

Asset	Estimated Cost	Useful Life (years)	Remaining # of years	Annual Requirement	Balance @ 12/31/2021	NOTES FOR CHANGES FROM 2020	
Pumps-						Totals \$43,769	
Well pump and controls (Note 3)	\$27,100	\$6,500	8	7	\$813	\$813	New pump and Motor 7-2020 -Updated Cost basis
Well (drilled and cased) (Note 6)		\$9,000	20	9	\$450	\$4,950	
Water Meters (8 units) (Note 7)		\$9,600	6	3	\$1,600	\$4,800	Increased Meter Cost to \$1200 each
Water Meters (2 Units) Bar/Amb after Master Pay		\$2,000	6	1	\$333	\$1,667	
Irrigation Pumps / Controls - (Note 5)	\$30,000						
Amberwood		\$7,500	6	5	\$1,250	\$1,250	
		\$7,500	6	2	\$1,250	\$5,000	
Barclay		\$7,500	6	1	\$1,250	\$6,250	
		\$7,500	6	2	\$1,250	\$5,000	
Filter Systems	\$15,600	\$15,600	10	1	\$1,560	\$14,040	
Repaving Roadways (Note 1)						\$209,984	
Whisper,Marble,Rolling Oaks/Pines	\$235,963	\$141,423	20	1	\$7,071	\$134,352	Updated based on Master roadway costs 3-2020
Amberwood - Barclay		\$94,539	20	4	\$4,727	\$75,632	Updated 5% for inflation -9-2020
Replacement Sidewalks- (Note 2)						\$85,515	
Whisper,Marble,Rolling Oaks/Pines	\$157,350	\$68,400	30	12	\$2,280	\$41,040	
Amberwood - Barclay		\$88,950	30	15	\$2,965	\$44,475	
Painting of Mailboxes							
	\$9,000	\$9,000	4	3	\$2,250	\$2,250	Work completed in 2020
Total		\$475,013			\$26,799	\$341,518	End of 2021

NOTES:

1. Based on survey of streets, updated 2014 use 20 ft wide pavement, not incl. curb and gutter (concrete) Total Sq. Ft of pavement, 122,300. Cost is complete removal of blacktop Incr. cost to \$1.75 per sf. for 2" layer on good base from \$0.9 Expected Life based on Specifications. Curb repairs considered minor Not all roads repaved at same time due to usage - life was 25 years (changed 2015) Water management system not incl. as part of Master responsibility For 2017,2020, increased cost by 5%

2. Revised Cost of Sidewalks based on Survey Data 2014 Assumed total replacement, not all replaced at same time Total sq. ft of all sidewalks = 26,225 Cost based on 2014 cost per sq. ft = \$4 + \$2 Demo = \$6. total with 5 ft wide sidewalk, curb repair considered minor cost - funding from operating account

3. Based on original cost to install plus recent work

4. Reserve Monies are Not Required for light poles as owned and replaced by FPL

Req. Quarterly funding = \$6,700
Yearly = \$26,799

\$30,000 Funding 2021
Estimate end 2020 \$278,493
Surplus / (Deficit) - End of 2021 Funding minus Needed to be fully funded (\$33,025)

For Budget= \$30,000 monthly \$2,500

\$278,493 =Apparent Balance at end of 2020 after subtracting monies spent.

5. Reset life due to recent replacement of equipment in year noted and includes controls, meter and panels

6. Well drilling based on orig. Contract

7. Meters only for 65 Homes with water from Club Master Pays for base model on Amberwood/Barclay pump

Less monies already spent for:	
-\$17,600	Filters 7/31/2011
-\$10,980	Initial Well for SFHOA - 1/2011
-\$7,300	Master Well portion after rebates
-\$10,094	Pumps/Electrical Panels 7/2013
-\$10,920	Pumps Barclay 5/2014
-\$1,000	Sidewalk Repair 6/2015
-970	Meter Replacement 5-2016
-2388	Meter Replacement 3-17- Barclay
-5075	Paving Repair by Barclay Preser3-17
-3500	Sidewalk Repair 3/2017
1150	Cash Back from Master for Barclay M
-1388	Amberwood Pump Controls 9-17
-5900	Amberwood Pump 12-17
-1029	Meter by Marble 1-2018
-5900	Amberwood Pump 2-18
-1800	Amberwood Meter less Master 3-18
-2545	Amberwood Pump repair 3-2019
-1200	Preserve #2 Water Meter 8-2019
-1300	Whisperwood Water Meter 11-2019
-5706	Well Pump and Motor replaced 7-2020

-\$95,445 Total Monies Spent Est. EOY 2020

Reserve Accounts

Actual EOY 12-2011	\$112,200
Actual EOY 12-2012	\$139,790
Actual EOY 12-2013	\$144,130
Actual EOY 12-2014	\$149,296
Actual EOY 12-2015	\$195,796
Actual EOY 12-2016	\$220,310
Actual EOY 12-2017	\$232,349
Actual EOY 12-2018	\$244,295
Actual EOY 12-2019	\$264,558
Est EOY 2020	\$278,493

Reserve Replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.