Heritage Cove Community Association, Inc.
Reserves for Capital Expenditures and Deferred Maintenance 2022

Components	Estimated Life	Estimated Remaining	Replacement Cost	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Roof - 2019	20	18	125,000										
Painting Exterior/Clubhouse, Gate	7	1	50,000	50,000		50,000				50,000			
Paving-Remove Top and Repave	30	17	450,000										
Paving-Patch and Sealcoat 2017	6	2	60,000		60,000				60,000				
Clubhouse-Refurbish	15	15	230,000			52,000							
Clubhouse-Furniture	15	1	100,000			100,000							
Exercise Equipment	5	1	12,000	12,000				12,000					12,000
Pools/Spa-Bonding	18	16	94,000										
Pools/Spa-Furniture, Umbrellas, C	11	9	30,250	26,000									
Pools/Spa-Pumps and Equipment	5	2	30,741							30,741			
Pools/Spa-Heaters	8	7	42,000		30,741			42,000					
Pools/Spa-Deck surface Renovatio	20	18	60,000										
Pools/Spa-Fencing	20	19	15,000					8,400					8,400
Gate System	15	14	52,000										
Irrigation	15	5	146,000					146,000					
Tree Trim/Removal Hardwoods	2	1	6,500	11,000		11,000		11,000		11,000		11,000	
Plant/Tree Replacement	2	1	45,000			45,000		45,000		45,000		45,000	
Walls, Fencing & Dock	35	14	310,378		50,000							50,000	
HVAC Replacement	15	10	33,000										
Lake Fountain and Aerators	10	3	64,092			64,092							
Shorelines and Ponds	20	14	94,000										
Tennis- Resurface	30	10	138,000										
Bocce Ball 2021	10	9	22,000										
Sports Area-Accessories	5	3	7,500				7,500					7,500	
Tennis Fencing	25	23	40,000										40,000
Concrete	5	1	16,000		16,000				16,000				
Backflow and Fire Alarm Panel	20	9	26,820									26,820	
Storm Damage	5	4	45,000				45,000					45,000	
Insurance Deductible	15	12	140,193										
Tennis Reconditioning	5	4	14,000				14,000						14,000
Tennis Upgrades	20	1	20,000	20,000									
Sport Area Canopies	15	3	24,000	24,000									
Shuffleboard-Resurface	8	1	4,000	4,000						4,000			
Electronics 2020	10	9	15,000								32,000		
Pond Rip Rap	5	2	75,000		75,000						75,000		
Pond Litorals	8	2	20,000		20,000						20,000		
Hoover Pumps	2	2	6,500		6,500		6,500		6,500		6,500		6,500
Light Poles-Parking/Pool/Spa 2018	20	18	12,000										
			2,675,974										
Annual Expenditures				147,000	258,241	322,092	73,000	264,400	82,500	140,741	133,500	185,320	80,900
Balance at Beginning Year				445,001	552,868	549,494	482,269	664,136	654,603	826,970	941,096	1,062,463	1,132,010
Annual Contributions				254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867	254,867
Balance at End of Year				552,868	549,494	482,269	664,136	654,603	826,970	941,096	1,062,463	1,132,010	1,305,977

Reserve 2021 Beginng Balance	131,629	
Reserve Funding 2021	254,867	
Hotwire Credit Transfer to Reserve	116,000	
Total Reserve Fund Income 2021	502,496	
Reserve 2021 Expenditures		
Hoover		937.32
R&R Sprinklers		2,034
R&R Sprinklers		3,172
Ritzman (Build Drain)		7,200
Ritzman (Bocce Ball Maint)		20,000
Riztman (Bocce Ball Final)		12,000
Florida Patio (Umbrella)		952.59
Ritzman (Remove Light Pole)		900
Trim Hardwoods - Phase 1		10,300
Total Expenditures to Date (10/20/21)		57,495
Est Reserve 2021 Year End Balance	445,001	