

FA 11-20-17

**HERITAGE COVE COMMUNITY ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2018**

ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
#R969	ROOFS	18	3	91,492	-	-	91,492	-	-	-	-	-	-	-	-
#R969	PAINTING	11	8	34,500	-	-	-	-	-	-	-	34,500	-	-	-
#R969	PAVING PATCH AND SEAL COAT	6	6	60,000	-	-	-	-	-	60,000	-	-	-	-	-
#R969	PAVING - REMOVE TOP AND REPAVE	30	18	400,000	-	-	-	-	-	-	-	-	-	-	-
#R969	POOL/SPA PUMPS & OTHER EQUIPMENT	5	3	30,741	-	-	-	-	30,741	-	-	-	-	30,741	-
#R969	POOL/SPA SURFACE RENOVATIONS	30	2	60,000	-	60,000	-	-	-	-	-	-	-	-	-
#R969	POOL/SPA HEATERS	10	4	40,000	-	-	-	40,000	-	-	-	-	-	-	-
#R969	POOL FENCING	20	6	15,000	-	-	-	-	-	15,000	-	-	-	-	-
#R969	POOL CANOPY	20	6	13,000	-	-	-	-	-	13,000	-	-	-	-	-
#R969	POOL (INSIDE) RESURFACE AND COPING	30	11	55,000	-	-	-	-	-	-	-	-	-	-	55,000
#R969	SPA RESURFACE AND COPING	30	11	15,000	-	-	-	-	-	-	-	-	-	-	15,000
#R969	POOL FURNITURE AND UMBRELLAS	10	3	16,000	-	-	16,000	-	-	-	-	-	-	-	-
#R969	TENNIS MAJOR LIFT (COMPLETE RESURF)	30	12	138,000	-	-	-	-	-	-	-	-	-	-	-
#R969	TENNIS RECONDITIONING	6	1	12,000	12,000	-	-	-	-	-	12,000	-	-	-	-
#R969	TENNIS LIGHT POLES	20	1	20,000	20,000	-	-	-	-	-	-	-	-	-	-
#R969	TENNIS/BOCCE/SHUFFLEBOARD CANOPIE	15	6	22,000	-	-	-	-	-	22,000	-	-	-	-	-
#R969	TENNIS WATERFOUNTAIN, SHOE WASHER,	10	1	3,000	3,000	-	-	-	-	-	-	-	-	-	-
#R969	TENNIS FENCING	30	12	25,000	-	-	-	-	-	-	-	-	-	-	3,000
#R969	BOCCE NEW COURT	10	1	15,000	15,000	-	-	-	-	-	-	-	-	-	-
#R969	SHUFFLEBOARD SURFACE REDO	6	6	4,000	-	-	-	-	-	4,000	-	-	-	-	15,000
#R969	STORM DAMAGE	6	1	45,000	45,000	-	-	-	-	-	45,000	-	-	-	-
#R969	IRRIGATION	15	2	115,576	-	-	115,576	-	-	-	-	-	-	-	-
#R969	CLUBHOUSE LADIES BATHROOM	20	20	40,000	-	-	-	-	-	-	-	-	-	-	-
#R969	CLUBHOUSE MENS BATHROOM	20	17	40,000	-	-	-	-	-	-	-	-	-	-	-
#R969	CLUBHOUSE REFURBISH	30	14	150,000	-	-	-	-	-	-	-	-	-	-	-
#R969	CLUBHOUSE FURNITURE	20	7	100,000	-	-	-	-	-	-	100,000	-	-	-	-
#R969	ELECTRONICS	15	1	32,000	32,000	-	-	-	-	-	-	-	-	-	-
#R969	HVAC REPLACEMENT	15	13	33,000	-	-	-	-	-	-	-	-	-	-	-
#R969	GATE SYSTEM	15	3	49,058	-	-	49,058	-	-	-	-	-	-	-	-
#R969	INSURANCE	1	1	56,000	-	-	-	-	-	-	-	-	-	-	-
#R969	INSURANCE DEDUCTIBLE	1	1	60,000	-	-	-	-	-	-	-	-	-	-	-
#R969	SHORELINES & PONDS	20	20	94,000	-	-	-	-	-	-	-	-	-	-	-
#R969	POND RIP RAP	6	1	75,000	75,000	-	-	-	-	-	75,000	-	-	-	-
#R969	POND LITORALS	6	2	20,000	-	20,000	-	-	-	-	-	20,000	-	-	-
#R969	BACKFLOW AND FIRE ALARM PANEL	20	5	26,820	-	-	-	-	26,820	-	-	-	-	-	-
#R969	PARKING LOT & POOL/SPA LIGHT POLES	20	5	27,930	-	-	-	-	27,930	-	-	-	-	-	-
#R969	WALLS, FENCING & DOCK	36	19	310,378	-	-	-	-	-	-	-	-	-	-	-
#R970	PLANT/TREE REPLACEMENT	2	2	45,000	-	45,000	-	45,000	-	-	-	45,000	-	45,000	-
#R969	EXERCISE EQUIPMENT	5	1	12,000	12,000	-	-	-	-	-	-	-	-	-	-
#R969	LAKE FOUNTAINS & AERATORS	10	1	64,092	64,092	-	-	-	-	-	-	-	-	-	12,000
TOTAL				2,485,587											64,092

ANNUAL EXPENDITURES	278,032	240,576	156,550	85,491	171,000	232,000	99,500	-	75,741	164,092
BALANCE AT THE BEGINNING OF YEAR	476,927	309,210	183,976	147,958	235,048	201,595	113,332	164,037	321,001	409,288
ANNUAL CONTRIBUTIONS	110,375	115,342	120,532	131,624	137,547	143,737	150,205	156,964	164,028	171,409
BALANCE AT THE END OF YEAR	309,210	183,976	147,958	188,914	235,048	201,595	113,332	164,037	321,001	409,288

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RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2018

ASSET	COMPONENTS	ESTIMATED LIFE (YEARS)	ESTIMATED REMAINING LIFE (YEARS)	REPLACEMENT COST	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
#R969	ROOFS	18	3	91,492	-	-	-	-	-	-	-	-	-	-
#R969	PAINTING	11	8	34,500	-	-	-	-	-	-	-	34,500	-	-
#R969	PAVING PATCH AND SEALCOAT	6	6	60,000	60,000	-	-	-	-	-	60,000	-	-	-
#R969	PAVING - REMOVE TOP AND REPAVE	30	18	400,000	-	-	-	-	-	-	400,000	-	-	-
#R969	POOL/SPA PUMPS & OTHER EQUIPMENT	5	3	30,741	-	-	-	30,741	-	-	-	-	30,741	-
#R969	POOL/SPA SURFACE RENOVATIONS	30	2	60,000	-	-	-	-	-	-	-	-	-	-
#R969	POOL/SPA HEATERS	10	4	40,000	-	-	40,000	-	-	-	-	-	-	-
#R969	POOL FENCING	20	6	15,000	-	-	-	-	-	-	-	-	-	-
#R969	POOL CANOPY	20	6	13,000	-	-	-	-	-	-	-	-	-	-
#R969	POOL (INSIDE) RESURFACE AND COPING	30	11	55,000	-	-	-	-	-	-	-	-	-	-
#R969	SPA RESURFACE AND COPING	30	11	15,000	-	-	-	-	-	-	-	-	-	-
#R969	POOL FURNITURE AND UMBRELLAS	10	3	16,000	-	16,000	-	-	-	-	-	-	-	-
#R969	TENNIS MAJOR LIFT (COMPLETE RESURF/	30	12	138,000	138,000	-	-	-	-	-	-	-	-	-
#R969	TENNIS RECONDITIONING	6	1	12,000	-	12,000	-	-	-	-	-	12,000	-	-
#R969	TENNIS LIGHT POLES	20	1	20,000	-	-	-	-	-	-	-	-	-	20,000
#R969	TENNIS/BOCCE/SHUFFLEBOARD CANOPIE	15	1	22,000	-	-	-	-	-	-	-	-	-	22,000
#R969	TENNIS WATERFOUNTAIN, SHOE WASHER	10	1	3,000	-	-	-	-	-	-	-	-	-	3,000
#R969	TENNIS FENCING	30	12	25,000	25,000	-	-	-	-	-	-	-	-	-
#R969	BOCCE NEW COURT	10	1	15,000	-	-	-	-	-	-	-	-	-	15,000
#R969	SHUFFLEBOARD SURFACE REDO	6	6	4,000	4,000	-	-	-	-	-	4,000	-	-	-
#R969	STORM DAMAGE	6	1	45,000	-	45,000	-	-	-	-	-	45,000	-	-
#R969	IRRIGATION	15	2	115,576	-	-	-	-	-	115,576	-	-	-	-
#R969	CLUBHOUSE LADIES BATHROOM	20	20	40,000	-	-	-	-	-	-	-	-	40,000	-
#R969	CLUBHOUSE MENS BATHROOM	20	17	40,000	-	-	-	-	-	40,000	-	-	-	-
#R969	CLUBHOUSE REFURBISH	30	14	150,000	-	-	150,000	-	-	-	-	-	-	-
#R969	CLUBHOUSE FURNITURE	20	7	100,000	-	-	-	-	-	-	-	-	-	-
#R969	ELECTRONICS	15	1	32,000	-	-	-	32,000	-	-	-	-	-	-
#R969	HVAC REPLACEMENT	15	13	33,000	-	-	-	-	-	-	-	-	-	-
#R969	GATE SYSTEM	15	3	49,058	-	-	-	-	-	-	49,058	-	-	-
#R969	INSURANCE	1	1	56,000	-	-	-	-	-	-	-	-	-	-
#R969	INSURANCE DEDUCTIBLE	15	14	60,000	-	-	-	-	-	-	-	-	-	-
#R969	SHORELINES & PONDS	20	20	94,000	-	-	60,000	-	-	-	-	-	94,000	-
#R969	POND RIP RAP	6	1	75,000	-	75,000	-	-	-	-	-	-	-	-
#R969	POND LITORALS	6	2	20,000	-	-	20,000	-	-	-	-	-	-	-
#R969	BACKFLOW AND FIRE ALARM PANEL	20	5	26,820	-	-	-	-	-	-	-	75,000	-	-
#R969	PARKING LOT & POOL/SPA LIGHT POLES	20	5	27,930	-	-	-	-	-	-	-	-	20,000	-
#R969	WALLS, FENCING & DOCK	36	19	310,378	-	-	-	-	-	-	-	-	-	-
#R970	PLANT/TREE REPLACEMENT	2	2	45,000	45,000	-	-	-	-	-	-	310,378	-	-
#R969	EXERCISE EQUIPMENT	5	1	12,000	-	-	45,000	-	45,000	-	-	-	45,000	-
#R969	LAKE FOUNTAINS & AERATORS	10	1	64,092	-	-	-	-	-	-	-	-	-	64,092
TOTAL				\$ 2,463,587										

ANNUAL EXPENDITURES	BALANCE AT THE BEGINNING OF YEAR	ANNUAL CONTRIBUTIONS	BALANCE AT THE END OF YEAR	MONTHLY	QUARTERLY	ANNUALLY
	148,000	272,000	348,000	507.00	507.00	2,028.00
	323,728	416,605	362,910	179.17	537.50	2,150.00
	187,183	179,122	195,606			
	362,910	323,728	210,517			
	57,000	62,741	155,576			
	558,058	476,878	229,741			
	576,434	576,434	18,523			
	233,264	243,761	254,730			
	251,640	18,523	43,512			
	576,434	576,434	185,613			

TOTAL ASSESSMENTS PAYABLE PER HOME MONTHLY QUARTERLY ANNUALLY

TOTAL COST PER UNIT 2017 1/529 169.00

TOTAL COST PER UNIT 2018 1/529 179.17

MEMBERS EQUITY PRIOR YEAR 38,951.30

2017 NET INCOME/(LOSS) 37,498.14

2017 MEMBERS EQUITY 76,449.44