

As of 1/5/25	Estimated Useful Life (Yrs)	Estimated Remaining Life (Yrs)	Estimated Future Costs	Year-End Reserves Balances (Est)	Annual Reserves Funding
Community Walls Painting Reserve	10	8	\$ 14,400	\$ 2,880	\$ 1,440
Gates & Inserts Painting or Replace	10	8	13,750	5,550	1,025
Gates Motors Replacement Reserve	7	3	10,618	8,368	750
Gates Controllers & Security System	10	3	11,980	8,596	1,128
Irrigation Pumps & Controllers	7	4	14,355	7,847	1,627
Ponds, Fountains & Related Reserve	7	4	7,500	2,236	1,316
Private Road Resurfacing Reserve	23	2	211,175	169,490	20,843
Hurricane Fund (Trees & Debris Removal)	n/a	8	25,000	5,128	-
Less: Reserve MM Account Interest Earned				4,665	(2,000)
			<u>\$ 308,778</u>	<u>\$ 214,760</u>	<u>\$ 26,128</u>
Annual POA Expenses (FY 2026, Est)					68,500
Annual Inflow of Funds Needed	-----	-----	-----	-----	94,628
Less: Initiation/Other Fees & Interest Inc	-----	-----	-----	-----	(4,350)
Total Required Annual POA Dues					90,278
Divided by Number of Property Owners	-----	-----	-----	-----	61
2026 Annual POA Fee Due per Lot	-----	-----	-----	-----	\$ 1,480