

2021 Reserves Detail

Item	Year in Service	Useful Life	Projected Remaining Life	Projected Replacement Cost	Projected Fund Balance 12/31/2020	Annual Required Contribution	Projected Fund Balance 12/31/2021			
Entrance/Signs/Irrigation										
Concrete Parking Lot	1994	35	8	\$ 20,570.00	\$ 16,659.50	\$ 488.50	\$ 17,148.00			
Irrigation Well Pump & Motor A	2017	10	6	\$ 2,500.00	\$ 1,114.58	\$ 230.90	\$ 1,345.48			
Irrigation Well Pump & Motor B	2016	10	5	\$ 2,500.00	\$ 438.87	\$ 412.23	\$ 851.10			
Irrigation Wells Allowance A	2011	25	15	\$ 3,000.00	\$ 1,331.20	\$ 111.25	\$ 1,442.45			
Irrigation Wells Allowance B	1996	25	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00			
Monument Sign Refurbishment Allowance	1994	25	24	\$ 2,000.00	\$ (1,800.00)	\$ 158.33	\$ (1,641.67)			
Site Signage Allowance - 10 yr cycle	2014	10	4	\$ 2,200.00	\$ (593.41)	\$ 698.35	\$ 104.94			*APPLIED INTEREST EARNED
Additional 2021 funding						\$ 1,174.17				
Entrance/Signs/Irrigation Total				\$ 35,770.00	\$ 20,150.74	\$ 3,273.74	\$ 23,424.48			
Roads										
Asphalt Street Mill & Overlay 1 1/2"	1994	30	1	\$ 180,000.00	\$ 168,833.00	\$ 5,583.00	\$ 174,416.00			
Concrete Curbs - Partial Replacement	1994	27	1	\$ 20,000.00	\$ 20,000.00	\$ -	\$ 20,000.00			
Additional 2021 funding						\$ 3,123.80				
Roads Total				\$ 184,000.00	\$ 188,833.00	\$ 8,706.80	\$ 197,539.80			
Misc. Community Property										
Aluminium Fence 6ft - Pool	1994	35	8	\$ 3,760.00	\$ 2,778.29	\$ 122.71	\$ 2,901.00			
Entry Feature Refurbishment Allowance - 10	1994	10	9	\$ 8,000.00	\$ 6,755.28	\$ 138.30	\$ 6,893.58			
Vinyl Fence - Irrigation Pumps	1994	35	8	\$ 1,232.00	\$ 1,007.83	\$ 28.02	\$ 1,035.85			
Vinyl Privacy Fence - Pool	1994	35	8	\$ 3,840.00	\$ 2,959.00	\$ 110.13	\$ 3,069.13			
Vinyl Privace Fence - South Property	2003	35	17	\$ 40,640.00	\$ 20,353.07	\$ 1,193.35	\$ 21,546.42			
Vinyl Privace Fence - Easement	2018	35	33	\$ 2,500.00	\$ (3,187.40)	\$ 172.35	\$ (3,015.05)			
Additional 2021 funding						\$ 992.09				
Misc. Community Property Total				\$ 59,392.00	\$ 30,666.07	\$ 2,756.95	\$ 33,423.02			
Pool Deck/Equipment										
Pool Deck Coating Allowance	2013	15	7	\$ 2,700.00	\$ 2,402.49	\$ 42.50	\$ 2,444.99			
Pool Furniture - 5 yr cycle	2017	5	1	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 7,000.00			
Pool Pumps and Equip. Allowance - 1 yr cycle	2004	1	1	\$ 1,500.00	\$ 3,000.00	\$ -	\$ 3,000.00			
Pool Resurfacing and Tile Replacement	2013	12	4	\$ 16,900.00	\$ 10,900.00	\$ 1,500.00	\$ 12,400.00			
Additional funding 2021						\$ 863.36				
Pool Deck/Equipment Total				\$ 28,100.00	\$ 23,302.49	\$ 2,405.86	\$ 25,708.35			
Pool Other										
Cabana Tile Roof	1994	35	9	\$ 3,960.00	\$ 2,676.63	\$ 231.07	\$ 2,907.70			
Exterior Painting - Cabana	1994	8	0	\$ 1,160.00	\$ 1,405.00	\$ -	\$ 1,405.00			
Laminate Toilet Partitions	1994	25	0	\$ 2,400.00	\$ 2,547.00	\$ -	\$ 2,547.00			
Laminate Top & Sinks	1994	25	0	\$ 1,450.00	\$ 1,550.00	\$ -	\$ 1,550.00			
Plumbing Fixtures	1994	25	0	\$ 2,400.00	\$ 2,500.00	\$ -	\$ 2,500.00			
Additional 2021 funding						\$ 125.58				
Pool Other				\$ 11,370.00	\$ 10,678.63	\$ 356.65	\$ 11,035.28			
Totals				\$ 318,632.00	\$ 273,630.93	\$ 17,500.00	\$ 291,130.93			
Additional funding to NIF						\$ 1,422.00				
Total Reserve funding 2021						\$ 18,922.00				