

**HERITAGE COVE COMMUNITY ASSOCIATION, INC.  
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2017**

ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2017	2018	2019	2020	2021	2022	2023	2024	2025
#R969	ROOFS	18	4	91,492.00	-	-	-	91,492	-	-	-	-	-
#R969	PAINTING	11	9	34,500.00	-	-	-	-	-	-	-	-	-
#R969	PAVING	15	1	350,000.00	350,000	-	-	-	-	-	-	-	-
#R969	POOL/SPA PUMPS & OTHER EQUIPMENT	5	4	30,741.00	-	-	-	30,741	-	-	-	-	30,741
#R969	POOL/SPA SURFACE RENOVATIONS	15	1	52,950.00	52,950	-	-	-	-	-	-	-	-
#R969	POOL/SPA HEATERS	10	5	50,905.00	-	-	-	-	50,905	-	-	-	-
#R969	POOL CANOPY & FENCING	20	6	18,693.00	-	-	-	-	-	18,693	-	-	-
#R969	TENNIS, BOCCCE BALL & SHUFFLEBOARD	10	8	86,342.00	-	-	-	-	-	-	-	86,342	-
#R969	STORM DAMAGE	24	1	5,000.00	5,000	-	-	-	-	-	-	-	-
#R969	IRRIGATION	15	3	115,576.00	-	-	115,576	-	-	-	-	-	-
#R969	CLUBHOUSE INTERIOR	20	6	50,000.00	-	-	-	-	-	50,000	-	-	-
#R969	CLUBHOUSE FURNITURE	20	7	100,000.00	-	-	-	-	-	-	100,000	-	-
#R969	ELECTRONICS	15	1	32,000.00	32,000	-	-	-	-	-	-	-	-
#R969	HVAC REPLACEMENT	15	14	47,650.00	-	-	-	-	-	-	-	-	-
#R969	GATE SYSTEM	15	1	49,058.00	49,058	-	-	-	-	-	-	-	-
#R969	INSURANCE	1	1	38,908.00	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908
#R969	SHORELINES & PONDS	20	1	94,000.00	94,000	-	-	-	-	-	-	-	-
#R969	BACKFLOW AND FIRE ALARM PANEL	20	6	26,820.00	-	-	-	-	-	26,820	-	-	-
#R969	PARKING LOT & POOL/SPA LIGHT POLES	20	6	27,930.00	-	-	-	-	-	27,930	-	-	-
#R969	TENNIS LIGHT POLES	10	2	20,000.00	-	20,000	-	-	-	-	-	-	-
#R969	WALLS, FENCING & DOCK	36	20	310,378.00	-	-	-	-	-	-	-	-	-
#R970	EXERCISE EQUIPMENT	5	5	12,000.00	-	-	-	-	12,000	-	-	-	-
#R969	LAKE FOUNTAINS & AERATORS	10	2	64,092.00	-	64,092	-	-	-	-	-	-	-
<b>TOTAL</b>				<b>\$ 1,709,035.00</b>									

<b>ANNUAL EXPENDITURES</b>	621,916	123,000	154,484	161,141	101,813	162,351	138,908	125,250	69,649
<b>BALANCE AT THE BEGINNING OF YEAR</b>	500,000	28,084	55,084	50,600	39,459	87,646	75,295	86,387	111,137
<b>ANNUAL CONTRIBUTIONS</b>	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
<b>BALANCE AT THE END OF YEAR</b>	28,084	55,084	50,600	39,459	87,646	75,295	86,387	111,137	191,488

ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
#R969	ROOFS	18	4	91,492.00	-	-	-	-	-	-	-	-	-	-	-
#R969	PAINTING	11	9	34,500.00	34,500	-	-	-	-	-	-	-	-	-	-
#R969	PAVING	15	1	350,000.00	-	-	-	-	-	-	350,000	-	-	-	-
#R969	POOL/SPA PUMPS & OTHER EQUIPMENT	5	4	30,741.00	-	-	-	-	30,741	-	-	-	-	30,741	-
#R969	POOL/SPA SURFACE RENOVATIONS	15	1	52,950.00	-	-	-	-	-	-	52,950	-	-	-	-
#R969	POOL/SPA HEATERS	10	5	50,905.00	-	-	-	-	-	50,905	-	-	-	-	-
#R969	POOL CANOPY & FENCING	20	6	18,693.00	-	-	-	-	-	-	-	-	-	-	-
#R969	TENNIS, BOCCCE BALL & SHUFFLEBOARD	10	8	86,342.00	-	-	-	-	-	-	-	-	86,342	-	-
#R969	STORM DAMAGE	24	1	5,000.00	-	-	-	-	-	-	-	-	-	-	-
#R969	IRRIGATION	15	3	115,576.00	-	-	-	-	-	-	-	-	115,576	-	-
#R969	CLUBHOUSE INTERIOR	20	6	50,000.00	-	-	-	-	-	-	-	-	-	-	-
#R969	CLUBHOUSE FURNITURE	20	7	100,000.00	-	-	-	-	-	-	-	-	-	-	-
#R969	ELECTRONICS	15	1	32,000.00	-	-	-	-	-	-	32,000	-	-	-	-
#R969	HVAC REPLACEMENT	15	14	47,650.00	-	-	-	-	-	47,650	-	-	-	-	-
#R969	GATE SYSTEM	15	1	49,058.00	-	-	-	-	-	-	49,058	-	-	-	-
#R969	INSURANCE	1	1	38,908.00	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908	38,908
#R969	SHORELINES & PONDS	20	1	94,000.00	-	-	-	-	-	-	-	-	-	-	-
#R969	BACKFLOW AND FIRE ALARM PANEL	20	6	26,820.00	-	-	-	-	-	-	-	-	-	-	-
#R969	PARKING LOT & POOL/SPA LIGHT POLES	20	6	27,930.00	-	-	-	-	-	-	-	-	-	-	-
#R969	TENNIS LIGHT POLES	10	2	20,000.00	-	-	20,000	-	-	-	-	-	-	-	-
#R969	WALLS, FENCING & DOCK	36	20	310,378.00	-	-	-	-	-	-	-	-	-	-	310,378
#R970	EXERCISE EQUIPMENT	5	5	12,000.00	12,000	-	-	-	-	-	12,000	-	-	-	12,000
#R969	LAKE FOUNTAINS & AERATORS	10	2	64,092.00	-	-	64,092	-	-	-	-	-	-	-	-
<b>TOTAL</b>				<b>\$ 1,709,035.00</b>											

<b>ANNUAL EXPENDITURES</b>	85,408	38,908	123,000	38,908	69,649	149,463	522,916	38,908	240,826	69,649	361,286
<b>BALANCE AT THE BEGINNING OF YEAR</b>	191,488	256,080	367,172	394,172	505,264	585,615	586,152	213,236	324,328	233,502	313,853
<b>ANNUAL CONTRIBUTIONS</b>	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
<b>BALANCE AT THE END OF YEAR</b>	256,080	367,172	394,172	505,264	585,615	586,152	213,236	324,328	233,502	313,853	102,567

TOTAL ASSESSMENTS PAYABLE PER HOME	MONTHLY	QUARTERLY	ANNUALLY
TOTAL COST PER UNIT 2016	1/529	169.00	507.00
TOTAL COST PER UNIT 2017	1/529	169.00	507.00

MEMBERS EQUITY PRIOR YEAR	98,664.55
2015 NET INCOME/(LOSS)	<u>(30,000.00)</u>
<b>2015 MEMBERS EQUITY</b>	<b>68,664.55</b>