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**HERITAGE COVE COMMUNITY ASSOCIATION, INC.
RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE 2019**

ASSET	COMPONENTS	ESTIMATED		REPLACEMENT COST	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
		ESTIMATED LIFE (YEARS)	REMAINING LIFE (YEARS)												
R969	ROOFS	18	2	120,000	-	120,000	-	-	-	-	-	-	-	-	-
R969	PAINTING	11	8	34,500	-	-	-	-	-	-	-	34,500	-	-	-
R969	PAVING PATCH AND SEALCOAT	6	6	60,000	-	-	-	-	-	60,000	-	-	-	-	-
	PAVING - REMOVE TOP AND REPAVE	30	18	450,000	-	-	-	-	-	-	-	-	-	-	-
R969	POOL/SPA PUMPS & OTHER EQUIPMENT	5	3	30,741	-	-	-	-	30,741	-	-	-	-	-	-
R969	POOL/SPA SURFACE RENOVATIONS	30	2	60,000	-	60,000	-	-	-	-	-	-	-	30,741	-
R969	POOL/SPA HEATERS	8	8	42,000	-	-	-	-	-	-	-	-	42,000	-	-
R969	POOL FENCING	20	6	15,000	-	-	-	-	-	15,000	-	-	-	-	-
R969	POOL CANOPY	20	6	13,000	-	-	-	-	-	13,000	-	-	-	-	-
	POOL (INSIDE) RESURFACE AND COPING	30	11	79,000	-	-	-	-	-	-	-	-	-	-	79,000
	SPA RESURFACE AND COPING	30	11	15,000	-	-	-	-	-	-	-	-	-	-	15,000
	POOL FURNITURE AND UMBRELLAS	10	3	16,000	-	-	16,000	-	-	-	-	-	-	-	-
R969	TENNIS MAJOR LIFT (COMPLETE RESURF/	30	12	138,000	-	-	-	-	-	-	-	-	-	-	-
	TENNIS RECONDITIONING	6	1	14,000	14,000	-	-	-	-	-	14,000	-	-	-	-
R969	TENNIS LIGHT POLES	20	3	20,000	-	-	20,000	-	-	-	-	-	-	-	-
	TENNIS/BOCCE/SHUFFLEBOARD CANOPIE	15	6	22,000	-	-	-	-	-	22,000	-	-	-	-	-
	SPORTS AREA BENCHES, WATERFOUNTAI	5	1	4,000	-	4,000	-	-	-	-	4,000	-	-	-	-
	TENNIS FENCING	30	12	25,000	-	-	-	-	-	-	-	-	-	-	-
	BOCCE NEW COURT	10	1	15,000	-	35,000	-	-	-	-	-	-	-	-	15,000
	SHUFFLEBOARD SURFACE REDO	6	6	4,000	-	-	-	-	-	4,000	-	-	-	-	-
R969	STORM DAMAGE	5	1	45,000	-	-	45,000	-	-	-	45,000	-	-	-	-
R969	IRRIGATION	15	2	115,576	-	115,576	-	-	-	-	-	-	-	-	-
R969	CLUBHOUSE LADIES BATHROOM	20	20	40,000	-	-	-	-	-	-	-	-	-	-	-
	CLUBHOUSE MENS BATHROOM	20	17	40,000	-	-	-	-	-	-	-	-	-	-	-
	CLUBHOUSE REFURBISH	30	14	150,000	-	-	-	-	-	-	-	-	-	-	-
R969	CLUBHOUSE FURNITURE	20	7	100,000	-	-	-	-	-	-	100,000	-	-	-	-
R969	ELECTRONICS	15	2	32,000	-	32,000	-	-	-	-	-	-	-	-	-
R969	HVAC REPLACEMENT	15	13	33,000	-	-	-	-	-	-	-	-	-	-	-
R969	GATE SYSTEM	15	2	52,000	-	52,000	-	-	-	-	-	-	-	-	-
R969	INSURANCE	1	1	56,000	-	-	-	-	-	-	-	-	-	-	-
	INSURANCE DEDUCTABLE	15	14	60,000	-	-	-	-	-	-	-	-	-	-	-
R969	SHORELINES & PONDS	20	20	94,000	-	-	-	-	-	-	-	-	-	-	-
	POND RIP RAP	6	1	75,000	-	-	-	-	-	-	-	-	75,000	-	-
	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	-	-	-	-	-	-	-	-	-	-	-
	PLANT/TREE REPLACEMENT	2	2	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-
R970	EXERCISE EQUIPMENT	5	1	12,000	-	10,600	-	-	-	12,000	-	-	-	-	12,000
	CEMENT WORK	3	2	5,000	-	9,000	-	-	5,000	-	-	5,000	-	-	5,000
R969	LAKE FOUNTAINS & AERATORS	10	3	64,092	-	-	64,092	-	-	-	-	-	-	-	-
OTAL				<u>2,581,037</u>											
	ANNUAL EXPENDITURES				14,000	543,176	145,092	45,000	90,491	171,000	163,000	104,500	117,000	75,741	126,000
	BALANCE AT THE BEGINNING OF YEAR				476,927	465,235	37,511	13,182	94,500	136,138	103,345	84,909	131,623	172,793	262,498
	ANNUAL CONTRIBUTIONS			4.60%	110,375	115,452	120,763	126,318	132,129	138,207	144,564	151,214	158,170	165,446	173,056
	BALANCE AT THE END OF YEAR				573,302	37,511	13,182	94,500	136,138	103,345	84,909	131,623	172,793	262,498	309,555

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ASSET	COMPONENTS	ESTIMATED		REPLACEMENT COST	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
		ESTIMATED LIFE (YEARS)	REMAINING LIFE (YEARS)												
#R969	ROOFS	18	2	120,000	-	-	-	-	-	-	-	-	-	-	
#R969	PAINTING	11	8	34,500	-	-	-	-	-	-	-	-	-	-	
#R969	PAVING PATCH AND SEALCOAT	6	6	60,000	60,000	-	-	-	-	-	-	34,500	-	-	
#R969	PAVING - REMOVE TOP AND REPAVE	30	18	450,000	-	-	-	-	-	-	450,000	-	-	-	
#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	8	8	42,000	-	-	-	-	-	42,000	-	-	-	-	
#R969	POOL FENCING	20	6	15,000	-	-	-	-	-	-	-	-	-	-	
#R969	POOL CANOPY	20	6	13,000	-	-	-	-	-	-	-	-	-	-	
#R969	POOL (INSIDE) RESURFACE AND COPING	30	11	79,000	-	-	-	-	-	-	-	-	-	-	
#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	14,000	-	12,000	-	-	-	-	-	16,000	-	-	
#R969	TENNIS LIGHT POLES	20	3	20,000	-	-	-	-	-	-	-	-	-	20,000	
#R969	TENNIS/BOCCE/SHUFFLEBOARD CANOPIE	15	6	22,000	-	-	-	-	-	-	-	-	-	22,000	
#R969	SPORTS AREA BENCHES, WATERFOUNTAIN	5	1	4,000	4,000	-	-	-	-	4,000	-	-	-	-	
#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	5	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	2	32,000	-	-	-	32,000	-	-	-	-	-	-	
#R969	HVAC REPLACEMENT	15	13	33,000	-	-	33,000	-	-	-	-	-	-	-	
#R969	GATE SYSTEM	15	2	52,000	-	-	-	-	-	52,000	-	-	-	-	
#R969	INSURANCE	1	1	56,000	-	-	-	-	-	-	-	-	-	-	
#R969	INSURANCE DEDUCTABLE	15	14	60,000	-	-	60,000	-	-	-	-	-	-	-	
#R969	SHORELINES & PONDS	20	20	94,000	-	-	-	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	-	
#R969	PARKING LOT & POOL/SPA LIGHT POLES	20	5	27,930	-	-	-	-	-	-	-	-	-	-	
#R969	WALLS, FENCING & DOCK	36	19	310,378	-	-	-	-	-	-	-	-	310,378	-	
#R969	PLANT/TREE REPLACEMENT	2	2	45,000	45,000	-	45,000	-	45,000	-	45,000	-	45,000	-	
#R970	EXERCISE EQUIPMENT	5	1	12,000	-	-	-	-	12,000	-	-	-	-	-	
#R969	CEMENT WORK	3	2	5,000	-	-	5,000	-	-	5,000	-	-	-	5,000	
#R969	LAKE FOUNTAINS & AERATORS	10	3	64,092	-	64,092	-	-	-	-	-	-	-	-	
TOTAL				\$ 2,581,037											

ANNUAL EXPENDITURES	276,000	137,092	313,000	137,741	57,000	258,576	499,000	95,500	540,119	137,000
BALANCE AT THE BEGINNING OF YEAR	309,555	214,572	266,823	151,877	221,300	380,993	349,079	87,167	239,661	(41,057)
ANNUAL CONTRIBUTIONS	181,017	189,344	198,054	207,164	216,694	226,661	237,088	247,994	259,402	271,334
BALANCE AT THE END OF YEAR	214,572	266,823	151,877	221,300	380,993	349,079	87,167	239,661	(41,057)	93,277

TOTAL ASSESSMENTS PAYABLE PER HOME	MONTHLY	QUARTERLY	ANNUALLY
TOTAL COST PER UNIT 2018	1/529	179.17	537.50
TOTAL COST PER UNIT 2019	1/529	186.00	558.00

MEMBERS EQUITY PRIOR YEAR	34,033.39
2018 NET INCOME/(LOSS)	40,759.92
2018 MEMBERS EQUITY	74,793.31