

Funding Plan	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	
Starting Reserves	\$25,000	\$25,000	\$80,578	\$159,094	\$237,991	\$412,870	\$160,022	\$84,527	\$245,495	\$411,312	\$260,947	\$385,986	\$495,624	\$650,346	\$633,524	\$734,044	\$611,847	\$807,010	\$925,168	\$482,290	\$617,894	\$827,011	\$365,029	\$146,243	\$318,977	\$319,550	\$108,758	\$302,504	\$534,596	\$773,599	\$701,072	
Reserve Contributions	\$0	\$85,000	\$131,000	\$177,000	\$223,000	\$269,000	\$315,000	\$159,000	\$161,900	\$164,800	\$167,800	\$170,800	\$173,900	\$177,000	\$180,200	\$183,400	\$186,700	\$190,100	\$193,500	\$197,000	\$200,500	\$204,100	\$207,800	\$211,500	\$215,300	\$219,200	\$223,100	\$227,100	\$231,200	\$235,400	\$239,600	
Additional Reserve Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Estimated Interest Earnings	\$0	\$630	\$1,429	\$2,368	\$3,882	\$3,417	\$1,459	\$1,968	\$3,917	\$4,009	\$3,858	\$5,258	\$6,835	\$7,657	\$8,156	\$8,027	\$8,462	\$10,331	\$8,394	\$6,562	\$8,618	\$7,110	\$3,049	\$2,775	\$3,808	\$2,555	\$2,453	\$4,993	\$7,802	\$8,795	\$9,646	
Anticipated Expenditures	\$0	\$30,052	\$53,913	\$100,471	\$52,003	\$525,265	\$391,954	\$0	\$0	\$319,175	\$46,619	\$66,420	\$26,013	\$201,480	\$87,836	\$313,624	\$0	\$82,273	\$644,772	\$67,958	\$0	\$673,192	\$429,635	\$41,541	\$218,535	\$432,547	\$31,807	\$0	\$0	\$316,722	\$34,160	
Year-End Reserves	\$25,000	\$80,578	\$159,094	\$237,991	\$412,870	\$160,022	\$84,527	\$245,495	\$411,312	\$260,947	\$385,986	\$495,624	\$650,346	\$633,524	\$734,044	\$611,847	\$807,010	\$925,168	\$482,290	\$617,894	\$827,011	\$365,029	\$146,243	\$318,977	\$319,550	\$108,758	\$302,504	\$534,596	\$773,599	\$701,072	\$916,158	
Property Site Elements																																
Asphalt Pavement, Patch	\$0	\$21,452	\$0	\$0	\$0	\$66,418	\$0	\$0	\$0	\$71,331	\$0	\$0	\$0	\$76,607	\$0	\$0	\$0	\$82,273	\$0	\$0	\$0	\$88,359	\$0	\$0	\$0	\$94,894	\$0	\$0	\$0	\$101,914	\$0	
Asphalt Pavement, Mill and Overlay, 2006, Phased	\$0	\$0	\$0	\$0	\$0	\$272,412	\$277,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$362,402	\$368,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Asphalt Pavement, Mill and Overlay, 2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Asphalt Pavement, Mill and Overlay, 2016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,635	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Basketball Court, Surface Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Bridges and Pier, Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Catch Basins, Inspections and Capital Repairs, Phased	\$0	\$0	\$0	\$0	\$0	\$16,766	\$0	\$0	\$0	\$18,006	\$0	\$0	\$0	\$19,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,304	\$0	\$0	\$0	\$0	\$23,954	\$0	\$0	\$0	\$25,726	
Concrete Curbs and Gutters, Partial	\$0	\$0	\$0	\$0	\$0	\$44,486	\$0	\$0	\$0	\$47,777	\$0	\$0	\$0	\$51,311	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$59,182	\$0	\$0	\$0	\$63,560	\$0	\$0	\$0	\$68,261		
Concrete Sidewalks, Partial	\$0	\$0	\$40,000	\$0	\$0	\$0	\$22,262	\$0	\$0	\$0	\$23,909	\$0	\$0	\$25,677	\$0	\$0	\$0	\$27,577	\$0	\$0	\$0	\$29,617	\$0	\$0	\$0	\$31,807	\$0	\$0	\$0	\$34,160		
Fences, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Gate Entry and Security Systems, Phased	\$0	\$0	\$0	\$0	\$11,814	\$0	\$0	\$0	\$0	\$12,916	\$0	\$0	\$0	\$14,121	\$0	\$0	\$0	\$0	\$0	\$0	\$15,438	\$0	\$0	\$0	\$0	\$16,879	\$0	\$0	\$0	\$18,453		
Gate Operators and Barrier Arms, Phased	\$0	\$0	\$0	\$0	\$25,153	\$0	\$0	\$0	\$0	\$27,500	\$0	\$0	\$0	\$30,066	\$0	\$0	\$0	\$0	\$0	\$32,871	\$0	\$0	\$0	\$0	\$35,938	\$0	\$0	\$0	\$39,291			
Gates, Aluminum, Phased	\$0	\$0	\$0	\$0	\$15,036	\$0	\$0	\$0	\$0	\$16,438	\$0	\$0	\$0	\$17,972	\$0	\$0	\$0	\$0	\$0	\$19,649	\$0	\$0	\$0	\$0	\$21,482	\$0	\$0	\$0	\$23,486			
Irrigation System, Pump, Well	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,562	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,496	\$0	\$0	\$0	\$0		
Irrigation System, Pumps, 50-HP, Phased (Incl. VFDs and Controls)	\$0	\$0	\$0	\$0	\$0	\$0	\$44,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,147	\$0	\$0	\$0	\$0	\$61,377	\$0	\$0	\$0	\$0		
Light Poles and Fixtures (Incl. Pool)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$135,937	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Pavers, Masonry, 2006	\$0	\$0	\$0	\$0	\$0	\$87,464	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Pavers, Masonry, 2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,609	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,122	\$0	\$0	\$0	\$0		
Pavers, Masonry, 2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,591			
Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$47,858	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,980	\$0	\$0	\$0	\$0	\$0		
Ponds, Erosion Control, Partial	\$0	\$0	\$0	\$83,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Signage, Monuments, Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,679	\$0	\$0	\$0	\$0		
Signage, Streets, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,573	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,986	\$0	\$0	\$0	\$0		
Clubhouse Elements																																
HVAC Equipment	\$0	\$0	\$0	\$17,091	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interior, Renovation, Complete	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,989	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Interior, Renovation, Partial	\$0	\$0	\$0	\$0	\$0	\$37,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,891	\$0	\$0	\$0	\$0		
Roof, Metal (Incl. Pool Pavilions and Site Gazebo Roofs)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$62,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Windows and Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Pool Elements																																
Concrete Deck, Textured Coating, Partial Replacements and Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,151	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,961	\$0	\$0	\$0	\$0	\$0		
Fence, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Furniture	\$0	\$0	\$10,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,806	\$0	\$0	\$0	\$0	\$0	\$0		
Mechanical Equipment, Phased (Incl. Geothermal)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,148	\$13,385	\$13,626	\$13,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,287	\$16,580	\$16,879	\$17,183	\$0	\$0	\$0	\$0		
Pool Finish, Plaster	\$0	\$8,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,588	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Other																																
Reserve Study Update with Site Visit	\$0	\$0	\$3,550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

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