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 Reserve Component Inventory Event Service		Banoan, Florida	Estimated	Life Ar	nalysis,					
August Property Site Elements August Aug	Line	tal	1st Year of	}	rears of Fu	RUL = 0	1	2	3	4
Adding Asphalt Pavement, Patch, Seal Coat and Partial Striping 2034 3 to 5 2 35,000	Item	Reserve Component Inventory	Event	Useful		FY2022	2023	2024	2025	2026
Add Asjhalf Pavement, Mill and Overlay Add Asjhalf Pavement, Mill and Overlay Add Concrate Sidewalks, Partial 2024 16 55 2 to 30+ 20,000										
4.100 Carb Basins and Storm Drains, Inspections and Capital Repairs 2034 15 to 20 17								35,000		
4.140 Concrete Sidewalks, Partial Concrete Sidewalks, Partial Concrete Sidewalks, South Perimeter 2043 25 to 30 21										
4206 Fences, Chian Link, South Perimeter 2043 25 to 30 21										
4266 Fences, Vinyl, Laundry and Pool Area-REPAIR								20,000		
A285 Fences, Vinyl, Perimefer-REPAIR 2025 15 to 20 3 5,000 2,000					21					
4.618 Pipes, Subsurface Utilities, Mains, Domestic Water, Inspections and Partial Replacements 2022 to 85+ 0 5,000 5,000 5,000 5,000 5,000 5,000 5,000 4.620 Pipes, Subsurface Utilities, Mains, Engineering Inspection 2032 to 85+ 10 to 30+ 20,000 2,000 2,000 5,000					3					
A619 Pipes, Subsurface Utilities, Mains, Engineering Inspection					3					
4.620 Pipes, Subsurface Utilities, Mains, Engineering Inspection 2023 to 10 1 5,000					0					
4.621 Pipes, Subsurface Utilities, Mains, Fire Supply, Phased 2032 10 85+ 10 to 30+ 20,000					0	5,000		5,000	5,000	5,000
4.622 Pipes, Subsurface Utilities, Mains, Storm Drainage, Phased 2024 to 85+ 2 to 30+ 20,000 4.632 Pipes, Subsurface Utilities, Mains, Storm Drainage, Phased 2032 to 85+ 10 to 30+ 4.630 Pond, Aerators (Incl. Lights) 2032 to 40 0 5,000					1		5,000			
4.632 Pipes, Subsurface Utilities, Mains, Storm Ďrainage, Phased 2032 10 85+ 10 to 30+ 4.630 Pond, Aerators (Incl. Lights) 2030 10 to 15 8 4.640 Power Pedestals 2022 10 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 10 35 17 4.810 Shuffleboard Courts, Surface Replacement 2039 10 35 17 4.810 Shuffleboard Courts, Surface Replacement 2039 10 35 17 4.902 Vehicle, Golf Cart, Kawasaki (2023 is planned) 2026 10 15 4										
4.640 Power Pedestals Po								20,000		
4.840 Power Pedestals					10 to 30+					
4.800 Shuffleboard Courts, Awning, Metal 2033 25 to 30 11					8					
Aston Shuffleboard Courts, Surface Replacement 2039 to 35 17					0	5,000	5,000	5,000	5,000	5,000
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 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 5.451 Generators, Emergency, 22-kW 2038 to 30 16 5.452 Generators, Emergency, 22-kW 2038 to 30 16 5.453 Laundry Room, Clubhouse, Library and Pool Hall, Windows and Doors (Replace with Impac										
4.905 Vehicle, Tractor, John Deer 4.910 Vehicle, Truck, F-150 4.921 Vehicle, Truck, F-150 4.922 to 20 6 4.923 Walkways, Concrete, Coatings and Partial Replacements 4.925 LAKE-Walkway, Wood, Deck Replacement and Structure Repairs **Building Elements** 5.200 Clubhouse and Maintenance Building, Awnings (Lean To Structures) 5.200 Clubhouse, Building Services Equipment, Split Systems 5.201 Clubhouse, Interior Renovation, Complete 5.202 Clubhouse, Interior Renovation, Partial 5.203 to 25 8 5.204 to 20 12 5.205 Clubhouse, Interior Renovation, Partial 5.206 Clubhouse, Roof, Asphalt Shingles 5.207 to 10 2 30,000 5.450 Generators, Emergency, 22-kW 5.450 Generators, Emergency, 22-kW 5.451 Laundry Room, Clubhouse, Library and Pool Hall, Windows and Doors (Replace with Impact 2024 45 to 55 2 to 30+ 32,800 5.510 Laundry Room, Equipment (2022 is Planned) 5.511 Laundry Room, Interior Renovation, Complete 2027 to 20 5					17					
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Building Elements S.200 Clubhouse and Maintenance Building, Awnings (Lean To Structures) 2030 to 25 8					7					
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5.452 Generators, Emergency, 22-kW 5.454 Hurricane Shutters 5.500 Laundry Room, Clubhouse, Library and Pool Hall, Windows and Doors (Replace with Impac 5.510 Laundry Room, Equipment (2022 is Planned) 5.515 Laundry and Card Room, Interior Renovation, Complete 2038 to 30 16 2047 to 30 25 2059 2060 45 to 55 2 to 30+ 2070 30,000 2070 5					=			00,000		
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) 5.515 Laundry and Card Room, Interior Renovation, Complete 2027 to 20 5		Generators, Emergency, 22-kW			-					
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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								32.800		
5.515 Laundry and Card Room, Interior Renovation, Complete 2027 to 20 5						30.000		J_, UU		
					~	30,000				
	5.519	Laundry and Card Room, Roof, Flat	2034	15 to 20	12					

cutive 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 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 6,000	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
	26,000					,					10,000	14,000	
32,400	35,000	13,500										32,400	
32,400												32,400	
		34,500	22,000										
		04,000					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
							40.040				
		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	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000	2,000 5,000
5,000	5,000	5,000	5,000	5,000	5,000	2,000 5,000 7,000		5,000	5,000	5,000	
			20,000			·	32,025 20,000				32,025 20,000
			43,330				43,330				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
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							26,000 35,000				
			13,500							32,400	
										32,400	
			34,500								
			30,000								
					22,000						
						26,400					
											83,300
						28,000					6,800

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

	Barroani, Fronta								
		Estimated	Estimated Life Analysis,						
Line	tal	1st Year of	•	Years of Fu	RUL = 0	1	2	3	4
Item	Reserve Component Inventory	Event	Useful	Remaining	FY2022	2023	2024	2025	2026
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					
	Pool Elements								
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			ŕ		
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

cutive 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 12,600				
									12,000				
		30,000 16,500 25,000											
		,	7,500			40,000				7,500			
		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