

RESERVE EXPENDITURES

Lake Highlander
Resident Owned Association, Inc.
Dunedin, Florida

Explanatory Notes:

- 1) **0.0%** is the estimated Inflation Rate; see Exec
- 2) FY2022 is Fiscal Year beginning January 1, 2022 and

Line Item	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years of Ft		RUL = 0 FY2022	1 2023	2 2024	3 2025	4 2026
			Useful	Remaining					
<u>Property Site Elements</u>									
4.020	Asphalt Pavement, Patch, Seal Coat and Partial Striping	2024	3 to 5	2			35,000		
4.040	Asphalt Pavement, Mill and Overlay	2039	15 to 20	17					
4.100	Catch Basins and Storm Drains, Inspections and Capital Repairs	2039	15 to 20	17					
4.140	Concrete Sidewalks, Partial	2024	to 65	2 to 30+			20,000		
4.220	Fences, Chain Link, South Perimeter	2043	25 to 30	21					
4.260	Fences, Vinyl, Laundry and Pool Area-REPAIR	2025	15 to 20	3				7,800	
4.285	Fences, Vinyl, Perimeter-REPAIR	2025	15 to 20	3				5,000	
4.618	Pipes, Subsurface Utilities, Mains, Cleaning	2022	annually	0	2,000	2,000	2,000	2,000	2,000
4.619	Pipes, Subsurface Utilities, Mains, Domestic Water, Inspections and Partial Replacements	2022	to 85+	0	5,000	5,000	5,000	5,000	5,000
4.620	Pipes, Subsurface Utilities, Mains, Engineering Inspection	2023	to 10	1		5,000			
4.621	Pipes, Subsurface Utilities, Mains, Fire Supply, Phased	2032	to 85+	10 to 30+					
4.622	Pipes, Subsurface Utilities, Mains, Sanitary Sewer, Phased	2024	to 85+	2 to 30+			20,000		
4.623	Pipes, Subsurface Utilities, Mains, Storm Drainage, Phased	2032	to 85+	10 to 30+					
4.630	Pond, Aerators (Incl. Lights)	2030	10 to 15	8					
4.640	Power Pedestals	2022	to 40	0	5,000	5,000	5,000	5,000	5,000
4.800	Shuffleboard Courts, Awning, Metal	2033	25 to 30	11					
4.810	Shuffleboard Courts, Surface Replacement	2039	to 35	17					
4.902	Vehicle, Golf Cart, Kawasaki (2023 is planned)	2026	to 15	4					15,000
4.905	Vehicle, Tractor, John Deer	2028	to 20	6					
4.910	Vehicle, Truck, F-150	2028	to 20	6					
4.923	Walkways, Concrete, Coatings and Partial Replacements	2029	to 15	7					
4.950	LAKE-Walkway, Wood, Deck Replacement and Structure Repairs	2027	10 to 15	5					
<u>Building Elements</u>									
5.200	Clubhouse and Maintenance Building, Awnings (Lean To Structures)	2030	to 25	8					
5.300	Clubhouse, Building Services Equipment, Split Systems	2029	12 to 18	7					
5.310	Clubhouse, Interior Renovation, Complete	2034	to 20	12					
5.400	Clubhouse, Interior Renovation, Partial	2024	to 10	2			30,000		
5.450	Clubhouse, Roof, Asphalt Shingles	2028	12 to 18	6					
5.452	Generators, Emergency, 22-kW	2038	to 30	16					
5.454	Hurricane Shutters	2047	to 30	25					
5.500	Laundry Room, Clubhouse, Library and Pool Hall, Windows and Doors (Replace with Impac	2024	45 to 55	2 to 30+			32,800		
5.510	Laundry Room, Equipment (2022 is Planned)	2022	10 to 15	0	30,000				
5.515	Laundry and Card Room, Interior Renovation, Complete	2027	to 20	5					
5.519	Laundry and Card Room, Roof, Flat	2034	15 to 20	12					

Summary for details.
ending December 31, 2022.

REVISED 5/25/22

5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040
	35,000				35,000				35,000				35,000
					20,000							300,000 3,000	16,610
	5,000		5,000					5,000			7,875 6,000		
2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000
	20,000				20,000 20,000 43,330				20,000 43,330				32,025 20,000 43,330
5,000	5,000	5,000	22,400 5,000	5,000	5,000	5,000 70,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
											10,000	14,000	
	26,000 35,000												
32,400		13,500											32,400
			22,000										
		34,500					103,000						
	22,000												
											24,000		
				32,000								32,800	
28,000													
							8,000						

19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052
			35,000				35,000				35,000
		15,600					16,610				
2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000 7,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000
			20,000 43,330				32,025 20,000 43,330				32,025 20,000 43,330
5,000	5,000	5,000	5,000	22,400 5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
							26,000 35,000				
			13,500							32,400	
			34,500								
			30,000								
					22,000						
						26,400					
											83,300
						28,000					6,800

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			Useful	Remaining						
5.520	Library and Pool Hall Building, Building Services Equipment, Split Systems	2023	12 to 18	1		11,800				
5.530	Library and Pool Hall Building, Interior Renovation, Complete	2025	to 20	3				10,000		
5.540	Library and Pool Hall Building, Interior Renovation, Partial	2023	to 10	1		20,000				
5.550	Library and Pool Hall Building, Roof, Asphalt Shingles	2025	12 to 18	3				9,200		
5.630	Maintenance Building, Roof, Asphalt Shingles	2025	12 to 18	3				8,000		
5.790	Office Building, Building Services Equipment, Split System	2035	12 to 18	13						
5.800	Office Building, Interior and Exterior Renovations	2041	25 to 30	19						
5.820	Room Divider, Accoustical, Clubhouse	2036	to 40	14						
5.830	Walls, Siding, Vinyl, Maintenance Building and Clubhouse	2036	to 40	14						
<u>Pool Elements</u>										
6.320	Deck, Masonry Pavers	2029	25 to 30	7						
6.500	Furniture (Incl. Lanai Furniture)	2029	to 12	7						
6.550	Lanai	2029	to 25	7						
6.600	Mechanical Equipment, Phased	2024	to 15	2 to 9			7,500			
6.605	Mechanical Equipment, Geothermal Heaters	2033	to 30	11						
6.800	Pool Finishes, Plaster and Tile (PebbleTec Finish)	2044	to 15	22						
6.900	Structure, Total Replacement	2029	to 60	7						
	Reserve Study Update with Site Visit	2024	2	2			3,800			
Anticipated Expenditures, By Year (\$3,161,550 over 30 years)						42,000	48,800	161,100	52,000	27,000

Summary for details.
ending December 31, 2022.

REVISED 5/25/22

5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040
						2,000							11,800
								10,500					
									9,000				
		30,000							12,600				
		16,500											
		25,000											
			7,500									7,500	
						40,000							
		126,100											
72,400	155,000	257,600	68,900	49,000	150,330	124,000	123,000	27,500	131,930	19,500	92,675	367,400	170,765

19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052
		20,000									
		9,200									
		4,800									
40,000											
			7,500							7,500	
			29,100								
52,000	12,000	61,600	224,930	34,400	34,000	73,400	219,965	12,000	12,000	51,900	232,455