAL IS TO SET THE ANNUAL RESERVE FUNDING CONTRIBUTIONS TO A LEVEL WHERE THE BEGINNING NOR THE ENDING RESERVE BALANCE FALLS BELOW \$0.

BOCA LAKES CONDOMINIUM ASSOCIATION, INC.
ANNUAL CASH FLOWS
BASELINE FUNDING
3% INFLATION, 3% INTEREST (NET OF 30% TAX)



1

Roof Components

Reserve Component

Component Category

Roof System

Component Type

Clubhouse - Roof

Condition

Fair

Observation Notes

Reported to be scheduled for replacement.

Component Photos





Concrete tile roofs last a long time, but South Florida’s heat, humidity, and storms mean they need some basic care:

Annual roof inspection: A licensed roofer should check for cracked or loose tiles, debris, and worn underlayment—especially before hurricane season.

Soft cleaning only: No pressure washing. Use gentle “soft wash” cleaning every 18–24 months to control algae and mildew.

Keep debris clear: Clean gutters and roof valleys to prevent water backup and leaks.

Don’t walk on the roof: Concrete tiles crack easily—repairs and inspections should be done by professionals.

Underlayment ages faster than tiles: Expect waterproof underlayment to need replacement about every 20–25 years.

Reserve Component

Component Category

Roof System

Component Type

Pool House

Condition

Fair

Observation Notes

Reported to be scheduled for replacement.

Component Photos



3

Roof Components

Reserve Component

Component Category

Roof System

Component Type

Pool Bar Roof

Condition

Fair

Observation Notes

Reported to be scheduled for replacement.

Component Photos





Paint Components

Reserve Component

Component Category

Common Area

Component Type

Clubhouse- Int

Condition

Good

Component Photos



The clubhouse interiors appeared to be in good condition. Tile flooring is a durable floor finish that can last for 30 to 40 years.

Reserve Component

Component Category

Common Area

Component Type

Clubhouse - Ext

Condition

Good

Component Photos



The exterior walls appear to be stucco on block finished with paint. Exterior stucco is durable and low maintenance, but like all exterior finishes it requires periodic care to prevent moisture intrusion, cracking, staining, and premature deterioration. Painted surfaces also need regular inspection and upkeep to maintain protective performance and appearance. Stucco is a durable, long lasting cladding system which is easily maintained.

3

Paint Components

Reserve Component

Component Category

Common Area

Component Type

General Building Ext

Condition

Good

Component Photos



Exterior paint on residential buildings appeared to be in good condition.



Road Components

Reserve Component

Component Category

Roads

Component Type

Clubhouse parking lot

Condition

Good

Component Photos



The parking areas serving the clubhouse appear to be professionally striped and generally well maintained. Stall markings, traffic flow arrows, and boundary lines exhibit good visibility with no evidence of significant fading or deterioration. The accessible (ADA) parking spaces, including adjacent van accessible loading zones, are clearly delineated with proper high contrast striping. ADA symbols are clean, accurately sized, and properly positioned in accordance with standard layout practices.

2

Road Components

Reserve Component

Component Category

Roads

Component Type

General roadways

Condition

Fair

Component Photos



The community roadways appear to be in fair condition at the time of inspection. Surface wear, minor cracking, and areas of uneven drainage were noted, which are typical indicators of aging asphalt pavement approaching the mid life or later stages of its useful cycle. No severe structural failures were observed; however, visible cosmetic and functional deficiencies suggest that a resurfacing project should be anticipated within the normal reserve planning window.

According to management, the valley gutters do not properly drain, resulting in the accumulation of standing water after rainfall. These prolonged moisture conditions have contributed to mildew staining and organic growth, particularly in low lying areas where water remains trapped. Ineffective drainage can accelerate

pavement deterioration, weaken sub base materials, and increase long term maintenance requirements if not corrected.

For the purposes of this study, it is assumed that the valley gutters will be renovated concurrently with the next major road resurfacing project. Combining the work during resurfacing is typically more cost effective and ensures the drainage system is properly integrated with the new asphalt profile. Renovation is expected to include correcting gutter slope, improving flow paths to storm drains, and addressing any pavement transitions required for proper water conveyance.

Continued observation of drainage performance is recommended until the next resurfacing cycle, with interim cleaning of gutters and removal of organic material to reduce staining and moisture retention. This study assumes that the main roadways will need to be fully replaced in 5 years.

3

Road Components

Reserve Component

Component Category

Parking

Component Type

General parking areas

Component Photos



1

Irrigation Components

Reserve Component

Component Category

Plumbing

Component Type

Pump House #1

Condition

Fair

Observation Notes

Pump house structure is in good condition, floor slab is somewhat deteriorating but pump system is planned to be replaced

Component Photos



Reserve Component

Component Category

Plumbing

Component Type

Irrigation Pump house #2

Condition

Fair

Component Photos



1

Lighting Components

Reserve Component

Component Category

Electrical

Component Type

Clubhouse - Ext Lighting

Condition

Good

Component Photos



The exterior lighting throughout the property appears to be in generally fair condition at the time of inspection. Fixtures are functional, though some weathering, fading, or age related wear is visible. The photos above illustrate typical coach style light fixtures installed along building exteriors and entryways.

While no significant safety concerns were noted, several fixtures show signs of normal aging such as minor corrosion, discoloration, or diminished brightness due to older bulbs or lenses. Routine cleaning, timely bulb replacement, and gradual fixture upgrades during future maintenance cycles are recommended to maintain proper illumination levels and enhance nighttime visibility and security.

Reserve Component

Component Category

Electrical

Component Type

Site pole lighting

Condition

Good

Component Photos



Per management, a significant number of the community's pole mounted exterior lights require replacement due to age related deterioration, reduced performance, or nonfunctional components. Many fixtures show signs of corrosion, fading, or electrical wear consistent with the end of their useful life. In several cases, associated electrical junction boxes have also reached a condition warranting replacement to ensure safe operation and long term reliability.

Many communities in the region choose to participate in Florida Power & Light (FP&L) lighting programs, which allow associations to lease lighting systems directly from the utility company, with costs incorporated into the

monthly utility bill. These programs often include fixture maintenance, repairs, and replacements as part of the service agreement, reducing the association's responsibility for long term capital expenditures. Management may wish to explore this option as part of future planning.

For the purposes of this Reserve Study, however, it is assumed that the Association will continue to own and maintain its own lighting system. Therefore, this study includes the replacement of 36 pole lights including poles and solar light fixtures. This will be less expensive than replacing with hard-wired lighting. The anticipated placement year is assumed to be 2027 given code compliance and safety issues. This work is intended to restore full illumination levels, improve safety and security, and ensure compliance with modern lighting standards.

Ongoing inspection of lighting performance, fixture condition, and electrical safety is recommended until the replacement cycle is implemented.

1

Sign Components

Reserve Component

Component Category

Roads

Component Type

Street signage

Condition

Good

Component Photos



The street signage throughout the community appears to be in generally good condition at the time of inspection. Signs are upright, legible, and properly mounted, with no significant fading, corrosion, or structural damage observed. Reflective surfaces appear functional, supporting adequate visibility during both day and nighttime conditions. Posts and mounting hardware also appear stable and well secured.

Routine cleaning and periodic inspection are recommended to maintain visibility and compliance with local traffic and safety standards. No immediate replacement needs are indicated; however, signs should be included in long term reserve planning to address eventual age related wear, UV fading, and hardware deterioration that typically occur over extended service lives.



Other Components

Reserve Component

Component Category

Electrical

Component Type

Pump Meter and Transformer

Condition

Good

Component Photos



The pump meter and transformer appeared to be in generally good condition.

Reserve Component

Component Category

Other

Component Type

Maintenance Club Car

Condition

Fair

Component Photos



The Association owns several golf carts that are utilized by the maintenance and property management staff for daily operations, property inspections, and transportation of tools and supplies. These vehicles play an important role in supporting routine maintenance activities and enhancing staff efficiency across the community.

At the time of review, no specific deficiencies were reported; however, golf carts are subject to typical wear associated with frequent use, including battery degradation, tire wear, brake service needs, and general mechanical aging. Regular preventative maintenance—such as battery testing, terminal cleaning, tire inflation checks, and periodic servicing—is recommended to ensure reliability and prolong the useful life of each unit. Golf carts should be included as part of the Association's long term capital planning. Most carts have an expected useful life of 6–10 years, depending on usage, battery type (lead acid vs. lithium), and maintenance practices. Replacement of these vehicles should be planned on a staggered schedule to avoid costly simultaneous replacements and to maintain operational continuity for maintenance and management staff. Routine inspection, proper charging practices, and timely repair of worn components will help sustain performance until the next scheduled renewal cycle.

Other Components

Reserve Component

Component Category

Common Area

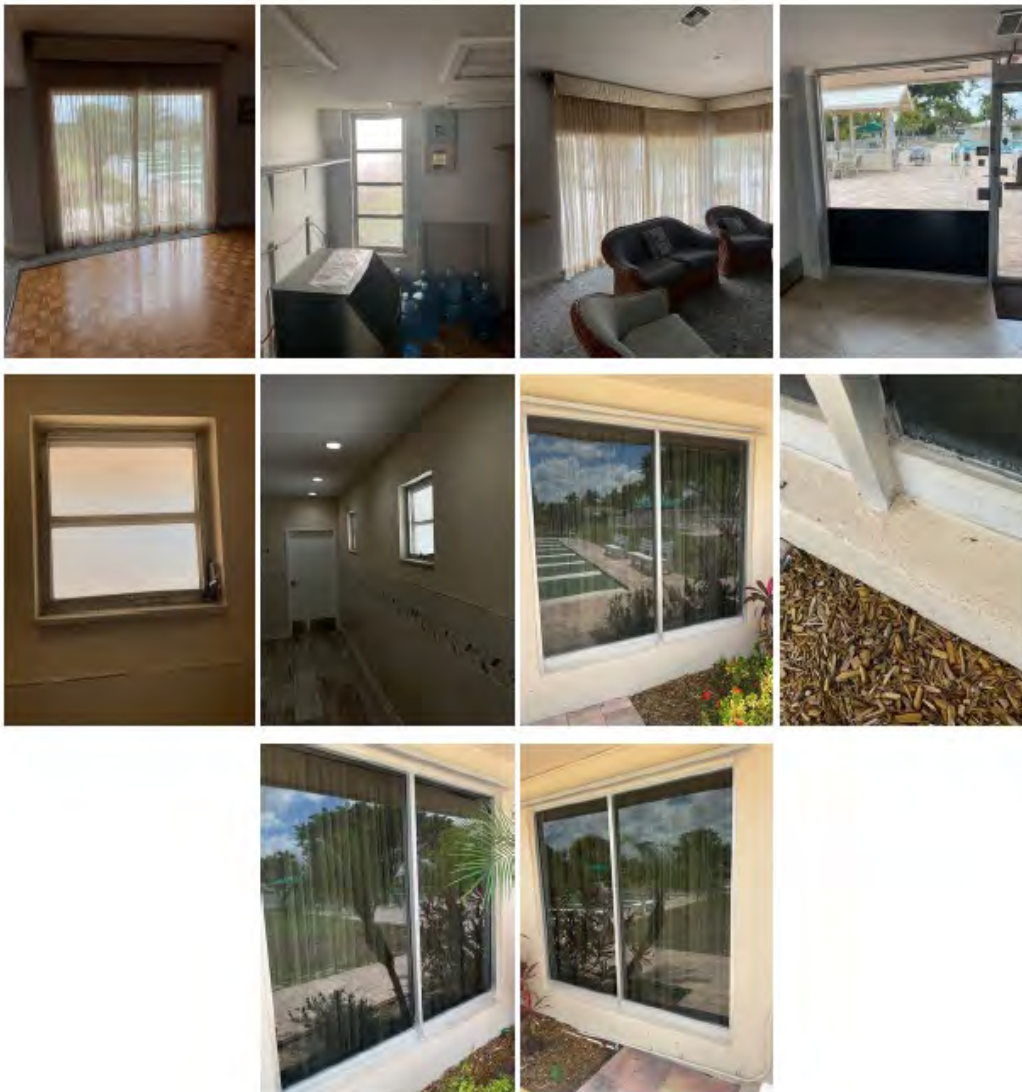
Component Type

Windows

Condition

Good

Component Photos



The windows and doors appear to be in generally good condition.

Reserve Component

Component Category

Common Area

Component Type

Doors -Ext

Condition

Good

Component Photos



Automatic Door



Automatic Door



The various exterior doors appear to be in generally good condition.



5

Other Components

Reserve Component

Component Category

Common Area

Component Type

Doors -Int

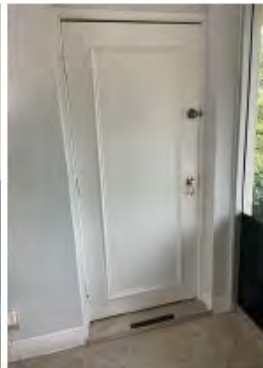
Condition

Good

Component Photos



Door leaf has been removed



Interior doors appeared to be in generally good condition.

Reserve Component

Component Category

Other

Component Type

Security Cameras

Condition

Good

Component Photos



Security equipment appeared to be in generally good condition.

Reserve Component

Component Category

Common Area

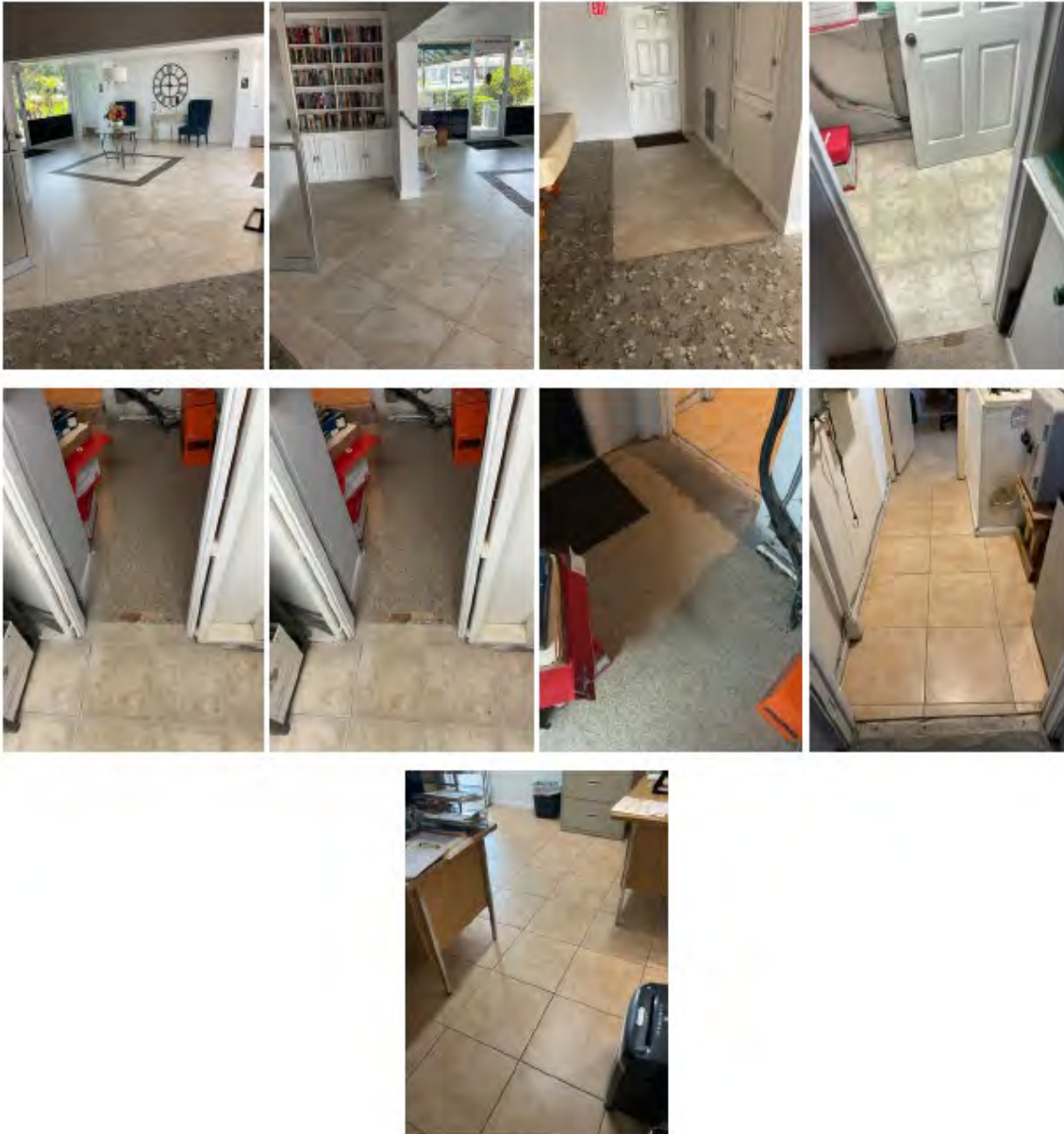
Component Type

Tile - Clubhouse

Condition

Good

Component Photos



Interior floor finishes appeared to be in generally good condition.

8

Other Components

Reserve Component

Component Category

Common Area

Component Type

Carpet - Clubhouse

Condition

Good

Component Photos



Reserve Component

Component Category

Common Area

Component Type

Wood Floor - Clubhouse - Dancefloor

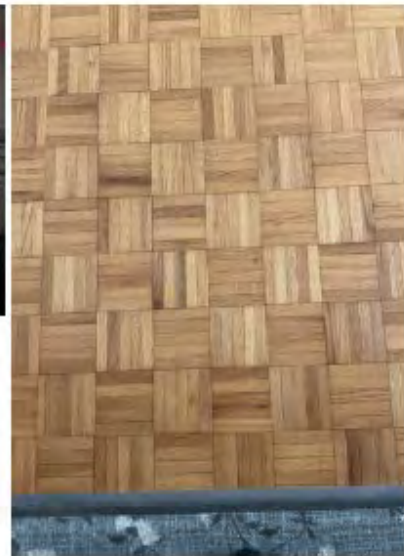
Condition

Good

Observation Notes

Looks like a parquet floor

Component Photos



Reserve Component

Component Category

Common Area

Component Type

Furnishings

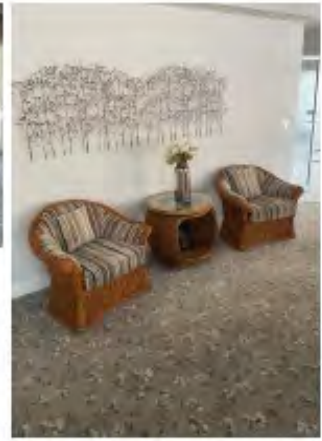
Condition

Good

Component Photos



Clubhouse furnishings appeared to be in generally good condition.





Other Components

Reserve Component

Component Category

Common Area

Component Type

Men's Room

Condition

Good

Component Photos



Restrooms appeared to be in generally good condition.

Reserve Component

Component Category

Electrical

Component Type

RFID Scanner

Condition

Good

Component Photos



Ext Men's Room Scan



Women's restroom



Reserve Component

Component Category

Common Area

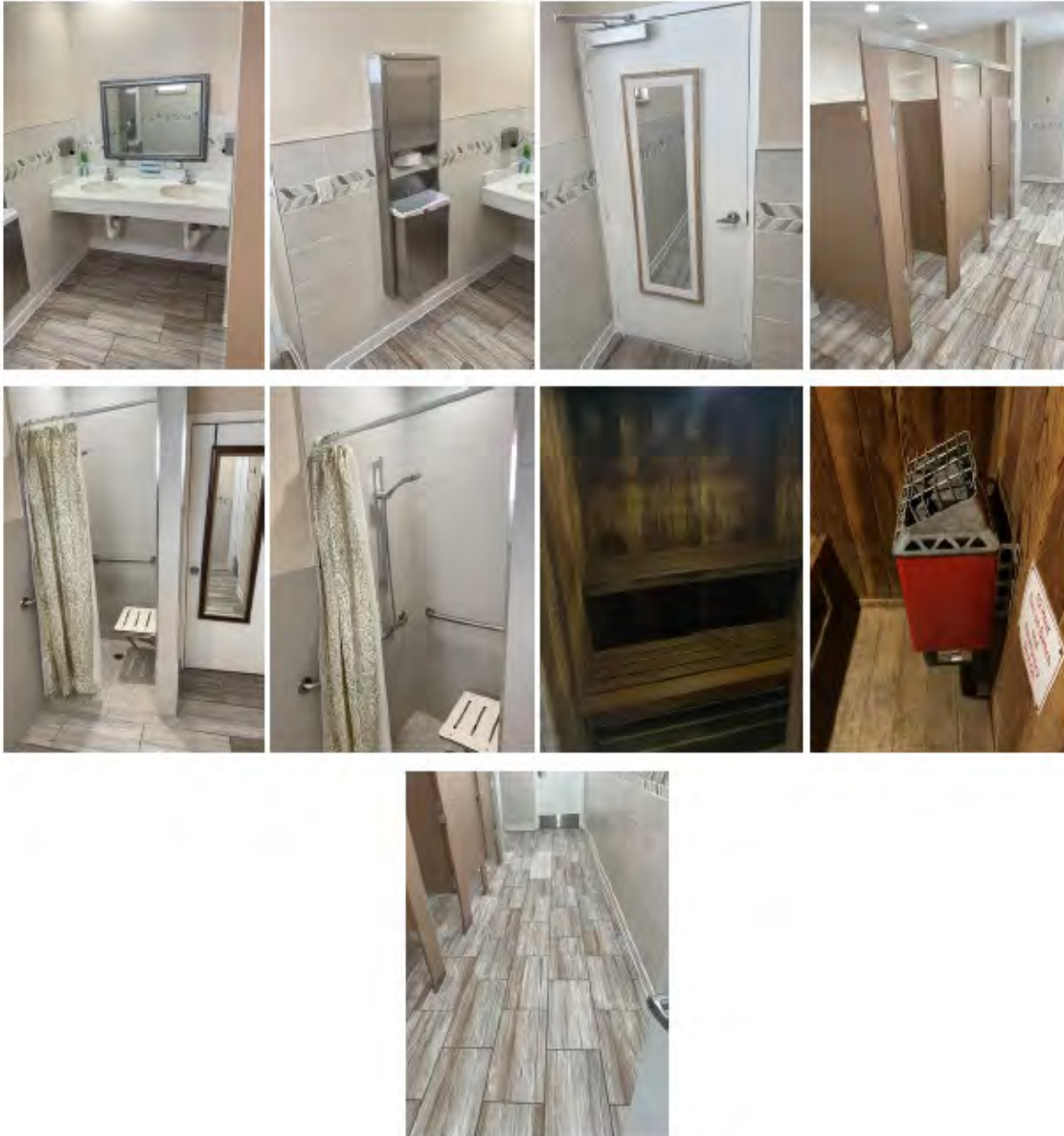
Component Type

Women's Restroom

Condition

Good

Component Photos



Restrooms appeared to be in generally good condition.

Reserve Component

Component Category

Plumbing

Component Type

Water Heater

Component Photos



Women's restroom

The water heater appeared to be in generally good condition.

Reserve Component

Component Category

Mechanical

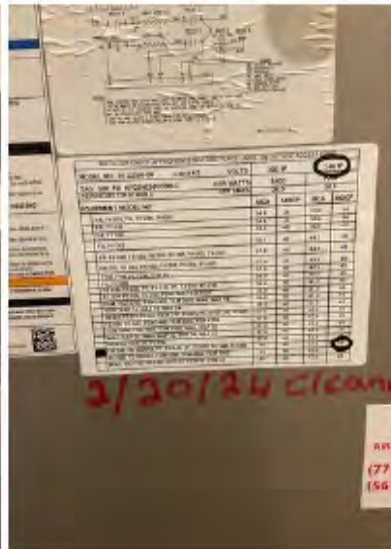
Component Type

AHU #1

Condition

Good

Component Photos



Air handler unit appeared to be in generally good condition.

Reserve Component

Component Category

Electrical

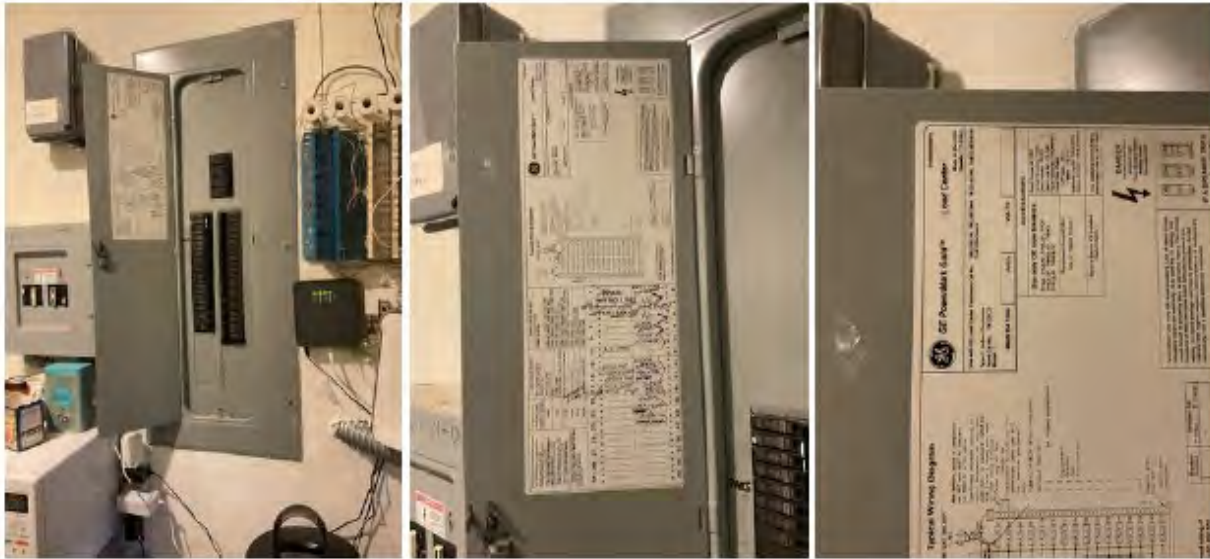
Component Type

Panel

Condition

Good

Component Photos



Electrical panels appeared to be in generally good condition.

Reserve Component

Component Category

Component Type

Common Area

Kitchen

Component Photos



Kitchen cabinetry and appliances all appeared to be in generally good condition.

Reserve Component

Component Category

Mechanical

Component Type

AHU #2

Condition

Good

Component Photos



Air handler unit appeared to be in generally good condition.

Reserve Component

Component Category

Roof System

Component Type

Entry canopy

Condition

Good

Component Photos



The entrance canopy appeared to be in generally good condition.

Reserve Component

Component Category

Common Area

Component Type

Garage Doors

Condition

Fair

Component Photos



The garage door appeared to be in fair condition.

Reserve Component

Component Category

Plumbing

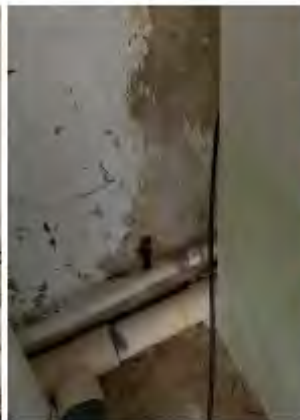
Component Type

Pool pump System and Structure

Condition

Fair

Component Photos



Plumbing elements appeared to be in fair condition.



Reserve Component

Component Category

Common Area

Component Type

Pool Bar Structure

Condition

Good

Component Photos



Pool bar area appeared to be in good condition.

Reserve Component

Component Category

Common Area

Component Type

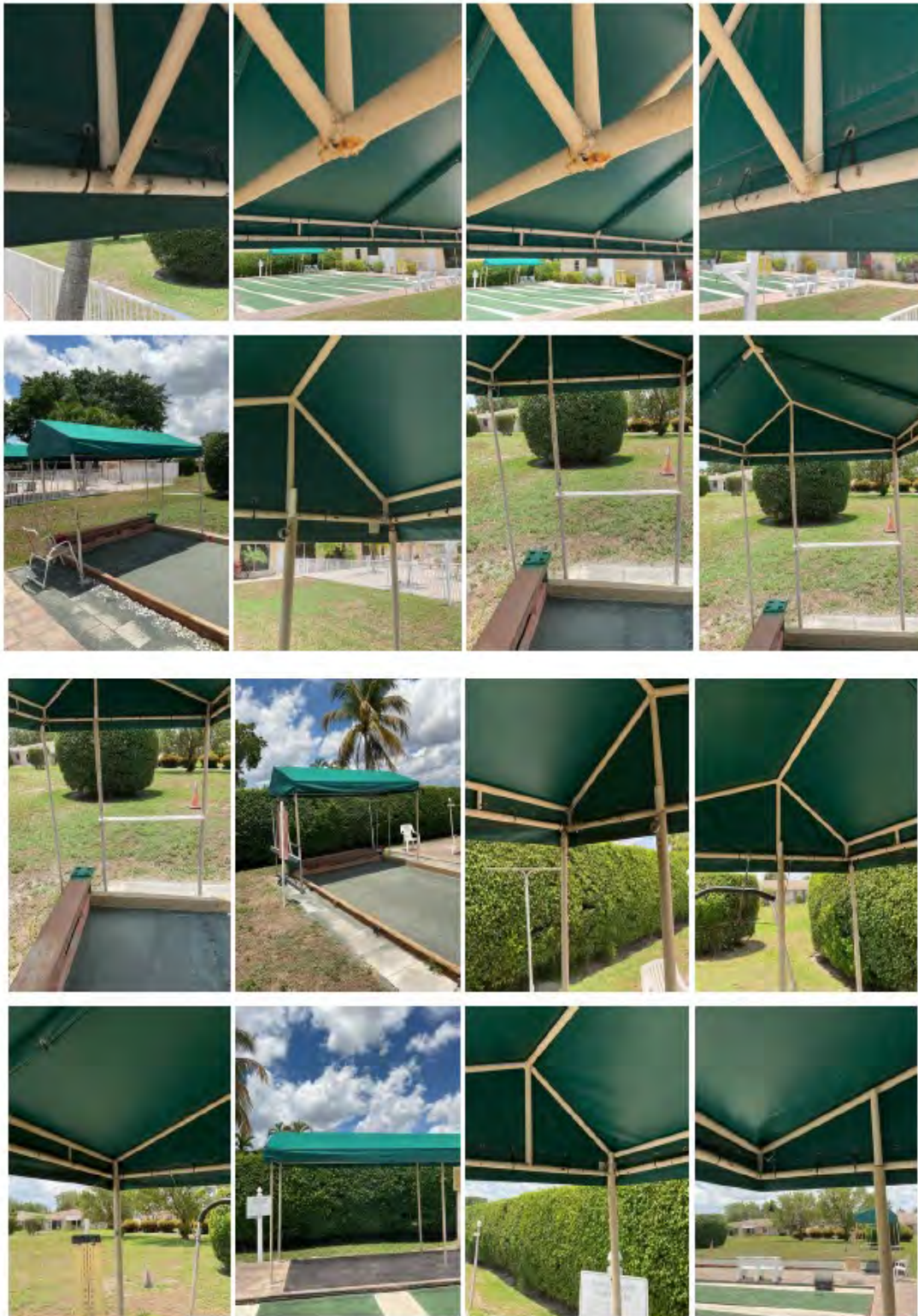
Pool Shade Canopies & Frames

Condition

Fair

Component Photos





Several of the frames of the shade canopies are showing signs of rusting. The canopies appear to be in fair condition.

Reserve Component

Component Category

Pool

Component Type

Furniture

Condition

Fair

Component Photos



The pool furniture appeared to be in generally fair condition.

Reserve Component

Component Category

Pool

Component Type

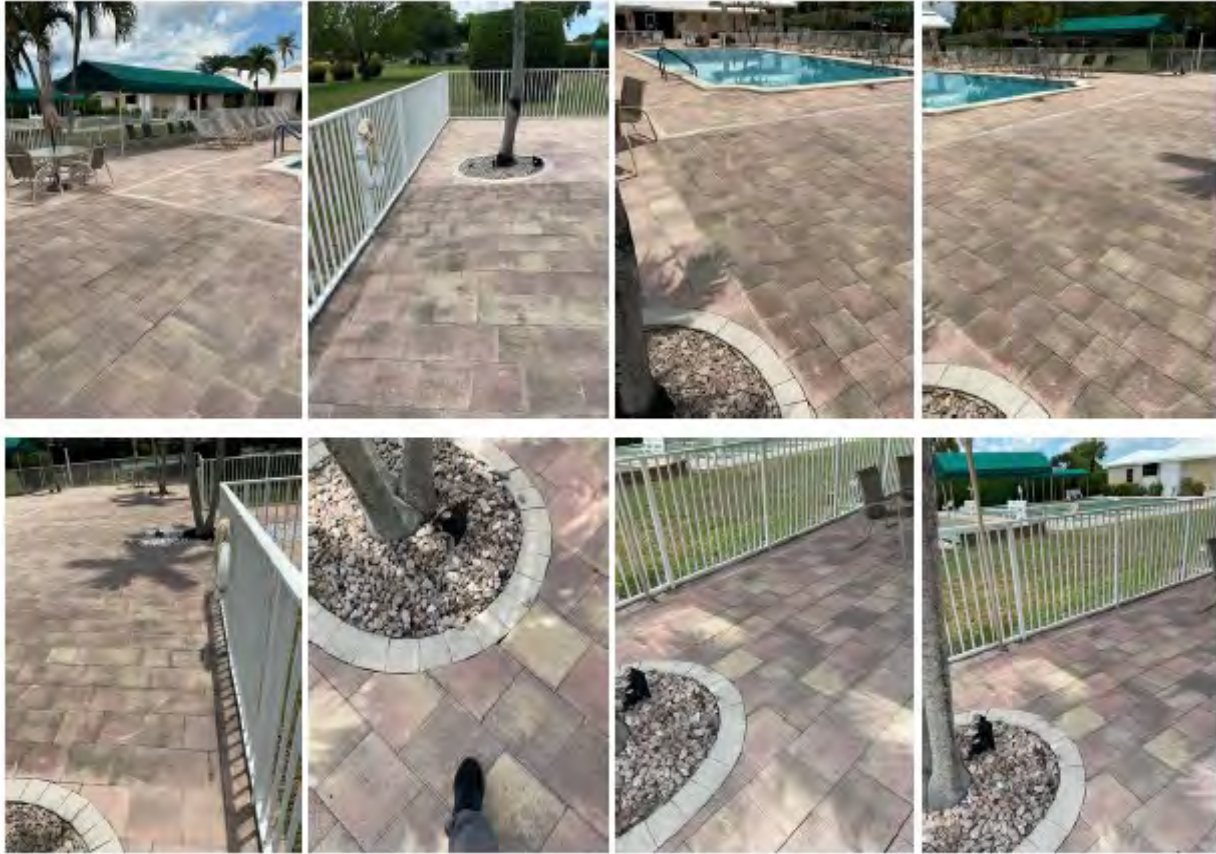
Paver Deck

Condition

Fair

Component Photos





The pool deck appeared to be in generally fair condition.

Reserve Component

Component Category

Pool

Component Type

Fencing & Gate

Condition

Good

Component Photos



The pool fence appeared to be in generally good condition.

Reserve Component

Component Category

Pool

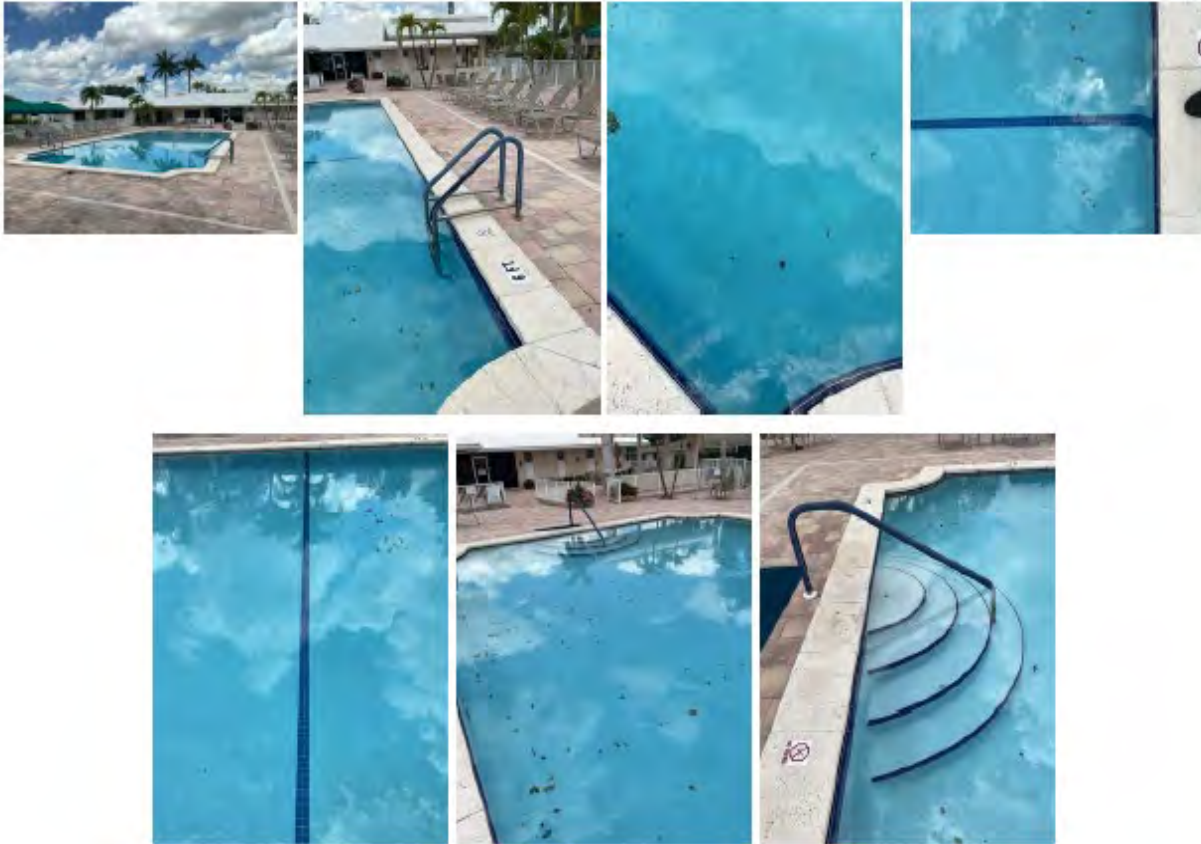
Component Type

Pool Surface and Components

Condition

Good

Component Photos



There were no issues noted with the pool finish at the time of the inspection. Proper care of a concrete swimming pool surface (including plaster, marcite, quartz, or pebble finishes) is essential to preserve surface integrity, maintain water quality, and extend the useful life of the pool interior. Concrete pool finishes typically last 8–15 years depending on finish type, water chemistry, and maintenance practices.

Reserve Component

Component Category

Common Area

Component Type

Tennis Court

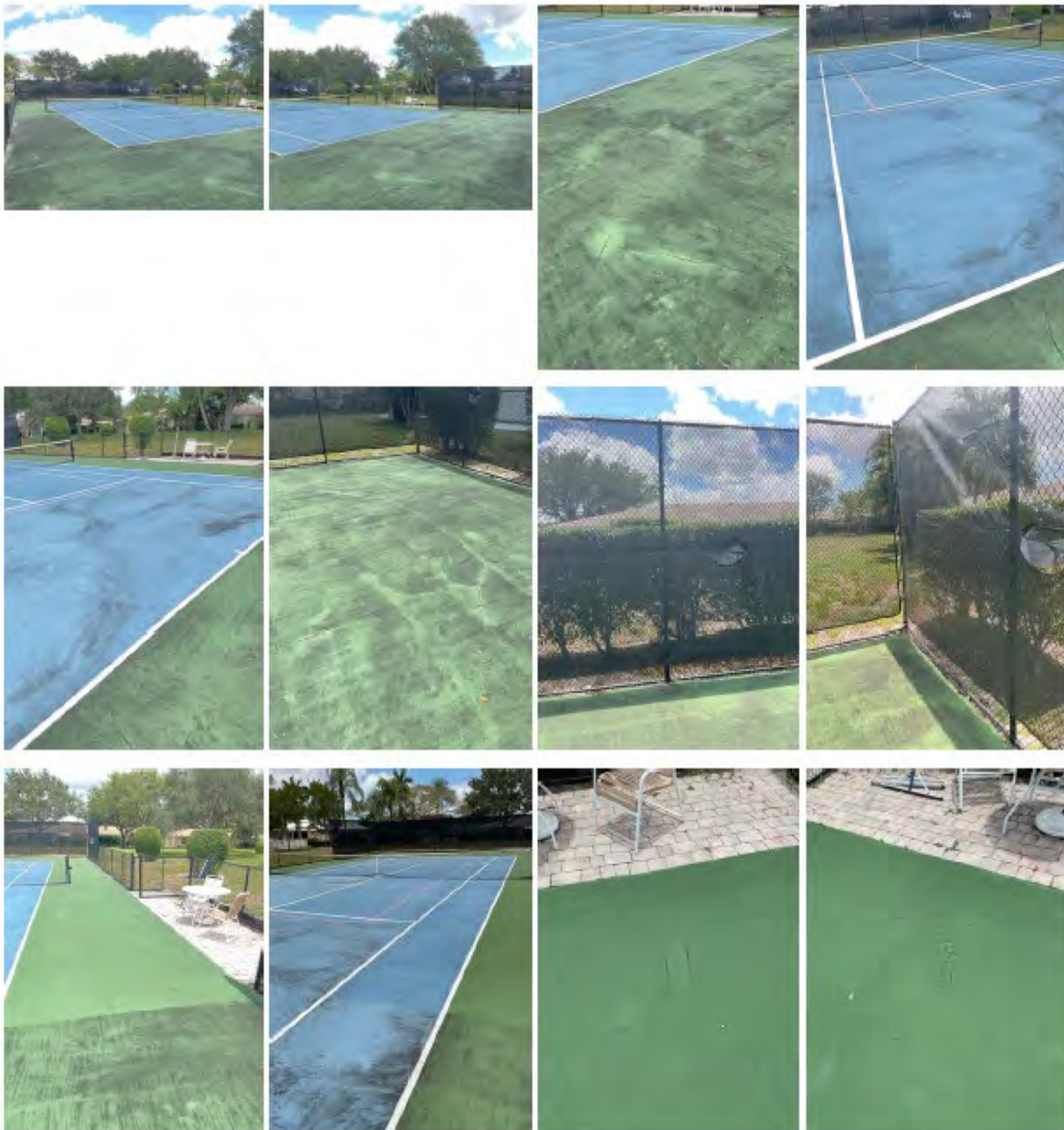
Condition

Poor

Observation Notes

Surrounding fences appear to be in good condition

Component Photos





The surface of the tennis courts appeared to be in poor condition.

Reserve Component

Component Category

Common Area

Component Type

Park benches

Condition

Good

Component Photos



Benches located at the recreation areas and at various locations on the site were considered to be in generally good condition.

Reserve Component

Component Category

Common Area

Component Type

Bocce ball

Condition

Good

Component Photos



The bocce ball court surfaces appeared to be in generally good condition.

31

Other Components

Reserve Component

Component Category

Common Area

Component Type

Shuffleboard

Condition

Fair

Component Photos



The shuffle board court surfaces appeared to be in generally fair condition.

Reserve Component

Component Category

Common Area

Component Type

Mailbox Kiosk

Condition

Good

Component Photos



The mailbox kiosks appeared to be in generally good condition.

Reserve Component

Component Category

Roof System

Component Type

General Building Roof

Condition

Good

Component Photos



The residential asphalt shingle roofs appeared to be in generally good condition. Asphalt shingle roofs are one of the most common roofing systems due to their affordability, durability, and ease of installation. Typical asphalt shingles have a useful life of 15–30 years, depending on material quality, ventilation, climate, and maintenance. Proper care can significantly extend the service life and reduce the likelihood of premature failure.

Proper maintenance of an asphalt shingle roof includes:

- Annual inspections
- Regular debris and gutter cleaning
- Moss and algae control
- Flashing and sealant maintenance
- Good attic ventilation
- Prompt storm damage repair
- Avoiding unnecessary shingle wear

With consistent care, an asphalt shingle roof can reach or exceed its expected service life and minimize the risk of leaks and costly structural damage.

Reserve Component

Component Category

Other

Component Type

Perimeter Fencing c

Condition

Fair

Component Photos



Perimeter fencing appeared to be in fair condition.

Reserve Component

Component Category

Common Area

Component Type

Gate house and Gate Components

Condition

Good

Component Photos



Gatehouse elements appeared to be in generally good condition.

Reserve Component

Component Category

Other

Component Type

Flagpole

Condition

Good

Component Photos



Flag and flag pole appeared to be in generally good condition.

Reserve Component

Component Category

Roads

Component Type

Community entry signage

Condition

Good

Component Photos



The entrance monument appeared to be in generally good condition.