

Reserve Study Update Matanzas Shores Owner's Association Palm Coast, Florida



**Prepared for FY 2024
Report Date: April 20, 2023**



April 20, 2023

Ms. Patty Crum, LCAM
Leland Management
10175 Fortune Parkway, Suite 906
Jacksonville Florida 32256

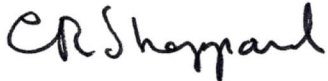
Re: Reserve Study Report for Matanzas Shores Owner's Association

Dear Ms. Crum:

Community Advisors is pleased to provide this Reserve Study report for the above referenced Association. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA.

Respectively submitted,



Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

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SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.

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Matanzas Shores Owner's Association

Palm Coast, Florida

Executive Summary

Report Date	April 20, 2023
Account Number	1836
Version	1
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	828

Report Parameters	
Inflation	0.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$1,042,076

GENERAL INFORMATION

- Date of Completion: June 15, 1991
- Date of site visit: February 2, 2023
- Components Included: 88
- Current replacement cost: \$1,987,202
- Level of Service: Level II Update
- Funding Method: The Component Method
- Funding Goal: Full Funding

FINANCIAL INFORMATION

- Fully Funded Reserve Balance: \$957,045
- Reserve Fund Beginning Status %: 109%
- Required Contribution: \$77,976
- Interest on funds and inflation on cost are not included in this analysis. The required contribution is for year one only and to maintain adequate reserves annual update must be completed.
- Component Method provides funding over the term for each component by dividing the unfunded balance by the number of remaining life years. These funds are totaled to calculate the total contribution for each year. When the component is replaced, it will then be fully funded.

Component Funding Model Summary of Calculations	
Required Annual Contribution <i>\$94.17 per unit annually</i>	\$77,975.77
Average Net Annual Interest Earned	<u>\$0.00</u>
Total Annual Allocation to Reserves <i>\$94.17 per unit annually</i>	\$77,975.77

**Matanzas Shores Owner's Association
Contribution Detail By Component**

Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
Reserve Master							
Access Barrier Gate - East Entry/Exit	11,400	10	0		11,400	1,140.00	11,400
Access Control Panel - Northwest En..	2,800	15	1		2,800	0.00	2,613
Access Control Panel - Southeast Ent..	3,800	15	0		3,800	253.33	3,800
Access Control Panel - Southwest En..	3,800	15	1		3,800	0.00	3,547
Asphalt Resurfacing - East Streets	89,746	20	5	18	88,694	210.37	77,937
Asphalt Resurfacing - West	131,947	20	19		6,597	6,597.36	6,597
Asphalt Seal Coat - East	7,372	5	6	1	0	1,228.66	0
Asphalt Seal Coat - West	10,839	5	5	1	10,839	0.00	1,806
Camera System - Entry Points	16,000	10	2		16,000	0.00	12,800
Camera System - Partial Replacemen..	10,000	10	0		10,000	1,000.00	10,000
Concrete Curb/Walk Allowance	1,000	1	0		1,000	1,000.00	1,000
Dune Walkover Deck/Rails - North	42,118	20	19		2,106	2,105.88	2,106
Dune Walkover Deck/Rails - South	42,118	20	13		14,741	2,105.88	14,741
Dune Walkover Frame/Deck/Rails - ..	61,824	20	19		3,091	3,091.20	3,091
Dune Walkover Frame/Deck/Rails - ..	61,824	20	13		21,638	3,091.20	21,638
Ext. Painting - Guard Houses	4,700	8	0		4,700	587.50	4,700
Gate Operators - Northwest Gates	7,200	10	9		720	720.00	720
Gate Operators - Southeast Entry	4,400	10	2		4,400	0.00	3,520
Gate Operators - Southwest Gate	7,200	10	2		7,200	0.00	5,760
Interior Refurbishment Allowance	20,000	20	17		3,000	1,000.00	3,000
Irrigation Pumps Allowance	20,800	12	8		6,933	1,733.33	6,933
Landscaping Allowance	20,000	10	4		20,000	0.00	12,000
Misc. Repair/Painting - Entry Walls/..	9,000	8	7		1,125	1,125.00	1,125
Security Gates - Northwest Entry	16,000	20	1		16,000	0.00	15,200
Security Gates - Southeast Entry	16,000	20	1		16,000	0.00	15,200
Security Gates - Southwest Entry	16,000	20	1		16,000	0.00	15,200
Storm Water Pond Allowance	10,000	10	3		10,000	0.00	7,000
Tile Roof - East Guard House	2,100	35	7	5	1,732	52.50	1,732
Tile Roof - West Guard House	2,100	35	7	5	1,732	52.50	1,732
Reserve Master - Total	<u>\$652,086</u>				<u>\$306,050</u>	<u>\$27,095</u>	<u>\$266,901</u>
Reserve Beach Club							
Asphalt Resurfacing - Beach Club	29,114	25	2	10	29,114	0.00	27,451
Asphalt Seal Coat - Beach Club	2,773	5	3	1	2,773	0.00	1,386
Carpet/Tile - Beach Club Main Room	7,600	12	9		1,900	633.33	1,900
Exterior Light - Beach Club	5,365	25	7		3,863	214.60	3,863
Exterior Painting - Beach Club Com..	41,250	8	7		5,156	5,156.25	5,156
Fence/Railings - Stair & Deck	21,000	25	0		21,000	840.00	21,000
Filtration Refurbishment Allowance -..	20,000	30	6		16,000	666.67	16,000
Furniture Allowance - Beach Club	2,000	10	2		2,000	0.00	1,600
Heat Pump 1 - Beach Club	9,000	10	1		9,000	0.00	8,100
Heat Pump 2 - Beach Club	9,000	10	1		9,000	0.00	8,100

**Matanzas Shores Owner's Association
Contribution Detail By Component**

Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
<i>Reserve Beach Club continued...</i>							
Interior Refurbishment Allowance	20,000	20	19		1,000	1,000.00	1,000
Kitchen Refurbishment Allowance - ..	20,000	20	14		6,000	1,000.00	6,000
Light Bollards - Beach Club	18,000	25	24		720	720.00	720
Parking Lot Lights - Beach Club	11,200	25	2	10	11,200	0.00	10,560
Pool Deck (Chattahoochee Finish) - ..	71,827	20	18		7,183	3,591.36	7,183
Pool Furniture Allowance - Beach C..	2,500	1	0		2,500	2,500.00	2,500
Pool Heaters 140,000 BTU	19,400	8	7		2,425	2,425.00	2,425
Pool Resurfacing/Tile - Beach Club	117,760	12	1		117,760	0.00	107,947
Restroom Refurbish Allowance - Bea..	18,400	20	13		6,440	920.00	6,440
Tile Roof - Beach Club	91,905	35	2		91,905	0.00	86,653
Windows/ Ext.Doors - Beach Club	80,000	40	37		6,000	2,000.00	6,000
Wood Floor - Beach Club	3,360	30	16		1,568	112.00	1,568
Reserve Beach Club - Total	\$621,454				\$354,507	\$21,779	\$333,552
Reserve Boat Club							
Exterior Painting - Boat Club	9,000	8	7		1,125	1,125.00	1,125
Flooring (Chattahoochee) - Boat Club	11,520	20	15		2,880	576.00	2,880
Furniture Allowance - Boat Club	3,000	8	0		3,000	375.00	3,000
Heat Pump	3,600	10	0		3,600	360.00	3,600
Kayak Area Refurbishment	10,000	20	6		7,000	500.00	7,000
Light Bollards	11,200	25	0	1	11,200	448.00	11,200
Parking Lot Light - Boat Club	2,600	25	0	3	2,600	104.00	2,600
Pier Decking	36,036	15	9		14,414	2,402.40	14,414
Pier Pavilion Roof	9,424	25	14		4,147	376.96	4,147
Pier Pilings & Frame	149,292	25	19		35,830	5,971.68	35,830
Porch Screening - Boat Club	3,840	12	1		3,840	0.00	3,520
Refurbishment Allowance - Boat Clu..	15,000	25	0		15,000	600.00	15,000
Restroom Refurbishment	8,000	20	3		8,000	0.00	6,800
Tile Roof	27,000	35	25		7,714	771.43	7,714
Windows/ Ext.Doors - Boat Club	8,000	40	37		600	200.00	600
Reserve Boat Club - Total	\$307,512				\$120,950	\$13,810	\$119,430
Reserve Recreation Center							
Asphalt Resurfacing - Rec Center	25,099	25	4	2	25,099	0.00	21,381
Asphalt Seal Coat - Rec Center	2,540	5	5	5	2,540	0.00	1,270
CL Pool Fence - Recreation Center	3,280	22	8		2,087	149.09	2,087
Exterior Painting - Recreation Center	9,000	8	7		1,125	1,125.00	1,125
Flooring (Chattahoochee)	12,816	20	14		3,845	640.80	3,845
Furniture Allowance	3,000	8	0		3,000	375.00	3,000
Heat Pump	3,600	10	0		3,600	360.00	3,600
Parking Lot Lights	7,200	30	0		7,200	240.00	7,200
Pool Deck Recoating - Recreation Ce..	6,240	6	2		6,240	520.00	4,160

**Matanzas Shores Owner's Association
Contribution Detail By Component**

Description	Component Cost	Useful Life	Remaining Life	Adjustment	Current Reserves	Required Contribution	Fully Funded
<i>Reserve Recreation Center continued...</i>							
Pool Deck Resurface - Recreation Ce..	16,320	30	6		13,056	544.00	13,056
Pool Filtration Refurbish Allowance -..	15,000	30	18		6,000	500.00	6,000
Pool Resurfacing/Tile	39,200	12	0		39,200	3,266.67	39,200
Porch Screening - Rec center	3,990	12	1		3,990	0.00	3,657
Refurbishment Allowance - Rec Cent..	15,000	25	0		15,000	600.00	15,000
Restroom Refurbishment	7,000	20	3		7,000	0.00	5,950
Shuffle Board Court	3,040	8	5		3,040	0.00	1,140
Tennis Court Fencing	37,944	22	10		20,697	1,724.73	20,697
Tennis Court Lights	14,000	30	6		11,200	466.67	11,200
Tennis Court Replacement	114,240	30	18		45,696	3,808.00	45,696
Tennis Court Resurfacing	32,640	5	2		32,640	0.00	19,584
Tile Roof	27,000	35	25		7,714	771.43	7,714
Windows/Ext Doors Allowance - Rec..	8,000	40	37		600	200.00	600
Reserve Recreation Center - Total	\$406,149				\$260,569	\$15,291	\$237,162

Operating Expense

Appliances	<i>unfunded</i>
Guard House Awnings	<i>unfunded</i>
Heat Pumps - Guard Houses	<i>unfunded</i>
Interior Painting	<i>unfunded</i>
Pool Pumps Partial Replacement	<i>unfunded</i>
Regrade Shell Road & Parking Area	<i>unfunded</i>
Tree Trim/Removal	<i>unfunded</i>
Water Coolers	<i>unfunded</i>
Wood Entry Ramp - Boat Club	<i>unfunded</i>

Components Not Included

Asphalt Parking Area - Southwest Lot	<i>unfunded</i>
Building Foundations/Frames	<i>unfunded</i>
Pond Bank Stabilization	<i>unfunded</i>
Pond Dredging	<i>unfunded</i>
Utility Lines	<i>unfunded</i>
Vehicle Gates/Operators - San Juan ..	<i>unfunded</i>

Grand Total:	<u>\$1,987,202</u>	<u>\$1,042,076</u>	<u>\$77,976</u>	<u>\$957,045</u>
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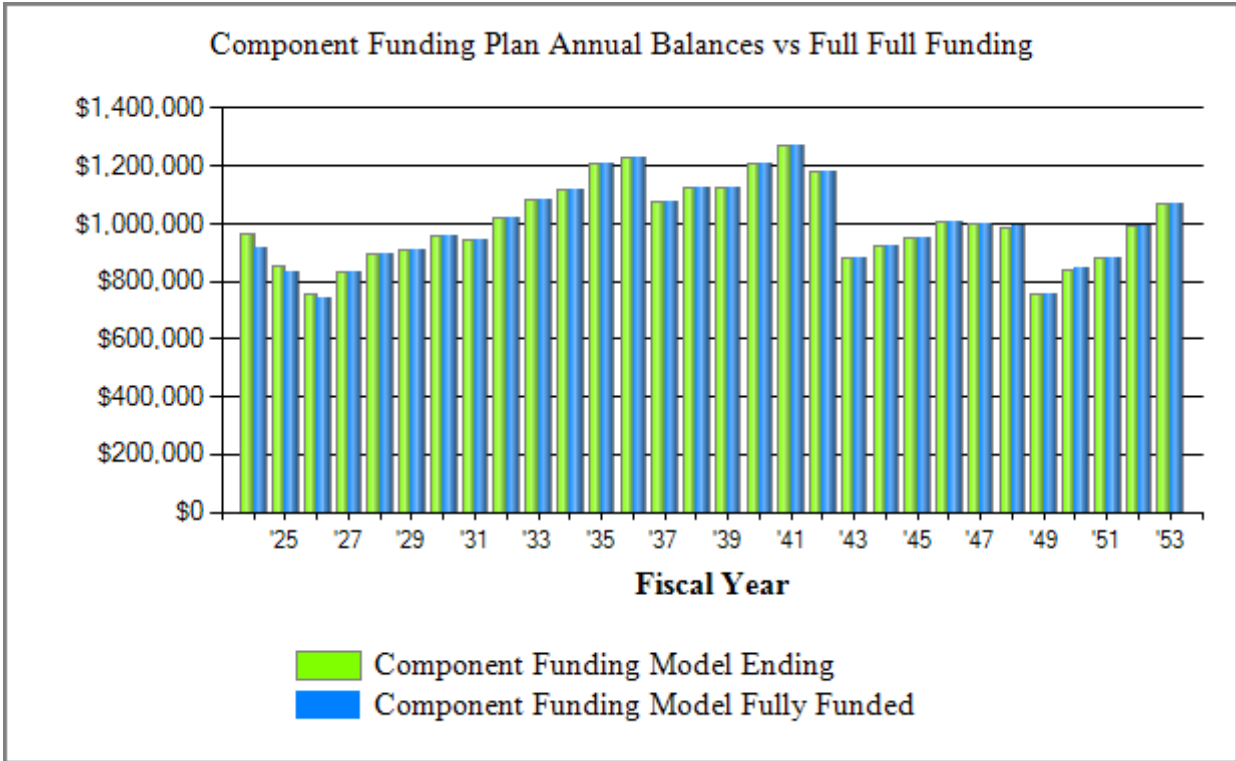
Excess Funds:

Percent Fully Funded	109%
Current Average Equity per Unit (Total Units: 828)	\$103

**Matanzas Shores Owner's Association
Funding Model Projection**

Beginning Balance: \$1,042,076

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	1,987,202	77,976		157,800	962,252	915,846	105%
2025	1,987,202	92,432		201,690	852,993	830,757	103%
2026	1,987,202	107,198		204,199	755,992	743,619	102%
2027	1,987,202	109,503		31,273	834,222	829,500	101%
2028	1,987,202	112,507		48,599	898,129	898,129	100%
2029	1,987,202	119,969		109,664	908,434	908,434	100%
2030	1,987,202	120,215		71,192	957,457	957,457	100%
2031	1,987,202	120,230		133,355	944,332	944,332	100%
2032	1,987,202	120,230		47,293	1,017,269	1,017,269	100%
2033	1,987,202	120,230		54,336	1,083,163	1,083,163	100%
2034	1,987,202	120,230		83,422	1,119,971	1,119,971	100%
2035	1,987,202	120,230		28,872	1,211,329	1,211,329	100%
2036	1,987,202	120,230		104,940	1,226,618	1,226,618	100%
2037	1,987,202	118,124		267,244	1,077,498	1,077,498	100%
2038	1,945,084	118,124		71,980	1,123,642	1,123,642	100%
2039	1,945,084	118,124		119,848	1,121,918	1,121,918	100%
2040	1,945,084	118,124		31,532	1,208,510	1,208,510	100%
2041	1,945,084	118,124		56,140	1,270,494	1,270,494	100%
2042	1,945,084	118,124		207,340	1,181,278	1,181,278	100%
2043	1,945,084	116,018		415,881	881,415	881,415	100%
2044	1,902,967	115,281		72,518	924,178	924,915	100%
2045	1,902,967	116,045		87,512	952,711	953,421	100%
2046	1,902,967	115,768		65,740	1,002,739	1,003,699	100%
2047	1,902,967	116,057		118,923	999,873	1,000,794	100%
2048	1,902,967	115,803		127,436	988,240	989,377	100%
2049	1,902,967	116,066		351,014	753,292	754,381	100%
2050	1,902,967	116,050		27,112	842,230	843,287	100%
2051	1,902,967	116,050		76,454	881,826	882,851	100%
2052	1,902,967	116,050		6,273	991,603	992,596	100%
2053	1,902,967	116,050		38,839	1,068,814	1,069,775	100%



This chart illustrates near full funding is achieved over the term of this analysis

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	1,042,076	962,252	852,993	755,992	834,222	898,129	908,434	957,457	944,332	1,017,269
Annual Assessment	77,976	92,432	107,198	109,503	112,507	119,969	120,215	120,230	120,230	120,230
Interest Earned										
Expenditures	157,800	201,690	204,199	31,273	48,599	109,664	71,192	133,355	47,293	54,336
Fully Funded Reserves	915,846	830,757	743,619	829,500	898,129	908,434	957,457	944,332	1,017,269	1,083,163
Percent Fully Funded	105%	103%	102%	101%	100%	100%	100%	100%	100%	100%
Ending Balance	962,252	852,993	755,992	834,222	898,129	908,434	957,457	944,332	1,017,269	1,083,163

Description

Reserve Master

Access Barrier Gate - East Entry/Exit	11,400									
Access Control Panel - Northwest Entry		2,800								
Access Control Panel - Southeast Entry	3,800									
Access Control Panel - Southwest Entry		3,800								
Asphalt Resurfacing - East Streets						89,746				
Asphalt Resurfacing - West										
Asphalt Seal Coat - East							7,372			
Asphalt Seal Coat - West						10,839				
Camera System - Entry Points			16,000							
Camera System - Partial Replacement Allowance	10,000									
Concrete Curb/Walk Allowance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Dune Walkover Deck/Rails - North										
Dune Walkover Deck/Rails - South										
Dune Walkover Frame/Deck/Rails - North										
Dune Walkover Frame/Deck/Rails - South										
Ext. Painting - Guard Houses	4,700								4,700	
Gate Operators - Northwest Gates										7,200
Gate Operators - Southeast Entry			4,400							
Gate Operators - Southwest Gate			7,200							
Interior Refurbishment Allowance										
Irrigation Pumps Allowance									20,800	
Landscaping Allowance					20,000					
Misc. Repair/Painting - Entry Walls/Signs								9,000		
Security Gates - Northwest Entry		16,000								

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<i>Reserve Master continued...</i>										
Security Gates - Southeast Entry		16,000								
Security Gates - Southwest Entry		16,000								
Storm Water Pond Allowance				10,000						
Tile Roof - East Guard House								2,100		
Tile Roof - West Guard House								2,100		
Reserve Master Total:	30,900	55,600	28,600	11,000	21,000	101,584	8,372	14,200	26,500	8,200
Reserve Beach Club										
Asphalt Resurfacing - Beach Club			29,114							
Asphalt Seal Coat - Beach Club				2,773					2,773	
Carpet/Tile - Beach Club Main Room										7,600
Exterior Light - Beach Club								5,365		
Exterior Painting - Beach Club Complex								41,250		
Fence/Railings - Stair & Deck	21,000									
Filtration Refurbishment Allowance - Beach Club							20,000			
Furniture Allowance - Beach Club			2,000							
Heat Pump 1 - Beach Club		9,000								
Heat Pump 2 - Beach Club		9,000								
Interior Refurbishment Allowance										
Kitchen Refurbishment Allowance - Beach Club										
Light Bollards - Beach Club										
Parking Lot Lights - Beach Club			11,200							
Pool Deck (Chattahoochee Finish) - Beach Club										
Pool Furniture Allowance - Beach Club	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Pool Heaters 140,000 BTU								19,400		
Pool Resurfacing/Tile - Beach Club		117,760								
Restroom Refurbish Allowance - Beach Club										
Tile Roof - Beach Club			91,905							
Windows/ Ext.Doors - Beach Club										
Wood Floor - Beach Club										
Reserve Beach Club Total:	23,500	138,260	136,719	5,273	2,500	2,500	22,500	68,515	5,273	10,100

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserve Boat Club										
Exterior Painting - Boat Club								9,000		
Flooring (Chattahoochee) - Boat Club										
Furniture Allowance - Boat Club	3,000								3,000	
Heat Pump	3,600									
Kayak Area Refurbishment							10,000			
Light Bollards	11,200									
Parking Lot Light - Boat Club	2,600									
Pier Decking										36,036
Pier Pavilion Roof										
Pier Pilings & Frame										
Porch Screening - Boat Club		3,840								
Refurbishment Allowance - Boat Club Kitchen	15,000									
Restroom Refurbishment				8,000						
Tile Roof										
Windows/ Ext.Doors - Boat Club										
Reserve Boat Club Total:	35,400	3,840		8,000			10,000	9,000	3,000	36,036
Reserve Recreation Center										
Asphalt Resurfacing - Rec Center					25,099					
Asphalt Seal Coat - Rec Center						2,540				
CL Pool Fence - Recreation Center									3,280	
Exterior Painting - Recreation Center								9,000		
Flooring (Chattahoochee)										
Furniture Allowance	3,000								3,000	
Heat Pump	3,600									
Parking Lot Lights	7,200									
Pool Deck Recoating - Recreation Center			6,240						6,240	
Pool Deck Resurface - Recreation Center							16,320			
Pool Filtration Refurbish Allowance - Recreation C..										
Pool Resurfacing/Tile	39,200									
Porch Screening - Rec center		3,990								
Refurbishment Allowance - Rec Center Kitchen	15,000									

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<i>Reserve Recreation Center continued...</i>										
Restroom Refurbishment				7,000						
Shuffle Board Court						3,040				
Tennis Court Fencing										
Tennis Court Lights							14,000			
Tennis Court Replacement										
Tennis Court Resurfacing			32,640					32,640		
Tile Roof										
Windows/Ext Doors Allowance - Recreation Center										
Reserve Recreation Center Total:	68,000	3,990	38,880	7,000	25,099	5,580	30,320	41,640	12,520	
Operating Expense										
Appliances	<i>Unfunded</i>									
Guard House Awnings	<i>Unfunded</i>									
Heat Pumps - Guard Houses	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Pool Pumps Partial Replacement	<i>Unfunded</i>									
Regrade Shell Road & Parking Area	<i>Unfunded</i>									
Tree Trim/Removal	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Entry Ramp - Boat Club	<i>Unfunded</i>									
Components Not Included										
Asphalt Parking Area - Southwest Lot	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pond Bank Stabilization	<i>Unfunded</i>									
Pond Dredging	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Vehicle Gates/Operators - San Juan Drive	<i>Unfunded</i>									
Year Total:	157,800	201,690	204,199	31,273	48,599	109,664	71,192	133,355	47,293	54,336

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	1,083,163	1,119,971	1,211,329	1,226,618	1,077,498	1,123,642	1,121,918	1,208,510	1,270,494	1,181,278
Annual Assessment	120,230	120,230	120,230	118,124	118,124	118,124	118,124	118,124	118,124	116,018
Interest Earned										
Expenditures	83,422	28,872	104,940	267,244	71,980	119,848	31,532	56,140	207,340	415,881
Fully Funded Reserves	1,119,971	1,211,329	1,226,618	1,077,498	1,123,642	1,121,918	1,208,510	1,270,494	1,181,278	881,415
Percent Fully Funded	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ending Balance	1,119,971	1,211,329	1,226,618	1,077,498	1,123,642	1,121,918	1,208,510	1,270,494	1,181,278	881,415
Description										
Reserve Master										
Access Barrier Gate - East Entry/Exit	11,400									
Access Control Panel - Northwest Entry							2,800			
Access Control Panel - Southeast Entry						3,800				
Access Control Panel - Southwest Entry							3,800			
Asphalt Resurfacing - East Streets										
Asphalt Resurfacing - West										131,947
Asphalt Seal Coat - East		7,372						7,372		
Asphalt Seal Coat - West	10,839					10,839				
Camera System - Entry Points			16,000							
Camera System - Partial Replacement Allowance	10,000									
Concrete Curb/Walk Allowance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Dune Walkover Deck/Rails - North										42,118
Dune Walkover Deck/Rails - South				42,118						
Dune Walkover Frame/Deck/Rails - North										61,824
Dune Walkover Frame/Deck/Rails - South				61,824						
Ext. Painting - Guard Houses							4,700			
Gate Operators - Northwest Gates										7,200
Gate Operators - Southeast Entry			4,400							
Gate Operators - Southwest Gate			7,200							
Interior Refurbishment Allowance								20,000		
Irrigation Pumps Allowance										
Landscaping Allowance					20,000					
Misc. Repair/Painting - Entry Walls/Signs						9,000				
Security Gates - Northwest Entry										

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<i>Reserve Master continued...</i>										
Security Gates - Southeast Entry										
Security Gates - Southwest Entry										
Storm Water Pond Allowance				10,000						
Tile Roof - East Guard House										
Tile Roof - West Guard House										
Reserve Master Total:	33,239	8,372	28,600	114,942	21,000	24,639	19,672	21,000	1,000	244,089
Reserve Beach Club										
Asphalt Resurfacing - Beach Club										
Asphalt Seal Coat - Beach Club				2,773					2,773	
Carpet/Tile - Beach Club Main Room										
Exterior Light - Beach Club										
Exterior Painting - Beach Club Complex						41,250				
Fence/Railings - Stair & Deck										
Filtration Refurbishment Allowance - Beach Club										
Furniture Allowance - Beach Club			2,000							
Heat Pump 1 - Beach Club		9,000								
Heat Pump 2 - Beach Club		9,000								
Interior Refurbishment Allowance										20,000
Kitchen Refurbishment Allowance - Beach Club					20,000					
Light Bollards - Beach Club										
Parking Lot Lights - Beach Club										
Pool Deck (Chattahoochee Finish) - Beach Club									71,827	
Pool Furniture Allowance - Beach Club	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Pool Heaters 140,000 BTU						19,400				
Pool Resurfacing/Tile - Beach Club				117,760						
Restroom Refurbish Allowance - Beach Club				18,400						
Tile Roof - Beach Club										
Windows/ Ext.Doors - Beach Club										
Wood Floor - Beach Club							3,360			
Reserve Beach Club Total:	2,500	20,500	4,500	141,433	22,500	63,150	5,860	2,500	77,100	22,500

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Reserve Boat Club										
Exterior Painting - Boat Club						9,000				
Flooring (Chattahoochee) - Boat Club						11,520				
Furniture Allowance - Boat Club							3,000			
Heat Pump	3,600									
Kayak Area Refurbishment										
Light Bollards										
Parking Lot Light - Boat Club										
Pier Decking										
Pier Pavilion Roof					9,424					
Pier Pilings & Frame										149,292
Porch Screening - Boat Club				3,840						
Refurbishment Allowance - Boat Club Kitchen										
Restroom Refurbishment										
Tile Roof										
Windows/ Ext.Doors - Boat Club										
Reserve Boat Club Total:	3,600			3,840	9,424	20,520	3,000			149,292
Reserve Recreation Center										
Asphalt Resurfacing - Rec Center										
Asphalt Seal Coat - Rec Center	2,540					2,540				
CL Pool Fence - Recreation Center										
Exterior Painting - Recreation Center						9,000				
Flooring (Chattahoochee)					12,816					
Furniture Allowance							3,000			
Heat Pump	3,600									
Parking Lot Lights										
Pool Deck Recoating - Recreation Center					6,240					
Pool Deck Resurface - Recreation Center										
Pool Filtration Refurbish Allowance - Recreation C..									15,000	
Pool Resurfacing/Tile			39,200							
Porch Screening - Rec center				3,990						
Refurbishment Allowance - Rec Center Kitchen										

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<i>Reserve Recreation Center continued...</i>										
Restroom Refurbishment										
Shuffle Board Court				3,040						
Tennis Court Fencing	37,944									
Tennis Court Lights										
Tennis Court Replacement									114,240	
Tennis Court Resurfacing			32,640					32,640		
Tile Roof										
Windows/Ext Doors Allowance - Recreation Center										
Reserve Recreation Center Total:	44,084		71,840	7,030	19,056	11,540	3,000	32,640	129,240	
Operating Expense										
Appliances	<i>Unfunded</i>									
Guard House Awnings	<i>Unfunded</i>									
Heat Pumps - Guard Houses	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Pool Pumps Partial Replacement	<i>Unfunded</i>									
Regrade Shell Road & Parking Area	<i>Unfunded</i>									
Tree Trim/Removal	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Entry Ramp - Boat Club	<i>Unfunded</i>									
Components Not Included										
Asphalt Parking Area - Southwest Lot	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pond Bank Stabilization	<i>Unfunded</i>									
Pond Dredging	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Vehicle Gates/Operators - San Juan Drive	<i>Unfunded</i>									
Year Total:	83,422	28,872	104,940	267,244	71,980	119,848	31,532	56,140	207,340	415,881

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	881,415	924,178	952,711	1,002,739	999,873	988,240	753,292	842,230	881,826	991,603
Annual Assessment	115,281	116,045	115,768	116,057	115,803	116,066	116,050	116,050	116,050	116,050
Interest Earned										
Expenditures	72,518	87,512	65,740	118,923	127,436	351,014	27,112	76,454	6,273	38,839
Fully Funded Reserves	924,915	953,421	1,003,699	1,000,794	989,377	754,381	843,287	882,851	992,596	1,069,775
Percent Fully Funded	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ending Balance	924,178	952,711	1,002,739	999,873	988,240	753,292	842,230	881,826	991,603	1,068,814

Description

Reserve Master

Access Barrier Gate - East Entry/Exit	11,400									
Access Control Panel - Northwest Entry										
Access Control Panel - Southeast Entry										
Access Control Panel - Southwest Entry										
Asphalt Resurfacing - East Streets						89,746				
Asphalt Resurfacing - West										
Asphalt Seal Coat - East		7,372					7,372			
Asphalt Seal Coat - West	10,839					10,839				
Camera System - Entry Points			16,000							
Camera System - Partial Replacement Allowance	10,000									
Concrete Curb/Walk Allowance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Dune Walkover Deck/Rails - North										
Dune Walkover Deck/Rails - South										
Dune Walkover Frame/Deck/Rails - North										
Dune Walkover Frame/Deck/Rails - South										
Ext. Painting - Guard Houses					4,700					
Gate Operators - Northwest Gates										7,200
Gate Operators - Southeast Entry			4,400							
Gate Operators - Southwest Gate			7,200							
Interior Refurbishment Allowance										
Irrigation Pumps Allowance	20,800									
Landscaping Allowance					20,000					
Misc. Repair/Painting - Entry Walls/Signs				9,000						
Security Gates - Northwest Entry		16,000								

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<i>Reserve Master continued...</i>										
Security Gates - Southeast Entry		16,000								
Security Gates - Southwest Entry		16,000								
Storm Water Pond Allowance				10,000						
Tile Roof - East Guard House										
Tile Roof - West Guard House										
Reserve Master Total:	54,039	56,372	28,600	20,000	25,700	101,584	8,372	1,000	1,000	8,200
Reserve Beach Club										
Asphalt Resurfacing - Beach Club								29,114		
Asphalt Seal Coat - Beach Club				2,773					2,773	
Carpet/Tile - Beach Club Main Room		7,600								
Exterior Light - Beach Club										
Exterior Painting - Beach Club Complex				41,250						
Fence/Railings - Stair & Deck						21,000				
Filtration Refurbishment Allowance - Beach Club										
Furniture Allowance - Beach Club			2,000							
Heat Pump 1 - Beach Club		9,000								
Heat Pump 2 - Beach Club		9,000								
Interior Refurbishment Allowance										
Kitchen Refurbishment Allowance - Beach Club										
Light Bollards - Beach Club					18,000					
Parking Lot Lights - Beach Club								11,200		
Pool Deck (Chattahoochee Finish) - Beach Club										
Pool Furniture Allowance - Beach Club	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Pool Heaters 140,000 BTU				19,400						
Pool Resurfacing/Tile - Beach Club						117,760				
Restroom Refurbish Allowance - Beach Club										
Tile Roof - Beach Club										
Windows/ Ext.Doors - Beach Club										
Wood Floor - Beach Club										
Reserve Beach Club Total:	2,500	28,100	4,500	65,923	20,500	141,260	2,500	42,814	5,273	2,500

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Reserve Boat Club										
Exterior Painting - Boat Club				9,000						
Flooring (Chattahoochee) - Boat Club										
Furniture Allowance - Boat Club					3,000					
Heat Pump	3,600									
Kayak Area Refurbishment							10,000			
Light Bollards						11,200				
Parking Lot Light - Boat Club						2,600				
Pier Decking					36,036					
Pier Pavilion Roof										
Pier Pilings & Frame										
Porch Screening - Boat Club						3,840				
Refurbishment Allowance - Boat Club Kitchen						15,000				
Restroom Refurbishment				8,000						
Tile Roof						27,000				
Windows/ Ext.Doors - Boat Club										
Reserve Boat Club Total:	3,600			17,000	39,036	59,640	10,000			
Reserve Recreation Center										
Asphalt Resurfacing - Rec Center										25,099
Asphalt Seal Coat - Rec Center	2,540					2,540				
CL Pool Fence - Recreation Center										
Exterior Painting - Recreation Center				9,000						
Flooring (Chattahoochee)										
Furniture Allowance					3,000					
Heat Pump	3,600									
Parking Lot Lights										
Pool Deck Recoating - Recreation Center	6,240						6,240			
Pool Deck Resurface - Recreation Center										
Pool Filtration Refurbish Allowance - Recreation C..										
Pool Resurfacing/Tile					39,200					
Porch Screening - Rec center						3,990				
Refurbishment Allowance - Rec Center Kitchen						15,000				

**Matanzas Shores Owner's Association
Income & Expense Spreadsheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<i>Reserve Recreation Center continued...</i>										
Restroom Refurbishment				7,000						
Shuffle Board Court		3,040								3,040
Tennis Court Fencing										
Tennis Court Lights										
Tennis Court Replacement										
Tennis Court Resurfacing			32,640					32,640		
Tile Roof						27,000				
Windows/Ext Doors Allowance - Recreation Center										
Reserve Recreation Center Total:	12,380	3,040	32,640	16,000	42,200	48,530	6,240	32,640		28,139
Operating Expense										
Appliances	<i>Unfunded</i>									
Guard House Awnings	<i>Unfunded</i>									
Heat Pumps - Guard Houses	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
Pool Pumps Partial Replacement	<i>Unfunded</i>									
Regrade Shell Road & Parking Area	<i>Unfunded</i>									
Tree Trim/Removal	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Entry Ramp - Boat Club	<i>Unfunded</i>									
Components Not Included										
Asphalt Parking Area - Southwest Lot	<i>Unfunded</i>									
Building Foundations/Frames	<i>Unfunded</i>									
Pond Bank Stabilization	<i>Unfunded</i>									
Pond Dredging	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Vehicle Gates/Operators - San Juan Drive	<i>Unfunded</i>									
Year Total:	72,518	87,512	65,740	118,923	127,436	351,014	27,112	76,454	6,273	38,839

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Reserve Master	
Access Barrier Gate - East Entry/Exit	11,400
Access Control Panel - Southeast Entry	3,800
Camera System - Partial Replacement Allowance	10,000
Concrete Curb/Walk Allowance	1,000
Ext. Painting - Guard Houses	4,700
Reserve Beach Club	
Fence/Railings - Stair & Deck	21,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Furniture Allowance - Boat Club	3,000
Heat Pump	3,600
Light Bollards	11,200
Parking Lot Light - Boat Club	2,600
Refurbishment Allowance - Boat Club Kitchen	15,000
Reserve Recreation Center	
Furniture Allowance	3,000
Heat Pump	3,600
Parking Lot Lights	7,200
Pool Resurfacing/Tile	39,200
Refurbishment Allowance - Rec Center Kitchen	15,000
Total for 2024	\$157,800
Replacement Year 2025	
Reserve Master	
Access Control Panel - Northwest Entry	2,800
Access Control Panel - Southwest Entry	3,800
Concrete Curb/Walk Allowance	1,000
Security Gates - Northwest Entry	16,000
Security Gates - Southeast Entry	16,000
Security Gates - Southwest Entry	16,000
Reserve Beach Club	
Heat Pump 1 - Beach Club	9,000
Heat Pump 2 - Beach Club	9,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2025 continued...</i>	
Pool Furniture Allowance - Beach Club	2,500
Pool Resurfacing/Tile - Beach Club	117,760
Reserve Boat Club	
Porch Screening - Boat Club	3,840
Reserve Recreation Center	
Porch Screening - Rec center	3,990
Total for 2025	<u>\$201,690</u>
 Replacement Year 2026	
Reserve Master	
Camera System - Entry Points	16,000
Concrete Curb/Walk Allowance	1,000
Gate Operators - Southeast Entry	4,400
Gate Operators - Southwest Gate	7,200
Reserve Beach Club	
Asphalt Resurfacing - Beach Club	29,114
Furniture Allowance - Beach Club	2,000
Parking Lot Lights - Beach Club	11,200
Pool Furniture Allowance - Beach Club	2,500
Tile Roof - Beach Club	91,905
Reserve Recreation Center	
Pool Deck Recoating - Recreation Center	6,240
Tennis Court Resurfacing	32,640
Total for 2026	<u>\$204,199</u>
 Replacement Year 2027	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Storm Water Pond Allowance	10,000
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Restroom Refurbishment	8,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Reserve Recreation Center	
Restroom Refurbishment	7,000
Total for 2027	<u>\$31,273</u>
Replacement Year 2028	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Landscaping Allowance	20,000
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Asphalt Resurfacing - Rec Center	25,099
Total for 2028	<u>\$48,599</u>
Replacement Year 2029	
Reserve Master	
Asphalt Resurfacing - East Streets	89,746
Asphalt Seal Coat - West	10,839
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Asphalt Seal Coat - Rec Center	2,540
Shuffle Board Court	3,040
Total for 2029	<u>\$109,664</u>
Replacement Year 2030	
Reserve Master	
Asphalt Seal Coat - East	7,372
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Filtration Refurbishment Allowance - Beach Club	20,000
Pool Furniture Allowance - Beach Club	2,500

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Reserve Boat Club	
Kayak Area Refurbishment	10,000
Reserve Recreation Center	
Pool Deck Resurface - Recreation Center	16,320
Tennis Court Lights	14,000
Total for 2030	<u>\$71,192</u>
 Replacement Year 2031	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Misc. Repair/Painting - Entry Walls/Signs	9,000
Tile Roof - East Guard House	2,100
Tile Roof - West Guard House	2,100
Reserve Beach Club	
Exterior Light - Beach Club	5,365
Exterior Painting - Beach Club Complex	41,250
Pool Furniture Allowance - Beach Club	2,500
Pool Heaters 140,000 BTU	19,400
Reserve Boat Club	
Exterior Painting - Boat Club	9,000
Reserve Recreation Center	
Exterior Painting - Recreation Center	9,000
Tennis Court Resurfacing	32,640
Total for 2031	<u>\$133,355</u>
 Replacement Year 2032	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Ext. Painting - Guard Houses	4,700
Irrigation Pumps Allowance	20,800
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Furniture Allowance - Boat Club	3,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Reserve Recreation Center	
CL Pool Fence - Recreation Center	3,280
Furniture Allowance	3,000
Pool Deck Recoating - Recreation Center	6,240
Total for 2032	<u>\$47,293</u>
 Replacement Year 2033	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Gate Operators - Northwest Gates	7,200
Reserve Beach Club	
Carpet/Tile - Beach Club Main Room	7,600
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Pier Decking	36,036
Total for 2033	<u>\$54,336</u>
 Replacement Year 2034	
Reserve Master	
Access Barrier Gate - East Entry/Exit	11,400
Asphalt Seal Coat - West	10,839
Camera System - Partial Replacement Allowance	10,000
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Heat Pump	3,600
Reserve Recreation Center	
Asphalt Seal Coat - Rec Center	2,540
Heat Pump	3,600
Tennis Court Fencing	37,944
Total for 2034	<u>\$83,422</u>

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2035	
Reserve Master	
Asphalt Seal Coat - East	7,372
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Heat Pump 1 - Beach Club	9,000
Heat Pump 2 - Beach Club	9,000
Pool Furniture Allowance - Beach Club	2,500
Total for 2035	<u>\$28,872</u>
 Replacement Year 2036	
Reserve Master	
Camera System - Entry Points	16,000
Concrete Curb/Walk Allowance	1,000
Gate Operators - Southeast Entry	4,400
Gate Operators - Southwest Gate	7,200
Reserve Beach Club	
Furniture Allowance - Beach Club	2,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Pool Resurfacing/Tile	39,200
Tennis Court Resurfacing	32,640
Total for 2036	<u>\$104,940</u>
 Replacement Year 2037	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Dune Walkover Deck/Rails - South	42,118
Dune Walkover Frame/Deck/Rails - South	61,824
Storm Water Pond Allowance	10,000
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Pool Furniture Allowance - Beach Club	2,500
Pool Resurfacing/Tile - Beach Club	117,760
Restroom Refurbish Allowance - Beach Club	18,400

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Reserve Boat Club	
Porch Screening - Boat Club	3,840
Reserve Recreation Center	
Porch Screening - Rec center	3,990
Shuffle Board Court	3,040
Total for 2037	<u>\$267,244</u>
 Replacement Year 2038	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Landscaping Allowance	20,000
Reserve Beach Club	
Kitchen Refurbishment Allowance - Beach Club	20,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Pier Pavilion Roof	9,424
Reserve Recreation Center	
Flooring (Chattahoochee)	12,816
Pool Deck Recoating - Recreation Center	6,240
Total for 2038	<u>\$71,980</u>
 Replacement Year 2039	
Reserve Master	
Access Control Panel - Southeast Entry	3,800
Asphalt Seal Coat - West	10,839
Concrete Curb/Walk Allowance	1,000
Misc. Repair/Painting - Entry Walls/Signs	9,000
Reserve Beach Club	
Exterior Painting - Beach Club Complex	41,250
Pool Furniture Allowance - Beach Club	2,500
Pool Heaters 140,000 BTU	19,400
Reserve Boat Club	
Exterior Painting - Boat Club	9,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2039 continued...</i>	
Flooring (Chattahoochee) - Boat Club	11,520
Reserve Recreation Center	
Asphalt Seal Coat - Rec Center	2,540
Exterior Painting - Recreation Center	9,000
Total for 2039	<u>\$119,848</u>
 Replacement Year 2040	
Reserve Master	
Access Control Panel - Northwest Entry	2,800
Access Control Panel - Southwest Entry	3,800
Asphalt Seal Coat - East	7,372
Concrete Curb/Walk Allowance	1,000
Ext. Painting - Guard Houses	4,700
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Wood Floor - Beach Club	3,360
Reserve Boat Club	
Furniture Allowance - Boat Club	3,000
Reserve Recreation Center	
Furniture Allowance	3,000
Total for 2040	<u>\$31,532</u>
 Replacement Year 2041	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Interior Refurbishment Allowance	20,000
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Tennis Court Resurfacing	32,640
Total for 2041	<u>\$56,140</u>
 Replacement Year 2042	
Reserve Master	
Concrete Curb/Walk Allowance	1,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Pool Deck (Chattahoochee Finish) - Beach Club	71,827
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Pool Filtration Refurbish Allowance - Recreation Center	15,000
Tennis Court Replacement	114,240
Total for 2042	<u>\$207,340</u>
 Replacement Year 2043	
Reserve Master	
Asphalt Resurfacing - West	131,947
Concrete Curb/Walk Allowance	1,000
Dune Walkover Deck/Rails - North	42,118
Dune Walkover Frame/Deck/Rails - North	61,824
Gate Operators - Northwest Gates	7,200
Reserve Beach Club	
Interior Refurbishment Allowance	20,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Pier Pilings & Frame	149,292
Total for 2043	<u>\$415,881</u>
 Replacement Year 2044	
Reserve Master	
Access Barrier Gate - East Entry/Exit	11,400
Asphalt Seal Coat - West	10,839
Camera System - Partial Replacement Allowance	10,000
Concrete Curb/Walk Allowance	1,000
Irrigation Pumps Allowance	20,800
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Heat Pump	3,600

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2044 continued...</i>	
Reserve Recreation Center	
Asphalt Seal Coat - Rec Center	2,540
Heat Pump	3,600
Pool Deck Recoating - Recreation Center	6,240
Total for 2044	<u>\$72,518</u>
Replacement Year 2045	
Reserve Master	
Asphalt Seal Coat - East	7,372
Concrete Curb/Walk Allowance	1,000
Security Gates - Northwest Entry	16,000
Security Gates - Southeast Entry	16,000
Security Gates - Southwest Entry	16,000
Reserve Beach Club	
Carpet/Tile - Beach Club Main Room	7,600
Heat Pump 1 - Beach Club	9,000
Heat Pump 2 - Beach Club	9,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Shuffle Board Court	3,040
Total for 2045	<u>\$87,512</u>
Replacement Year 2046	
Reserve Master	
Camera System - Entry Points	16,000
Concrete Curb/Walk Allowance	1,000
Gate Operators - Southeast Entry	4,400
Gate Operators - Southwest Gate	7,200
Reserve Beach Club	
Furniture Allowance - Beach Club	2,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Tennis Court Resurfacing	32,640
Total for 2046	<u>\$65,740</u>

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2047	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Misc. Repair/Painting - Entry Walls/Signs	9,000
Storm Water Pond Allowance	10,000
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Exterior Painting - Beach Club Complex	41,250
Pool Furniture Allowance - Beach Club	2,500
Pool Heaters 140,000 BTU	19,400
Reserve Boat Club	
Exterior Painting - Boat Club	9,000
Restroom Refurbishment	8,000
Reserve Recreation Center	
Exterior Painting - Recreation Center	9,000
Restroom Refurbishment	7,000
Total for 2047	<u>\$118,923</u>
 Replacement Year 2048	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Ext. Painting - Guard Houses	4,700
Landscaping Allowance	20,000
Reserve Beach Club	
Light Bollards - Beach Club	18,000
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Furniture Allowance - Boat Club	3,000
Pier Decking	36,036
Reserve Recreation Center	
Furniture Allowance	3,000
Pool Resurfacing/Tile	39,200
Total for 2048	<u>\$127,436</u>
 Replacement Year 2049	
Reserve Master	
Asphalt Resurfacing - East Streets	89,746

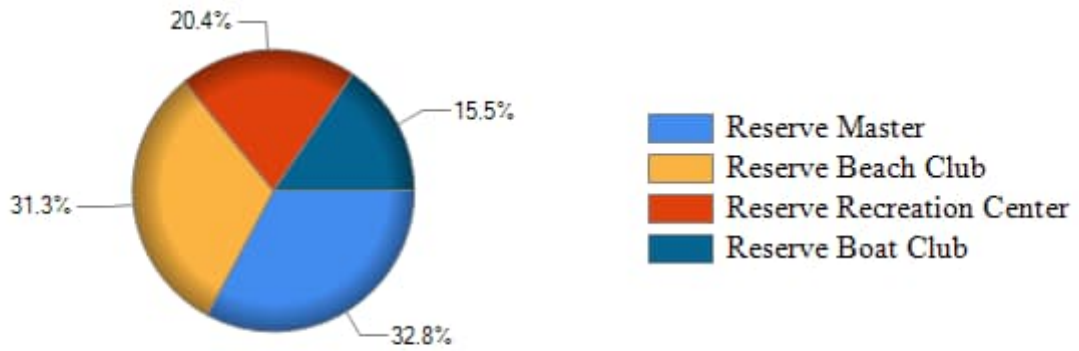
**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2049 continued...</i>	
Asphalt Seal Coat - West	10,839
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Fence/Railings - Stair & Deck	21,000
Pool Furniture Allowance - Beach Club	2,500
Pool Resurfacing/Tile - Beach Club	117,760
Reserve Boat Club	
Light Bollards	11,200
Parking Lot Light - Boat Club	2,600
Porch Screening - Boat Club	3,840
Refurbishment Allowance - Boat Club Kitchen	15,000
Tile Roof	27,000
Reserve Recreation Center	
Asphalt Seal Coat - Rec Center	2,540
Porch Screening - Rec center	3,990
Refurbishment Allowance - Rec Center Kitchen	15,000
Tile Roof	27,000
Total for 2049	<u>\$351,014</u>
 Replacement Year 2050	
Reserve Master	
Asphalt Seal Coat - East	7,372
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Boat Club	
Kayak Area Refurbishment	10,000
Reserve Recreation Center	
Pool Deck Recoating - Recreation Center	6,240
Total for 2050	<u>\$27,112</u>
 Replacement Year 2051	
Reserve Master	
Concrete Curb/Walk Allowance	1,000

**Matanzas Shores Owner's Association
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Reserve Beach Club	
Asphalt Resurfacing - Beach Club	29,114
Parking Lot Lights - Beach Club	11,200
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Tennis Court Resurfacing	32,640
Total for 2051	<u>\$76,454</u>
 Replacement Year 2052	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Reserve Beach Club	
Asphalt Seal Coat - Beach Club	2,773
Pool Furniture Allowance - Beach Club	2,500
Total for 2052	<u>\$6,273</u>
 Replacement Year 2053	
Reserve Master	
Concrete Curb/Walk Allowance	1,000
Gate Operators - Northwest Gates	7,200
Reserve Beach Club	
Pool Furniture Allowance - Beach Club	2,500
Reserve Recreation Center	
Asphalt Resurfacing - Rec Center	25,099
Shuffle Board Court	3,040
Total for 2053	<u>\$38,839</u>

Asset Current Cost by Category



**Matanzas Shores Owner's Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
Reserve Master								
Access Barrier Gate - East Entry/Exit	2013	2024	10	0	0	3 EA	3,800.00	11,400
Access Control Panel - Northwest Entry	2010	2025	15	0	1	1 EA	2,800.00	2,800
Access Control Panel - Southeast Entry	2007	2024	15	0	0	1 EA	3,800.00	3,800
Access Control Panel - Southwest Entry	2010	2025	15	0	1	1 EA	3,800.00	3,800
Asphalt Resurfacing - East Streets	1991	2029	20	18	5	5,342 SY	16.80	89,746
Asphalt Resurfacing - West	2023	2043	20	0	19	7,854 SY	16.80	131,947
Asphalt Seal Coat - East	2029	2030	5	1	6	5,342 SY	1.38	7,372
Asphalt Seal Coat - West	2023	2029	5	1	5	7,854 SY	1.38	10,839
Camera System - Entry Points	2016	2026	10	0	2	1 LS	16,000.00	16,000
Camera System - Partial Replacement Allow.	2006	2024	10	0	0	1 LS	10,000.00	10,000
Concrete Curb/Walk Allowance	2013	2024	1	0	0	1 LS	1,000.00	1,000
Dune Walkover Deck/Rails - North	2023	2043	20	0	19	1,932 SF	21.80	42,118
Dune Walkover Deck/Rails - South	2017	2037	20	0	13	1,932 SF	21.80	42,118
Dune Walkover Frame/Deck/Rails - North	2043	2043	20	0	19	1,932 SF	32.00	61,824
Dune Walkover Frame/Deck/Rails - South	2037	2037	20	0	13	1,932 SF	32.00	61,824
Ext. Painting - Guard Houses	2014	2024	8	0	0	2 EA	2,350.00	4,700
Gate Operators - Northwest Gates	2023	2033	10	0	9	2 EA	3,600.00	7,200
Gate Operators - Southeast Entry	2016	2026	10	0	2	2 EA	2,200.00	4,400
Gate Operators - Southwest Gate	2016	2026	10	0	2	2 EA	3,600.00	7,200
Interior Refurbishment Allowance	2021	2041	20	0	17	2 EA	10,000.00	20,000
Irrigation Pumps Allowance	2020	2032	12	0	8	4 EA	5,200.00	20,800
Landscaping Allowance	2018	2028	10	0	4	1 LS	20,000.00	20,000
Misc. Repair/Painting - Entry Walls/Signs	2023	2031	8	0	7	1 Lump Sum	9,000.00	9,000
Security Gates - Northwest Entry	2005	2025	20	0	1	2 Each	8,000.00	16,000
Security Gates - Southeast Entry	2005	2025	20	0	1	2 EA	8,000.00	16,000
Security Gates - Southwest Entry	2005	2025	20	0	1	2 EA	8,000.00	16,000
Storm Water Pond Allowance	2017	2027	10	0	3	1 LS	10,000.00	10,000
Tile Roof - East Guard House	1991	2031	35	5	7	140 SF	15.00	2,100
Tile Roof - West Guard House	1991	2031	35	5	7	140 SF	15.00	2,100
Reserve Master - Total								\$652,086
Reserve Beach Club								
Asphalt Resurfacing - Beach Club	1991	2026	25	10	2	1,733 SY	16.80	29,114
Asphalt Seal Coat - Beach Club	2026	2027	5	1	3	1,733 SY	1.60	2,773
Carpet/Tile - Beach Club Main Room	2021	2033	12	0	9	200 SY	38.00	7,600
Exterior Light - Beach Club	2006	2031	25	0	7	29 EA	185.00	5,365
Exterior Painting - Beach Club Complex	2023	2031	8	0	7	16,500 SF	2.50	41,250
Fence/Railings - Stair & Deck	1991	2024	25	0	0	350 LF	60.00	21,000
Filtration Refurbishment Allowance - Beach..	2000	2030	30	0	6	1 LS	20,000.00	20,000
Furniture Allowance - Beach Club	2016	2026	10	0	2	1 LS	2,000.00	2,000
Heat Pump 1 - Beach Club	2015	2025	10	0	1	5 TONS	1,800.00	9,000
Heat Pump 2 - Beach Club	2015	2025	10	0	1	5 TONS	1,800.00	9,000
Interior Refurbishment Allowance	2023	2043	20	0	19	1 LS	20,000.00	20,000
Kitchen Refurbishment Allowance - Beach ..	2018	2038	20	0	14	1 LS	20,000.00	20,000
Light Bollards - Beach Club	2023	2048	25	0	24	12 EA	1,500.00	18,000

**Matanzas Shores Owner's Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Co.
<i>Reserve Beach Club continued...</i>								
Parking Lot Lights - Beach Club	1991	2026	25	10	2	4 EA	2,800.00	11,200
Pool Deck (Chattahoochee Finish) - Beach ..	2022	2042	20	0	18	4,988 SF	14.40	71,827
Pool Furniture Allowance - Beach Club	2012	2024	1	0	0	1 LS	2,500.00	2,500
Pool Heaters 140,000 BTU	2023	2031	8	0	7	4 Each	4,850.00	19,400
Pool Resurfacing/Tile - Beach Club	2013	2025	12	0	1	3,680 SF	32.00	117,760
Restroom Refurbish Allowance - Beach Club	2017	2037	20	0	13	2 EA	9,200.00	18,400
Tile Roof - Beach Club	1991	2026	35	0	2	6,127 SF	15.00	91,905
Windows/ Ext.Doors - Beach Club	2021	2061	40	0	37	1 LS	80,000.00	80,000
Wood Floor - Beach Club	2010	2040	30	0	16	240 SF	14.00	3,360
Reserve Beach Club - Total								\$621,454
Reserve Boat Club								
Exterior Painting - Boat Club	2023	2031	8	0	7	1 LS	9,000.00	9,000
Flooring (Chattahoochee) - Boat Club	2019	2039	20	0	15	800 SF	14.40	11,520
Furniture Allowance - Boat Club	2016	2024	8	0	0	1 LS	3,000.00	3,000
Heat Pump	2007	2024	10	0	0	2 TONS	1,800.00	3,600
Kayak Area Refurbishment	2010	2030	20	0	6	1 LS	10,000.00	10,000
Light Bollards	1991	2024	25	1	0	8 EA	1,400.00	11,200
Parking Lot Light - Boat Club	1991	2024	25	3	0	1 EA	2,600.00	2,600
Pier Decking	2018	2033	15	0	9	2,574 SF	14.00	36,036
Pier Pavilion Roof	2013	2038	25	0	14	760 SF	12.40	9,424
Pier Pilings & Frame	2018	2043	25	0	19	2,574 SF	58.00	149,292
Porch Screening - Boat Club	2013	2025	12	0	1	512 SF	7.50	3,840
Refurbishment Allowance - Boat Club Kitch..	1991	2024	25	0	0	1 LS	15,000.00	15,000
Restroom Refurbishment	2007	2027	20	0	3	2 EA	4,000.00	8,000
Tile Roof	2014	2049	35	0	25	1,800 SF	15.00	27,000
Windows/ Ext.Doors - Boat Club	2021	2061	40	0	37	1 LS	8,000.00	8,000
Reserve Boat Club - Total								\$307,512
Reserve Recreation Center								
Asphalt Resurfacing - Rec Center	2001	2028	25	2	4	1,494 SY	16.80	25,099
Asphalt Seal Coat - Rec Center	2024	2029	5	5	5	1,411 SY	1.80	2,540
CL Pool Fence - Recreation Center	2010	2032	22	0	8	205 LF	16.00	3,280
Exterior Painting - Recreation Center	2023	2031	8	0	7	1 LS	9,000.00	9,000
Flooring (Chattahoochee)	2018	2038	20	0	14	890 SF	14.40	12,816
Furniture Allowance	2016	2024	8	0	0	1 LS	3,000.00	3,000
Heat Pump	2014	2024	10	0	0	2 TONS	1,800.00	3,600
Parking Lot Lights	1991	2024	30	0	0	3 EA	2,400.00	7,200
Pool Deck Recoating - Recreation Center	2020	2026	6	0	2	2,400 SF	2.60	6,240
Pool Deck Resurface - Recreation Center	2000	2030	30	0	6	2,400 SF	6.80	16,320
Pool Filtration Refurbish Allowance - Recre..	2012	2042	30	0	18	1 LS	15,000.00	15,000
Pool Resurfacing/Tile	2011	2024	12	0	0	1,400 SF	28.00	39,200
Porch Screening - Rec center	2013	2025	12	0	1	532 SF	7.50	3,990
Refurbishment Allowance - Rec Center Kitc..	1991	2024	25	0	0	1 LS	15,000.00	15,000
Restroom Refurbishment	2007	2027	20	0	3	2 EA	3,500.00	7,000

**Matanzas Shores Owner's Association
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Reserve Recreation Center continued...</i>								
Shuffle Board Court	2021	2029	8	0	5	190 SY	16.00	3,040
Tennis Court Fencing	2012	2034	22	0	10	1,224 LF	31.00	37,944
Tennis Court Lights	2000	2030	30	0	6	4 EA	3,500.00	14,000
Tennis Court Replacement	2012	2042	30	0	18	4,080 SY	28.00	114,240
Tennis Court Resurfacing	2021	2026	5	0	2	4,080 SY	8.00	32,640
Tile Roof	2014	2049	35	0	25	1,800 SF	15.00	27,000
Windows/Ext Doors Allowance - Recreation..	2021	2061	40	0	37	1 LS	8,000.00	8,000
Reserve Recreation Center - Total								<u>\$406,149</u>

Operating Expense

Appliances	<i>Unfunded</i>
Guard House Awnings	<i>Unfunded</i>
Heat Pumps - Guard Houses	<i>Unfunded</i>
Interior Painting	<i>Unfunded</i>
Pool Pumps Partial Replacement	<i>Unfunded</i>
Regrade Shell Road & Parking Area	<i>Unfunded</i>
Tree Trim/Removal	<i>Unfunded</i>
Water Coolers	<i>Unfunded</i>
Wood Entry Ramp - Boat Club	<i>Unfunded</i>
Operating Expense - Total	

Components Not Included

Asphalt Parking Area - Southwest Lot	<i>Unfunded</i>
Building Foundations/Frames	<i>Unfunded</i>
Pond Bank Stabilization	<i>Unfunded</i>
Pond Dredging	<i>Unfunded</i>
Utility Lines	<i>Unfunded</i>
Vehicle Gates/Operators - San Juan Drive	<i>Unfunded</i>
Components Not Included - Total	

Total Asset Summary

\$1,987,202

**Matanzas Shores Owner's Association
Component Detail Index**

Asset ID	Description	Replacement	Page
Reserve Master			
1063	Access Barrier Gate - East Entry/Exit	2024	5-8
1060	Access Control Panel - Northwest Entry	2025	5-8
1057	Access Control Panel - Southeast Entry	2024	5-9
1055	Access Control Panel - Southwest Entry	2025	5-9
1037	Asphalt Resurfacing - East Streets	2029	5-9
1041	Asphalt Resurfacing - West	2043	5-10
1038	Asphalt Seal Coat - East	2030	5-10
1038	Asphalt Seal Coat - West	2029	5-10
1036	Camera System - Entry Points	2026	5-10
1052	Camera System - Partial Replacement Allowance	2024	5-11
1040	Concrete Curb/Walk Allowance	2024	5-11
1042	Dune Walkover Deck/Rails - North	2043	5-11
1043	Dune Walkover Deck/Rails - South	2037	5-12
1042	Dune Walkover Frame/Deck/Rails - North	2043	5-12
1043	Dune Walkover Frame/Deck/Rails - South	2037	5-13
1045	Ext. Painting - Guard Houses	2024	5-13
1061	Gate Operators - Northwest Gates	2033	5-13
1058	Gate Operators - Southeast Entry	2026	5-14
1053	Gate Operators - Southwest Gate	2026	5-14
	Interior Refurbishment Allowance	2041	5-14
1033	Irrigation Pumps Allowance	2032	5-15
	Landscaping Allowance	2028	5-15
1050	Misc. Repair/Painting - Entry Walls/Signs	2031	5-15
1054	Security Gates - Northwest Entry	2025	5-15
1056	Security Gates - Southeast Entry	2025	5-16
1051	Security Gates - Southwest Entry	2025	5-16
1064	Storm Water Pond Allowance	2027	5-17
1046	Tile Roof - East Guard House	2031	5-17
1047	Tile Roof - West Guard House	2031	5-18
Reserve Beach Club			
1074	Asphalt Resurfacing - Beach Club	2026	5-19
1075	Asphalt Seal Coat - Beach Club	2027	5-19
1069	Carpet/Tile - Beach Club Main Room	2033	5-20
1076	Exterior Light - Beach Club	2031	5-20
1001	Exterior Painting - Beach Club Complex	2031	5-21
1002	Fence/Railings - Stair & Deck	2024	5-21

**Matanzas Shores Owner's Association
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Reserve Beach Club Continued...</i>			
1088	Filtration Refurbishment Allowance - Beach Club	2030	5-22
1071	Furniture Allowance - Beach Club	2026	5-22
1005	Heat Pump 1 - Beach Club	2025	5-23
1005	Heat Pump 2 - Beach Club	2025	5-23
1069	Interior Refurbishment Allowance	2043	5-24
1003	Kitchen Refurbishment Allowance - Beach Club	2038	5-24
1077	Light Bollards - Beach Club	2048	5-25
1078	Parking Lot Lights - Beach Club	2026	5-25
1089	Pool Deck (Chattahoochee Finish) - Beach Club	2042	5-26
1073	Pool Furniture Allowance - Beach Club	2024	5-26
	Pool Heaters 140,000 BTU	2031	5-27
1087	Pool Resurfacing/Tile - Beach Club	2025	5-27
1004	Restroom Refurbish Allowance - Beach Club	2037	5-27
1006	Tile Roof - Beach Club	2026	5-28
	Windows/ Ext.Doors - Beach Club	2061	5-28
1065	Wood Floor - Beach Club	2040	5-29
Reserve Boat Club			
1007	Exterior Painting - Boat Club	2031	5-30
1013	Flooring (Chattahoochee) - Boat Club	2039	5-30
1084	Furniture Allowance - Boat Club	2024	5-31
1014	Heat Pump	2024	5-31
1012	Kayak Area Refurbishment	2030	5-31
1082	Light Bollards	2024	5-32
1083	Parking Lot Light - Boat Club	2024	5-33
1079	Pier Decking	2033	5-33
1080	Pier Pavilion Roof	2038	5-33
1081	Pier Pilings & Frame	2043	5-34
1011	Porch Screening - Boat Club	2025	5-34
1009	Refurbishment Allowance - Boat Club Kitchen	2024	5-35
1010	Restroom Refurbishment	2027	5-35
1008	Tile Roof	2049	5-36
	Windows/ Ext.Doors - Boat Club	2061	5-36
Reserve Recreation Center			
1091	Asphalt Resurfacing - Rec Center	2028	5-38
1090	Asphalt Seal Coat - Rec Center	2029	5-38

**Matanzas Shores Owner's Association
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Reserve Recreation Center Continued...</i>			
1098	CL Pool Fence - Recreation Center	2032	5-39
1020	Exterior Painting - Recreation Center	2031	5-39
1017	Flooring (Chattahoochee)	2038	5-40
1101	Furniture Allowance	2024	5-40
1023	Heat Pump	2024	5-41
1093	Parking Lot Lights	2024	5-41
1099	Pool Deck Recoating - Recreation Center	2026	5-41
1099	Pool Deck Resurface - Recreation Center	2030	5-42
1097	Pool Filtration Refurbish Allowance - Recreation Ce..	2042	5-43
1096	Pool Resurfacing/Tile	2024	5-43
1019	Porch Screening - Rec center	2025	5-44
1021	Refurbishment Allowance - Rec Center Kitchen	2024	5-44
1022	Restroom Refurbishment	2027	5-44
1018	Shuffle Board Court	2029	5-45
1095	Tennis Court Fencing	2034	5-45
1092	Tennis Court Lights	2030	5-46
1094	Tennis Court Replacement	2042	5-46
1094	Tennis Court Resurfacing	2026	5-47
1024	Tile Roof	2049	5-47
1020	Windows/Ext Doors Allowance - Recreation Center	2061	5-48
Operating Expense			
1100	Appliances	2024	5-49
1049	Guard House Awnings	2024	5-49
	Heat Pumps - Guard Houses	2024	5-49
	Interior Painting	2024	5-50
1097	Pool Pumps Partial Replacement	2024	5-50
1015	Regrade Shell Road & Parking Area	2024	5-50
	Tree Trim/Removal	2024	5-51
1085	Water Coolers	2024	5-51
1016	Wood Entry Ramp - Boat Club	2024	5-51
Components Not Included			
1039	Asphalt Parking Area - Southwest Lot	2024	5-52
	Building Foundations/Frames	2024	5-52
	Pond Bank Stabilization	2024	5-52
	Pond Dredging	2024	5-52

Matanzas Shores Owner's Association
Component Detail Index

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
	Utility Lines	2024	5-53
	Vehicle Gates/Operators - San Juan Drive	2024	5-53
	Total Funded Assets	88	
	Total Unfunded Assets	<u>15</u>	
	Total Assets	103	

**Matanzas Shores Owner's Association
Component Detail**

Access Barrier Gate - East Entry/Exit - 2024

Asset ID	1063	3 EA	@ \$3,800.00
		Asset Actual Cost	\$11,400.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$11,400.00
Placed in Service	June 2013		
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		



Access Control Panel - Northwest Entry - 2025

Asset ID	1060	1 EA	@ \$2,800.00
		Asset Actual Cost	\$2,800.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$2,800.00
Placed in Service	June 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	1		



**Matanzas Shores Owner's Association
Component Detail**

Access Control Panel - Southeast Entry - 2024

Asset ID	1057	1 EA	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$3,800.00
Placed in Service	June 2007		
Useful Life	15		
Replacement Year	2024		
Remaining Life	0		

Access Control Panel - Southwest Entry - 2025

Asset ID	1055	1 EA	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$3,800.00
Placed in Service	June 2010		
Useful Life	15		
Replacement Year	2025		
Remaining Life	1		



Asphalt Resurfacing - East Streets - 2029

Asset ID	1037	5,342 SY	@ \$16.80
		Asset Actual Cost	\$89,745.60
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$89,745.60
Placed in Service	June 1991		
Useful Life	20		
Adjustment	18		
Replacement Year	2029		
Remaining Life	5		

**Matanzas Shores Owner's Association
Component Detail**

Asphalt Resurfacing - West - 2043		7,854 SY	@ \$16.80
Asset ID	1041	Asset Actual Cost	\$131,947.20
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$131,947.20
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	2043		
Remaining Life	19		

Asphalt Seal Coat - East - 2030		5,342 SY	@ \$1.38
Asset ID	1038	Asset Actual Cost	\$7,371.96
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$7,371.96
Placed in Service	June 2029		
Useful Life	5		
Adjustment	1		
Replacement Year	2030		
Remaining Life	6		

Asphalt Seal Coat - West - 2029		7,854 SY	@ \$1.38
Asset ID	1038	Asset Actual Cost	\$10,838.52
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$10,838.52
Placed in Service	January 2023		
Useful Life	5		
Adjustment	1		
Replacement Year	2029		
Remaining Life	5		

Camera System - Entry Points - 2026		1 LS	@ \$16,000.00
Asset ID	1036	Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$16,000.00
Placed in Service	June 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		

Allowance includes refurbishment or replacement of way finding and entry signs as needed.

**Matanzas Shores Owner's Association
Component Detail**

Camera System - Partial Replacement Allowance - 2024

Asset ID	1052	1 LS	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$10,000.00
Placed in Service	June 2006		
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		

Concrete Curb/Walk Allowance - 2024

Asset ID	1040	1 LS	@ \$1,000.00
		Asset Actual Cost	\$1,000.00
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$1,000.00
Placed in Service	June 2013		
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		

Dune Walkover Deck/Rails - North - 2043

Asset ID	1042	1,932 SF	@ \$21.80
		Asset Actual Cost	\$42,117.60
		Percent Replacement	100%
Category	Reserve Master	Future Cost	\$42,117.60
Placed in Service	June 2023		
Useful Life	20		
Replacement Year	2043		
Remaining Life	19		



Replacement assumes removal and disposal of material and installation of new framing, decking and rails.

**Matanzas Shores Owner's Association
Component Detail**

Dune Walkover Deck/Rails - South - 2037

Asset ID	1043	1,932 SF	@ \$21.80
Category	Reserve Master	Asset Actual Cost	\$42,117.60
Placed in Service	June 2017	Percent Replacement	100%
Useful Life	20	Future Cost	\$42,117.60
Replacement Year	2037		
Remaining Life	13		

Replacement assumes removal and disposal of material and installation of new framing, decking and rails. Assume piling can be reused.

Dune Walkover Frame/Deck/Rails - North - 2043

Asset ID	1042	1,932 SF	@ \$32.00
Category	Reserve Master	Asset Actual Cost	\$61,824.00
Placed in Service	June 2043	Percent Replacement	100%
Useful Life	20	Future Cost	\$61,824.00
Replacement Year	2043		
Remaining Life	19		



Replacement assumes removal and disposal of material and installation of new framing, decking and rails. Assume piling can be reused.

**Matanzas Shores Owner's Association
Component Detail**

Dune Walkover Frame/Deck/Rails - South - 2037

Asset ID	1043	1,932 SF	@ \$32.00
Category	Reserve Master	Asset Actual Cost	\$61,824.00
Placed in Service	June 2037	Percent Replacement	100%
Useful Life	20	Future Cost	\$61,824.00
Replacement Year	2037		
Remaining Life	13		

Replacement assumes removal and disposal of material and installation of new framing, decking and rails. Assume piling can be reused.

Ext. Painting - Guard Houses - 2024

Asset ID	1045	2 EA	@ \$2,350.00
Category	Reserve Master	Asset Actual Cost	\$4,700.00
Placed in Service	June 2014	Percent Replacement	100%
Useful Life	8	Future Cost	\$4,700.00
Replacement Year	2024		
Remaining Life	0		

Gate Operators - Northwest Gates - 2033

Asset ID	1061	2 EA	@ \$3,600.00
Category	Reserve Master	Asset Actual Cost	\$7,200.00
Placed in Service	June 2023	Percent Replacement	100%
Useful Life	10	Future Cost	\$7,200.00
Replacement Year	2033		
Remaining Life	9		

**Matanzas Shores Owner's Association
Component Detail**

Gate Operators - Southeast Entry - 2026

Asset ID	1058	2 EA	@ \$2,200.00
Category	Reserve Master	Asset Actual Cost	\$4,400.00
Placed in Service	June 2016	Percent Replacement	100%
Useful Life	10	Future Cost	\$4,400.00
Replacement Year	2026		
Remaining Life	2		

Gate Operators - Southwest Gate - 2026

Asset ID	1053	2 EA	@ \$3,600.00
Category	Reserve Master	Asset Actual Cost	\$7,200.00
Placed in Service	June 2016	Percent Replacement	100%
Useful Life	10	Future Cost	\$7,200.00
Replacement Year	2026		
Remaining Life	2		



Interior Refurbishment Allowance - 2041

Asset ID		2 EA	@ \$10,000.00
Category	Reserve Master	Asset Actual Cost	\$20,000.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	20	Future Cost	\$20,000.00
Replacement Year	2041		
Remaining Life	17		

**Matanzas Shores Owner's Association
Component Detail**

Irrigation Pumps Allowance - 2032

			4 EA	@ \$5,200.00
Asset ID	1033	Asset Actual Cost		\$20,800.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$20,800.00
Placed in Service	June 2020			
Useful Life	12			
Replacement Year	2032			
Remaining Life	8			

Landscaping Allowance - 2028

			1 LS	@ \$20,000.00
Asset ID		Asset Actual Cost		\$20,000.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$20,000.00
Placed in Service	June 2018			
Useful Life	10			
Replacement Year	2028			
Remaining Life	4			

Misc. Repair/Painting - Entry Walls/Signs - 2031

			1 Lump Sum	@ \$9,000.00
Asset ID	1050	Asset Actual Cost		\$9,000.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$9,000.00
Placed in Service	June 2023			
Useful Life	8			
Replacement Year	2031			
Remaining Life	7			

8 signs

Security Gates - Northwest Entry - 2025

			2 Each	@ \$8,000.00
Asset ID	1054	Asset Actual Cost		\$16,000.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$16,000.00
Placed in Service	June 2005			
Useful Life	20			
Replacement Year	2025			
Remaining Life	1			

**Matanzas Shores Owner's Association
Component Detail**

Security Gates - Northwest Entry continued...



Security Gates - Southeast Entry - 2025

Asset ID	1056	2 EA	@ \$8,000.00
Category	Reserve Master	Asset Actual Cost	\$16,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	20	Future Cost	\$16,000.00
Replacement Year	2025		
Remaining Life	1		

Security Gates - Southwest Entry - 2025

Asset ID	1051	2 EA	@ \$8,000.00
Category	Reserve Master	Asset Actual Cost	\$16,000.00
Placed in Service	June 2005	Percent Replacement	100%
Useful Life	20	Future Cost	\$16,000.00
Replacement Year	2025		
Remaining Life	1		

**Matanzas Shores Owner's Association
Component Detail**

Security Gates - Southwest Entry continued...



Storm Water Pond Allowance - 2027

			1 LS	@ \$10,000.00
Asset ID	1064	Asset Actual Cost		\$10,000.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$10,000.00
Placed in Service	June 2017			
Useful Life	10			
Replacement Year	2027			
Remaining Life	3			

Tile Roof - East Guard House - 2031

			140 SF	@ \$15.00
Asset ID	1046	Asset Actual Cost		\$2,100.00
		Percent Replacement		100%
Category	Reserve Master	Future Cost		\$2,100.00
Placed in Service	June 1991			
Useful Life	35			
Adjustment	5			
Replacement Year	2031			
Remaining Life	7			

**Matanzas Shores Owner's Association
Component Detail**

Tile Roof - West Guard House - 2031

Asset ID	1047	140 SF	@ \$15.00
Category	Reserve Master	Asset Actual Cost	\$2,100.00
Placed in Service	June 1991	Percent Replacement	100%
Useful Life	35	Future Cost	\$2,100.00
Adjustment	5		
Replacement Year	2031		
Remaining Life	7		

**Matanzas Shores Owner's Association
Component Detail**

Asphalt Resurfacing - Beach Club - 2026

Asset ID	1074	1,733 SY	@ \$16.80
Category	Reserve Beach Club	Asset Actual Cost	\$29,114.40
Placed in Service	June 1991	Percent Replacement	100%
Useful Life	25	Future Cost	\$29,114.40
Adjustment	10		
Replacement Year	2026		
Remaining Life	2		



Asphalt Seal Coat - Beach Club - 2027

Asset ID	1075	1,733 SY	@ \$1.60
Category	Reserve Beach Club	Asset Actual Cost	\$2,772.80
Placed in Service	June 2026	Percent Replacement	100%
Useful Life	5	Future Cost	\$2,772.80
Adjustment	1		
Replacement Year	2027		
Remaining Life	3		



**Matanzas Shores Owner's Association
Component Detail**

Carpet/Tile - Beach Club Main Room - 2033

Asset ID	1069	200 SY	@ \$38.00
		Asset Actual Cost	\$7,600.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$7,600.00
Placed in Service	June 2021		
Useful Life	12		
Replacement Year	2033		
Remaining Life	9		



Exterior Light - Beach Club - 2031

Asset ID	1076	29 EA	@ \$185.00
		Asset Actual Cost	\$5,365.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$5,365.00
Placed in Service	June 2006		
Useful Life	25		
Replacement Year	2031		
Remaining Life	7		



Allowance for replacement of various exterior lights.

**Matanzas Shores Owner's Association
Component Detail**

Exterior Painting - Beach Club Complex - 2031

Asset ID	1001	16,500 SF	@ \$2.50
		Asset Actual Cost	\$41,250.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$41,250.00
Placed in Service	February 2023		
Useful Life	8		
Replacement Year	2031		
Remaining Life	7		



Fence/Railings - Stair & Deck - 2024

Asset ID	1002	350 LF	@ \$60.00
		Asset Actual Cost	\$21,000.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$21,000.00
Placed in Service	June 1991		
Useful Life	25		
Replacement Year	2024		
Remaining Life	0		



**Matanzas Shores Owner's Association
Component Detail**

Filtration Refurbishment Allowance - Beach Club - 2030

Asset ID	1088	1 LS	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$20,000.00
Placed in Service	June 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	6		



Furniture Allowance - Beach Club - 2026

Asset ID	1071	1 LS	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$2,000.00
Placed in Service	June 2016		
Useful Life	10		
Replacement Year	2026		
Remaining Life	2		



**Matanzas Shores Owner's Association
Component Detail**

Heat Pump 1 - Beach Club - 2025

Asset ID	1005	5 TONS	@ \$1,800.00
		Asset Actual Cost	\$9,000.00
Category	Reserve Beach Club	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	\$9,000.00
Useful Life	10		
Replacement Year	2025		
Remaining Life	1		



Heat Pump 2 - Beach Club - 2025

Asset ID	1005	5 TONS	@ \$1,800.00
		Asset Actual Cost	\$9,000.00
Category	Reserve Beach Club	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	\$9,000.00
Useful Life	10		
Replacement Year	2025		
Remaining Life	1		



**Matanzas Shores Owner's Association
Component Detail**

Interior Refurbishment Allowance - 2043

			1 LS	@ \$20,000.00
Asset ID	1069	Asset Actual Cost		\$20,000.00
		Percent Replacement		100%
Category	Reserve Beach Club	Future Cost		\$20,000.00
Placed in Service	June 2023			
Useful Life	20			
Replacement Year	2043			
Remaining Life	19			



Kitchen Refurbishment Allowance - Beach Club - 2038

			1 LS	@ \$20,000.00
Asset ID	1003	Asset Actual Cost		\$20,000.00
		Percent Replacement		100%
Category	Reserve Beach Club	Future Cost		\$20,000.00
Placed in Service	June 2018			
Useful Life	20			
Replacement Year	2038			
Remaining Life	14			



**Matanzas Shores Owner's Association
Component Detail**

Light Bollards - Beach Club - 2048

		12 EA	@ \$1,500.00
Asset ID	1077	Asset Actual Cost	\$18,000.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$18,000.00
Placed in Service	June 2023		
Useful Life	25		
Replacement Year	2048		
Remaining Life	24		



Parking Lot Lights - Beach Club - 2026

		4 EA	@ \$2,800.00
Asset ID	1078	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$11,200.00
Placed in Service	June 1991		
Useful Life	25		
Adjustment	10		
Replacement Year	2026		
Remaining Life	2		



**Matanzas Shores Owner's Association
Component Detail**

Pool Deck (Chattahoochee Finish) - Beach Club - 2042

Asset ID	1089	4,988 SF	@ \$14.40
		Asset Actual Cost	\$71,827.20
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$71,827.20
Placed in Service	December 2022		
Useful Life	20		
Replacement Year	2042		
Remaining Life	18		



Pool Furniture Allowance - Beach Club - 2024

Asset ID	1073	1 LS	@ \$2,500.00
		Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$2,500.00
Placed in Service	June 2012		
Useful Life	1		
Replacement Year	2024		
Remaining Life	0		



**Matanzas Shores Owner's Association
Component Detail**

Pool Heaters 140,000 BTU - 2031

Asset ID		4 Each	@ \$4,850.00
		Asset Actual Cost	\$19,400.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$19,400.00
Placed in Service	June 2023		
Useful Life	8		
Replacement Year	2031		
Remaining Life	7		

Pool Resurfacing/Tile - Beach Club - 2025

Asset ID	1087	3,680 SF	@ \$32.00
		Asset Actual Cost	\$117,760.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$117,760.00
Placed in Service	June 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	1		



Restroom Refurbish Allowance - Beach Club - 2037

Asset ID	1004	2 EA	@ \$9,200.00
		Asset Actual Cost	\$18,400.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$18,400.00
Placed in Service	June 2017		
Useful Life	20		
Replacement Year	2037		
Remaining Life	13		

**Matanzas Shores Owner's Association
Component Detail**

Restroom Refurbish Allowance - Beach Club continued...



Tile Roof - Beach Club - 2026

Asset ID	1006	6,127 SF	@ \$15.00
Category	Reserve Beach Club	Asset Actual Cost	\$91,905.00
Placed in Service	June 1991	Percent Replacement	100%
Useful Life	35	Future Cost	\$91,905.00
Replacement Year	2026		
Remaining Life	2		



Windows/ Ext.Doors - Beach Club - 2061

Asset ID		1 LS	@ \$80,000.00
Category	Reserve Beach Club	Asset Actual Cost	\$80,000.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	40	Future Cost	\$80,000.00
Replacement Year	2061		
Remaining Life	37		

**Matanzas Shores Owner's Association
Component Detail**

Windows/ Ext.Doors - Beach Club continued...



Wood Floor - Beach Club - 2040

		240 SF	@ \$14.00
Asset ID	1065	Asset Actual Cost	\$3,360.00
		Percent Replacement	100%
Category	Reserve Beach Club	Future Cost	\$3,360.00
Placed in Service	June 2010		
Useful Life	30		
Replacement Year	2040		
Remaining Life	16		



**Matanzas Shores Owner's Association
Component Detail**

Exterior Painting - Boat Club - 2031

			1 LS	@ \$9,000.00
Asset ID	1007	Asset Actual Cost		\$9,000.00
		Percent Replacement		100%
Category	Reserve Boat Club	Future Cost		\$9,000.00
Placed in Service	June 2023			
Useful Life	8			
Replacement Year	2031			
Remaining Life	7			



Flooring (Chattahoochee) - Boat Club - 2039

			800 SF	@ \$14.40
Asset ID	1013	Asset Actual Cost		\$11,520.00
		Percent Replacement		100%
Category	Reserve Boat Club	Future Cost		\$11,520.00
Placed in Service	June 2019			
Useful Life	20			
Replacement Year	2039			
Remaining Life	15			



**Matanzas Shores Owner's Association
Component Detail**

Furniture Allowance - Boat Club - 2024

Asset ID	1084	1 LS	@ \$3,000.00
Category	Reserve Boat Club	Asset Actual Cost	\$3,000.00
Placed in Service	June 2016	Percent Replacement	100%
Useful Life	8	Future Cost	\$3,000.00
Replacement Year	2024		
Remaining Life	0		



Heat Pump - 2024

Asset ID	1014	2 TONS	@ \$1,800.00
Category	Reserve Boat Club	Asset Actual Cost	\$3,600.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	10	Future Cost	\$3,600.00
Replacement Year	2024		
Remaining Life	0		

Kayak Area Refurbishment - 2030

Asset ID	1012	1 LS	@ \$10,000.00
Category	Reserve Boat Club	Asset Actual Cost	\$10,000.00
Placed in Service	June 2010	Percent Replacement	100%
Useful Life	20	Future Cost	\$10,000.00
Replacement Year	2030		
Remaining Life	6		

**Matanzas Shores Owner's Association
Component Detail**

Kayak Area Refurbishment continued...



Light Bollards - 2024

		8 EA	@ \$1,400.00
Asset ID	1082	Asset Actual Cost	\$11,200.00
		Percent Replacement	100%
Category	Reserve Boat Club	Future Cost	\$11,200.00
Placed in Service	June 1991		
Useful Life	25		
Adjustment	1		
Replacement Year	2024		
Remaining Life	0		



**Matanzas Shores Owner's Association
Component Detail**

Parking Lot Light - Boat Club - 2024

			1 EA	@ \$2,600.00
Asset ID	1083	Asset Actual Cost		\$2,600.00
		Percent Replacement		100%
Category	Reserve Boat Club	Future Cost		\$2,600.00
Placed in Service	June 1991			
Useful Life	25			
Adjustment	3			
Replacement Year	2024			
Remaining Life	0			

Pier Decking - 2033

			2,574 SF	@ \$14.00
Asset ID	1079	Asset Actual Cost		\$36,036.00
		Percent Replacement		100%
Category	Reserve Boat Club	Future Cost		\$36,036.00
Placed in Service	June 2018			
Useful Life	15			
Replacement Year	2033			
Remaining Life	9			



Pier Pavilion Roof - 2038

			760 SF	@ \$12.40
Asset ID	1080	Asset Actual Cost		\$9,424.00
		Percent Replacement		100%
Category	Reserve Boat Club	Future Cost		\$9,424.00
Placed in Service	June 2013			
Useful Life	25			
Replacement Year	2038			
Remaining Life	14			

**Matanzas Shores Owner's Association
Component Detail**

Pier Pavilion Roof continued...



Pier Pilings & Frame - 2043

		2,574 SF	@ \$58.00
Asset ID	1081	Asset Actual Cost	\$149,292.00
		Percent Replacement	100%
Category	Reserve Boat Club	Future Cost	\$149,292.00
Placed in Service	June 2018		
Useful Life	25		
Replacement Year	2043		
Remaining Life	19		



Porch Screening - Boat Club - 2025

		512 SF	@ \$7.50
Asset ID	1011	Asset Actual Cost	\$3,840.00
		Percent Replacement	100%
Category	Reserve Boat Club	Future Cost	\$3,840.00
Placed in Service	June 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	1		

**Matanzas Shores Owner's Association
Component Detail**

Porch Screening - Boat Club continued...



Refurbishment Allowance - Boat Club Kitchen - 2024

Asset ID	1009	1 LS	@ \$15,000.00
Category	Reserve Boat Club	Asset Actual Cost	\$15,000.00
Placed in Service	June 1991	Percent Replacement	100%
Useful Life	25	Future Cost	\$15,000.00
Replacement Year	2024		
Remaining Life	0		

Restroom Refurbishment - 2027

Asset ID	1010	2 EA	@ \$4,000.00
Category	Reserve Boat Club	Asset Actual Cost	\$8,000.00
Placed in Service	June 2007	Percent Replacement	100%
Useful Life	20	Future Cost	\$8,000.00
Replacement Year	2027		
Remaining Life	3		

**Matanzas Shores Owner's Association
Component Detail**

Restroom Refurbishment continued...



Tile Roof - 2049

		1,800 SF	@ \$15.00
Asset ID	1008	Asset Actual Cost	\$27,000.00
		Percent Replacement	100%
Category	Reserve Boat Club	Future Cost	\$27,000.00
Placed in Service	June 2014		
Useful Life	35		
Replacement Year	2049		
Remaining Life	25		



Windows/ Ext.Doors - Boat Club - 2061

		1 LS	@ \$8,000.00
Asset ID		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Reserve Boat Club	Future Cost	\$8,000.00
Placed in Service	June 2021		
Useful Life	40		
Replacement Year	2061		
Remaining Life	37		

**Matanzas Shores Owner's Association
Component Detail**

Windows/ Ext.Doors - Boat Club continued...



**Matanzas Shores Owner's Association
Component Detail**

Asphalt Resurfacing - Rec Center - 2028

Asset ID	1091	1,494 SY	@ \$16.80
Category	Reserve Recreation Center	Asset Actual Cost	\$25,099.20
Placed in Service	June 2001	Percent Replacement	100%
Useful Life	25	Future Cost	\$25,099.20
Adjustment	2		
Replacement Year	2028		
Remaining Life	4		



Asphalt Seal Coat - Rec Center - 2029

Asset ID	1090	1,411 SY	@ \$1.80
Category	Reserve Recreation Center	Asset Actual Cost	\$2,539.80
Placed in Service	June 2024	Percent Replacement	100%
Useful Life	5	Future Cost	\$2,539.80
Adjustment	5		
Replacement Year	2029		
Remaining Life	5		



**Matanzas Shores Owner's Association
Component Detail**

CL Pool Fence - Recreation Center - 2032

Asset ID	1098	205 LF	@ \$16.00
Category	Reserve Recreation Center	Asset Actual Cost	\$3,280.00
Placed in Service	June 2010	Percent Replacement	100%
Useful Life	22	Future Cost	\$3,280.00
Replacement Year	2032		
Remaining Life	8		



Exterior Painting - Recreation Center - 2031

Asset ID	1020	1 LS	@ \$9,000.00
Category	Reserve Recreation Center	Asset Actual Cost	\$9,000.00
Placed in Service	June 2023	Percent Replacement	100%
Useful Life	8	Future Cost	\$9,000.00
Replacement Year	2031		
Remaining Life	7		



**Matanzas Shores Owner's Association
Component Detail**

Flooring (Chattahoochee) - 2038

		890 SF	@ \$14.40
Asset ID	1017	Asset Actual Cost	\$12,816.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$12,816.00
Placed in Service	June 2018		
Useful Life	20		
Replacement Year	2038		
Remaining Life	14		



Furniture Allowance - 2024

		1 LS	@ \$3,000.00
Asset ID	1101	Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$3,000.00
Placed in Service	June 2016		
Useful Life	8		
Replacement Year	2024		
Remaining Life	0		



**Matanzas Shores Owner's Association
Component Detail**

Heat Pump - 2024

		2 TONS	@ \$1,800.00
Asset ID	1023	Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$3,600.00
Placed in Service	June 2014		
Useful Life	10		
Replacement Year	2024		
Remaining Life	0		

Parking Lot Lights - 2024

		3 EA	@ \$2,400.00
Asset ID	1093	Asset Actual Cost	\$7,200.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$7,200.00
Placed in Service	June 1991		
Useful Life	30		
Replacement Year	2024		
Remaining Life	0		



Pool Deck Recoating - Recreation Center - 2026

		2,400 SF	@ \$2.60
Asset ID	1099	Asset Actual Cost	\$6,240.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$6,240.00
Placed in Service	June 2020		
Useful Life	6		
Replacement Year	2026		
Remaining Life	2		

**Matanzas Shores Owner's Association
Component Detail**

Pool Deck Recoating - Recreation Center continued...



Pool Deck Resurface - Recreation Center - 2030

Asset ID	1099	2,400 SF	@ \$6.80
Category	Reserve Recreation Center	Asset Actual Cost	\$16,320.00
Placed in Service	June 2000	Percent Replacement	100%
Useful Life	30	Future Cost	\$16,320.00
Replacement Year	2030		
Remaining Life	6		



**Matanzas Shores Owner's Association
Component Detail**

Pool Filtration Refurbish Allowance - Recreation Center - 2042

Asset ID	1097	1 LS	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$15,000.00
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	2042		
Remaining Life	18		



Pool Resurfacing/Tile - 2024

Asset ID	1096	1,400 SF	@ \$28.00
		Asset Actual Cost	\$39,200.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$39,200.00
Placed in Service	June 2011		
Useful Life	12		
Replacement Year	2024		
Remaining Life	0		



**Matanzas Shores Owner's Association
Component Detail**

Porch Screening - Rec center - 2025

		532 SF	@ \$7.50
Asset ID	1019	Asset Actual Cost	\$3,990.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$3,990.00
Placed in Service	June 2013		
Useful Life	12		
Replacement Year	2025		
Remaining Life	1		



Refurbishment Allowance - Rec Center Kitchen - 2024

		1 LS	@ \$15,000.00
Asset ID	1021	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$15,000.00
Placed in Service	June 1991		
Useful Life	25		
Replacement Year	2024		
Remaining Life	0		

Restroom Refurbishment - 2027

		2 EA	@ \$3,500.00
Asset ID	1022	Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$7,000.00
Placed in Service	June 2007		
Useful Life	20		
Replacement Year	2027		
Remaining Life	3		

**Matanzas Shores Owner's Association
Component Detail**

Restroom Refurbishment continued...



Shuffle Board Court - 2029

		190 SY	@ \$16.00
Asset ID	1018	Asset Actual Cost	\$3,040.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$3,040.00
Placed in Service	June 2021		
Useful Life	8		
Replacement Year	2029		
Remaining Life	5		



Tennis Court Fencing - 2034

		1,224 LF	@ \$31.00
Asset ID	1095	Asset Actual Cost	\$37,944.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$37,944.00
Placed in Service	June 2012		
Useful Life	22		
Replacement Year	2034		
Remaining Life	10		

**Matanzas Shores Owner's Association
Component Detail**

Tennis Court Fencing continued...



Tennis Court Lights - 2030

		4 EA	@ \$3,500.00
Asset ID	1092	Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$14,000.00
Placed in Service	June 2000		
Useful Life	30		
Replacement Year	2030		
Remaining Life	6		



Tennis Court Replacement - 2042

		4,080 SY	@ \$28.00
Asset ID	1094	Asset Actual Cost	\$114,240.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$114,240.00
Placed in Service	June 2012		
Useful Life	30		
Replacement Year	2042		
Remaining Life	18		

**Matanzas Shores Owner's Association
Component Detail**

Tennis Court Replacement continued...



Tennis Court Resurfacing - 2026

		4,080 SY	@ \$8.00
Asset ID	1094	Asset Actual Cost	\$32,640.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$32,640.00
Placed in Service	June 2021		
Useful Life	5		
Replacement Year	2026		
Remaining Life	2		



Tile Roof - 2049

		1,800 SF	@ \$15.00
Asset ID	1024	Asset Actual Cost	\$27,000.00
		Percent Replacement	100%
Category	Reserve Recreation Center	Future Cost	\$27,000.00
Placed in Service	June 2014		
Useful Life	35		
Replacement Year	2049		
Remaining Life	25		

**Matanzas Shores Owner's Association
Component Detail**

Tile Roof continued...



Windows/Ext Doors Allowance - Recreation Center - 2061

Asset ID	1020	1 LS	@ \$8,000.00
Category	Reserve Recreation Center	Asset Actual Cost	\$8,000.00
Placed in Service	June 2021	Percent Replacement	100%
Useful Life	40	Future Cost	\$8,000.00
Replacement Year	2061		
Remaining Life	37		



**Matanzas Shores Owner's Association
Component Detail**

Appliances

Asset ID	1100	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2007	Future Cost	
No Useful Life			

Guard House Awnings

Asset ID	1049	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	
No Useful Life			



Heat Pumps - Guard Houses

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

**Matanzas Shores Owner's Association
Component Detail**

Interior Painting

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Pool Pumps Partial Replacement

Asset ID	1097	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2012	Future Cost	
No Useful Life			



Regrade Shell Road & Parking Area

Asset ID	1015	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2005	Future Cost	
No Useful Life			

Approx 2,700 SY of material

**Matanzas Shores Owner's Association
Component Detail**

Tree Trim/Removal

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Water Coolers

Asset ID	1085	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Wood Entry Ramp - Boat Club

Asset ID	1016	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	June 2000	Future Cost	
No Useful Life			



**Matanzas Shores Owner's Association
Component Detail**

Asphalt Parking Area - Southwest Lot

Asset ID	1039	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Approx 700SY was previous site of sales trailer and is not used.

Building Foundations/Frames

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Pond Bank Stabilization

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Pond Dredging

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

**Matanzas Shores Owner's Association
Component Detail**

Utility Lines

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			

Vehicle Gates/Operators - San Juan Drive

Asset ID		Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	June 1991	Future Cost	
No Useful Life			



Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Cash Flow or Component Funding
 - Funding Goal is the funding plan the Association has or one we recommend
 - Fully Funded Reserve Balance is the 100% balance to begin fully funded
 - Full Funding Contribution is the year one contribution to maintain full funding
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the Association
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The Association may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the Association are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and available of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding uses the same calculation as the Component Method to determine full funding but rather than 100% funding this method maintains a minimum year-end balance or percent funded that is acceptable to the Association. While this method requires lower contributions, it does have an increased measure of risk for deferred maintenance or special assessment. Managing that risk can be accomplished by annual updates to address changes in inflation and interest rates and component remaining useful life.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the Association and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the Association. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period. This method does not fully fund reserves and has a higher risk of deferred maintenance or special assessment than full funding requiring annual updates.

Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the Association to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but requires large contributions.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Adequate Funding to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service is not a common business practice but our attention to detail, quick response and interest in client relationships continues to earn us a larger market share of work each year.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

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

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.