THE RESERVE AT SAWGRASS
HOMEOWNERS ASSOCIATION

RESERVE FUNDING STUDY

Expenses by Item and by Calendar Year

				0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
G/L	Item Description	Total Life	Remaining	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	2048	2049	2050	2051	2052
	Grounds																																	
30000-185b	Pond Fountains	10	2			$ 36,000										$ 36,000										$ 36,000								
30000-67a	Common Area Sidewalk Repair Allowance	5	3				$ 1,500					$ 1,500					$ 1,500					$ 1,500					$ 1,500					$ 1,500		
30000-64b	Entry Monument Refurbishment	20	12													$ 8,000																		
30000-57d	Street and Sidewalk Pavers Near Entry	30	23																								$ 66,500							
30000-195	Monument Columns at Entry Bridge Refurbishment	35	28																													$ 25,000		
30000-32b	Landscaping Renovations	10	9	$ 25,000										$ 25,000										$ 25,000										$ 26,000
30000-172a	Aluminum Fencing at Entry Bridge	30	23																								$ 7,500							
	Category Subtotal :			$ 25,000	$ -	$ 36,000	$ 1,500	$ -	$ -	$ -	$ -	$ 1,500	$ -	$ 25,000	$ -	$ 44,000	$ 1,500	$ -	$ -	$ -	$ -	$ 1,500	$ -	$ 25,000	$ -	$ 36,000	$ 75,500	$ -	$ -	$ -	$ -	$ 26,500	$ -	$ 26,000
	Mail Areas																																	
30000-33b	Mail Box Panels	20	13														$ 38,400																	
30000-33	Mail Kiosk (CGL)	20	17																		$ 10,000													
30000-40g	Mail Building Exterior Painting	8	1	$ 1,800									$ 1,800								$ 1,800								$ 1,800					
30000-60i	Mail Building Tile Roofing	30	23																								$ 10,320							
	Category Subtotal :			$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ 38,400	$ -	$ -	$ -	$ 11,800	$ -	$ -	$ -	$ -	$ -	$ 10,320	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -
	Parking Area																																	
30000-204b	Paving Asphalt Mill and Overlay	14	6							$ 14,290														$ 14,290										
30000-415	Parking Pavers	30	22																							$ 6,570								
	Category Subtotal :			$ -	$ -	$ -	$ -	$ -	$ -	$ 14,290	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,290	$ -	$ 6,570	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Playground and Recreation																																	
30000-181a	Wooden Park Swings	10	3				$ 2,400										$ 2,400										$ 2,400							
30000-55c	Playground Main Playstructure	15	8									$ 20,000															$ 20,000							$ 38,000
30000-55c	Playground Smaller Playstructure	15	8									$ 12,000															$ 12,000							$ 23,000
30000-16a	Park Benches	15	8									$ 6,300															$ 6,300							
30000-16a	Picnic Tables	15	8									$ 2,400															$ 2,400							
	Category Subtotal :			$ -	$ -	$ -	$ 2,400	$ -	$ -	$ -	$ -	$ 40,700	$ -	$ -	$ -	$ -	$ 2,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,100	$ -	$ -	$ -	$ -	$ -	$ -	$ 61,000
	Pool Area																																	
30000-19b	Pool Furniture	8	8								$ 19,700								$ 19,700								$ 19,700							
30005-1	Access Control System	12	10											$ 6,000												$ 6,000								
30000-43	Pool Deck Pavers	30	23																								$ 75,456							
30000-58d	Pool Pumps and Equipment	6	2			$ 5,600						$ 5,600						$ 5,600						$ 5,600						$ 5,600				
30005-46	Pool Equipment Housing Box	30	23																								$ 10,000							
30000-58b	Pool Resurface	10	3				$ 42,375										$ 42,375										$ 42,375							
30000-66c	Pool Area Security Camera System	10	8									$ 8,000										$ 8,000										$ 8,000		
30000-62	Pool Cabana Restroom Refurbishment	20	13														$ 12,000																	
30000-88b	Pool Cabana Interior and Exterior Painting	8	1	$ 6,775									$ 6,775								$ 6,775								$ 6,775					
30000-59	Pool Cabana Tile Roofing	30	23																								$ 34,656							
	Category Subtotal :			$ 6,775	$ -	$ 5,600	$ 42,375	$ -	$ -	$ -	$ 19,700	$ 13,600	$ 6,775	$ 6,000	$ -	$ -	$ 54,375	$ 5,600	$ 19,700	$ -	$ 6,775	$ 8,000	$ -	$ 5,600	$ -	$ 6,000	$182,187	$ -	$ 6,775	$ 5,600	$ -	$ 8,000	$ -	$ -
	Walls and Fencing																																	
30000-172b	Vinyl Fencing 6'	20	17																		$131,530													
30000-124	Perimeter Wall Paint Both Sides	10	3				$ 17,886										$ 17,886										$ 17,886							
30000-48	Perimeter Wall Repair Allowance	5	3				$ 5,100					$ 5,100					$ 5,100					$ 5,100					$ 5,100					$ 5,100		
30000-172d	Dog Park Chain Link Fencing 4'	20	13														$ 8,500																	
30000-52	Pool Fence 5' Aluminum	20	13														$ 21,294																	
30000-501b	Playground Fence 5' Aluminum	20	13														$ 10,920																	
	Category Subtotal :			$ -	$ -	$ -	$ 22,986	$ -	$ -	$ -	$ -	$ 5,100	$ -	$ -	$ -	$ -	$ 63,700	$ -	$ -	$ -	$131,530	$ 5,100	$ -	$ -	$ -	$ -	$ 22,986	$ -	$ -	$ -	$ -	$ 5,100	$ -	$ -
Expense Totals :				$ 33,575	$ -	$ 41,600	$ 69,261	$ -	$ -	$ 14,290	$ 19,700	$ 60,900	$ 8,575	$ 31,000	$ -	$ 44,000	$160,375	$ 5,600	$ 19,700	$ -	$150,105	$ 14,600	$ -	$ 44,890	$ -	$ 48,570	$334,093	$ -	$ 8,575	$ 5,600	$ -	$ 39,600	$ -	$ 87,000
Planned Expenditures Standard Inflation 2.5%				$ 34,414	$ -	$ 44,799	$ 76,451	$ -	$ -	$ 16,986	$ 24,003	$ 76,056	$ 10,977	$ 40,675	$ -	$ 60,654	$226,606	$ 8,110	$ 29,245	$ -	$234,113	$ 23,340	$ -	$ 75,396	$ -	$ 85,707	$604,283	$ -	$ 16,295	$ 10,908	$ -	$ 81,038	$ -	$187,051

	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	2048	2049	2050	2051	2052
Starting Balance	$51,472	$53,072	$90,878	$86,127	$51,633	$95,300	$141,561	$173,563	$201,248	$179,655	$225,547	$244,953	$308,120	$314,299	$157,777	$221,532	$268,305	$348,480	$199,219	$263,306	$355,645	$377,997	$480,679	$503,625	$13,418	$128,043	$233,244	$350,896	$486,942	$549,938	$701,561
Expenses	($34,414)	$0	($44,799)	($76,451)	$0	$0	($16,986)	($24,003)	($76,056)	($10,977)	($40,675)	$0	($60,654)	($226,606)	($8,110)	($29,245)	$0	($234,113)	($23,340)	$0	($75,396)	$0	($85,707)	($604,283)	$0	($16,295)	($10,908)	$0	($81,038)	$0	($187,051)
Annual Contribution	$35,500	$37,275	$39,139	$41,096	$43,150	$45,308	$47,573	$49,952	$52,450	$55,072	$57,826	$60,717	$63,753	$66,941	$70,288	$73,802	$77,492	$81,367	$85,435	$89,707	$94,192	$98,902	$103,847	$109,039	$114,491	$120,216	$126,226	$132,538	$139,165	$146,123	$153,429
Interest	$515	$531	$909	$861	$516	$953	$1,416	$1,736	$2,012	$1,797	$2,255	$2,450	$3,081	$3,143	$1,578	$2,215	$2,683	$3,485	$1,992	$2,633	$3,556	$3,780	$4,807	$5,036	$134	$1,280	$2,332	$3,509	$4,869	$5,499	$7,016
Balance	$53,072	$90,878	$86,127	$51,633	$95,300	$141,561	$173,563	$201,248	$179,655	$225,547	$244,953	$308,120	$314,299	$157,777	$221,532	$268,305	$348,480	$199,219	$263,306	$355,645	$377,997	$480,679	$503,625	$13,418	$128,043	$233,244	$350,896	$486,942	$549,938	$701,561	$674,955