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Reserve Study
for
Carrollwood Village Phase III HOA

May 16, 2023



For Budget Period January 1, 2024- December 31, 2024

Reserve Study

for

Carrollwood Village Phase III HOA

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May 16, 2023

Carrollwood Village Phase III HOA
Burrington Drive
Tampa, FL 33618

Board of Directors,

We are pleased to present to Carrollwood Village Phase III HOA the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

Carrollwood Village Phase III HOA is a mixed use development comprised of primarily of single family homes, but also has some multi-family units as well. There are a total of 1,225 owners and 210 apartment units that contribute to the budget. For the purpose of reserves, the apartment units have a weighted value 0.5 units. Thus, there are 1,330 units used in the report for the number of members. The community was developed mostly from the early 1980s through the mid-1980s according to Hillsborough County Official Records. The development is located in Tampa, Hillsborough County, Florida.

Date of Physical Inspection

The subject property was physically inspected on April 4, 2023 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2024 calendar year plus 30 years. The Study Start Date is January 1, 2024 and the study ends on December 31, 2054.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by for the Carrollwood Village Phase III HOA funding study. For the purpose of this report, an annual operating budget was not considered, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>January 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>January 1, 2024</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>1330</i>
<i>Reserve Balance as of January 1, 2024¹</i>	<i>\$360,169</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Interest Earned</i>	<i>1.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>1 Year</i>

¹ See "Financial Condition of Association" in this report.

Life Expectancy

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the association.

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the association. Also, some reserve items may have the phrase “allowance” after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 2.50 percent over the 30-year window of the study.

Initial Reserves

As of February 28, 2023, there was \$360,169 set aside for reserves. The projected reserve balance on January 1, 2024 will be \$360,169. These numbers were obtained from the association on the February 2023 balance sheet and the 2023 budget. January 1, 2024 starts the next fiscal year. December 31, 2024 marks the end of the fiscal year.

Financial Condition of Association

The pooled method with inflation reserve projections estimate \$7.11 per member per month in 2024 and \$113,400 in total funding. The pooled method without inflation reserve projections estimate \$6.62 per member per month in 2024 and \$105,600 in total funding.

At the current time, the association is considered to be 130 percent funded. This represents a very well-funded status. The higher the percent funded, the more likely an association is to avoid a special assessment.

The following are general measures to the health of an association based on the percent funding model:

0- 30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will likely require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, also shown in the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using Marshall Swift cost data, historical costs, and our in-house database of costs. When possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Carrollwood Village Phase III HOA based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Carrollwood Village Phase III HOA Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown will realize this goal. Carrollwood Village Phase III HOA represents and warrants that the information provided to us, including but not limited to that information contained in the attached reserve study information summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular reserve item (as listed in the reserve study) is unknown, Carrollwood Village Phase III HOA shall provide to us their best-estimated age of that item. If Carrollwood Village Phase III HOA is unable to provide an estimate of a reserve item's age, we shall

make our own estimate of age of the reserve item. The reserve study is created for the association's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "percent funded" to measure the reserve account balance against a theoretically perfect value. Percent funded is often used as a measure of the "financial health" of an association. The assumption is, the higher the percentage, the greater the "financial health". We believe the basic premise of "fully funded" is sound, but we also believe that the validity of the fully funded value must be used with caution.

Associations often wonder what level of percent funded is enough? To answer the question, some understanding of percent funded is required. Fully funded is the sum of the depreciation of all the components by year. To get the percent funded, divide the year end reserve balance by the fully funded value and multiply by 100 to get a percentage. The concept of fully funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "percent funded" be used with caution.

Keeping Your Reserve Study Current

We believe that reserve studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.

- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Carrollwood Village Phase III HOA for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Perimeter Wall Notes

The masonry perimeter wall has an estimated total length of 20,790 LF, with an average height of 6 feet. The replacement cost of the wall is estimated to be \$1,767,200. The wall, however, is not likely to ever be replaced at one time as it has an indefinite lifespan. However, some sections may need to be repaired at times. Therefore, we are suggesting a wall repair allowance of 5% of the replacement cost of the wall over a 5-year period, which would result in a reserve amount of \$88,400.

Additionally, most of the wall is vine-covered. However, we estimate that 25 percent of the wall and is not vine-covered and therefore paintable. A reserve line item has been included herein for wall painting of the portion that is exposed.

Irrigation Notes

The irrigation system for Carrollwood Phase 3 is an older system. The overall system functions, but will continuously need updates and modernization. Historically, the system has been replaced on a piece-meal basis, so a new total system replacement is not considered likely.

There are estimated to be 68 zones plus a few battery-operated zones. The zones have about an 8 year life span on average. The estimated cost for replacement per zone is \$800, which would be \$54,400 for all zones. \$54,400/8 years would yield a yearly amount of \$6,800 for zones. Additionally, most of the underground wiring is aging and will need to be continuously replaced. Assuming an \$8,000 annual allowance for wiring would result in a total irrigation reserve of \$14,800.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy

root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Carrollwood Village Phase III, there are 14 retention ponds for stormwater drainage. These ponds are estimated to have 25,208 linear feet of shoreline area. It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 5 percent of the shoreline will erode and need refurbishment over a 5-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the community. This number can be adjusted in future reserve planning if necessary.

Tree Removal Notes

There are numerous areas of trees with expansive root systems that come up through the ground and sidewalks. These are primarily oak trees, but also some pine trees. Since the community dates back to the early 1980s, the trees have matured and developed large root systems. It is our opinion that the best way to combat this problem is a yearly tree removal and repair allowance. The reserve study allows removal and replacement of oak or pine trees with a yearly scheduled reserve of \$35,000.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

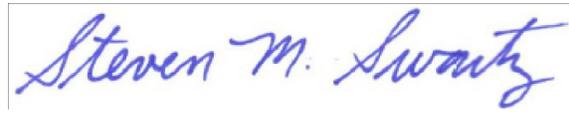
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Carrollwood Village Phase III HOA for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:

A handwritten signature in blue ink that reads "Paul Gallizzi". The signature is enclosed in a thin black rectangular border.

Paul Gallizzi

A handwritten signature in blue ink that reads "Steven M. Swartz". The signature is enclosed in a thin black rectangular border.

Steven M. Swartz, RS

Enclosures:

4 Pages of Photographs Attached



Community Monument



Village Monument Sign



Perimeter Wall



Perimeter Wall



Perimeter Wall, Vine-Covered



Perimeter Wall, Repairs



Typical Pond



Typical Pond



Oak Tree



Basketball Court Sussex



Basketball Court Burrington



Fitness Stations Burrington



Fitness Stations Sussex



Tennis Courts



Tennis Court Fencing



Park Benches and Trash Cans



Picnic Table



Swingset



Swingset



Larger Play Structure



Smaller Play Structure



Tennis Parking Lot



Street Signs and Poles



Irrigation Controller

Carrollwood Village Phase III HOA Reserve Study Expense Item Summary

Category	Reserve Item Name	Unit Cost	No. of Units	Units	Current Cost	First Replacement Cost	Remaining Life	Estimated Life When New
Entry Areas	Community Entry Monuments Refurbishment	7,500.00	3	ea	\$22,500	\$24,230	3	15
Entry Areas	Villages Entry Monuments Refurbishment	1,200.00	16	ea	\$19,200	\$20,676	3	15
Entry Areas	Entry Area Lighting	53,000.00	1	total	\$53,000	\$74,888	14	15
<i>Totals</i>					<i>\$94,700</i>	<i>\$119,794</i>		
Grounds	Perimeter Wall Painting and Caulking Group 1	1.20	13086	sf	\$15,703	\$16,911	3	8
Grounds	Perimeter Wall Painting and Caulking Group 2	1.20	13086	sf	\$15,703	\$18,666	7	8
Grounds	Perimeter Wall Repair Allowance	88,400.00	1	total	\$88,400	\$97,577	4	5
Grounds	Pond Bank Erosion Control	63,000.00	1	total	\$63,000	\$67,844	3	5
Grounds	Pond Fountain and Controls	10,000.00	1	ea	\$10,000	\$11,314	5	12
Grounds	Street Signs and Poles	82,500.00	1	total	\$82,500	\$116,570	14	20
Grounds	Tree Removal and Replacement	35,000.00	1	total	\$35,000	\$35,875	1	1
Grounds	Irrigation Yearly Allowance	14,800.00	1	ea	\$14,800	\$15,170	1	1
<i>Totals</i>					<i>\$325,106</i>	<i>\$379,927</i>		
Recreation	Basketball Court Burrington Color Coat	1.17	5621	sf	\$6,577	\$6,910	2	8
Recreation	Basketball Court Sussex Color Coat	1.17	2463	sf	\$2,882	\$3,028	2	8
Recreation	Basketball Court Burrington Hoops	2,500.00	3	ea	\$7,500	\$8,486	5	20
Recreation	Basketball Court Sussex Hoops	2,500.00	2	ea	\$5,000	\$5,657	5	20
Recreation	Fitness Stations Burrington	1,800.00	4	ea	\$7,200	\$7,565	2	20
Recreation	Fitness Stations Sussex	2,400.00	8	ea	\$19,200	\$25,822	12	20

Carrollwood Village Phase III HOA Reserve Study Expense Item Summary

Category	Reserve Item Name	Unit Cost	No. of Units	Units	Current Cost	First Replacement Cost	Remaining Life	Estimated Life When New
Recreation	Tennis Courts Color Coat	1.17	13200	sf	\$15,444	\$15,830	1	8
Recreation	Tennis Courts Fencing	46.00	450	lf	\$20,700	\$21,218	1	25
Recreation	Park Benches	1,000.00	8	ea	\$8,000	\$8,615	3	15
Recreation	Trash Cans	600.00	7	ea	\$4,200	\$4,523	3	15
Recreation	Picnic Tables	1,400.00	7	ea	\$9,800	\$10,554	3	15
Recreation	Swingset 6 Swings	7,200.00	1	ea	\$7,200	\$8,350	6	25
Recreation	Swingset 2 Swings	4,000.00	1	ea	\$4,000	\$6,395	19	25
Recreation	Larger Playground Playstructure	40,000.00	1	ea	\$40,000	\$41,000	1	15
Recreation	Smaller Playground Playstructure	30,000.00	1	ea	\$30,000	\$30,750	1	15
Recreation	Parking Lot Repair Allowance	4,000.00	1	total	\$4,000	\$4,203	2	5
<i>Totals</i>					<i>\$191,702</i>	<i>\$208,902</i>		

Annual Reserve Funding Projections

The first funding projection provided will be the 30 year pooled “cash flow” method. To calculate the annual contribution amount using this method, a 30 year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced. This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next 30 years. It is advisable that this plan be considered because it makes reserve contributions fairly level over time. This plan is fully funded and uses inflation.

Similar to the pooled "cash flow" method, is the pooled method that does not use inflation. The state of Florida allows the use of inflation, but does not mandate that it be used. Associations can choose to fund reserves in present dollars, or they can choose to incorporate inflation into the reserve funding schedule. The reserve study funding amounts must be shown to produce a reserve balance at the end of the year above \$0. At a minimum, the pooled method with present dollars has to be shown. This is essentially a minimum funding amount for the pooled method. However, the use of inflation can be used to show a more real world approach. It should be noted that the use of ballooning payments is prohibited, where a large increase is used from one year to the next or when proper funding is pushed well into the future to fund an inadequate current amount. The pooled method without inflation is on later pages.

Pooled Method with Inflation Summary

Year	Annual Reserves	Annual Interest	Annual Income Tax	Annual Expenses	Year-End Balance	% Funded
2024	\$113,400	\$4,169	\$1,251	\$159,843	\$316,644	79.9%
2025	\$116,235	\$3,748	\$1,124	\$74,025	\$361,478	101.5%
2026	\$119,141	\$4,210	\$1,263	\$206,982	\$276,584	68.1%
2027	\$122,119	\$3,376	\$1,013	\$152,547	\$248,520	76.7%
2028	\$125,172	\$3,111	\$933	\$81,801	\$294,069	98.5%
2029	\$128,302	\$3,582	\$1,075	\$66,103	\$358,776	103.1%
2030	\$131,509	\$4,245	\$1,274	\$82,617	\$410,639	98.2%
2031	\$134,797	\$4,780	\$1,434	\$137,436	\$411,347	86.4%
2032	\$138,167	\$4,804	\$1,441	\$191,880	\$360,996	74.8%
2033	\$141,621	\$4,318	\$1,295	\$75,856	\$429,785	98.4%
2034	\$145,162	\$5,024	\$1,507	\$85,946	\$492,517	96.1%
2035	\$148,791	\$5,669	\$1,701	\$98,177	\$547,099	93.8%
2036	\$152,510	\$6,234	\$1,870	\$155,496	\$548,477	84.8%
2037	\$156,323	\$6,266	\$1,880	\$386,731	\$322,455	49.1%
2038	\$160,231	\$4,026	\$1,208	\$94,868	\$390,636	90.0%
2039	\$164,237	\$4,728	\$1,418	\$177,844	\$380,339	74.7%
2040	\$168,343	\$4,645	\$1,394	\$120,579	\$431,354	85.5%
2041	\$172,552	\$5,176	\$1,553	\$290,031	\$317,498	56.4%
2042	\$176,865	\$4,059	\$1,218	\$252,432	\$244,773	54.0%
2043	\$181,287	\$3,354	\$1,006	\$81,603	\$346,804	90.4%
2044	\$185,819	\$4,397	\$1,319	\$83,643	\$452,058	91.9%
2045	\$190,465	\$5,473	\$1,642	\$105,016	\$541,338	89.4%
2046	\$195,226	\$6,390	\$1,917	\$226,758	\$514,279	73.0%
2047	\$200,107	\$6,143	\$1,843	\$249,966	\$468,720	68.3%
2048	\$205,110	\$5,713	\$1,714	\$144,133	\$533,696	82.4%
2049	\$210,237	\$6,388	\$1,916	\$151,944	\$596,460	82.5%
2050	\$215,493	\$7,042	\$2,113	\$135,378	\$681,505	85.6%
2051	\$220,881	\$7,919	\$2,376	\$225,205	\$682,724	76.3%
2052	\$226,403	\$7,959	\$2,388	\$411,737	\$502,961	55.4%
2053	\$232,063	\$6,190	\$1,857	\$104,459	\$634,898	86.2%
2054	\$237,864	\$7,538	\$2,261	\$306,813	\$571,226	64.8%
Totals	\$5,216,431	\$160,678	\$48,203	\$5,117,849		

Pooling Method with Inflation

Category	Reserve Items	Remaining Life	Estimated Life	Present Cost of Replacement	2024	2025	2026	2027	2028
Entry Areas	Community Entry Monuments Refurbishment	3	15	\$22,500			24230		
Entry Areas	Villages Entry Monuments Refurbishment	3	15	\$19,200			20676		
Entry Areas	Entry Area Lighting	14	15	\$53,000					
Grounds	Perimeter Wall Painting and Caulking Group 1	3	8	\$15,703			16911		
Grounds	Perimeter Wall Painting and Caulking Group 2	7	8	\$15,703					
Grounds	Perimeter Wall Repair Allowance	4	5	\$88,400				97577	
Grounds	Pond Bank Erosion Control	3	5	\$63,000			67844		
Grounds	Pond Fountain and Controls	5	12	\$10,000					11314
Grounds	Street Signs and Poles	14	20	\$82,500					
Grounds	Tree Removal and Replacement	1	1	\$35,000	35875	36772	37691	38633	39599
Grounds	Irrigation Yearly Allowance	1	1	\$14,800	15170	15549	15938	16336	16745
Recreation	Basketball Court Burrington Color Coat	2	8	\$6,577		6910			
Recreation	Basketball Court Sussex Color Coat	2	8	\$2,882		3028			
Recreation	Basketball Court Burrington Hoops	5	20	\$7,500					8486
Recreation	Basketball Court Sussex Hoops	5	20	\$5,000					5657
Recreation	Fitness Stations Burrington	2	20	\$7,200		7565			
Recreation	Fitness Stations Sussex	12	20	\$19,200					
Recreation	Tennis Courts Color Coat	1	8	\$15,444	15830				
Recreation	Tennis Courts Fencing	1	25	\$20,700	21218				
Recreation	Park Benches	3	15	\$8,000			8615		
Recreation	Trash Cans	3	15	\$4,200			4523		
Recreation	Picnic Tables	3	15	\$9,800			10554		
Recreation	Swingset 6 Swings	6	25	\$7,200					
Recreation	Swingset 2 Swings	19	25	\$4,000					
Recreation	Larger Playground Playstructure	1	15	\$40,000	41000				
Recreation	Smaller Playground Playstructure	1	15	\$30,000	30750				
Recreation	Parking Lot Repair Allowance	2	5	\$4,000		4203			
Total Expenses All Years :					\$5,117,849				
Total Expenses By Year:					\$159,843	\$74,025	\$206,982	\$152,547	\$81,801
Starting Balance:					\$360,169	\$316,644	\$361,478	\$276,584	\$248,520
Reserve Funding Amount:					\$113,400	\$116,235	\$119,141	\$122,119	\$125,172
Ending Balance:					\$316,644	\$361,478	\$276,584	\$248,520	\$294,069
Reserve Fees/Unit/Month					\$7.11	\$7.28	\$7.46	\$7.65	\$7.84

Pooling Method with Inflation

Category	Reserve Items	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Entry Areas	Community Entry Monuments Refurbishment										
Entry Areas	Villages Entry Monuments Refurbishment										
Entry Areas	Entry Area Lighting									74888	
Grounds	Perimeter Wall Painting and Caulking Group 1						20604				
Grounds	Perimeter Wall Painting and Caulking Group 2		18666								22743
Grounds	Perimeter Wall Repair Allowance				110399					124907	
Grounds	Pond Bank Erosion Control			76759					86846		
Grounds	Pond Fountain and Controls										
Grounds	Street Signs and Poles									116570	
Grounds	Tree Removal and Replacement	40589	41604	42644	43710	44803	45923	47071	48248	49454	50690
Grounds	Irrigation Yearly Allowance	17163	17593	18032	18483	18945	19419	19904	20402	20912	21435
Recreation	Basketball Court Burrington Color Coat					8419					
Recreation	Basketball Court Sussex Color Coat					3689					
Recreation	Basketball Court Burrington Hoops										
Recreation	Basketball Court Sussex Hoops										
Recreation	Fitness Stations Burrington										
Recreation	Fitness Stations Sussex							25822			
Recreation	Tennis Courts Color Coat				19287						
Recreation	Tennis Courts Fencing										
Recreation	Park Benches										
Recreation	Trash Cans										
Recreation	Picnic Tables										
Recreation	Swingset 6 Swings	8350									
Recreation	Swingset 2 Swings										
Recreation	Larger Playground Playstructure										
Recreation	Smaller Playground Playstructure										
Recreation	Parking Lot Repair Allowance		4755					5380			
Total Expenses All Years :											
Total Expenses By Year:		\$66,103	\$82,617	\$137,436	\$191,880	\$75,856	\$85,946	\$98,177	\$155,496	\$386,731	\$94,868
Starting Balance:		\$294,069	\$358,776	\$410,639	\$411,347	\$360,996	\$429,785	\$492,517	\$547,099	\$548,477	\$322,455
Reserve Funding Amount:		\$128,302	\$131,509	\$134,797	\$138,167	\$141,621	\$145,162	\$148,791	\$152,510	\$156,323	\$160,231
Ending Balance:		\$358,776	\$410,639	\$411,347	\$360,996	\$429,785	\$492,517	\$547,099	\$548,477	\$322,455	\$390,636
Reserve Fees/Unit/Month		\$8.04	\$8.24	\$8.45	\$8.66	\$8.87	\$9.10	\$9.32	\$9.56	\$9.79	\$10.04

Pooling Method with Inflation

Category	Reserve Items	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Entry Areas	Community Entry Monuments Refurbishment			35092							
Entry Areas	Villages Entry Monuments Refurbishment			29945							
Entry Areas	Entry Area Lighting										
Grounds	Perimeter Wall Painting and Caulking Group 1				25104						
Grounds	Perimeter Wall Painting and Caulking Group 2								27710		
Grounds	Perimeter Wall Repair Allowance				141321					159891	
Grounds	Pond Bank Erosion Control			98258					111170		
Grounds	Pond Fountain and Controls		15216								
Grounds	Street Signs and Poles										
Grounds	Tree Removal and Replacement	51958	53257	54588	55953	57352	58785	60255	61761	63305	64888
Grounds	Irrigation Yearly Allowance	21971	22520	23083	23660	24252	24858	25479	26116	26769	27438
Recreation	Basketball Court Burrington Color Coat			10257							
Recreation	Basketball Court Sussex Color Coat			4494							
Recreation	Basketball Court Burrington Hoops										13905
Recreation	Basketball Court Sussex Hoops										9270
Recreation	Fitness Stations Burrington							12395			
Recreation	Fitness Stations Sussex										
Recreation	Tennis Courts Color Coat		23500								28632
Recreation	Tennis Courts Fencing										
Recreation	Park Benches			12477							
Recreation	Trash Cans			6551							
Recreation	Picnic Tables			15285							
Recreation	Swingset 6 Swings										
Recreation	Swingset 2 Swings				6395						
Recreation	Larger Playground Playstructure	59380									
Recreation	Smaller Playground Playstructure	44535									
Recreation	Parking Lot Repair Allowance		6086					6886			
Total Expenses All Years :											
Total Expenses By Year:		\$177,844	\$120,579	\$290,031	\$252,432	\$81,603	\$83,643	\$105,016	\$226,758	\$249,966	\$144,133
Starting Balance:		\$390,636	\$380,339	\$431,354	\$317,498	\$244,773	\$346,804	\$452,058	\$541,338	\$514,279	\$468,720
Reserve Funding Amount:		\$164,237	\$168,343	\$172,552	\$176,865	\$181,287	\$185,819	\$190,465	\$195,226	\$200,107	\$205,110
Ending Balance:		\$380,339	\$431,354	\$317,498	\$244,773	\$346,804	\$452,058	\$541,338	\$514,279	\$468,720	\$533,696
Reserve Fees/Unit/Month		\$10.29	\$10.55	\$10.81	\$11.08	\$11.36	\$11.64	\$11.93	\$12.23	\$12.54	\$12.85

Pooling Method with Inflation

Category	Reserve Items	2049	2050	2051	2052	2053	2054
Entry Areas	Community Entry Monuments Refurbishment						
Entry Areas	Villages Entry Monuments Refurbishment						
Entry Areas	Entry Area Lighting				108460		
Grounds	Perimeter Wall Painting and Caulking Group 1		30587				
Grounds	Perimeter Wall Painting and Caulking Group 2						33762
Grounds	Perimeter Wall Repair Allowance				180902		
Grounds	Pond Bank Erosion Control			125779			
Grounds	Pond Fountain and Controls				20464		
Grounds	Street Signs and Poles						
Grounds	Tree Removal and Replacement	66510	68173	69877	71624	73415	75250
Grounds	Irrigation Yearly Allowance	28124	28827	29548	30287	31044	31820
Recreation	Basketball Court Burrington Color Coat	12497					
Recreation	Basketball Court Sussex Color Coat	5476					
Recreation	Basketball Court Burrington Hoops						
Recreation	Basketball Court Sussex Hoops						
Recreation	Fitness Stations Burrington						
Recreation	Fitness Stations Sussex						
Recreation	Tennis Courts Color Coat						
Recreation	Tennis Courts Fencing	39336					
Recreation	Park Benches						
Recreation	Trash Cans						
Recreation	Picnic Tables						
Recreation	Swingset 6 Swings						15480
Recreation	Swingset 2 Swings						
Recreation	Larger Playground Playstructure						86000
Recreation	Smaller Playground Playstructure						64500
Recreation	Parking Lot Repair Allowance		7791				
Total Expenses All Years :							
Total Expenses By Year:		\$151,944	\$135,378	\$225,205	\$411,737	\$104,459	\$306,813
Starting Balance:		\$533,696	\$596,460	\$681,505	\$682,724	\$502,961	\$634,898
Reserve Funding Amount:		\$210,237	\$215,493	\$220,881	\$226,403	\$232,063	\$237,864
Ending Balance:		\$596,460	\$681,505	\$682,724	\$502,961	\$634,898	\$571,226
Reserve Fees/Unit/Month		\$13.17	\$13.50	\$13.84	\$14.19	\$14.54	\$14.90

Pooling Method without Inflation

Category	Reserve Items	Remaining Life	Estimated Life	Present Cost of Replacement	2024	2025	2026	2027	2028
Entry Areas	Community Entry Monuments Refurbishment	3	15	\$22,500			22500		
Entry Areas	Villages Entry Monuments Refurbishment	3	15	\$19,200			19200		
Entry Areas	Entry Area Lighting	14	15	\$53,000					
Grounds	Perimeter Wall Painting and Caulking Group 1	3	8	\$15,703			15703		
Grounds	Perimeter Wall Painting and Caulking Group 2	7	8	\$15,703					
Grounds	Perimeter Wall Repair Allowance	4	5	\$88,400				88400	
Grounds	Pond Bank Erosion Control	3	5	\$63,000			63000		
Grounds	Pond Fountain and Controls	5	12	\$10,000					10000
Grounds	Street Signs and Poles	14	20	\$82,500					
Grounds	Tree Removal and Replacement	1	1	\$35,000	35000	35000	35000	35000	35000
Grounds	Irrigation Yearly Allowance	1	1	\$14,800	14800	14800	14800	14800	14800
Recreation	Basketball Court Burrington Color Coat	2	8	\$6,577		6577			
Recreation	Basketball Court Sussex Color Coat	2	8	\$2,882		2882			
Recreation	Basketball Court Burrington Hoops	5	20	\$7,500					7500
Recreation	Basketball Court Sussex Hoops	5	20	\$5,000					5000
Recreation	Fitness Stations Burrington	2	20	\$7,200		7200			
Recreation	Fitness Stations Sussex	12	20	\$19,200					
Recreation	Tennis Courts Color Coat	1	8	\$15,444	15444				
Recreation	Tennis Courts Fencing	1	25	\$20,700	20700				
Recreation	Park Benches	3	15	\$8,000			8000		
Recreation	Trash Cans	3	15	\$4,200			4200		
Recreation	Picnic Tables	3	15	\$9,800			9800		
Recreation	Swingset 6 Swings	6	25	\$7,200					
Recreation	Swingset 2 Swings	19	25	\$4,000					
Recreation	Larger Playground Playstructure	1	15	\$40,000	40000				
Recreation	Smaller Playground Playstructure	1	15	\$30,000	30000				
Recreation	Parking Lot Repair Allowance	2	5	\$4,000		4000			
Total Expenses All Years :					\$3,375,735				
Total Expenses By Year:					\$155,944	\$70,458	\$192,203	\$138,200	\$72,300
Starting Balance:					\$360,169	\$309,825	\$344,967	\$258,364	\$225,764
Reserve Funding Amount:					\$105,600	\$105,600	\$105,600	\$105,600	\$105,600
Ending Balance:					\$309,825	\$344,967	\$258,364	\$225,764	\$259,064
Reserve Fees/Unit/Month					\$6.62	\$6.62	\$6.62	\$6.62	\$6.62

Pooling Method without Inflation

Category	Reserve Items	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Entry Areas	Community Entry Monuments Refurbishment										
Entry Areas	Villages Entry Monuments Refurbishment										
Entry Areas	Entry Area Lighting									53000	
Grounds	Perimeter Wall Painting and Caulking Group 1						15703				
Grounds	Perimeter Wall Painting and Caulking Group 2		15703								15703
Grounds	Perimeter Wall Repair Allowance				88400					88400	
Grounds	Pond Bank Erosion Control			63000					63000		
Grounds	Pond Fountain and Controls										
Grounds	Street Signs and Poles									82500	
Grounds	Tree Removal and Replacement	35000	35000	35000	35000	35000	35000	35000	35000	35000	35000
Grounds	Irrigation Yearly Allowance	14800	14800	14800	14800	14800	14800	14800	14800	14800	14800
Recreation	Basketball Court Burrington Color Coat					6577					
Recreation	Basketball Court Sussex Color Coat					2882					
Recreation	Basketball Court Burrington Hoops										
Recreation	Basketball Court Sussex Hoops										
Recreation	Fitness Stations Burrington										
Recreation	Fitness Stations Sussex							19200			
Recreation	Tennis Courts Color Coat				15444						
Recreation	Tennis Courts Fencing										
Recreation	Park Benches										
Recreation	Trash Cans										
Recreation	Picnic Tables										
Recreation	Swingset 6 Swings	7200									
Recreation	Swingset 2 Swings										
Recreation	Larger Playground Playstructure										
Recreation	Smaller Playground Playstructure										
Recreation	Parking Lot Repair Allowance		4000					4000			
Total Expenses All Years :											
Total Expenses By Year:		\$57,000	\$69,503	\$112,800	\$153,644	\$59,258	\$65,503	\$73,000	\$112,800	\$273,700	\$65,503
Starting Balance:		\$259,064	\$307,664	\$343,760	\$336,560	\$288,516	\$334,858	\$374,955	\$407,555	\$400,355	\$232,255
Reserve Funding Amount:		\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600
Ending Balance:		\$307,664	\$343,760	\$336,560	\$288,516	\$334,858	\$374,955	\$407,555	\$400,355	\$232,255	\$272,352
Reserve Fees/Unit/Month		\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62

Pooling Method without Inflation

Category	Reserve Items	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Entry Areas	Community Entry Monuments Refurbishment			22500							
Entry Areas	Villages Entry Monuments Refurbishment			19200							
Entry Areas	Entry Area Lighting										
Grounds	Perimeter Wall Painting and Caulking Group 1				15703						
Grounds	Perimeter Wall Painting and Caulking Group 2								15703		
Grounds	Perimeter Wall Repair Allowance				88400					88400	
Grounds	Pond Bank Erosion Control			63000					63000		
Grounds	Pond Fountain and Controls		10000								
Grounds	Street Signs and Poles										
Grounds	Tree Removal and Replacement	35000	35000	35000	35000	35000	35000	35000	35000	35000	35000
Grounds	Irrigation Yearly Allowance	14800	14800	14800	14800	14800	14800	14800	14800	14800	14800
Recreation	Basketball Court Burrington Color Coat			6577							
Recreation	Basketball Court Sussex Color Coat			2882							
Recreation	Basketball Court Burrington Hoops										7500
Recreation	Basketball Court Sussex Hoops										5000
Recreation	Fitness Stations Burrington							7200			
Recreation	Fitness Stations Sussex										
Recreation	Tennis Courts Color Coat		15444								15444
Recreation	Tennis Courts Fencing										
Recreation	Park Benches			8000							
Recreation	Trash Cans			4200							
Recreation	Picnic Tables			9800							
Recreation	Swingset 6 Swings										
Recreation	Swingset 2 Swings				4000						
Recreation	Larger Playground Playstructure	40000									
Recreation	Smaller Playground Playstructure	30000									
Recreation	Parking Lot Repair Allowance		4000					4000			
Total Expenses All Years :											
Total Expenses By Year:		\$119,800	\$79,244	\$185,958	\$157,903	\$49,800	\$49,800	\$61,000	\$128,503	\$138,200	\$77,744
Starting Balance:		\$272,352	\$258,152	\$284,508	\$204,149	\$151,846	\$207,646	\$263,446	\$308,046	\$285,143	\$252,543
Reserve Funding Amount:		\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600
Ending Balance:		\$258,152	\$284,508	\$204,149	\$151,846	\$207,646	\$263,446	\$308,046	\$285,143	\$252,543	\$280,399
Reserve Fees/Unit/Month		\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62

Pooling Method without Inflation

Category	Reserve Items	2049	2050	2051	2052	2053	2054
Entry Areas	Community Entry Monuments Refurbishment						
Entry Areas	Villages Entry Monuments Refurbishment						
Entry Areas	Entry Area Lighting				53000		
Grounds	Perimeter Wall Painting and Caulking Group 1		15703				
Grounds	Perimeter Wall Painting and Caulking Group 2						15703
Grounds	Perimeter Wall Repair Allowance				88400		
Grounds	Pond Bank Erosion Control			63000			
Grounds	Pond Fountain and Controls				10000		
Grounds	Street Signs and Poles						
Grounds	Tree Removal and Replacement	35000	35000	35000	35000	35000	35000
Grounds	Irrigation Yearly Allowance	14800	14800	14800	14800	14800	14800
Recreation	Basketball Court Burrington Color Coat	6577					
Recreation	Basketball Court Sussex Color Coat	2882					
Recreation	Basketball Court Burrington Hoops						
Recreation	Basketball Court Sussex Hoops						
Recreation	Fitness Stations Burrington						
Recreation	Fitness Stations Sussex						
Recreation	Tennis Courts Color Coat						
Recreation	Tennis Courts Fencing	20700					
Recreation	Park Benches						
Recreation	Trash Cans						
Recreation	Picnic Tables						
Recreation	Swingset 6 Swings						7200
Recreation	Swingset 2 Swings						
Recreation	Larger Playground Playstructure						40000
Recreation	Smaller Playground Playstructure						30000
Recreation	Parking Lot Repair Allowance		4000				
Total Expenses All Years :							
Total Expenses By Year:		\$79,958	\$69,503	\$112,800	\$201,200	\$49,800	\$142,703
Starting Balance:		\$280,399	\$306,041	\$342,137	\$334,937	\$239,337	\$295,137
Reserve Funding Amount:		\$105,600	\$105,600	\$105,600	\$105,600	\$105,600	\$105,600
Ending Balance:		\$306,041	\$342,137	\$334,937	\$239,337	\$295,137	\$258,034
Reserve Fees/Unit/Month		\$6.62	\$6.62	\$6.62	\$6.62	\$6.62	\$6.62

May 16, 2023

Expense Summary by Year

Year	Category	Item Name	Expense	
2024	Grounds	Tree Removal and Replacement	\$35,875.00	
		Irrigation Yearly Allowance	\$15,170.00	
		Grounds Subtotal = \$51,045.00		
	Recreation	Tennis Courts Color Coat	\$15,830.10	
		Tennis Courts Fencing	\$21,217.50	
		Larger Playground Playstructure	\$41,000.00	
		Smaller Playground Playstructure	\$30,750.00	
		Recreation Subtotal = \$108,797.60		
	2024 Annual Expense Total = \$159,842.60			
	2025	Grounds	Tree Removal and Replacement	\$36,771.88
Irrigation Yearly Allowance			\$15,549.25	
Grounds Subtotal = \$52,321.13				
Recreation		Basketball Court Burrington Color Coat	\$6,909.51	
		Basketball Court Sussex Color Coat	\$3,027.60	
		Fitness Stations Burrington	\$7,564.50	
		Parking Lot Repair Allowance	\$4,202.50	
		Recreation Subtotal = \$21,704.11		
2025 Annual Expense Total = \$74,025.23				
2026		Entry Areas	Community Entry Monuments Refurbishment	\$24,230.04
	Villages Entry Monuments Refurbishment		\$20,676.30	
	Entry Areas Subtotal = \$44,906.34			
	Grounds	Perimeter Wall Painting and Caulking Group 1	\$16,910.63	
		Pond Bank Erosion Control	\$67,844.11	
		Tree Removal and Replacement	\$37,691.17	
		Irrigation Yearly Allowance	\$15,937.98	
		Grounds Subtotal = \$138,383.89		
	Recreation	Park Benches	\$8,615.13	
		Trash Cans	\$4,522.94	
		Picnic Tables	\$10,553.53	
		Recreation Subtotal = \$23,691.59		
	2026 Annual Expense Total = \$206,981.82			
2027	Grounds	Perimeter Wall Repair Allowance	\$97,577.06	
		Tree Removal and Replacement	\$38,633.45	
		Irrigation Yearly Allowance	\$16,336.43	
	2027 Annual Expense Total = \$152,546.94			

Year	Category	Item Name	Expense
2028	Grounds	Pond Fountain and Controls	\$11,314.08
		Tree Removal and Replacement	\$39,599.29
		Irrigation Yearly Allowance	\$16,744.84
		Grounds Subtotal = \$67,658.21	
	Recreation	Basketball Court Burrington Hoops	\$8,485.56
		Basketball Court Sussex Hoops	\$5,657.04
		Recreation Subtotal = \$14,142.60	
2028 Annual Expense Total = \$81,800.81			
2029	Grounds	Tree Removal and Replacement	\$40,589.27
		Irrigation Yearly Allowance	\$17,163.46
		Grounds Subtotal = \$57,752.73	
	Recreation	Swingset 6 Swings	\$8,349.79
	2029 Annual Expense Total = \$66,102.52		
2030	Grounds	Perimeter Wall Painting and Caulking Group 2	\$18,666.17
		Tree Removal and Replacement	\$41,604.00
		Irrigation Yearly Allowance	\$17,592.55
		Grounds Subtotal = \$77,862.72	
	Recreation	Parking Lot Repair Allowance	\$4,754.74
2030 Annual Expense Total = \$82,617.46			
2031	Grounds	Pond Bank Erosion Control	\$76,759.38
		Tree Removal and Replacement	\$42,644.10
		Irrigation Yearly Allowance	\$18,032.36
	2031 Annual Expense Total = \$137,435.85		
2032	Grounds	Perimeter Wall Repair Allowance	\$110,399.49
		Tree Removal and Replacement	\$43,710.20
		Irrigation Yearly Allowance	\$18,483.17
		Grounds Subtotal = \$172,592.86	
	Recreation	Tennis Courts Color Coat	\$19,287.44
2032 Annual Expense Total = \$191,880.30			
2033	Grounds	Tree Removal and Replacement	\$44,802.96
		Irrigation Yearly Allowance	\$18,945.25
		Grounds Subtotal = \$63,748.21	
	Recreation	Basketball Court Burrington Color Coat	\$8,418.57
		Basketball Court Sussex Color Coat	\$3,688.83
		Recreation Subtotal = \$12,107.40	
2033 Annual Expense Total = \$75,855.61			
2034	Grounds	Perimeter Wall Painting and Caulking Group 1	\$20,603.96
		Tree Removal and Replacement	\$45,923.03
		Irrigation Yearly Allowance	\$19,418.88
	2034 Annual Expense Total = \$85,945.87		

Year	Category	Item Name	Expense
2035	Grounds	Tree Removal and Replacement	\$47,071.11
		Irrigation Yearly Allowance	\$19,904.35
		Grounds Subtotal = \$66,975.46	
	Recreation	Fitness Stations Sussex	\$25,821.87
		Parking Lot Repair Allowance	\$5,379.56
		Recreation Subtotal = \$31,201.42	
			2035 Annual Expense Total = \$98,176.88
2036	Grounds	Pond Bank Erosion Control	\$86,846.20
		Tree Removal and Replacement	\$48,247.89
		Irrigation Yearly Allowance	\$20,401.96
2037	Entry Areas	Entry Area Lighting	\$74,887.61
	Grounds	Perimeter Wall Repair Allowance	\$124,906.89
		Street Signs and Poles	\$116,570.34
		Tree Removal and Replacement	\$49,454.08
		Irrigation Yearly Allowance	\$20,912.01
		Grounds Subtotal = \$311,843.32	
			2037 Annual Expense Total = \$386,730.93
2038	Grounds	Perimeter Wall Painting and Caulking Group 2	\$22,742.92
		Tree Removal and Replacement	\$50,690.44
		Irrigation Yearly Allowance	\$21,434.81
2039	Grounds	Tree Removal and Replacement	\$51,957.70
		Irrigation Yearly Allowance	\$21,970.68
		Grounds Subtotal = \$73,928.38	
	Recreation	Larger Playground Playstructure	\$59,380.22
		Smaller Playground Playstructure	\$44,535.17
		Recreation Subtotal = \$103,915.39	
			2039 Annual Expense Total = \$177,843.77
2040	Grounds	Pond Fountain and Controls	\$15,216.18
		Tree Removal and Replacement	\$53,256.64
		Irrigation Yearly Allowance	\$22,519.95
		Grounds Subtotal = \$90,992.77	
	Recreation	Tennis Courts Color Coat	\$23,499.87
		Parking Lot Repair Allowance	\$6,086.47
		Recreation Subtotal = \$29,586.35	
			2040 Annual Expense Total = \$120,579.12

Year	Category	Item Name	Expense
2041	Entry Areas	Community Entry Monuments Refurbishment	\$35,092.32
		Villages Entry Monuments Refurbishment	\$29,945.45
		Entry Areas Subtotal = \$65,037.77	
	Grounds	Pond Bank Erosion Control	\$98,258.50
		Tree Removal and Replacement	\$54,588.06
		Irrigation Yearly Allowance	\$23,082.95
		Grounds Subtotal = \$175,929.50	
	Recreation	Basketball Court Burrington Color Coat	\$10,257.20
		Basketball Court Sussex Color Coat	\$4,494.48
		Park Benches	\$12,477.27
		Trash Cans	\$6,550.57
		Picnic Tables	\$15,284.66
		Recreation Subtotal = \$49,064.18	
	2041 Annual Expense Total = \$290,031.45		
2042	Grounds	Perimeter Wall Painting and Caulking Group 1	\$25,103.92
		Perimeter Wall Repair Allowance	\$141,320.68
		Tree Removal and Replacement	\$55,952.76
		Irrigation Yearly Allowance	\$23,660.02
	Grounds Subtotal = \$246,037.38		
Recreation	Swingset 2 Swings	\$6,394.60	
2042 Annual Expense Total = \$252,431.98			
2043	Grounds	Tree Removal and Replacement	\$57,351.58
		Irrigation Yearly Allowance	\$24,251.52
	2043 Annual Expense Total = \$81,603.10		
2044	Grounds	Tree Removal and Replacement	\$58,785.36
		Irrigation Yearly Allowance	\$24,857.81
	2044 Annual Expense Total = \$83,643.18		
2045	Grounds	Tree Removal and Replacement	\$60,255.00
		Irrigation Yearly Allowance	\$25,479.26
		Grounds Subtotal = \$85,734.26	
	Recreation	Fitness Stations Burrington	\$12,395.31
		Parking Lot Repair Allowance	\$6,886.29
Recreation Subtotal = \$19,281.60			
2045 Annual Expense Total = \$105,015.86			
2046	Grounds	Perimeter Wall Painting and Caulking Group 2	\$27,710.03
		Pond Bank Erosion Control	\$111,170.47
		Tree Removal and Replacement	\$61,761.37
		Irrigation Yearly Allowance	\$26,116.24
2046 Annual Expense Total = \$226,758.12			
2047	Grounds	Perimeter Wall Repair Allowance	\$159,891.37
		Tree Removal and Replacement	\$63,305.41
		Irrigation Yearly Allowance	\$26,769.14
2047 Annual Expense Total = \$249,965.93			

Year	Category	Item Name	Expense
2048	Grounds	Tree Removal and Replacement	\$64,888.04
		Irrigation Yearly Allowance	\$27,438.37
		Grounds Subtotal = \$92,326.42	
	Recreation	Basketball Court Burrington Hoops	\$13,904.58
		Basketball Court Sussex Hoops	\$9,269.72
		Tennis Courts Color Coat	\$28,632.31
		Recreation Subtotal = \$51,806.61	
2048 Annual Expense Total = \$144,133.03			
2049	Grounds	Tree Removal and Replacement	\$66,510.24
		Irrigation Yearly Allowance	\$28,124.33
		Grounds Subtotal = \$94,634.58	
	Recreation	Basketball Court Burrington Color Coat	\$12,497.41
		Basketball Court Sussex Color Coat	\$5,476.09
		Tennis Courts Fencing	\$39,336.06
		Recreation Subtotal = \$57,309.56	
2049 Annual Expense Total = \$151,944.14			
2050	Grounds	Perimeter Wall Painting and Caulking Group 1	\$30,586.69
		Tree Removal and Replacement	\$68,173.00
		Irrigation Yearly Allowance	\$28,827.44
		Grounds Subtotal = \$127,587.13	
	Recreation	Parking Lot Repair Allowance	\$7,791.20
2050 Annual Expense Total = \$135,378.33			
2051	Grounds	Pond Bank Erosion Control	\$125,779.19
		Tree Removal and Replacement	\$69,877.33
		Irrigation Yearly Allowance	\$29,548.13
	2051 Annual Expense Total = \$225,204.64		
2052	Entry Areas	Entry Area Lighting	\$108,459.59
	Grounds	Perimeter Wall Repair Allowance	\$180,902.41
		Pond Fountain and Controls	\$20,464.07
		Tree Removal and Replacement	\$71,624.26
		Irrigation Yearly Allowance	\$30,286.83
		Grounds Subtotal = \$303,277.58	
2052 Annual Expense Total = \$411,737.17			
2053	Grounds	Tree Removal and Replacement	\$73,414.87
		Irrigation Yearly Allowance	\$31,044.00
	2053 Annual Expense Total = \$104,458.87		
2054	Grounds	Perimeter Wall Painting and Caulking Group 2	\$33,761.99
		Tree Removal and Replacement	\$75,250.24
		Irrigation Yearly Allowance	\$31,820.10
		Grounds Subtotal = \$140,832.32	
	Recreation	Swingset 6 Swings	\$15,480.05
		Larger Playground Playstructure	\$86,000.27
		Smaller Playground Playstructure	\$64,500.20
2054 Annual Expense Total = \$306,812.85			