Lake Ashton CDD

Type 1
Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026



Lake Ashton CDD

Reserve Management Plan

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Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Preparer's Report on Reserve Study

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning October 1, 2026

Board of Directors
Lake Ashton CDD
Lake Wales, FL

Description of Reserve Study Report

A reserve reserve study engagement involves the reserve professional providing assistance to Directors of Lake Ashton CDD by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Lake Ashton CDD upon which this reserve management plan is based was performed by Pierre Del Rosario, CAM, RS of Capital Reserve Advisors. on December 20, 2025.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Lake Ashton CDD. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of October 1, 2026, statements of projected cash flows and expenditures for the 30-year period beginning October 1, 2026, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Lake Ashton CDD is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve study engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Lake Ashton CDD, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Lake Ashton CDD, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Lake Ashton CDD's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Lake Ashton CDD's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
October 14, 2026



Lake Ashton CDD
October 1, 2026

Statement of Position

Projection period:	October 1, 2026 to 2056
Type of Project:	CDD
Number of Units:	978
Location:	Lake Wales, FL
Project Construction date:	October 1, 2008

Description of Project: Lake Ashton CDD is an 978 - unit Community Development Districts located in Lake Wales, FL. The project was developed in October 1, 2008.

On-Site analysis performed by:	Pierre Del Rosario
Component analysis performed by:	Pierre Del Rosario
Report prepared by:	Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Interior Door	Lifetime Component
Major Tree Trimming	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	$ 7,271,878
Future Replacement Cost of All Components	$ 10,415,316
Projected Balance of Reserve Funds at October 1, 2026	$ 1,082,226
100% Funded Amount at October 1, 2026	$ 4,149,520
Percent Funded at October 1, 2026	26.08 %
Reserve (Surplus)/Deficit – Average per Unit at October 1, 2026	$ 3,136
Projected Reserve Contribution	$ 417,263
Average Annual Reserve Contribution Per Unit	$ 427
Monthly Reserve Contribution First Year of Projection	$ 34,772
Average Monthly Reserve Contribution Per Unit	$ 36
Projected Special Assessment	$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	4.00 %

See Preparer's Report
See Summary of Significant Assumptions

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning Balance 10/01/2026	Contribution	Interest	Expenditure	Ending Balance 09/30/2027
Clubhouse Exterior	330,779	28	95,354	35,014	3,772	28,615	105,525
Clubhouse Interior	949,376	23	220,441	98,123	10,572	14,690	314,446
Exterior Amenities	408,612	22	90,251	44,271	4,770	0	139,291
Guard House	15,072	22	3,329	3,925	423	0	7,677
Landscaping	56,243	22	12,423	10,444	1,125	0	23,992
Pathways, Ponds, and Bridges	966,343	23	229,115	74,931	8,073	20,121	291,997
Pavement Management	1,354,196	30	416,096	126,819	13,664	150,722	405,857
Security	43,890	22	9,694	4,220	455	0	14,368
Stormwater Management	25,008	22	5,524	19,517	2,103	0	27,144
	4,149,520	26 %	1,082,226	417,263	44,957	214,149	1,330,298

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Begin Balance	1,082,226	1,330,298	1,107,978	1,141,919	1,334,141	1,292,981	1,229,970	1,519,050	1,795,890	2,098,651
Contribution	417,263	438,126	460,032	483,034	507,186	532,545	559,172	587,131	616,487	647,312
Average Per Unit	427	448	470	494	519	545	572	600	630	662
Percent Change	0.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	44,957	35,898	36,407	43,265	41,603	38,710	48,979	59,349	70,647	59,354
Less Expenditures	214,149	696,344	462,498	334,076	589,949	634,266	319,071	369,640	384,373	1,007,563
Ending Balance	1,330,298	1,107,978	1,141,919	1,334,141	1,292,981	1,229,970	1,519,050	1,795,890	2,098,651	1,797,755

	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Begin Balance	1,797,755	2,171,747	2,062,460	2,216,846	2,029,447	1,623,166	2,157,870	2,428,067	2,389,672	2,999,583
Contribution	679,677	713,661	749,344	786,811	826,152	867,460	910,833	956,374	1,004,193	1,054,403
Average Per Unit	695	730	766	805	845	887	931	978	1,027	1,078
Percent Change	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	72,253	68,158	73,128	65,783	50,118	68,188	78,299	76,484	98,457	105,650
Less Expenditures	377,938	891,106	668,086	1,039,993	1,282,551	400,943	718,935	1,071,253	492,739	971,341
Ending Balance	2,171,747	2,062,460	2,216,846	2,029,447	1,623,166	2,157,870	2,428,067	2,389,672	2,999,583	3,188,295

	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Begin Balance	3,188,295	3,710,301	3,862,245	4,300,273	5,059,530	5,802,021	6,453,496	7,222,019	8,184,099	9,665,939
Contribution	1,107,123	1,162,479	1,220,603	1,281,633	1,345,715	1,413,000	1,483,650	1,557,833	1,635,725	1,717,511
Average Per Unit	1,132	1,189	1,248	1,310	1,376	1,445	1,517	1,593	1,673	1,756
Percent Change	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Interest	126,099	130,185	145,834	173,969	201,953	226,434	255,098	291,160	346,993	389,017
Less Expenditures	711,215	1,140,720	928,410	696,344	805,177	987,959	970,225	886,913	500,878	1,016,730
Ending Balance	3,710,301	3,862,245	4,300,273	5,059,530	5,802,021	6,453,496	7,222,019	8,184,099	9,665,939	10,755,737

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
10/01/2026	$ 4,149,520	$ 1,082,226	26.08 %	$ 417,263	$ 44,957	$ 214,149
10/01/2027	4,505,397	1,330,298	29.52	438,126	35,898	696,344
10/01/2028	4,389,225	1,107,978	25.24	460,032	36,407	462,498
10/01/2029	4,526,656	1,141,919	25.22	483,034	43,265	334,076
10/01/2030	4,818,001	1,334,141	27.69	507,186	41,603	589,949
10/01/2031	4,871,469	1,292,981	26.54	532,545	38,710	634,266
10/01/2032	4,898,282	1,229,970	25.11	559,172	48,979	319,071
10/01/2033	5,270,206	1,519,050	28.82	587,131	59,349	369,640
10/01/2034	5,621,384	1,795,890	31.94	616,487	70,647	384,373
10/01/2035	5,988,830	2,098,651	35.04	647,312	59,354	1,007,563
10/01/2036	5,744,086	1,797,755	31.29	679,677	72,253	377,938
10/01/2037	6,162,979	2,171,747	35.23	713,661	68,158	891,106
10/01/2038	6,086,721	2,062,460	33.88	749,344	73,128	668,086
10/01/2039	6,260,681	2,216,846	35.40	786,811	65,783	1,039,993
10/01/2040	6,078,740	2,029,447	33.38	826,152	50,118	1,282,551
10/01/2041	5,663,563	1,623,166	28.65	867,460	68,188	400,943
10/01/2042	6,170,257	2,157,870	34.97	910,833	78,299	718,935
10/01/2043	6,390,755	2,428,067	37.99	956,374	76,484	1,071,253
10/01/2044	6,280,524	2,389,672	38.04	1,004,193	98,457	492,739
10/01/2045	6,792,316	2,999,583	44.16	1,054,403	105,650	971,341
10/01/2046	6,854,737	3,188,295	46.51	1,107,123	126,099	711,215
10/01/2047	7,218,952	3,710,301	51.39	1,162,479	130,185	1,140,720
10/01/2048	7,180,116	3,862,245	53.79	1,220,603	145,834	928,410
10/01/2049	7,390,782	4,300,273	58.18	1,281,633	173,969	696,344
10/01/2050	7,881,219	5,059,530	64.19	1,345,715	201,953	805,177
10/01/2051	8,309,516	5,802,021	69.82	1,413,000	226,434	987,959
10/01/2052	8,598,126	6,453,496	75.05	1,483,650	255,098	970,225
10/01/2053	8,950,904	7,222,019	80.68	1,557,833	291,160	886,913
10/01/2054	9,439,218	8,184,099	86.70	1,635,725	346,993	500,878
10/01/2055	10,382,424	9,665,939	93.09	1,717,511	389,017	1,016,730

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Clubhouse Exterior	28,615	4,382	31,153		87,250	284,684	31,346	4,556	79,354	1,094
Clubhouse Interior	14,690	81,733	114,059	53,364	199,547	48,447	130,025	86,662	217,614	178,477
Exterior Amenities		256,627	49,953	13,431	19,760	100,570	99,904	59,492	9,218	24,161
Guard House		3,358						50,709		
Pathways, Ponds, and Bridges	20,121	20,826	21,555	22,309	23,090	23,898	24,734	25,600	26,496	570,740
Pavement Management	150,722	260,858	245,779	170,931	260,302	81,294	33,061	78,985	51,691	164,923
Security		16,792		18,587		35,969				
Stormwater Management		51,768		55,455		59,404		63,636		68,168
	214,149	696,344	462,498	334,076	589,949	634,266	319,071	369,640	384,373	1,007,563

Category	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46
Clubhouse Exterior	35,970	6,182	43,944	118,235	42,576		85,486	6,427	150,959	40,222
Clubhouse Interior	162,914	92,901	37,591	304,097	101,966	17,991	347,176	178,427	171,451	525,873
Exterior Amenities		260,800	89,807	38,034		46,867	79,479	75,484	35,504	80,416
Guard House								71,530		
Landscaping			98,062							
Pathways, Ponds, and Bridges	88,689	348,407	220,363	277,558	1,051,377	33,710	34,890	36,111	37,375	38,683
Pavement Management	90,365	109,793	178,319	223,845	86,631	167,842	171,905	583,421	97,450	189,989
Security						50,738		30,087		
Stormwater Management		73,023		78,224		83,796		89,764		96,158
	377,938	891,106	668,086	1,039,993	1,282,551	400,943	718,935	1,071,253	492,739	971,341

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Clubhouse Exterior	50,740	8,720	61,987		73,986	566,461	184,012	9,066	75,316	2,176
Clubhouse Interior	254,021	113,594	235,088	184,225	120,379	22,417	48,209	274,180	241,949	411,444
Exterior Amenities	66,513	354,910	99,397	17,269	46,923		257,917	168,043	28,036	84,741
Guard House							7,937	100,901		
Landscaping							317,466			
Pathways, Ponds, and Bridges	40,037	41,439	42,889	44,390	45,944	47,552	49,216	50,939	52,721	54,567
Pavement Management	299,905	519,051	489,049	340,116	517,945	161,757	65,785	157,163	102,855	328,162
Security						71,570	39,683			
Stormwater Management		103,006		110,343		118,202		126,621		135,640
	711,215	1,140,720	928,410	696,344	805,177	987,959	970,225	886,913	500,878	1,016,730

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Amps	10/2027	$ 2,163.20	2 Ea	$ 4,326	10:00	1:00	$ 4,478
Asphalt Pavement, Patch and Partial Seal Coa	10/2027	0.54	27,746 SY	14,983	4:00	1:00	15,507
Awning, Vinyl	10/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
Ballroom Stage Lighting	10/2036	12,500.00	1 Lot	12,500	20:00	10:00	17,632
Bocce Court Carpet	10/2032	20,550.40	1 Allow	20,550	9:00	6:00	25,262
Bocce Courts, Light Poles and Fixtures	10/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
Bowling Alley Equipment	10/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
Bridge Decking Replacement	10/35 - 10/40	30.29	18,638 SF	564,545	30:00	11:11	853,612
Bridge Substructure Replacement	10/35 - 10/40	540.80	1,863.6 LF	1,007,835	30:00	11:11	1,523,894
Cabinets, Ball Room Laminate	10/2033	86.53	122 LF	10,557	20:00	7:00	13,431
Ceilings, Acoustical Tiles and Grid	10/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
Ceramic Tile	10/32 - 10/46	81.12	2,121 SF	172,056	30:00	13:02	278,685
Charcoal Grills	10/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
Concrete Curbs, Gutters, Catch Basins	10/2027	18.91	2,645 LF	50,017	2:00	1:00	51,768
Countertops, Laminate	10/2033	37.86	122 SF	4,619	20:00	7:00	5,877
Deck, Pavers	10/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699
Dishwasher	10/2027	540.80	1 Ea	541	10:00	1:00	560
Doors, Aluminum	10/2049	1,563.99	2 Ea	3,128	25:00	23:00	6,901
Doors, Large Wooden	10/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
Doors, Metal (Dressing Rooms)	10/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
Doors, Metal with Glass	10/2034	2,704.00	9 Ea	24,336	30:00	8:00	32,046
Doors, Metal with Glass (single)	10/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
Draperies & Motorized Shades	10/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
Equipment, Cardio - Elliptical	10/2032	4,650.88	2 Ea	9,302	10:00	6:00	11,434
Equipment, Cardio - Recumbent	10/2027	3,244.80	2 Ea	6,490	10:00	1:00	6,717
Equipment, Cardio - Recumbent Stepper	10/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
Equipment, Cardio Treadmill	10/33 - 10/34	7,030.40	4 Ea	28,122	10:00	7:06	36,405
Equipment, Strength	10/2033	4,110.08	4 Ea	16,440	15:00	7:00	20,917
Fences, Aluminum 10%	10/2026	5.00	5,100 LF	25,500	2:00	0:00	25,500
Fences, Chain Link	10/30 - 10/44	20.55	2,920 LF	60,006	22:00	6:05	76,153
Floor Coverings, Wood Laminate	10/2027	162.24	165 SY	26,770	18:00	1:00	27,707
Floor Lighting	10/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
Flooring LVT	10/40 - 10/48	18.39	6,469 SF	118,965	25:00	19:05	232,661
Flooring, Carpet	10/27 - 10/37	70.30	1,067 SY	75,010	12:00	9:03	103,840
Flooring, Wood Laminate	10/2045	89.77	142 SY	12,747	20:00	19:00	24,507
Furniture Lobby	10/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
Furniture Chairs	10/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
Furniture, Metal - Chairs	10/30 - 10/42	270.40	111 Ea	30,014	25:00	10:07	44,116
Furniture, Metal - Rectangle Tables	10/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables	10/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Furniture, Metal Chairs Barstools	10/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
Furniture, Metal Chairs with Cushion	10/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
Furniture, Metal Hi-Top Chairs (Patio)	10/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
Furniture, Metal Tables - Hi-Top	10/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
Furniture, Metal Tables - Round	10/2030	757.12	12 Ea	9,085	20:00	4:00	10,426

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Furniture, Wood Laminate - Round	10/2045	$ 540.80	48 Ea	$ 25,958	20:00	19:00	$ 49,905
Furniture, Wood Tables - Square	10/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
Gate Operators	10/2033	9,964.24	4 Ea	39,857	10:00	7:00	50,709
Golf Cart - 2021 ICON	10/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
Golf Cart - Green Club Car (Hard Sides)	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Cart - White 2018 EZGO TXT	10/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Golf Course Pathways, Contingency	10/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
Gutters and Downspouts, Aluminum CH	10/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
Gutters and Downspouts, Aluminum SC	10/2041	10.24	266 LF	2,724	18:00	15:00	4,563
Handicap Lift, Pool	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Handicap Lift, Spa	10/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
HVAC 10 Tons	10/30 - 10/34	21,632.00	3 Ea	64,896	15:00	5:08	79,000
HVAC 15 Tons	10/29 - 10/30	37,856.00	2 Ea	75,712	15:00	3:06	85,412
HVAC 2 Tons	10/38 - 10/39	8,112.00	4 Ea	32,448	15:00	12:09	50,318
HVAC 3.5 Tons	10/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
HVAC 5 Tons	10/27 - 10/39	10,275.20	6 Ea	61,651	15:00	4:06	72,812
HVAC Gate House #17	10/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
Ice Machine	10/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
Irrigation System	10/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
Kitchen Equipment	8/27 - 1/42	1.00	68,991.87 Ea	68,992	20:00	10:04	100,074
Lake Ashton Blvd Landscape Refurbishment	10/2052	129,792.00	1 Allow	129,792	30:00	26:00	317,466
Life Safety System, Control Panel and Emerge	10/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
Lounge Chairs (Non-Rolling)	10/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
Lounge Chairs (Rolling)	10/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
Moveable Partition, Ballroom	10/2039	104.92	970 SF	101,772	35:00	13:00	159,168
Paint	10/27 - 10/35	1.00	40,306 Allow	40,306	9:00	4:11	47,938
Parking Lot Resurface	10/2038	12.98	5,903 SY	76,621	20:00	12:00	115,780
Pavement Management Report	10/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
Pavers Heavy Traffic	10/27 - 10/28	8.00	23,827 Allow	190,616	10:00	1:03	198,784
Pavers Low Traffic	10/28 - 10/30	0.75	5,845 SF	4,384	5:00	2:04	4,757
Permanent Roofline Lighting System	10/2044	41.10	1,028 LF	42,251	20:00	18:00	78,480
Ponds Erosion Contingency	10/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
Pool - Electric Cooling/Heating Unit	10/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
Pool - Electric Heater	10/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
Pool - Gas Heater	10/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
Pool - Self Priming Pump	10/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
Pool Finishes, Plaster	10/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
Pool, Light Poles and Fixtures	10/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
Projector	10/32 - 10/34	5,408.00	2 Ea	10,816	10:00	7:00	13,769
Receiver	10/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
Reflection Garden Refurbishment	10/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
Refrigerator 2 Doors	10/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Reme Halo LED Cartridge Replacement	10/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
Repave	10/26 - 10/45	21.76	105,106 SY	2,287,107	20:00	8:06	3,145,555
Rest Rooms, Renovation	10/30 - 10/45	10,275.20	9 Ea	92,477	25:00	7:04	122,045

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Rest Rooms, Renovation Gate	10/2027	$ 3,244.80	1 Ea	$ 3,245	25:00	1:00	$ 3,358
Roof, Asphalt Shingles	10/31 - 10/45	6.49	37,100 SF	240,779	20:00	6:02	300,754
Roofs, Flat	10/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
Roofs, Metal	10/2057	35.00	330 SF	11,550	50:00	31:00	33,553
Screen	10/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
Security System, Phased	10/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
Shuffleboard Court, Light Poles and Fixtures	10/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
Shuffleboard Courts, Color Coat	10/2027	47.59	278 SY	13,230	5:00	1:00	13,693
Shuffleboard Courts, Surface Replacement	10/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
Sign Poles	10/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
Sound System	10/2028	25,000.00	1 Each	25,000	20:00	2:00	26,781
Spa - Circulating Motor and Pump	10/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
Spa - Gas Heater	10/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
Spa - Therapy Motor and Pump	10/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
Stop Signs	10/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
Street Name Sign Plates	10/26 - 10/34	129.79	47 Ea	6,100	8:00	3:11	7,046
Tennis Courts, Color Coat	10/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
Tennis Courts, Fence	10/2032	37.86	480 LF	18,173	30:00	6:00	22,339
Tennis Courts, Light Poles and Fixtures	10/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
Tennis Courts, Surface Replacement	10/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
Walls, Stucco, Paint Finishes and Capital Repa	10/31 - 10/32	1.00	33,420 Allow	33,420	7:00	5:09	40,703
Warmer	10/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
Windows	10/39 - 10/53	54.08	1,368 SF	73,981	35:00	19:09	150,240
Windows, Store Front	10/2042	108.16	1,438 Ea	155,534	40:00	16:00	269,694
				$ 7,271,878			$ 10,415,316

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Disclosures

Site Analysis

Lake Ashton CDD is a CDD located in Lake Wales, FL. The CDD consists of 978 units located at 4141 Ashton Club Drive.

The site analysis was performed on December 20, 2025 by Pierre Del Rosario, RS, CAM of Capital Reserve Advisors. The Community Director was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of $1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management or maintenance staff,. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Capital Reserve Advisors cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 4.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at October 1, 2026 of 26.08 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at $ 1,082,226, based on information provided by management. The beginning balance of reserve funds was provided by Community Director.

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of $1,000 or more have been considered in this analysis. A group of items with individual cost of less than $1,000 are included if the aggregate cost exceeds $1,000.

The Board of Supervisors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Supervisors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the District membership wishes to continue the use and maintenance of all amenities currently in place.

The District carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Supervisors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The District will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Supervisors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 4.00% is used in the funding plan.
Inflation rate of 3.50% is used in the funding plan.

Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2026-27					
10/01/2026	Fences, Aluminum 10%	Common Area	10/01/2024	2:00	$ 23,500.00
10/01/2026	Fences, Aluminum 10%	Pool/Spa	10/01/2024	2:00	2,000.00
10/01/2026	Golf Course Pathways, Contingency	Common Area	10/01/2025	1:00	10,010.56
10/01/2026	Ponds Erosion Contingency	Common Area	10/01/2025	1:00	10,110.80
10/01/2026	Repave	Streets	10/01/2006	20:00	70,458.88
10/01/2026	Street Name Sign Plates	Common Area	10/01/2018	8:00	3,114.96
11/01/2026	Repave	Streets	11/01/2006	20:00	80,263.05
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	3,717.27
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	9,419.58
08/01/2027	Kitchen Equipment	Restaurant	08/01/2002	25:00	1,553.51
					214,148.61
Year : 2027-28					
10/01/2027	Amps	Cinema	10/01/2017	10:00	$ 4,477.82
10/01/2027	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2023	4:00	15,507.24
10/01/2027	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2025	2:00	51,767.54
10/01/2027	Dishwasher	Ballroom Kitch	10/01/2017	10:00	559.73
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent	Fitness Center	10/01/2017	10:00	3,358.37
10/01/2027	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2017	10:00	4,141.99
10/01/2027	Floor Coverings, Wood Laminate	Ballroom	10/01/2009	18:00	27,706.54
10/01/2027	Flooring, Carpet	Clubhouse	10/01/2015	12:00	7,421.57
10/01/2027	Golf Course Pathways, Contingency	Common Area	10/01/2026	1:00	10,360.93
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	HVAC 5 Tons	Clubhouse	10/01/2012	15:00	10,634.83
10/01/2027	Life Safety System, Control Panel and Emerg	Security	10/01/2002	25:00	16,791.84
10/01/2027	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2017	10:00	4,968.00
10/01/2027	Lounge Chairs (Rolling)	Pool/Spa	10/01/2002	25:00	35,707.50
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	2,194.20
10/01/2027	Paint	Clubhouse	10/01/2018	9:00	7,245.00
10/01/2027	Pavers Heavy Traffic	Common Area	10/01/2017	10:00	154,529.64
10/01/2027	Ponds Erosion Contingency	Common Area	10/01/2026	1:00	10,464.68
10/01/2027	Pool - Electric Heater	Pool/Spa	10/01/2012	15:00	3,933.00
10/01/2027	Repave	Streets	10/01/2007	20:00	152,403.67
10/01/2027	Repave	Streets	10/01/2007	20:00	92,946.64
10/01/2027	Rest Rooms, Renovation Gate	Guard House	10/01/2002	25:00	3,358.37
10/01/2027	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2002	25:00	13,433.47
10/01/2027	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2022	5:00	13,693.07
10/01/2027	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2017	10:00	5,175.00
10/01/2027	Stop Signs	Common Area	10/01/2017	10:00	4,382.19

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2027	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2002	25:00	$ 25,187.76
					696,343.79
Year : 2028-29					
10/01/2028	Deck, Pavers	Pool/Spa	10/01/2023	5:00	$ 5,698.92
10/01/2028	Fences, Aluminum 10%	Common Area	10/01/2026	2:00	25,173.79
10/01/2028	Fences, Aluminum 10%	Pool/Spa	10/01/2026	2:00	2,142.45
10/01/2028	Furniture Chairs	Ballroom	10/01/2013	15:00	73,057.55
10/01/2028	Golf Course Pathways, Contingency	Common Area	10/01/2027	1:00	10,723.56
10/01/2028	HVAC 5 Tons	Clubhouse	10/01/2013	15:00	11,007.05
10/01/2028	Paint	Clubhouse	10/01/2019	9:00	3,213.68
10/01/2028	Pavers Heavy Traffic	Common Area	10/01/2018	10:00	44,254.45
10/01/2028	Pavers Low Traffic	Common Area	10/01/2023	5:00	1,405.18
10/01/2028	Pavers Low Traffic	Clubhouse	10/01/2023	5:00	2,431.15
10/01/2028	Ponds Erosion Contingency	Common Area	10/01/2027	1:00	10,830.94
10/01/2028	Repave	Streets	10/01/2008	20:00	39,673.37
10/01/2028	Repave	Streets	10/01/2008	20:00	83,915.48
10/01/2028	Repave	Streets	10/01/2008	20:00	122,190.27
10/01/2028	Sound System	Ballroom	10/01/2008	20:00	26,780.63
					462,498.47
Year : 2029-30					
10/01/2029	Charcoal Grills	Pavilion	10/01/2014	15:00	$ 13,430.92
10/01/2029	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2027	2:00	55,454.69
10/01/2029	Golf Course Pathways, Contingency	Common Area	10/01/2028	1:00	11,098.89
10/01/2029	HVAC 15 Tons	Clubhouse	10/01/2014	15:00	41,971.62
10/01/2029	HVAC 5 Tons	Clubhouse	10/01/2014	15:00	11,392.30
10/01/2029	Ponds Erosion Contingency	Common Area	10/01/2028	1:00	11,210.02
10/01/2029	Repave	Streets	10/01/2009	20:00	96,020.29
10/01/2029	Repave	Streets	10/01/2009	20:00	45,573.45
10/01/2029	Repave	Streets	10/01/2009	20:00	29,336.85
10/01/2029	Security System, Phased	Security	10/01/2015	14:00	18,587.43
					334,076.46
Year : 2030-31					
10/01/2030	Fences, Aluminum 10%	Common Area	10/01/2028	2:00	$ 26,966.79
10/01/2030	Fences, Aluminum 10%	Pool/Spa	10/01/2028	2:00	2,295.05
10/01/2030	Fences, Chain Link	Common Area	10/01/2008	22:00	57,067.47
10/01/2030	Flooring, Carpet	Clubhouse	10/01/2018	12:00	2,420.13
10/01/2030	Furniture, Metal - Chairs	Pavilion	10/01/2005	25:00	12,411.61
10/01/2030	Furniture, Metal - Chairs	Common Area	10/01/2005	25:00	3,102.90

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2030	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2010	20:00	$ 5,212.88
10/01/2030	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2010	20:00	2,978.79
10/01/2030	Furniture, Metal Tables - Round	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Furniture, Wood Tables - Square	Restaurant	10/01/2010	20:00	10,425.75
10/01/2030	Golf Course Pathways, Contingency	Common Area	10/01/2029	1:00	11,487.35
10/01/2030	HVAC 10 Tons	Clubhouse	10/01/2015	15:00	24,823.22
10/01/2030	HVAC 15 Tons	Clubhouse	10/01/2015	15:00	43,440.63
10/01/2030	Pavement Management Report	Streets	10/01/2025	5:00	6,205.80
10/01/2030	Pavers Low Traffic	Common Area	10/01/2025	5:00	920.89
10/01/2030	Ponds Erosion Contingency	Common Area	10/01/2029	1:00	11,602.38
10/01/2030	Pool - Gas Heater	Pool/Spa	10/01/2022	8:00	4,245.84
10/01/2030	Reme Halo LED Cartridge Replacement	HVAC	10/01/2025	5:00	9,215.59
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	88,568.95
10/01/2030	Repave	Streets	10/01/2010	20:00	54,384.88
10/01/2030	Repave	Streets	10/01/2010	20:00	22,572.97
10/01/2030	Rest Rooms, Renovation	Fitness Center	10/01/2005	25:00	47,164.11
10/01/2030	Rest Rooms, Renovation	Clubhouse	10/01/2005	25:00	35,373.09
10/01/2030	Warmer	Ballroom Kitch	10/01/2010	20:00	8,067.55
					589,949.32

Year : 2031-32

10/01/2031	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2027	4:00	$ 17,794.91
10/01/2031	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2029	2:00	59,404.45
10/01/2031	Flooring, Carpet	Clubhouse	10/01/2019	12:00	5,093.16
10/01/2031	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Cart - White 2018 EZGO TXT	Security	10/01/2021	10:00	17,984.42
10/01/2031	Golf Course Pathways, Contingency	Common Area	10/01/2030	1:00	11,889.41
10/01/2031	HVAC 10 Tons	Clubhouse	10/01/2016	15:00	25,692.03
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,283.89
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	5,285.20
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	8,313.80
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,187.69
10/01/2031	Paint	Clubhouse	10/01/2022	9:00	1,591.50
10/01/2031	Ponds Erosion Contingency	Common Area	10/01/2030	1:00	12,008.46
10/01/2031	Pool - Self Priming Pump	Pool/Spa	10/01/2017	14:00	17,815.29
10/01/2031	Repave	Streets	10/01/2011	20:00	44,348.40
10/01/2031	Repave	Streets	10/01/2011	20:00	19,150.44
10/01/2031	Roof, Asphalt Shingles	Clubhouse	10/01/2011	20:00	262,074.86
10/01/2031	Roofs, Flat	Clubhouse	10/01/2011	20:00	22,608.99
10/01/2031	Tennis Courts, Surface Replacement	Tennis Court	10/01/2006	25:00	71,945.29

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2024	7:00	$ 3,800.60
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2024	7:00	3,294.64
10/01/2031	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2024	7:00	3,713.90
					634,265.75
Year : 2032-33					
10/01/2032	Bocce Court Carpet	Bocce Ball Cou	10/01/2023	9:00	$ 25,261.69
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	26,923.64
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	45,770.19
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	2,991.52
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	23,234.11
10/01/2032	Ceramic Tile	Clubhouse	10/01/2002	30:00	3,988.69
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Equipment, Cardio - Elliptical	Fitness Center	10/01/2022	10:00	5,717.12
10/01/2032	Fences, Aluminum 10%	Common Area	10/01/2030	2:00	28,887.50
10/01/2032	Fences, Aluminum 10%	Pool/Spa	10/01/2030	2:00	2,458.51
10/01/2032	Golf Course Pathways, Contingency	Common Area	10/01/2031	1:00	12,305.53
10/01/2032	Handicap Lift, Pool	Pool/Spa	10/01/2022	10:00	6,146.28
10/01/2032	Paint	Clubhouse	10/01/2023	9:00	2,888.75
10/01/2032	Ponds Erosion Contingency	Common Area	10/01/2031	1:00	12,428.75
10/01/2032	Projector	Clubhouse	10/01/2022	10:00	6,647.81
10/01/2032	Refrigerator 2 Doors	Ballroom Kitch	10/01/2022	10:00	6,146.28
10/01/2032	Repave	Streets	10/01/2012	20:00	33,061.26
10/01/2032	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2027	5:00	16,263.07
10/01/2032	Tennis Courts, Fence	Tennis Court	10/01/2002	30:00	22,339.01
10/01/2032	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2025	7:00	29,894.26
					319,071.09
Year : 2033-34					
10/01/2033	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2013	20:00	$ 13,431.02
10/01/2033	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2031	2:00	63,635.53
10/01/2033	Countertops, Laminate	Ballroom Kitch	10/01/2013	20:00	5,876.56
10/01/2033	Deck, Pavers	Pool/Spa	10/01/2028	5:00	6,768.53
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Cardio Treadmill	Fitness Center	10/01/2023	10:00	8,944.63
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Equipment, Strength	Fitness Center	10/01/2018	15:00	5,229.17
10/01/2033	Gate Operators	Guard House	10/01/2023	10:00	50,709.18
10/01/2033	Golf Course Pathways, Contingency	Common Area	10/01/2032	1:00	12,736.23

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2033	HVAC 5 Tons	Clubhouse	10/01/2018	15:00	$ 13,072.92
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	6,277.77
10/01/2033	Kitchen Equipment	Restaurant	10/01/2013	20:00	2,949.84
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,463.12
10/01/2033	Paint	Clubhouse	10/01/2024	9:00	1,482.21
10/01/2033	Pavers Low Traffic	Common Area	10/01/2028	5:00	1,668.91
10/01/2033	Pavers Low Traffic	Clubhouse	10/01/2028	5:00	2,887.44
10/01/2033	Ponds Erosion Contingency	Common Area	10/01/2032	1:00	12,863.76
10/01/2033	Pool Finishes, Plaster	Pool/Spa	10/01/2023	10:00	40,382.14
10/01/2033	Receiver	Clubhouse	10/01/2023	10:00	3,302.63
10/01/2033	Repave	Streets	10/01/2013	20:00	78,984.73
10/01/2033	Spa - Gas Heater	Pool/Spa	10/01/2025	8:00	5,979.71
10/01/2033	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2023	10:00	6,361.40
					369,639.57

Year : 2034-35

10/01/2034	Ceilings, Acoustical Tiles and Grid	Clubhouse	10/01/2004	30:00	$ 82,675.86
10/01/2034	Doors, Large Wooden	Ballroom	10/01/2004	30:00	18,515.39
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	3,560.65
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	10,681.95
10/01/2034	Doors, Metal with Glass	Clubhouse	10/01/2004	30:00	7,121.30
10/01/2034	Doors, Metal with Glass (single)	Restaurant	10/01/2004	30:00	1,780.33
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Equipment, Cardio Treadmill	Fitness Center	10/01/2024	10:00	9,257.69
10/01/2034	Fences, Aluminum 10%	Common Area	10/01/2032	2:00	30,945.01
10/01/2034	Fences, Aluminum 10%	Pool/Spa	10/01/2032	2:00	2,633.62
10/01/2034	Furniture, Metal Chairs Barstools	Restaurant	10/01/2014	20:00	7,110.77
10/01/2034	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2014	20:00	21,363.91
10/01/2034	Golf Cart - 2021 ICON	Common Area	10/01/2024	10:00	4,272.78
10/01/2034	Golf Course Pathways, Contingency	Common Area	10/01/2033	1:00	13,182.00
10/01/2034	Handicap Lift, Spa	Pool/Spa	10/01/2024	10:00	9,217.66
10/01/2034	HVAC 10 Tons	Clubhouse	10/01/2019	15:00	28,485.21
10/01/2034	Ponds Erosion Contingency	Common Area	10/01/2033	1:00	13,313.99
10/01/2034	Projector	Clubhouse	10/01/2024	10:00	7,121.30
10/01/2034	Repave	Streets	10/01/2014	20:00	51,691.39
10/01/2034	Sign Poles	Common Area	10/01/2004	30:00	33,470.13
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	3,930.90
10/01/2034	Street Name Sign Plates	Common Area	10/01/2026	8:00	4,101.81
					384,373.29

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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2035-36					
10/01/2035	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2031	4:00	$ 20,420.07
10/01/2035	Awning, Vinyl	Restaurant	10/01/2023	12:00	54,242.22
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	33,232.14
10/01/2035	Bridge Decking Replacement	Common Area	10/01/2005	30:00	161,826.07
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	59,332.92
10/01/2035	Bridge Substructure Replacement	Common Area	10/01/2005	30:00	288,925.52
10/01/2035	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2033	2:00	68,167.97
10/01/2035	Draperies & Motorized Shades	Ballroom	10/01/2025	10:00	79,048.05
10/01/2035	Furniture Lobby	Clubhouse	10/01/2020	15:00	13,628.97
10/01/2035	Golf Course Pathways, Contingency	Common Area	10/01/2034	1:00	13,643.37
10/01/2035	Paint	Clubhouse	10/01/2026	9:00	11,789.06
10/01/2035	Pavement Management Report	Streets	10/01/2030	5:00	7,370.55
10/01/2035	Pavers Low Traffic	Common Area	10/01/2030	5:00	1,093.73
10/01/2035	Ponds Erosion Contingency	Common Area	10/01/2034	1:00	13,779.98
10/01/2035	Reme Halo LED Cartridge Replacement	HVAC	10/01/2030	5:00	10,945.22
10/01/2035	Repave	Streets	10/01/2015	20:00	137,132.33
10/01/2035	Tennis Courts, Color Coat	Tennis Court	10/01/2025	10:00	24,161.44
12/01/2035	Kitchen Equipment	Restaurant	12/01/2015	20:00	3,273.04
12/11/2035	Kitchen Equipment	Restaurant	12/11/2015	20:00	5,549.94
					1,007,562.59
Year : 2036-37					
10/01/2036	Ballroom Stage Lighting	Ballroom	10/01/2016	20:00	$ 17,632.48
10/01/2036	Bowling Alley Equipment	Clubhouse	10/01/2006	30:00	105,794.91
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Decking Replacement	Common Area	10/01/2006	30:00	10,852.67
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,376.44
10/01/2036	Bridge Substructure Replacement	Common Area	10/01/2006	30:00	19,223.87
10/01/2036	Fences, Aluminum 10%	Common Area	10/01/2034	2:00	33,149.07
10/01/2036	Fences, Aluminum 10%	Pool/Spa	10/01/2034	2:00	2,821.20
10/01/2036	Floor Lighting	Cinema	10/01/2016	20:00	3,814.26
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	13,486.45
10/01/2036	Flooring, Carpet	Clubhouse	10/01/2024	12:00	9,321.52
10/01/2036	Golf Course Pathways, Contingency	Common Area	10/01/2035	1:00	14,120.88
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	2,990.47
10/01/2036	Paint	Clubhouse	10/01/2027	9:00	9,874.19
10/01/2036	Ponds Erosion Contingency	Common Area	10/01/2035	1:00	14,262.28
10/01/2036	Repave	Streets	10/01/2016	20:00	90,364.99
					377,938.35

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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2037-38					
10/01/2037	Amps	Cinema	10/01/2027	10:00	$ 6,316.41
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	25,649.04
10/01/2037	Bridge Decking Replacement	Common Area	10/01/2007	30:00	88,887.19
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	45,793.99
10/01/2037	Bridge Substructure Replacement	Common Area	10/01/2007	30:00	158,699.88
10/01/2037	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2035	2:00	73,023.23
10/01/2037	Dishwasher	Ballroom Kitch	10/01/2027	10:00	789.55
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent	Fitness Center	10/01/2027	10:00	4,737.31
10/01/2037	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2027	10:00	5,842.68
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	1,744.81
10/01/2037	Flooring, Carpet	Clubhouse	10/01/2025	12:00	64,352.69
10/01/2037	Golf Course Pathways, Contingency	Common Area	10/01/2036	1:00	14,615.11
10/01/2037	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2027	10:00	7,007.85
10/01/2037	Paint	Clubhouse	10/01/2028	9:00	4,379.91
10/01/2037	Pavers Heavy Traffic	Common Area	10/01/2027	10:00	217,979.32
10/01/2037	Ponds Erosion Contingency	Common Area	10/01/2036	1:00	14,761.46
10/01/2037	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2022	15:00	9,197.81
10/01/2037	Repave	Streets	10/01/2017	20:00	109,793.46
10/01/2037	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2032	5:00	19,315.43
10/01/2037	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2027	10:00	7,299.85
10/01/2037	Stop Signs	Common Area	10/01/2027	10:00	6,181.51
					891,105.80
Year : 2038-39					
10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	$ 36,158.51
10/01/2038	Bridge Decking Replacement	Common Area	10/01/2008	30:00	32,039.19
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	64,557.69
10/01/2038	Bridge Substructure Replacement	Common Area	10/01/2008	30:00	57,203.02
10/01/2038	Deck, Pavers	Pool/Spa	10/01/2033	5:00	8,038.89
10/01/2038	Fences, Aluminum 10%	Common Area	10/01/2036	2:00	35,510.11
10/01/2038	Fences, Aluminum 10%	Pool/Spa	10/01/2036	2:00	3,022.14
10/01/2038	Golf Course Pathways, Contingency	Common Area	10/01/2037	1:00	15,126.64
10/01/2038	HVAC 2 Tons	Clubhouse	10/01/2023	15:00	12,257.79
10/01/2038	HVAC 3.5 Tons	Clubhouse	10/01/2023	15:00	13,892.16
10/01/2038	Ice Machine	Ballroom Kitch	10/01/2023	15:00	11,440.60
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	59,488.26
10/01/2038	Parking Lot Resurface	Streets	10/01/2018	20:00	56,291.24
10/01/2038	Pavers Heavy Traffic	Common Area	10/01/2028	10:00	62,425.27
10/01/2038	Pavers Low Traffic	Common Area	10/01/2033	5:00	1,982.14

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2038	Pavers Low Traffic	Clubhouse	10/01/2033	5:00	$ 3,429.37
10/01/2038	Ponds Erosion Contingency	Common Area	10/01/2037	1:00	15,278.11
10/01/2038	Pool - Gas Heater	Pool/Spa	10/01/2030	8:00	5,590.95
10/01/2038	Reflection Garden Refurbishment	Landscaping	10/01/2008	30:00	98,062.31
10/01/2038	Repave	Streets	10/01/2018	20:00	62,539.38
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2031	7:00	4,835.42
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2031	7:00	4,191.70
10/01/2038	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2031	7:00	4,725.11
					668,086.00

Year : 2039-40

10/01/2039	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2035	4:00	$ 23,432.50
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	45,951.06
10/01/2039	Bridge Decking Replacement	Common Area	10/01/2009	30:00	42,398.15
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	82,041.38
10/01/2039	Bridge Substructure Replacement	Common Area	10/01/2009	30:00	75,697.98
10/01/2039	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2037	2:00	78,224.31
10/01/2039	Flooring, Carpet	Clubhouse	10/01/2027	12:00	11,214.50
10/01/2039	Golf Course Pathways, Contingency	Common Area	10/01/2038	1:00	15,656.08
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 2 Tons	Clubhouse	10/01/2024	15:00	12,686.81
10/01/2039	HVAC 5 Tons	Clubhouse	10/01/2024	15:00	16,069.96
10/01/2039	HVAC Gate House #17	Guard House	10/01/2024	15:00	8,457.87
10/01/2039	Irrigation System	Common Area	10/01/2009	30:00	118,235.08
10/01/2039	Moveable Partition, Ballroom	Ballroom	10/01/2004	35:00	159,167.56
10/01/2039	Ponds Erosion Contingency	Common Area	10/01/2038	1:00	15,812.85
10/01/2039	Repave	Streets	10/01/2019	20:00	200,412.59
10/01/2039	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2032	7:00	38,033.85
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	17,592.38
10/01/2039	Windows	Clubhouse	10/01/2004	35:00	42,289.37
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
01/01/2040	Kitchen Equipment	Restaurant	01/01/2020	20:00	5,622.48
					1,039,992.86

Year : 2040-41

10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	$ 29,418.15
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	238,777.35
10/01/2040	Bridge Decking Replacement	Common Area	10/01/2010	30:00	97,570.21
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	52,523.40
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	426,314.93

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2040	Bridge Substructure Replacement	Common Area	10/01/2010	30:00	$ 174,202.61
10/01/2040	Fences, Aluminum 10%	Common Area	10/01/2038	2:00	38,039.32
10/01/2040	Fences, Aluminum 10%	Pool/Spa	10/01/2038	2:00	3,237.39
10/01/2040	Flooring LVT	Clubhouse	10/01/2015	25:00	22,861.66
10/01/2040	Golf Course Pathways, Contingency	Common Area	10/01/2039	1:00	16,204.04
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,749.81
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	7,203.19
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	11,330.86
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	1,618.69
10/01/2040	Paint	Clubhouse	10/01/2031	9:00	2,169.05
10/01/2040	Pavement Management Report	Streets	10/01/2035	5:00	8,753.90
10/01/2040	Pavers Low Traffic	Common Area	10/01/2035	5:00	1,299.00
10/01/2040	Ponds Erosion Contingency	Common Area	10/01/2039	1:00	16,366.30
10/01/2040	Reme Halo LED Cartridge Replacement	HVAC	10/01/2035	5:00	12,999.49
10/01/2040	Repave	Streets	10/01/2020	20:00	77,877.59
01/01/2041	Kitchen Equipment	Restaurant	01/01/2021	20:00	10,842.45
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	16,370.26
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,116.95
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	3,293.56
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	4,940.33
04/30/2041	Kitchen Equipment	Restaurant	04/30/2021	20:00	2,470.17
					1,282,550.66

Year : 2041-42

10/01/2041	Bocce Court Carpet	Bocce Ball Cou	10/01/2032	9:00	$ 34,429.09
10/01/2041	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2039	2:00	83,795.84
10/01/2041	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Cart - White 2018 EZGO TXT	Security	10/01/2031	10:00	25,368.80
10/01/2041	Golf Course Pathways, Contingency	Common Area	10/01/2040	1:00	16,771.18
10/01/2041	Gutters and Downspouts, Aluminum SC	Shuffleboard C	10/01/2023	18:00	4,563.38
10/01/2041	Paint	Clubhouse	10/01/2032	9:00	3,937.07
10/01/2041	Ponds Erosion Contingency	Common Area	10/01/2040	1:00	16,939.12
10/01/2041	Repave	Streets	10/01/2021	20:00	29,966.50
10/01/2041	Repave	Streets	10/01/2021	20:00	32,008.01
10/01/2041	Repave	Streets	10/01/2021	20:00	105,867.03
10/01/2041	Spa - Gas Heater	Pool/Spa	10/01/2033	8:00	7,874.14
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,544.67
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
01/01/2042	Kitchen Equipment	Restaurant	01/01/2022	20:00	4,754.76
					400,943.15

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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2042-43					
10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	$ 8,064.56
10/01/2042	Equipment, Cardio - Elliptical	Fitness Center	10/01/2032	10:00	8,064.56
10/01/2042	Fences, Aluminum 10%	Common Area	10/01/2040	2:00	40,748.67
10/01/2042	Fences, Aluminum 10%	Pool/Spa	10/01/2040	2:00	3,467.97
10/01/2042	Flooring, Carpet	Clubhouse	10/01/2030	12:00	3,656.98
10/01/2042	Furniture, Metal - Chairs	Clubhouse	10/01/2017	25:00	28,601.06
10/01/2042	Furniture, Metal - Rectangle Tables	Pavilion	10/01/2017	25:00	2,925.75
10/01/2042	Furniture, Metal - Square Tables	Pavilion	10/01/2017	25:00	9,752.49
10/01/2042	Golf Course Pathways, Contingency	Common Area	10/01/2041	1:00	17,358.17
10/01/2042	Gutters and Downspouts, Aluminum CH	Clubhouse	10/01/2024	18:00	30,691.55
10/01/2042	Handicap Lift, Pool	Pool/Spa	10/01/2032	10:00	8,669.93
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	HVAC 5 Tons	Clubhouse	10/01/2027	15:00	17,817.05
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	1,994.08
10/01/2042	Paint	Clubhouse	10/01/2033	9:00	2,020.09
10/01/2042	Ponds Erosion Contingency	Common Area	10/01/2041	1:00	17,531.99
10/01/2042	Pool - Electric Heater	Pool/Spa	10/01/2027	15:00	6,589.15
10/01/2042	Projector	Clubhouse	10/01/2032	10:00	9,377.40
10/01/2042	Refrigerator 2 Doors	Ballroom Kitch	10/01/2032	10:00	8,669.93
10/01/2042	Repave	Streets	10/01/2022	20:00	171,904.88
10/01/2042	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2037	5:00	22,940.67
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,176.24
10/01/2042	Street Name Sign Plates	Common Area	10/01/2034	8:00	5,401.30
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	93,773.97
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	18,754.79
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	71,268.21
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	13,878.55
10/01/2042	Windows, Store Front	Clubhouse	10/01/2002	40:00	22,130.66
					718,935.46
Year : 2043-44					
10/01/2043	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2039	4:00	$ 26,889.34
10/01/2043	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2041	2:00	89,764.20
10/01/2043	Deck, Pavers	Pool/Spa	10/01/2038	5:00	9,547.67
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Equipment, Cardio Treadmill	Fitness Center	10/01/2033	10:00	12,617.29
10/01/2043	Flooring, Carpet	Clubhouse	10/01/2031	12:00	7,696.11

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2043	Furniture Chairs	Ballroom	10/01/2028	15:00	$ 122,396.87
10/01/2043	Gate Operators	Guard House	10/01/2033	10:00	71,530.31
10/01/2043	Golf Course Pathways, Contingency	Common Area	10/01/2042	1:00	17,965.71
10/01/2043	HVAC 5 Tons	Clubhouse	10/01/2028	15:00	18,440.65
10/01/2043	Pavers Low Traffic	Common Area	10/01/2038	5:00	2,354.17
10/01/2043	Pavers Low Traffic	Clubhouse	10/01/2038	5:00	4,073.02
10/01/2043	Ponds Erosion Contingency	Common Area	10/01/2042	1:00	18,145.61
10/01/2043	Pool Finishes, Plaster	Pool/Spa	10/01/2033	10:00	56,963.00
10/01/2043	Receiver	Clubhouse	10/01/2033	10:00	4,658.69
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	191,433.59
10/01/2043	Repave	Streets	10/01/2023	20:00	173,664.87
10/01/2043	Security System, Phased	Security	10/01/2029	14:00	30,087.38
10/01/2043	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2033	10:00	8,973.38
					1,071,252.74

Year : 2044-45

10/01/2044	Charcoal Grills	Pavilion	10/01/2029	15:00	$ 22,501.48
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Equipment, Cardio Treadmill	Fitness Center	10/01/2034	10:00	13,058.89
10/01/2044	Fences, Aluminum 10%	Common Area	10/01/2042	2:00	43,651.00
10/01/2044	Fences, Aluminum 10%	Pool/Spa	10/01/2042	2:00	3,714.98
10/01/2044	Fences, Chain Link	Common Area	10/01/2022	22:00	19,085.70
10/01/2044	Flooring LVT	Clubhouse	10/01/2019	25:00	17,762.80
10/01/2044	Golf Cart - 2021 ICON	Common Area	10/01/2034	10:00	6,027.18
10/01/2044	Golf Course Pathways, Contingency	Common Area	10/01/2043	1:00	18,594.51
10/01/2044	Handicap Lift, Spa	Pool/Spa	10/01/2034	10:00	13,002.42
10/01/2044	HVAC 15 Tons	Clubhouse	10/01/2029	15:00	70,317.11
10/01/2044	HVAC 5 Tons	Clubhouse	10/01/2029	15:00	19,086.07
10/01/2044	Paint	Clubhouse	10/01/2035	9:00	16,067.28
10/01/2044	Permanent Roofline Lighting System	Clubhouse	10/01/2024	20:00	63,211.84
10/01/2044	Permanent Roofline Lighting System	Guard House	10/01/2024	20:00	15,268.56
10/01/2044	Ponds Erosion Contingency	Common Area	10/01/2043	1:00	18,780.70
10/01/2044	Projector	Clubhouse	10/01/2034	10:00	10,045.30
10/01/2044	Repave	Streets	10/01/2024	20:00	97,450.12
10/01/2044	Screen	Ballroom	10/01/2024	20:00	12,054.36
					492,739.19

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2045-46					
10/01/2045	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2043	2:00	$ 96,157.65
10/01/2045	Draperies & Motorized Shades	Ballroom	10/01/2035	10:00	111,505.08
10/01/2045	Floor Coverings, Wood Laminate	Ballroom	10/01/2027	18:00	51,464.59
10/01/2045	Flooring LVT	Clubhouse	10/01/2020	25:00	101,645.05
10/01/2045	Flooring, Wood Laminate	Fitness Center	10/01/2025	20:00	24,506.78
10/01/2045	Furniture, Wood Laminate - Round	Restaurant	10/01/2025	20:00	12,476.26
10/01/2045	Furniture, Wood Laminate - Round	Clubhouse	10/01/2025	20:00	37,428.79
10/01/2045	Golf Course Pathways, Contingency	Common Area	10/01/2044	1:00	19,245.31
10/01/2045	HVAC 10 Tons	Clubhouse	10/01/2030	15:00	41,587.55
10/01/2045	HVAC 15 Tons	Clubhouse	10/01/2030	15:00	72,778.21
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	4,075.70
10/01/2045	Paint	Clubhouse	10/01/2036	9:00	13,457.51
10/01/2045	Pavement Management Report	Streets	10/01/2040	5:00	10,396.89
10/01/2045	Pavers Low Traffic	Common Area	10/01/2040	5:00	1,542.81
10/01/2045	Ponds Erosion Contingency	Common Area	10/01/2044	1:00	19,438.03
10/01/2045	Pool - Self Priming Pump	Pool/Spa	10/01/2031	14:00	28,837.52
10/01/2045	Reme Halo LED Cartridge Replacement	HVAC	10/01/2040	5:00	15,439.32
10/01/2045	Repave	Streets	10/01/2025	20:00	179,591.77
10/01/2045	Rest Rooms, Renovation	Clubhouse	10/01/2020	25:00	39,508.17
10/01/2045	Roof, Asphalt Shingles	Guard House	10/01/2025	20:00	17,467.85
10/01/2045	Roof, Asphalt Shingles	Shuffleboard C	10/01/2025	20:00	21,210.96
10/01/2045	Tennis Courts, Color Coat	Tennis Court	10/01/2035	10:00	34,082.10
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2038	7:00	6,152.00
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2038	7:00	5,333.02
10/01/2045	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2038	7:00	6,011.66
					971,340.58
Year : 2046-47					
10/01/2046	Bocce Courts, Light Poles and Fixtures	Bocce Ball Cou	10/01/2016	30:00	$ 10,760.78
10/01/2046	Ceramic Tile	Clubhouse	10/01/2016	30:00	175,777.31
10/01/2046	Fences, Aluminum 10%	Common Area	10/01/2044	2:00	46,760.04
10/01/2046	Fences, Aluminum 10%	Pool/Spa	10/01/2044	2:00	3,979.58
10/01/2046	Golf Course Pathways, Contingency	Common Area	10/01/2045	1:00	19,918.90
10/01/2046	HVAC 10 Tons	Clubhouse	10/01/2031	15:00	43,043.11
10/01/2046	Paint	Clubhouse	10/01/2037	9:00	5,969.37
10/01/2046	Ponds Erosion Contingency	Common Area	10/01/2045	1:00	20,118.36
10/01/2046	Pool - Gas Heater	Pool/Spa	10/01/2038	8:00	7,362.22
10/01/2046	Repave	Streets	10/01/2026	20:00	140,198.29
10/01/2046	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2039	7:00	48,389.68
11/01/2046	Repave	Streets	11/01/2026	20:00	159,706.52

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	$ 7,396.59
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	18,742.97
08/01/2047	Kitchen Equipment	Restaurant	08/01/2027	20:00	3,091.16
					711,214.88
Year : 2047-48					
10/01/2047	Amps	Cinema	10/01/2037	10:00	$ 8,909.92
10/01/2047	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2043	4:00	30,856.13
10/01/2047	Awning, Vinyl	Restaurant	10/01/2035	12:00	81,963.73
10/01/2047	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2045	2:00	103,006.48
10/01/2047	Dishwasher	Ballroom Kitch	10/01/2037	10:00	1,113.74
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent	Fitness Center	10/01/2037	10:00	6,682.44
10/01/2047	Equipment, Cardio - Recumbent Stepper	Fitness Center	10/01/2037	10:00	8,241.68
10/01/2047	Golf Course Pathways, Contingency	Common Area	10/01/2046	1:00	20,616.06
10/01/2047	Lounge Chairs (Non-Rolling)	Pool/Spa	10/01/2037	10:00	9,885.27
10/01/2047	Pavers Heavy Traffic	Common Area	10/01/2037	10:00	307,481.36
10/01/2047	Ponds Erosion Contingency	Common Area	10/01/2046	1:00	20,822.50
10/01/2047	Repave	Streets	10/01/2027	20:00	303,251.12
10/01/2047	Repave	Streets	10/01/2027	20:00	184,944.20
10/01/2047	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2042	5:00	27,246.32
10/01/2047	Spa - Circulating Motor and Pump	Pool/Spa	10/01/2037	10:00	10,297.16
10/01/2047	Stop Signs	Common Area	10/01/2037	10:00	8,719.63
					1,140,720.18
Year : 2048-49					
10/01/2048	Deck, Pavers	Pool/Spa	10/01/2043	5:00	$ 11,339.64
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Equipment, Strength	Fitness Center	10/01/2033	15:00	8,760.68
10/01/2048	Fences, Aluminum 10%	Common Area	10/01/2046	2:00	50,090.52
10/01/2048	Fences, Aluminum 10%	Pool/Spa	10/01/2046	2:00	4,263.02
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	33,867.50
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	23,636.69
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	7,839.70
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	19,050.47
10/01/2048	Flooring LVT	Clubhouse	10/01/2023	25:00	5,997.37
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	20,378.96
10/01/2048	Flooring, Carpet	Clubhouse	10/01/2036	12:00	14,085.45
10/01/2048	Golf Course Pathways, Contingency	Common Area	10/01/2047	1:00	21,337.62

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2048	HVAC 5 Tons	Clubhouse	10/01/2033	15:00	$ 21,901.71
10/01/2048	Pavers Heavy Traffic	Common Area	10/01/2038	10:00	88,057.01
10/01/2048	Pavers Low Traffic	Common Area	10/01/2043	5:00	2,796.01
10/01/2048	Pavers Low Traffic	Clubhouse	10/01/2043	5:00	4,837.47
10/01/2048	Ponds Erosion Contingency	Common Area	10/01/2047	1:00	21,551.29
10/01/2048	Repave	Streets	10/01/2028	20:00	78,941.64
10/01/2048	Repave	Streets	10/01/2028	20:00	166,974.09
10/01/2048	Repave	Streets	10/01/2028	20:00	243,132.83
10/01/2048	Sound System	Ballroom	10/01/2028	20:00	53,287.79
					928,409.50

Year : 2049-50

10/01/2049	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2047	2:00	$ 110,343.12
10/01/2049	Doors, Aluminum	Pavilion	10/01/2024	25:00	6,900.68
10/01/2049	Doors, Metal (Dressing Rooms)	Ballroom	10/01/2019	30:00	3,817.81
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	2,636.53
10/01/2049	Flooring, Carpet	Clubhouse	10/01/2037	12:00	97,241.33
10/01/2049	Golf Course Pathways, Contingency	Common Area	10/01/2048	1:00	22,084.44
10/01/2049	HVAC 10 Tons	Clubhouse	10/01/2034	15:00	47,722.67
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,384.81
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	9,817.21
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	15,442.80
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,206.11
10/01/2049	Paint	Clubhouse	10/01/2040	9:00	2,956.19
10/01/2049	Ponds Erosion Contingency	Common Area	10/01/2048	1:00	22,305.58
10/01/2049	Repave	Streets	10/01/2029	20:00	191,060.10
10/01/2049	Repave	Streets	10/01/2029	20:00	90,681.54
10/01/2049	Repave	Streets	10/01/2029	20:00	58,374.14
10/01/2049	Spa - Gas Heater	Pool/Spa	10/01/2041	8:00	10,368.74
					696,343.80

Year : 2050-51

10/01/2050	Bocce Court Carpet	Bocce Ball Cou	10/01/2041	9:00	$ 46,923.31
10/01/2050	Fences, Aluminum 10%	Common Area	10/01/2048	2:00	53,658.22
10/01/2050	Fences, Aluminum 10%	Pool/Spa	10/01/2048	2:00	4,566.66
10/01/2050	Furniture Lobby	Clubhouse	10/01/2035	15:00	22,833.28
10/01/2050	Furniture, Metal Hi-Top Chairs (Patio)	Restaurant	10/01/2030	20:00	10,372.52
10/01/2050	Furniture, Metal Tables - Hi-Top	Restaurant	10/01/2030	20:00	5,927.16
10/01/2050	Furniture, Metal Tables - Round	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Furniture, Wood Tables - Square	Restaurant	10/01/2030	20:00	20,745.04
10/01/2050	Golf Course Pathways, Contingency	Common Area	10/01/2049	1:00	22,857.40

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2050	Paint	Clubhouse	10/01/2041	9:00	$ 5,365.82
10/01/2050	Pavement Management Report	Streets	10/01/2045	5:00	12,348.24
10/01/2050	Pavers Low Traffic	Common Area	10/01/2045	5:00	1,832.37
10/01/2050	Ponds Erosion Contingency	Common Area	10/01/2049	1:00	23,086.28
10/01/2050	Reme Halo LED Cartridge Replacement	HVAC	10/01/2045	5:00	18,337.07
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	176,233.50
10/01/2050	Repave	Streets	10/01/2030	20:00	108,214.43
10/01/2050	Repave	Streets	10/01/2030	20:00	44,915.45
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	6,816.12
10/01/2050	Street Name Sign Plates	Common Area	10/01/2042	8:00	7,112.48
10/01/2050	Warmer	Ballroom Kitch	10/01/2030	20:00	16,052.71
					805,176.60

Year : 2051-52

10/01/2051	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2047	4:00	$ 35,408.12
10/01/2051	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2049	2:00	118,202.31
10/01/2051	Flooring, Carpet	Clubhouse	10/01/2039	12:00	16,945.88
10/01/2051	Golf Cart - Green Club Car (Hard Sides)	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Cart - White 2018 EZGO TXT	Security	10/01/2041	10:00	35,785.20
10/01/2051	Golf Course Pathways, Contingency	Common Area	10/01/2050	1:00	23,657.41
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,717.73
10/01/2051	Paint	Clubhouse	10/01/2042	9:00	2,753.18
10/01/2051	Ponds Erosion Contingency	Common Area	10/01/2050	1:00	23,894.30
10/01/2051	Repave	Streets	10/01/2031	20:00	88,243.95
10/01/2051	Repave	Streets	10/01/2031	20:00	38,105.34
10/01/2051	Roof, Asphalt Shingles	Clubhouse	10/01/2031	20:00	521,473.64
10/01/2051	Roofs, Flat	Clubhouse	10/01/2031	20:00	44,987.11
					987,959.37

Year : 2052-53

10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	$ 11,375.86
10/01/2052	Equipment, Cardio - Elliptical	Fitness Center	10/01/2042	10:00	11,375.86
10/01/2052	Fences, Aluminum 10%	Common Area	10/01/2050	2:00	57,480.03
10/01/2052	Fences, Aluminum 10%	Pool/Spa	10/01/2050	2:00	4,891.92
10/01/2052	Fences, Chain Link	Common Area	10/01/2030	22:00	121,639.97
10/01/2052	Golf Course Pathways, Contingency	Common Area	10/01/2051	1:00	24,485.41
10/01/2052	Handicap Lift, Pool	Pool/Spa	10/01/2042	10:00	12,229.79
10/01/2052	Lake Ashton Blvd Landscape Refurbishment	Landscaping	10/01/2022	30:00	317,465.85
10/01/2052	Life Safety System, Control Panel and Emerg	Security	10/01/2027	25:00	39,683.23
10/01/2052	Lounge Chairs (Rolling)	Pool/Spa	10/01/2027	25:00	84,385.57

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/01/2052	Ponds Erosion Contingency	Common Area	10/01/2051	1:00	$ 24,730.60
10/01/2052	Pool - Electric Cooling/Heating Unit	Pool/Spa	10/01/2037	15:00	15,409.54
10/01/2052	Projector	Clubhouse	10/01/2042	10:00	13,227.74
10/01/2052	Refrigerator 2 Doors	Ballroom Kitch	10/01/2042	10:00	12,229.79
10/01/2052	Repave	Streets	10/01/2032	20:00	65,784.94
10/01/2052	Rest Rooms, Renovation Gate	Guard House	10/01/2027	25:00	7,936.65
10/01/2052	Shuffleboard Court, Light Poles and Fixtures	Shuffleboard C	10/01/2027	25:00	31,746.59
10/01/2052	Shuffleboard Courts, Color Coat	Shuffleboard C	10/01/2047	5:00	32,360.08
10/01/2052	Tennis Courts, Light Poles and Fixtures	Tennis Court	10/01/2027	25:00	59,524.85
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Guard House	10/01/2045	7:00	7,827.07
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Pavilion	10/01/2045	7:00	6,785.09
10/01/2052	Walls, Stucco, Paint Finishes and Capital Re	Shuffleboard C	10/01/2045	7:00	7,648.51
					970,224.94

Year : 2053-54

10/01/2053	Cabinets, Ball Room Laminate	Ballroom Kitch	10/01/2033	20:00	$ 26,724.89
10/01/2053	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2051	2:00	126,621.27
10/01/2053	Countertops, Laminate	Ballroom Kitch	10/01/2033	20:00	11,693.11
10/01/2053	Deck, Pavers	Pool/Spa	10/01/2048	5:00	13,467.94
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Equipment, Cardio Treadmill	Fitness Center	10/01/2043	10:00	17,797.93
10/01/2053	Gate Operators	Guard House	10/01/2043	10:00	100,900.57
10/01/2053	Golf Course Pathways, Contingency	Common Area	10/01/2052	1:00	25,342.40
10/01/2053	HVAC 2 Tons	Clubhouse	10/01/2038	15:00	20,536.07
10/01/2053	HVAC 3.5 Tons	Clubhouse	10/01/2038	15:00	23,274.22
10/01/2053	Ice Machine	Ballroom Kitch	10/01/2038	15:00	19,167.00
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	12,491.44
10/01/2053	Kitchen Equipment	Restaurant	10/01/2033	20:00	5,869.56
10/01/2053	Paint	Clubhouse	10/01/2044	9:00	21,898.06
10/01/2053	Pavers Low Traffic	Common Area	10/01/2048	5:00	3,320.78
10/01/2053	Pavers Low Traffic	Clubhouse	10/01/2048	5:00	5,745.39
10/01/2053	Ponds Erosion Contingency	Common Area	10/01/2052	1:00	25,596.17
10/01/2053	Pool Finishes, Plaster	Pool/Spa	10/01/2043	10:00	80,351.94
10/01/2053	Receiver	Clubhouse	10/01/2043	10:00	6,571.54
10/01/2053	Repave	Streets	10/01/2033	20:00	157,162.93
10/01/2053	Spa - Therapy Motor and Pump	Pool/Spa	10/01/2043	10:00	12,657.84
10/01/2053	Walls, Stucco, Paint Finishes and Capital Re	Clubhouse	10/01/2046	7:00	61,565.18
10/01/2053	Windows	Clubhouse	10/01/2018	35:00	90,358.72
					886,912.88

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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2054-55					
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	$ 18,420.86
10/01/2054	Equipment, Cardio Treadmill	Fitness Center	10/01/2044	10:00	18,420.86
10/01/2054	Fences, Aluminum 10%	Common Area	10/01/2052	2:00	61,574.04
10/01/2054	Fences, Aluminum 10%	Pool/Spa	10/01/2052	2:00	5,240.34
10/01/2054	Flooring, Carpet	Clubhouse	10/01/2042	12:00	5,525.94
10/01/2054	Furniture, Metal Chairs Barstools	Restaurant	10/01/2034	20:00	14,148.93
10/01/2054	Furniture, Metal Chairs with Cushion	Restaurant	10/01/2034	20:00	42,509.67
10/01/2054	Golf Cart - 2021 ICON	Common Area	10/01/2044	10:00	8,501.93
10/01/2054	Golf Course Pathways, Contingency	Common Area	10/01/2053	1:00	26,229.39
10/01/2054	Handicap Lift, Spa	Pool/Spa	10/01/2044	10:00	18,341.20
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 2 Tons	Clubhouse	10/01/2039	15:00	21,254.83
10/01/2054	HVAC 5 Tons	Clubhouse	10/01/2039	15:00	26,922.79
10/01/2054	HVAC Gate House #17	Guard House	10/01/2039	15:00	14,169.89
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	5,554.76
10/01/2054	Paint	Clubhouse	10/01/2045	9:00	18,341.20
10/01/2054	Ponds Erosion Contingency	Common Area	10/01/2053	1:00	26,492.03
10/01/2054	Pool - Gas Heater	Pool/Spa	10/01/2046	8:00	9,694.64
10/01/2054	Projector	Clubhouse	10/01/2044	10:00	14,169.89
10/01/2054	Repave	Streets	10/01/2034	20:00	102,854.95
					500,877.80
Year : 2055-56					
10/01/2055	Asphalt Pavement, Patch and Partial Seal Co	Streets	10/01/2051	4:00	$ 40,631.63
10/01/2055	Concrete Curbs, Gutters, Catch Basins	Streets	10/01/2053	2:00	135,639.87
10/01/2055	Draperies & Motorized Shades	Ballroom	10/01/2045	10:00	157,288.92
10/01/2055	Flooring, Carpet	Clubhouse	10/01/2043	12:00	11,629.35
10/01/2055	Furniture, Metal - Chairs	Pavilion	10/01/2030	25:00	29,331.67
10/01/2055	Furniture, Metal - Chairs	Common Area	10/01/2030	25:00	7,332.92
10/01/2055	Golf Course Pathways, Contingency	Common Area	10/01/2054	1:00	27,147.42
10/01/2055	Paint	Clubhouse	10/01/2046	9:00	8,135.63
10/01/2055	Pavement Management Report	Streets	10/01/2050	5:00	14,665.84
10/01/2055	Pavers Low Traffic	Common Area	10/01/2050	5:00	2,176.28
10/01/2055	Ponds Erosion Contingency	Common Area	10/01/2054	1:00	27,419.26
10/01/2055	Reme Halo LED Cartridge Replacement	HVAC	10/01/2050	5:00	21,778.69
10/01/2055	Repave	Streets	10/01/2035	20:00	272,864.39
10/01/2055	Rest Rooms, Renovation	Fitness Center	10/01/2030	25:00	111,460.35
10/01/2055	Rest Rooms, Renovation	Clubhouse	10/01/2030	25:00	83,595.27
10/01/2055	Tennis Courts, Color Coat	Tennis Court	10/01/2045	10:00	48,076.17

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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
12/01/2055	Kitchen Equipment	Restaurant	12/01/2035	20:00	$ 6,512.66
12/11/2055	Kitchen Equipment	Restaurant	12/11/2035	20:00	11,043.20
					1,016,729.52

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Exterior									
Fences, Aluminum 10%	Common Area	Thompson	10/01/2026	$ 5.00	4,700 LF	$ 23,500	2:00	0:00	$ 23,500
Fences, Aluminum 10%	Pool/Spa	Pool/Spa	10/01/2026	5.00	400 LF	2,000	2:00	0:00	2,000
Fences, Chain Link	Common Area	Olsen Rd	10/01/2030	20.55	2,420 LF	49,731	22:00	4:00	57,067
Fences, Chain Link	Common Area	Pet Play Park	10/01/2044	20.55	500 LF	10,275	22:00	18:00	19,086
Golf Cart - 2021 ICON	Common Area		10/01/2034	3,244.80	1 Ea	3,245	10:00	8:00	4,273
Gutters and Downspouts, Aluminum C	Clubhouse		10/01/2042	11.80	1,500 LF	17,700	18:00	16:00	30,692
Irrigation System	Common Area		10/01/2039	1.08	70,000 SF	75,600	30:00	13:00	118,235
Pavers Low Traffic	Common Area	Sidewalks	10/01/2028	0.75	1,749 SF	1,312	5:00	2:00	1,405
Pavers Low Traffic	Common Area	Bocce Ball Cour	10/01/2030	0.75	1,070 SF	803	5:00	4:00	921
Pavers Low Traffic	Clubhouse	Clubhouse Rest	10/01/2028	0.75	3,026 SF	2,270	5:00	2:00	2,431
Permanent Roofline Lighting System	Clubhouse		10/01/2044	41.10	828 LF	34,031	20:00	18:00	63,212
Permanent Roofline Lighting System	Guard House		10/01/2044	41.10	200 LF	8,220	20:00	18:00	15,269
Roof, Asphalt Shingles	Clubhouse		10/01/2031	6.49	34,000 SF	220,660	20:00	5:00	262,075
Roof, Asphalt Shingles	Guard House		10/01/2045	6.49	1,400 SF	9,086	20:00	19:00	17,468
Roof, Asphalt Shingles	Shuffleboard Co		10/01/2045	6.49	1,700 SF	11,033	20:00	19:00	21,211
Roofs, Flat	Clubhouse		10/01/2031	1,189.76	16 SQ	19,036	20:00	5:00	22,609
Roofs, Metal	Clubhouse		10/01/2057	35.00	330 SF	11,550	50:00	31:00	33,553
Sign Poles	Common Area		10/01/2034	540.80	47 Ea	25,418	30:00	8:00	33,470
Stop Signs	Common Area		10/01/2027	146.00	29 Ea	4,234	10:00	1:00	4,382
Street Name Sign Plates	Common Area		10/01/2034	129.79	23 Ea	2,985	8:00	8:00	3,931
Street Name Sign Plates	Common Area		10/01/2026	129.79	24 Ea	3,115	8:00	0:00	3,115
						535,802			739,904
Clubhouse Interior									
Amps	Cinema		10/01/2027	$ 2,163.20	2 Ea	$ 4,326	10:00	1:00	$ 4,478
Awning, Vinyl	Restaurant		10/01/2035	21.63	1,840 Ea	39,799	12:00	9:00	54,242
Ballroom Stage Lighting	Ballroom		10/01/2036	12,500.00	1 Lot	12,500	20:00	10:00	17,632
Bowling Alley Equipment	Clubhouse		10/01/2036	25,000.00	3 Ea	75,000	30:00	10:00	105,795
Cabinets, Ball Room Laminate	Ballroom Kitche		10/01/2033	86.53	122 LF	10,557	20:00	7:00	13,431
Ceilings, Acoustical Tiles and Grid	Clubhouse		10/01/2034	4.33	14,500 SF	62,785	30:00	8:00	82,676
Ceramic Tile	Clubhouse	Bar and Server	10/01/2032	81.12	270 SF	21,902	30:00	6:00	26,924
Ceramic Tile	Clubhouse	Kitchen	10/01/2046	81.12	1,089 SF	88,340	30:00	20:00	175,777
Ceramic Tile	Clubhouse	Craft Room	10/01/2032	81.12	459 SF	37,234	30:00	6:00	45,770

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior									
Ceramic Tile	Clubhouse	Maintenance O	10/01/2032	$ 81.12	30 SF	$ 2,434	30:00	6:00	$ 2,992
Ceramic Tile	Clubhouse	Guard House	10/01/2032	81.12	233 SF	18,901	30:00	6:00	23,234
Ceramic Tile	Clubhouse	Gym	10/01/2032	81.12	40 SF	3,245	30:00	6:00	3,989
Countertops, Laminate	Ballroom Kitche		10/01/2033	37.86	122 SF	4,619	20:00	7:00	5,877
Dishwasher	Ballroom Kitche		10/01/2027	540.80	1 Ea	541	10:00	1:00	560
Doors, Large Wooden	Ballroom		10/01/2034	1,406.08	10 Ea	14,061	30:00	8:00	18,515
Doors, Metal (Dressing Rooms)	Ballroom		10/01/2049	865.28	2 Ea	1,731	30:00	23:00	3,818
Doors, Metal with Glass	Clubhouse	East Entrance	10/01/2034	2,704.00	1 Ea	2,704	30:00	8:00	3,561
Doors, Metal with Glass	Clubhouse	Ballroom	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
Doors, Metal with Glass	Clubhouse	Restaurant	10/01/2034	2,704.00	3 Ea	8,112	30:00	8:00	10,682
Doors, Metal with Glass	Clubhouse	Office	10/01/2034	2,704.00	2 Ea	5,408	30:00	8:00	7,121
Doors, Metal with Glass (single)	Restaurant		10/01/2034	1,352.00	1 Ea	1,352	30:00	8:00	1,780
Draperies & Motorized Shades	Ballroom		10/01/2035	58,000.00	1 Allow	58,000	10:00	9:00	79,048
Equipment, Cardio - Elliptical	Fitness Center	A	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
Equipment, Cardio - Elliptical	Fitness Center	B	10/01/2032	4,650.88	1 Ea	4,651	10:00	6:00	5,717
Equipment, Cardio - Recumbent	Fitness Center	A	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
Equipment, Cardio - Recumbent	Fitness Center	B	10/01/2027	3,244.80	1 Ea	3,245	10:00	1:00	3,358
Equipment, Cardio - Recumbent Stepp	Fitness Center		10/01/2027	4,001.92	1 Ea	4,002	10:00	1:00	4,142
Equipment, Cardio Treadmill	Fitness Center	A	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
Equipment, Cardio Treadmill	Fitness Center	B	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
Equipment, Cardio Treadmill	Fitness Center	C	10/01/2034	7,030.40	1 Ea	7,030	10:00	8:00	9,258
Equipment, Cardio Treadmill	Fitness Center	D	10/01/2033	7,030.40	1 Ea	7,030	10:00	7:00	8,945
Equipment, Strength	Fitness Center	Dual Lat Pull D	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Equipment, Strength	Fitness Center	Dual Leg Press	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Equipment, Strength	Fitness Center	Ab Bicep Machi	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Equipment, Strength	Fitness Center	Chest-Shoulder	10/01/2033	4,110.08	1 Ea	4,110	15:00	7:00	5,229
Floor Coverings, Wood Laminate	Ballroom		10/01/2027	162.24	165 SY	26,770	18:00	1:00	27,707
Floor Lighting	Cinema		10/01/2036	2,704.00	1 Ea	2,704	20:00	10:00	3,814
Flooring LVT	Clubhouse	Restaurant	10/01/2040	18.39	768 SF	14,124	25:00	14:00	22,862
Flooring LVT	Clubhouse	Bowling Lanes	10/01/2048	18.39	864 SF	15,889	25:00	22:00	33,868
Flooring LVT	Clubhouse	Media Center	10/01/2048	18.39	603 SF	11,089	25:00	22:00	23,637
Flooring LVT	Clubhouse	Foyer, Main Hal	10/01/2045	18.39	2,875 SF	52,871	25:00	19:00	101,645
Flooring LVT	Clubhouse	Community Dir	10/01/2048	18.39	200 SF	3,678	25:00	22:00	7,840

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Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior									
Flooring LVT	Clubhouse	Ballroom Kitch	10/01/2044	$ 18.39	520 SF	$ 9,563	25:00	18:00	$ 17,763
Flooring LVT	Clubhouse	Card Room	10/01/2048	18.39	486 SF	8,938	25:00	22:00	19,050
Flooring LVT	Clubhouse	Clubhouse Offi	10/01/2048	18.39	153 SF	2,814	25:00	22:00	5,997
Flooring, Carpet	Clubhouse	Game Room	10/01/2027	70.30	102 SY	7,171	12:00	1:00	7,422
Flooring, Carpet	Clubhouse	Cinema Floorin	10/01/2036	70.30	136 SY	9,561	12:00	10:00	13,486
Flooring, Carpet	Clubhouse	Activities Offi	10/01/2037	70.30	17 SY	1,195	12:00	11:00	1,745
Flooring, Carpet	Clubhouse	Bowling Lanes	10/01/2030	70.30	30 SY	2,109	12:00	4:00	2,420
Flooring, Carpet	Clubhouse	Ballroom	10/01/2037	70.30	627 SY	44,078	12:00	11:00	64,353
Flooring, Carpet	Clubhouse	Cinema	10/01/2036	70.30	94 SY	6,608	12:00	10:00	9,322
Flooring, Carpet	Clubhouse	Restaurant	10/01/2031	70.30	61 SY	4,288	12:00	5:00	5,093
Flooring, Wood Laminate	Fitness Center		10/01/2045	89.77	142 SY	12,747	20:00	19:00	24,507
Furniture Lobby	Clubhouse		10/01/2035	10,000.00	1 Allow	10,000	15:00	9:00	13,629
Furniture Chairs	Ballroom		10/01/2028	155.00	440 Ea	68,200	15:00	2:00	73,058
Furniture, Metal Chairs Barstools	Restaurant		10/01/2034	450.00	12 Ea	5,400	20:00	8:00	7,111
Furniture, Metal Chairs with Cushion	Restaurant		10/01/2034	108.16	150 Ea	16,224	20:00	8:00	21,364
Furniture, Metal Hi-Top Chairs (Patio)	Restaurant		10/01/2030	324.48	14 Ea	4,543	20:00	4:00	5,213
Furniture, Metal Tables - Hi-Top	Restaurant		10/01/2030	865.28	3 Ea	2,596	20:00	4:00	2,979
Furniture, Metal Tables - Round	Restaurant		10/01/2030	757.12	12 Ea	9,085	20:00	4:00	10,426
Furniture, Wood Laminate - Round	Restaurant		10/01/2045	540.80	12 Ea	6,490	20:00	19:00	12,476
Furniture, Wood Laminate - Round	Clubhouse	Ballroom	10/01/2045	540.80	36 Ea	19,469	20:00	19:00	37,429
Furniture, Wood Tables - Square	Restaurant		10/01/2030	378.56	24 Ea	9,085	20:00	4:00	10,426
HVAC 10 Tons	Clubhouse	Fitness Center	10/01/2031	21,632.00	1 Ea	21,632	15:00	5:00	25,692
HVAC 10 Tons	Clubhouse	Bar Side #7	10/01/2034	21,632.00	1 Ea	21,632	15:00	8:00	28,485
HVAC 10 Tons	Clubhouse	Kitchen Side #8	10/01/2030	21,632.00	1 Ea	21,632	15:00	4:00	24,823
HVAC 15 Tons	Clubhouse	Ballroom SW #	10/01/2029	37,856.00	1 Ea	37,856	15:00	3:00	41,972
HVAC 15 Tons	Clubhouse	Ballroom SE #3	10/01/2030	37,856.00	1 Ea	37,856	15:00	4:00	43,441
HVAC 2 Tons	Clubhouse	Craft Room #13	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
HVAC 2 Tons	Clubhouse	Foyer #6	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
HVAC 2 Tons	Clubhouse	Media Center #	10/01/2039	8,112.00	1 Ea	8,112	15:00	13:00	12,687
HVAC 2 Tons	Clubhouse	Card Room #12	10/01/2038	8,112.00	1 Ea	8,112	15:00	12:00	12,258
HVAC 3.5 Tons	Clubhouse	Cinema #5	10/01/2038	9,193.60	1 Ea	9,194	15:00	12:00	13,892
HVAC 5 Tons	Clubhouse	Bowling Alley #	10/01/2033	10,275.20	1 Ea	10,275	15:00	7:00	13,073
HVAC 5 Tons	Clubhouse	Ballroom NW #	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635

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Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior									
HVAC 5 Tons	Clubhouse	Kitchen #9	10/01/2028	$ 10,275.20	1 Ea	$ 10,275	15:00	2:00	$ 11,007
HVAC 5 Tons	Clubhouse	Ballroom NE #4	10/01/2027	10,275.20	1 Ea	10,275	15:00	1:00	10,635
HVAC 5 Tons	Clubhouse	Game Room #1	10/01/2029	10,275.20	1 Ea	10,275	15:00	3:00	11,392
HVAC 5 Tons	Clubhouse	Conference Ro	10/01/2039	10,275.20	1 Ea	10,275	15:00	13:00	16,070
HVAC Gate House #17	Guard House	Gate House #1	10/01/2039	5,408.00	1 Ea	5,408	15:00	13:00	8,458
Ice Machine	Ballroom Kitche		10/01/2038	7,571.20	1 Ea	7,571	15:00	12:00	11,441
Kitchen Equipment	Restaurant	True 3 Door Ref	01/01/2041	1.00	6,640.91 Ea	6,641	20:00	14:03	10,842
Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
Kitchen Equipment	Restaurant	True Single Doo	01/01/2040	1.00	3,564.25 Ea	3,564	20:00	13:03	5,622
Kitchen Equipment	Restaurant	Hoshizaki Ice M	10/01/2033	1.00	4,934.27 Ea	4,934	20:00	7:00	6,278
Kitchen Equipment	Restaurant	Artic Walk-In C	10/01/2033	1.00	2,318.55 Ea	2,319	20:00	7:00	2,950
Kitchen Equipment	Restaurant	Artic Walk-In F	08/01/2027	1.00	3,612.22 Ea	3,612	25:00	0:10	3,717
Kitchen Equipment	Restaurant	Baker's Pride P	04/30/2041	1.00	9,940.78 Ea	9,941	20:00	14:06	16,370
Kitchen Equipment	Restaurant	Artic Air 2-Doo	01/01/2042	1.00	2,689.44 Ea	2,689	20:00	15:03	4,545
Kitchen Equipment	Restaurant	Atosa 3-Door R	12/01/2035	1.00	2,387.8 Ea	2,388	20:00	9:02	3,273
Kitchen Equipment	Restaurant	Swisher Dishwa	08/01/2027	1.00	9,153.37 Ea	9,153	25:00	0:10	9,420
Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
Kitchen Equipment	Restaurant	True 2 Door Re	01/01/2042	1.00	2,813.77 Ea	2,814	20:00	15:03	4,755
Kitchen Equipment	Restaurant	Manitowoc Q2	08/01/2027	1.00	1,509.61 Ea	1,510	25:00	0:10	1,554
Kitchen Equipment	Restaurant	Imperial Conve	12/11/2035	1.00	4,048.88 Ea	4,049	20:00	9:02	5,550
Kitchen Equipment	Restaurant	Ranges Hot Plat	04/30/2041	1.00	2,500 Ea	2,500	20:00	14:06	4,117
Kitchen Equipment	Restaurant	Charbroiler 48"	04/30/2041	1.00	2,000 Ea	2,000	20:00	14:06	3,294
Kitchen Equipment	Restaurant	Fryer 3 Units	04/30/2041	1.00	3,000 Ea	3,000	20:00	14:06	4,940
Kitchen Equipment	Restaurant	Flattop Gas Co	04/30/2041	1.00	1,500 Ea	1,500	20:00	14:06	2,470
Moveable Partition, Ballroom	Ballroom		10/01/2039	104.92	970 SF	101,772	35:00	13:00	159,168
Paint	Clubhouse	Card Room	10/01/2032	1.00	2,350 Allow	2,350	9:00	6:00	2,889
Paint	Clubhouse	Community Dir	10/01/2031	1.00	1,081 Allow	1,081	9:00	5:00	1,284
Paint	Clubhouse	Restaurant	10/01/2031	1.00	4,450 Allow	4,450	9:00	5:00	5,285
Paint	Clubhouse	Media Center	10/01/2033	1.00	1,150 Allow	1,150	9:00	7:00	1,463
Paint	Clubhouse	Game Room	10/01/2027	1.00	2,120 Allow	2,120	9:00	1:00	2,194
Paint	Clubhouse	Clubhouse	10/01/2031	1.00	7,000 Allow	7,000	9:00	5:00	8,314
Paint	Clubhouse	Fitness Center	10/01/2028	1.00	3,000 Allow	3,000	9:00	2:00	3,214
Paint	Clubhouse	Office	10/01/2031	1.00	1,000 Allow	1,000	9:00	5:00	1,188

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Lake Ashton CDD

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Clubhouse Interior									
Paint	Clubhouse	Bar and Server	10/01/2027	$ 1.00	7,000 Allow	$ 7,000	9:00	1:00	$ 7,245
Paint	Clubhouse	Ballroom	10/01/2035	1.00	8,650 Allow	8,650	9:00	9:00	11,789
Paint	Clubhouse	Craft Room	10/01/2033	1.00	1,165 Allow	1,165	9:00	7:00	1,482
Paint	Clubhouse	Activities Offi	10/01/2031	1.00	1,340 Allow	1,340	9:00	5:00	1,592
Projector	Clubhouse	Ballroom	10/01/2034	5,408.00	1 Ea	5,408	10:00	8:00	7,121
Projector	Clubhouse	Cinema	10/01/2032	5,408.00	1 Ea	5,408	10:00	6:00	6,648
Receiver	Clubhouse	Cinema	10/01/2033	2,595.84	1 Ea	2,596	10:00	7:00	3,303
Refrigerator 2 Doors	Ballroom Kitche		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Reme Halo LED Cartridge Replacement	HVAC		10/01/2030	535.39	15 Ea	8,031	5:00	4:00	9,216
Rest Rooms, Renovation	Clubhouse	Hallway	10/01/2045	10,275.20	2 Ea	20,550	25:00	19:00	39,508
Rest Rooms, Renovation	Fitness Center		10/01/2030	10,275.20	4 Ea	41,101	25:00	4:00	47,164
Rest Rooms, Renovation	Clubhouse	Dressing Room	10/01/2030	10,275.20	3 Ea	30,826	25:00	4:00	35,373
Screen	Ballroom		10/01/2044	6,489.60	1 Ea	6,490	20:00	18:00	12,054
Sound System	Ballroom	24 Speakers	10/01/2028	25,000.00	1 Each	25,000	20:00	2:00	26,781
Warmer	Ballroom Kitche		10/01/2030	7,030.40	1 Ea	7,030	20:00	4:00	8,068
Windows	Clubhouse	Ballroom S	10/01/2053	54.08	660 SF	35,693	35:00	27:00	90,359
Windows	Clubhouse	Foyer	10/01/2039	54.08	208 SF	11,249	35:00	13:00	17,592
Windows	Clubhouse	Ballroom N	10/01/2039	54.08	500 SF	27,040	35:00	13:00	42,289
Windows, Store Front	Clubhouse	Offices	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
Windows, Store Front	Clubhouse	Game Room	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
Windows, Store Front	Clubhouse	Restaurant	10/01/2042	108.16	500 Ea	54,080	40:00	16:00	93,774
Windows, Store Front	Clubhouse	Craft Room	10/01/2042	108.16	100 Ea	10,816	40:00	16:00	18,755
Windows, Store Front	Clubhouse	Fitness Center	10/01/2042	108.16	380 Ea	41,101	40:00	16:00	71,268
Windows, Store Front	Clubhouse	Media Center	10/01/2042	108.16	74 Ea	8,004	40:00	16:00	13,879
Windows, Store Front	Clubhouse	Community Dir	10/01/2042	108.16	118 Ea	12,763	40:00	16:00	22,131
						1,788,210			2,614,665
Exterior Amenities									
Bocce Court Carpet	Bocce Ball Court		10/01/2032	$ 20,550.40	1 Allow	$ 20,550	9:00	6:00	$ 25,262
Bocce Courts, Light Poles and Fixtures	Bocce Ball Court		10/01/2046	2,704.00	2 Ea	5,408	30:00	20:00	10,761
Charcoal Grills	Pavilion		10/01/2029	3,028.48	4 Ea	12,114	15:00	3:00	13,431
Deck, Pavers	Pool/Spa		10/01/2028	0.70	7,600 SF	5,320	5:00	2:00	5,699

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Lake Ashton CDD

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Exterior Amenities									
Doors, Aluminum	Pavilion		10/01/2049	$ 1,563.99	2 Ea	$ 3,128	25:00	23:00	$ 6,901
Furniture, Metal - Chairs	Pavilion	Pavilion	10/01/2030	270.40	40 Ea	10,816	25:00	4:00	12,412
Furniture, Metal - Chairs	Clubhouse	Restaurant	10/01/2042	270.40	61 Ea	16,494	25:00	16:00	28,601
Furniture, Metal - Chairs	Common Area	Pet Play Park	10/01/2030	270.40	10 Ea	2,704	25:00	4:00	3,103
Furniture, Metal - Rectangle Tables	Pavilion		10/01/2042	843.65	2 Ea	1,687	25:00	16:00	2,926
Furniture, Metal - Square Tables	Pavilion		10/01/2042	703.04	8 Ea	5,624	25:00	16:00	9,752
Gutters and Downspouts, Aluminum S	Shuffleboard Co		10/01/2041	10.24	266 LF	2,724	18:00	15:00	4,563
Handicap Lift, Pool	Pool/Spa		10/01/2032	5,000.00	1 Ea	5,000	10:00	6:00	6,146
Handicap Lift, Spa	Pool/Spa		10/01/2034	7,000.00	1 Ea	7,000	10:00	8:00	9,218
Lounge Chairs (Non-Rolling)	Pool/Spa		10/01/2027	400.00	12 Ea	4,800	10:00	1:00	4,968
Lounge Chairs (Rolling)	Pool/Spa		10/01/2027	1,500.00	23 Ea	34,500	25:00	1:00	35,708
Pavers Heavy Traffic	Common Area	Lake Ashton Blv	10/01/2027	8.00	18,663 Allow	149,304	10:00	1:00	154,530
Pavers Heavy Traffic	Common Area	Circular Drive	10/01/2028	8.00	5,164 Allow	41,312	10:00	2:00	44,254
Pool - Electric Cooling/Heating Unit	Pool/Spa		10/01/2037	6,300.00	1 Ea	6,300	15:00	11:00	9,198
Pool - Electric Heater	Pool/Spa		10/01/2027	3,800.00	1 Ea	3,800	15:00	1:00	3,933
Pool - Gas Heater	Pool/Spa		10/01/2030	3,700.00	1 Ea	3,700	8:00	4:00	4,246
Pool - Self Priming Pump	Pool/Spa		10/01/2031	15,000.00	1 Ea	15,000	14:00	5:00	17,815
Pool Finishes, Plaster	Pool/Spa		10/01/2033	11.50	2,760 SF	31,740	10:00	7:00	40,382
Pool, Light Poles and Fixtures	Pool/Spa		10/01/2057	4,500.00	3 Ea	13,500	40:00	31:00	39,218
Shuffleboard Court, Light Poles and Fix	Shuffleboard Co		10/01/2027	1,622.40	8 Ea	12,979	25:00	1:00	13,433
Shuffleboard Courts, Color Coat	Shuffleboard Co		10/01/2027	47.59	278 SY	13,230	5:00	1:00	13,693
Shuffleboard Courts, Surface Replacem	Shuffleboard Co		10/01/2057	2,812.16	8 Ea	22,497	40:00	31:00	65,355
Spa - Circulating Motor and Pump	Pool/Spa		10/01/2027	5,000.00	1 Ea	5,000	10:00	1:00	5,175
Spa - Gas Heater	Pool/Spa		10/01/2033	4,700.00	1 Ea	4,700	8:00	7:00	5,980
Spa - Therapy Motor and Pump	Pool/Spa		10/01/2033	5,000.00	1 Ea	5,000	10:00	7:00	6,361
Tennis Courts, Color Coat	Tennis Court		10/01/2035	11.08	1,600 SY	17,728	10:00	9:00	24,161
Tennis Courts, Fence	Tennis Court		10/01/2032	37.86	480 LF	18,173	30:00	6:00	22,339
Tennis Courts, Light Poles and Fixtures	Tennis Court		10/01/2027	2,704.00	9 Ea	24,336	25:00	1:00	25,188
Tennis Courts, Surface Replacement	Tennis Court		10/01/2031	37.86	1,600 SY	60,576	25:00	5:00	71,945
Walls, Stucco, Paint Finishes and Capit	Guard House		10/01/2031	1.00	3,200 Allow	3,200	7:00	5:00	3,801
Walls, Stucco, Paint Finishes and Capit	Pavilion		10/01/2031	1.00	2,774 Allow	2,774	7:00	5:00	3,295
Walls, Stucco, Paint Finishes and Capit	Shuffleboard Co		10/01/2031	1.00	3,127 Allow	3,127	7:00	5:00	3,714
Walls, Stucco, Paint Finishes and Capit	Clubhouse		10/01/2032	1.00	24,319 Allow	24,319	7:00	6:00	29,894

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Guard House									
						620,165			787,361
Gate Operators	Guard House		10/01/2033	$ 9,964.24	4 Ea	$ 39,857	10:00	7:00	$ 50,709
Rest Rooms, Renovation Gate	Guard House		10/01/2027	3,244.80	1 Ea	3,245	25:00	1:00	3,358
						43,102			54,068
Landscaping									
Lake Ashton Blvd Landscape Refurbish	Landscaping		10/01/2052	$ 129,792.00	1 Allow	$ 129,792	30:00	26:00	$ 317,466
Reflection Garden Refurbishment	Landscaping		10/01/2038	64,896.00	1 Ea	64,896	30:00	12:00	98,062
						194,688			415,528
Pathways, Ponds, and Bridges									
Bridge Decking Replacement	Common Area	Bridge 5	10/01/2037	$ 30.29	580 SF	$ 17,568	30:00	11:00	$ 25,649
Bridge Decking Replacement	Common Area	Bridge 13	10/01/2040	30.29	600 SF	18,174	30:00	14:00	29,418
Bridge Decking Replacement	Common Area	Bridge 11	10/01/2040	30.29	4,870 SF	147,512	30:00	14:00	238,777
Bridge Decking Replacement	Common Area	Bridge 9	10/01/2039	30.29	970 SF	29,381	30:00	13:00	45,951
Bridge Decking Replacement	Common Area	Bridge 8	10/01/2039	30.29	895 SF	27,110	30:00	13:00	42,398
Bridge Decking Replacement	Common Area	Bridge 4	10/01/2037	30.29	2,010 SF	60,883	30:00	11:00	88,887
Bridge Decking Replacement	Common Area	Bridge 10	10/01/2035	30.29	805 SF	24,383	30:00	9:00	33,232
Bridge Decking Replacement	Common Area	Bridge 2	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
Bridge Decking Replacement	Common Area	Bridge 7	10/01/2038	30.29	790 SF	23,929	30:00	12:00	36,159
Bridge Decking Replacement	Common Area	Bridge 3	10/01/2036	30.29	254 SF	7,694	30:00	10:00	10,853
Bridge Decking Replacement	Common Area	Bridge 1	10/01/2035	30.29	3,920 SF	118,737	30:00	9:00	161,826
Bridge Decking Replacement	Common Area	Bridge 12	10/01/2040	30.29	1,990 SF	60,277	30:00	14:00	97,570
Bridge Decking Replacement	Common Area	Bridge 6	10/01/2038	30.29	700 SF	21,203	30:00	12:00	32,039
Bridge Substructure Replacement	Common Area	Bridge 5	10/01/2037	540.80	58 LF	31,366	30:00	11:00	45,794
Bridge Substructure Replacement	Common Area	Bridge 13	10/01/2040	540.80	60 LF	32,448	30:00	14:00	52,523
Bridge Substructure Replacement	Common Area	Bridge 11	10/01/2040	540.80	487 LF	263,370	30:00	14:00	426,315
Bridge Substructure Replacement	Common Area	Bridge 9	10/01/2039	540.80	97 LF	52,458	30:00	13:00	82,041
Bridge Substructure Replacement	Common Area	Bridge 8	10/01/2039	540.80	89.5 LF	48,402	30:00	13:00	75,698
Bridge Substructure Replacement	Common Area	Bridge 4	10/01/2037	540.80	201 LF	108,701	30:00	11:00	158,700
Bridge Substructure Replacement	Common Area	Bridge 10	10/01/2035	540.80	80.5 LF	43,534	30:00	9:00	59,333
Bridge Substructure Replacement	Common Area	Bridge 2	10/01/2036	540.80	25.4 LF	13,736	30:00	10:00	19,376

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pathways, Ponds, and Bridges									
Bridge Substructure Replacement	Common Area	Bridge 7	10/01/2038	$ 540.80	79 LF	$ 42,723	30:00	12:00	$ 64,558
Bridge Substructure Replacement	Common Area	Bridge 3	10/01/2036	540.80	25.2 LF	13,628	30:00	10:00	19,224
Bridge Substructure Replacement	Common Area	Bridge 1	10/01/2035	540.80	392 LF	211,994	30:00	9:00	288,926
Bridge Substructure Replacement	Common Area	Bridge 12	10/01/2040	540.80	199 LF	107,619	30:00	14:00	174,203
Bridge Substructure Replacement	Common Area	Bridge 6	10/01/2038	540.80	70 LF	37,856	30:00	12:00	57,203
Golf Course Pathways, Contingency	Common Area		10/01/2026	0.41	24,416 LF	10,011	1:00	0:00	10,011
Ponds Erosion Contingency	Common Area		10/01/2026	0.20	50,554 LF	10,111	1:00	0:00	10,111
						1,592,501			2,397,627
Pavement Management									
Asphalt Pavement, Patch and Partial S	Streets		10/01/2027	$ 0.54	27,746 SY	$ 14,983	4:00	1:00	$ 15,507
Parking Lot Resurface	Streets	East Lot	10/01/2038	12.98	3,033 SY	39,368	20:00	12:00	59,488
Parking Lot Resurface	Streets	West Lot	10/01/2038	12.98	2,870 SY	37,253	20:00	12:00	56,291
Pavement Management Report	Streets		10/01/2030	5,408.00	1 Allow	5,408	5:00	4:00	6,206
Repave	Streets	Heath Land Ln	10/01/2031	21.76	1,716 SY	37,340	20:00	5:00	44,348
Repave	Streets	Birkdale Dr	10/01/2044	21.76	2,411 SY	52,463	20:00	18:00	97,450
Repave	Streets	Dunmore (Mull	10/01/2027	21.76	6,767 SY	147,250	20:00	1:00	152,404
Repave	Streets	Grayhawk Dr	10/01/2031	21.76	741 SY	16,124	20:00	5:00	19,150
Repave	Streets	Ashton Club (B	10/01/2035	21.76	4,624 SY	100,618	20:00	9:00	137,132
Repave	Streets	LA Blvd In	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
Repave	Streets	Coconut Dr	10/01/2041	21.76	822 SY	17,887	20:00	15:00	29,967
Repave	Streets	Sable Loop Dr	10/01/2026	21.76	3,238 SY	70,459	20:00	0:00	70,459
Repave	Streets	Ashton Club (B	10/01/2045	21.76	4,293 SY	93,416	20:00	19:00	179,592
Repave	Streets	Waterford Dr	11/01/2026	21.76	3,678 SY	80,033	20:00	0:01	80,263
Repave	Streets	LA Blvd Out	10/01/2030	21.76	3,547 SY	77,183	20:00	4:00	88,569
Repave	Streets	Ventana Ln	10/01/2028	21.76	1,702 SY	37,036	20:00	2:00	39,673
Repave	Streets	Aberdeen Ln	10/01/2036	21.76	2,944 SY	64,061	20:00	10:00	90,365
Repave	Streets	Muirfield Loop	10/01/2039	21.76	5,889 SY	128,145	20:00	13:00	200,413
Repave	Streets	Roebelenii Dr	10/01/2041	21.76	878 SY	19,105	20:00	15:00	32,008
Repave	Streets	Litchfield Loop	10/01/2029	21.76	3,980 SY	86,605	20:00	3:00	96,020
Repave	Streets	Berwick (A to	10/01/2028	21.76	3,600 SY	78,336	20:00	2:00	83,915
Repave	Streets	Tralee Dr	10/01/2030	21.76	2,178 SY	47,393	20:00	4:00	54,385
Repave	Streets	Gullane Dr	10/01/2038	21.76	1,902 SY	41,388	20:00	12:00	62,539

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Item Parameters - Detail

Items Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pavement Management									
Repave	Streets	Limerick Dr	10/01/2027	$ 21.76	4,127 SY	$ 89,804	20:00	1:00	$ 92,947
Repave	Streets	Dornoch Dr	10/01/2029	21.76	1,889 SY	41,105	20:00	3:00	45,573
Repave	Streets	Ashton Palms D	10/01/2041	21.76	2,904 SY	63,191	20:00	15:00	105,867
Repave	Streets	Troon Ln	10/01/2030	21.76	904 SY	19,671	20:00	4:00	22,573
Repave	Streets	MacArthur Pal	10/01/2034	21.76	1,804 SY	39,255	20:00	8:00	51,691
Repave	Streets	Blackmoor Ln	10/01/2029	21.76	1,216 SY	26,460	20:00	3:00	29,337
Repave	Streets	Strathmore Dr	10/01/2037	21.76	3,456 SY	75,203	20:00	11:00	109,793
Repave	Streets	Stone Creek Lo	10/01/2028	21.76	5,242 SY	114,066	20:00	2:00	122,190
Repave	Streets	Ashton Blvd (N	10/01/2042	21.76	4,556 SY	99,139	20:00	16:00	171,905
Repave	Streets	Berwick (W to	10/01/2032	21.76	1,236 SY	26,895	20:00	6:00	33,061
Repave	Streets	Dunmore (LA II	10/01/2040	21.76	2,211 SY	48,111	20:00	14:00	77,878
Repave	Streets	Turnberry (Wat	10/01/2033	21.76	2,853 SY	62,081	20:00	7:00	78,985
Repave	Streets	Dunmore (Asht	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
Repave	Streets	Turnberry	10/01/2043	21.76	4,902 SY	106,668	20:00	17:00	191,434
Repave	Streets	Berwick to Wat	10/01/2043	21.76	4,447 SY	96,767	20:00	17:00	173,665
						2,384,118			3,283,047
Security									
Golf Cart - Green Club Car (Hard Sides)	Security		10/01/2031	$ 15,142.40	1 Ea	$ 15,142	10:00	5:00	$ 17,984
Golf Cart - White 2018 EZGO TXT	Security		10/01/2031	15,142.40	1 Ea	15,142	10:00	5:00	17,984
Life Safety System, Control Panel and E	Security		10/01/2027	16,224.00	1 Ea	16,224	25:00	1:00	16,792
Security System, Phased	Security		10/01/2029	16,764.80	1 Ea	16,765	14:00	3:00	18,587
						63,274			71,348
Stormwater Management									
Concrete Curbs, Gutters, Catch Basins	Streets		10/01/2027	$ 18.91	2,645 LF	$ 50,017	2:00	1:00	$ 51,768
						50,017			51,768
						7,271,878			10,415,316

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Item Parameters - Summary

Amps



Basis	Ea
Basis Cost	$ 2,163.20
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 4,326.40
Future Cost	$ 4,477.82

Asphalt Pavement, Patch and Partial Seal Coat ...



Basis	SY
Basis Cost	$ 0.54
Quantity	27,746
Replace Date	10/2027
Estimated Life	4 Years
Adjustment Life	4 Years
Remaining Life	1 Year
Current Cost	$ 14,982.84
Future Cost	$ 15,507.24

Awning, Vinyl



Basis	Ea
Basis Cost	$ 21.63
Quantity	1,840
Replace Date	10/2035
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Years
Current Cost	$ 39,799.20
Future Cost	$ 54,242.22

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Item Parameters - Summary

Ballroom Stage Lighting



Basis	Lot
Basis Cost	$ 12,500.00
Quantity	1
Replace Date	10/2036
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	10 Years
Current Cost	$ 12,500.00
Future Cost	$ 17,632.48

Bocce Court Carpet



Basis	Allow
Basis Cost	$ 20,550.40
Quantity	1
Replace Date	10/2032
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	6 Years
Current Cost	$ 20,550.40
Future Cost	$ 25,261.69

Bocce Courts, Light Poles and Fixtures



Basis	Ea
Basis Cost	$ 2,704.00
Quantity	2
Replace Date	10/2046
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	20 Years
Current Cost	$ 5,408.00
Future Cost	$ 10,760.78

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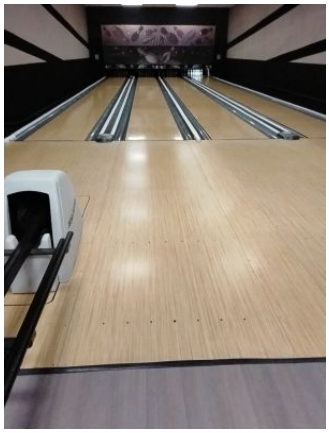
Item Parameters - Summary

Bowling Alley Equipment

Basis	Ea
Basis Cost	$ 25,000.00
Quantity	3
Replace Date	10/2036
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	10 Years
Current Cost	$ 75,000.00
Future Cost	$ 105,794.91



Bridge Decking Replacement

Basis	SF
Basis Cost	$ 30.29
Quantity	18,638
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	$ 564,545.02
Future Cost	$ 853,612.40



Bridge Substructure Replacement

Basis	LF
Basis Cost	$ 540.80
Quantity	1,863.6
Replace Date	10/35 - 10/40
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	11 Yr 11 Mn
Current Cost	$ 1,007,834.88
Future Cost	$ 1,523,893.63



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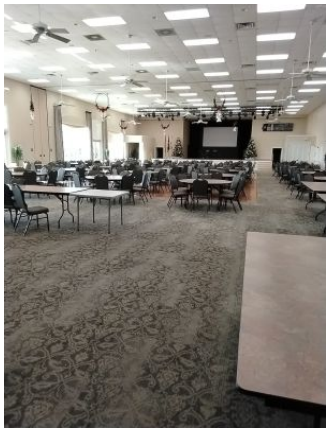
Item Parameters - Summary

Cabinets, Ball Room Laminate



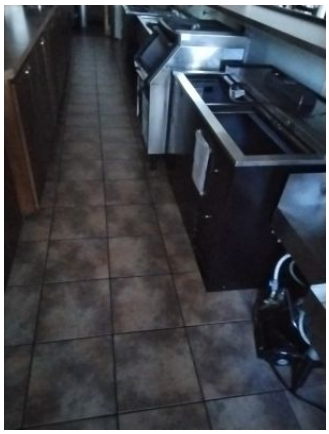
Basis	LF
Basis Cost	$ 86.53
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	$ 10,556.66
Future Cost	$ 13,431.02

Ceilings, Acoustical Tiles and Grid



Basis	SF
Basis Cost	$ 4.33
Quantity	14,500
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	$ 62,785.00
Future Cost	$ 82,675.86

Ceramic Tile



Basis	SF
Basis Cost	$ 81.12
Quantity	2,121
Replace Date	10/32 - 10/46
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Yr 2 Mn
Current Cost	$ 172,055.52
Future Cost	$ 278,685.46

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Item Parameters - Summary

Charcoal Grills

Basis	Ea
Basis Cost	$ 3,028.48
Quantity	4
Replace Date	10/2029
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Years
Current Cost	$ 12,113.92
Future Cost	$ 13,430.92



Concrete Curbs, Gutters, Catch Basins

Basis	LF
Basis Cost	$ 18.91
Quantity	2,645
Replace Date	10/2027
Estimated Life	2 Years
Adjustment Life	2 Years
Remaining Life	1 Year
Current Cost	$ 50,016.95
Future Cost	$ 51,767.54



Countertops, Laminate

Basis	SF
Basis Cost	$ 37.86
Quantity	122
Replace Date	10/2033
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	7 Years
Current Cost	$ 4,618.92
Future Cost	$ 5,876.56



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Lake Ashton CDD

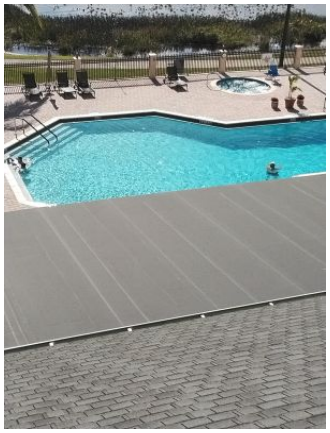
Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Deck, Pavers

Basis	SF
Basis Cost	$ 0.70
Quantity	7,600
Replace Date	10/2028
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Years
Current Cost	$ 5,320.00
Future Cost	$ 5,698.92



Dishwasher

Basis	Ea
Basis Cost	$ 540.80
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 540.80
Future Cost	$ 559.73



Doors, Aluminum

Basis	Ea
Basis Cost	$ 1,563.99
Quantity	2
Replace Date	10/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	23 Years
Current Cost	$ 3,127.98
Future Cost	$ 6,900.68



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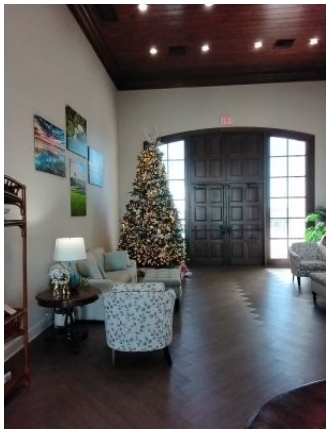
Item Parameters - Summary

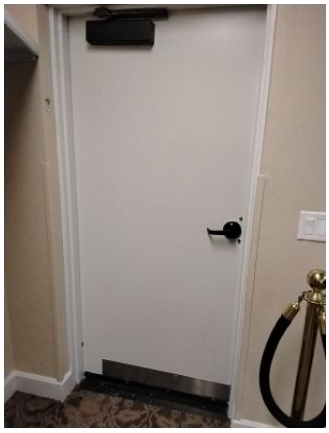
Doors, Large Wooden

Basis	Ea
Basis Cost	$ 1,406.08
Quantity	10
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	$ 14,060.80
Future Cost	$ 18,515.39



Doors, Metal (Dressing Rooms)

Basis	Ea
Basis Cost	$ 865.28
Quantity	2
Replace Date	10/2049
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	23 Years
Current Cost	$ 1,730.56
Future Cost	$ 3,817.81



Doors, Metal with Glass

Basis	Ea
Basis Cost	$ 2,704.00
Quantity	9
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	$ 24,336.00
Future Cost	$ 32,045.85



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Item Parameters - Summary

Doors, Metal with Glass (single)

Basis	Ea
Basis Cost	$ 1,352.00
Quantity	1
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	$ 1,352.00
Future Cost	$ 1,780.33



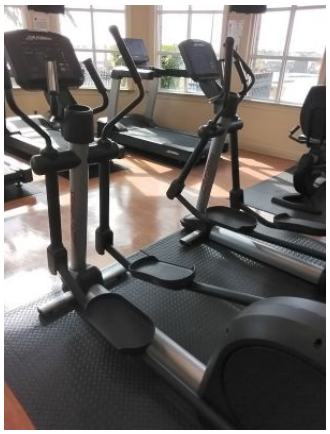
Draperies & Motorized Shades

Basis	Allow
Basis Cost	$ 58,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	$ 58,000.00
Future Cost	$ 79,048.05



Equipment, Cardio - Elliptical

Basis	Ea
Basis Cost	$ 4,650.88
Quantity	2
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	$ 9,301.76
Future Cost	$ 11,434.24



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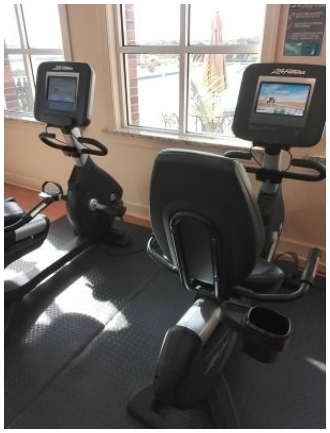
Item Parameters - Summary

Equipment, Cardio - Recumbent



Basis	Ea
Basis Cost	$ 3,244.80
Quantity	2
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 6,489.60
Future Cost	$ 6,716.74

Equipment, Cardio - Recumbent Stepper

Basis	Ea
Basis Cost	$ 4,001.92
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 4,001.92
Future Cost	$ 4,141.99

Equipment, Cardio Treadmill



Basis	Ea
Basis Cost	$ 7,030.40
Quantity	4
Replace Date	10/33 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Yr 6 Mn
Current Cost	$ 28,121.60
Future Cost	$ 36,404.64

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Item Parameters - Summary

Equipment, Strength

Basis	Ea
Basis Cost	$ 4,110.08
Quantity	4
Replace Date	10/2033
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	7 Years
Current Cost	$ 16,440.32
Future Cost	$ 20,916.68



Fences, Aluminum 10%

Basis	LF
Basis Cost	$ 5.00
Quantity	5,100
Replace Date	10/2026
Estimated Life	2 Years
Adjustment Life	2 Years
Remaining Life	0 Year
Current Cost	$ 25,500.00
Future Cost	$ 25,500.00



Fences, Chain Link

Basis	LF
Basis Cost	$ 20.55
Quantity	2,920
Replace Date	10/30 - 10/44
Estimated Life	22 Years
Adjustment Life	22 Years
Remaining Life	6 Yr 5 Mn
Current Cost	$ 60,006.00
Future Cost	$ 76,153.17



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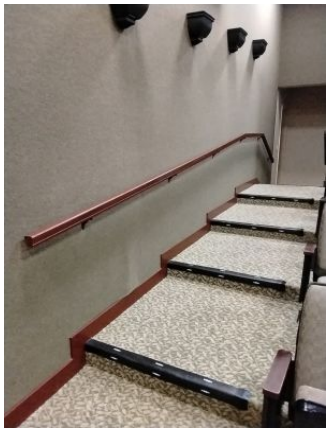
Item Parameters - Summary

Floor Coverings, Wood Laminate



Basis	SY
Basis Cost	$ 162.24
Quantity	165
Replace Date	10/2027
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	1 Year
Current Cost	$ 26,769.60
Future Cost	$ 27,706.54

Floor Lighting



Basis	Ea
Basis Cost	$ 2,704.00
Quantity	1
Replace Date	10/2036
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	10 Years
Current Cost	$ 2,704.00
Future Cost	$ 3,814.26

Flooring LVT



Basis	SF
Basis Cost	$ 18.39
Quantity	6,469
Replace Date	10/40 - 10/48
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	19 Yr 5 Mn
Current Cost	$ 118,964.91
Future Cost	$ 232,661.24

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Item Parameters - Summary

Flooring, Carpet



Basis	SY
Basis Cost	$ 70.30
Quantity	1,067
Replace Date	10/27 - 10/37
Estimated Life	12 Years
Adjustment Life	12 Years
Remaining Life	9 Yr 3 Mn
Current Cost	$ 75,010.10
Future Cost	$ 103,840.33

Flooring, Wood Laminate

Basis	SY
Basis Cost	$ 89.77
Quantity	142
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	$ 12,747.34
Future Cost	$ 24,506.78

Furniture Lobby



Basis	Allow
Basis Cost	$ 10,000.00
Quantity	1
Replace Date	10/2035
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	9 Years
Current Cost	$ 10,000.00
Future Cost	$ 13,628.97

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Item Parameters - Summary

Furniture Chairs



Basis	Ea
Basis Cost	$ 155.00
Quantity	440
Replace Date	10/2028
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	2 Years
Current Cost	$ 68,200.00
Future Cost	$ 73,057.55

Furniture, Metal - Chairs



Basis	Ea
Basis Cost	$ 270.40
Quantity	111
Replace Date	10/30 - 10/42
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	10 Yr 7 Mn
Current Cost	$ 30,014.40
Future Cost	$ 44,115.57

Furniture, Metal - Rectangle Tables



Basis	Ea
Basis Cost	$ 843.65
Quantity	2
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	$ 1,687.30
Future Cost	$ 2,925.75

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Item Parameters - Summary

Furniture, Metal - Square Tables



Basis	Ea
Basis Cost	$ 703.04
Quantity	8
Replace Date	10/2042
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	16 Years
Current Cost	$ 5,624.32
Future Cost	$ 9,752.49

Furniture, Metal Chairs Barstools



Basis	Ea
Basis Cost	$ 450.00
Quantity	12
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	$ 5,400.00
Future Cost	$ 7,110.77

Furniture, Metal Chairs with Cushion



Basis	Ea
Basis Cost	$ 108.16
Quantity	150
Replace Date	10/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Years
Current Cost	$ 16,224.00
Future Cost	$ 21,363.91

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Item Parameters - Summary

Furniture, Metal Hi-Top Chairs (Patio)



Basis	Ea
Basis Cost	$ 324.48
Quantity	14
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	$ 4,542.72
Future Cost	$ 5,212.88

Furniture, Metal Tables - Hi-Top



Basis	Ea
Basis Cost	$ 865.28
Quantity	3
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	$ 2,595.84
Future Cost	$ 2,978.79

Furniture, Metal Tables - Round



Basis	Ea
Basis Cost	$ 757.12
Quantity	12
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	$ 9,085.44
Future Cost	$ 10,425.75

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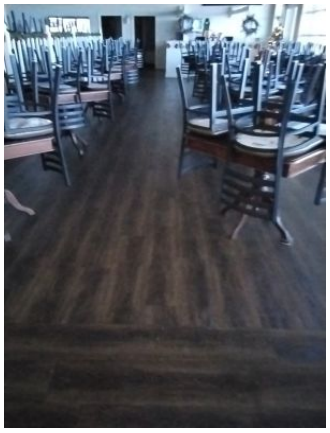
Item Parameters - Summary

Furniture, Wood Laminate - Round



Basis	Ea
Basis Cost	$ 540.80
Quantity	48
Replace Date	10/2045
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Years
Current Cost	$ 25,958.40
Future Cost	$ 49,905.05

Furniture, Wood Tables - Square



Basis	Ea
Basis Cost	$ 378.56
Quantity	24
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	$ 9,085.44
Future Cost	$ 10,425.75

Gate Operators



Basis	Ea
Basis Cost	$ 9,964.24
Quantity	4
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	$ 39,856.96
Future Cost	$ 50,709.18

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Golf Cart - 2021 ICON

Basis	Ea
Basis Cost	$ 3,244.80
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	$ 3,244.80
Future Cost	$ 4,272.78



Golf Cart - Green Club Car (Hard Sides)

Basis	Ea
Basis Cost	$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	$ 15,142.40
Future Cost	$ 17,984.42



Golf Cart - White 2018 EZGO TXT

Basis	Ea
Basis Cost	$ 15,142.40
Quantity	1
Replace Date	10/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	5 Years
Current Cost	$ 15,142.40
Future Cost	$ 17,984.42



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Item Parameters - Summary

Golf Course Pathways, Contingency



Basis	LF
Basis Cost	$ 0.41
Quantity	24,416
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	$ 10,010.56
Future Cost	$ 10,010.56

Gutters and Downspouts, Aluminum CH



Basis	LF
Basis Cost	$ 11.80
Quantity	1,500
Replace Date	10/2042
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	16 Years
Current Cost	$ 17,700.00
Future Cost	$ 30,691.55

Gutters and Downspouts, Aluminum SC



Basis	LF
Basis Cost	$ 10.24
Quantity	266
Replace Date	10/2041
Estimated Life	18 Years
Adjustment Life	18 Years
Remaining Life	15 Years
Current Cost	$ 2,723.84
Future Cost	$ 4,563.38

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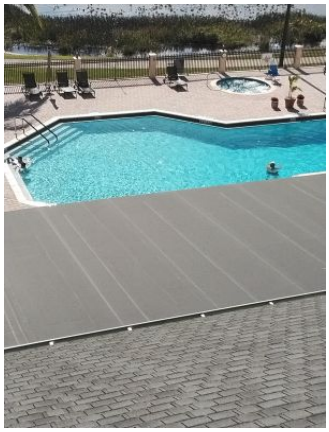
Item Parameters - Summary

Handicap Lift, Pool



Basis	Ea
Basis Cost	$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	$ 5,000.00
Future Cost	$ 6,146.28

Handicap Lift, Spa



Basis	Ea
Basis Cost	$ 7,000.00
Quantity	1
Replace Date	10/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	8 Years
Current Cost	$ 7,000.00
Future Cost	$ 9,217.66

HVAC 10 Tons



Basis	Ea
Basis Cost	$ 21,632.00
Quantity	3
Replace Date	10/30 - 10/34
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	5 Yr 8 Mn
Current Cost	$ 64,896.00
Future Cost	$ 79,000.46

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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

HVAC 15 Tons

Basis	Ea
Basis Cost	$ 37,856.00
Quantity	2
Replace Date	10/29 - 10/30
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	3 Yr 6 Mn
Current Cost	$ 75,712.00
Future Cost	$ 85,412.25



HVAC 2 Tons

Basis	Ea
Basis Cost	$ 8,112.00
Quantity	4
Replace Date	10/38 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Yr 9 Mn
Current Cost	$ 32,448.00
Future Cost	$ 50,318.22



HVAC 3.5 Tons

Basis	Ea
Basis Cost	$ 9,193.60
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	$ 9,193.60
Future Cost	$ 13,892.16



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Item Parameters - Summary

HVAC 5 Tons

Basis	Ea
Basis Cost	$ 10,275.20
Quantity	6
Replace Date	10/27 - 10/39
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	4 Yr 6 Mn
Current Cost	$ 61,651.20
Future Cost	$ 72,811.89



HVAC Gate House #17

Basis	Ea
Basis Cost	$ 5,408.00
Quantity	1
Replace Date	10/2039
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	13 Years
Current Cost	$ 5,408.00
Future Cost	$ 8,457.87



Ice Machine

Basis	Ea
Basis Cost	$ 7,571.20
Quantity	1
Replace Date	10/2038
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Years
Current Cost	$ 7,571.20
Future Cost	$ 11,440.60



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Item Parameters - Summary

Irrigation System

Basis	SF
Basis Cost	$ 1.08
Quantity	70,000
Replace Date	10/2039
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	13 Years
Current Cost	$ 75,600.00
Future Cost	$ 118,235.08



Kitchen Equipment

Basis	Ea
Basis Cost	$ 1.00
Quantity	68,991.87
Replace Date	8/27 - 1/42
Estimated Life	20 Years
Adjustment Life	21 Years
Remaining Life	10 Yr 4 Mn
Current Cost	$ 68,991.87
Future Cost	$ 100,073.82



Lake Ashton Blvd Landscape Refurbishment

Basis	Allow
Basis Cost	$ 129,792.00
Quantity	1
Replace Date	10/2052
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	26 Years
Current Cost	$ 129,792.00
Future Cost	$ 317,465.85



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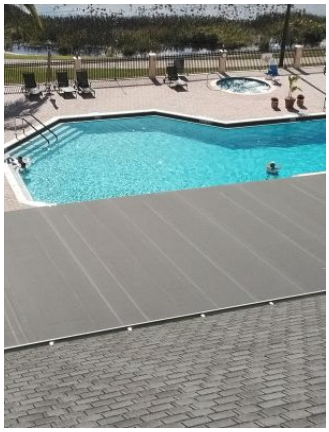
Item Parameters - Summary

Life Safety System, Control Panel and Emerge...

Basis	Ea
Basis Cost	$ 16,224.00
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	$ 16,224.00
Future Cost	$ 16,791.84

Lounge Chairs (Non-Rolling)

Basis	Ea
Basis Cost	$ 400.00
Quantity	12
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 4,800.00
Future Cost	$ 4,968.00



Lounge Chairs (Rolling)

Basis	Ea
Basis Cost	$ 1,500.00
Quantity	23
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	$ 34,500.00
Future Cost	$ 35,707.50



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Item Parameters - Summary

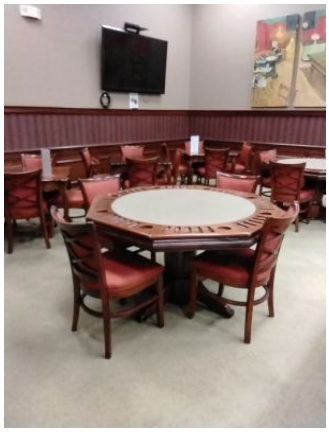
Moveable Partition, Ballroom

Basis	SF
Basis Cost	$ 104.92
Quantity	970
Replace Date	10/2039
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	13 Years
Current Cost	$ 101,772.40
Future Cost	$ 159,167.56



Paint

Basis	Allow
Basis Cost	$ 1.00
Quantity	40,306
Replace Date	10/27 - 10/35
Estimated Life	9 Years
Adjustment Life	9 Years
Remaining Life	4 Yr 11 Mn
Current Cost	$ 40,306.00
Future Cost	$ 47,938.10



Parking Lot Resurface

Basis	SY
Basis Cost	$ 12.98
Quantity	5,903
Replace Date	10/2038
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	12 Years
Current Cost	$ 76,620.94
Future Cost	$ 115,779.50



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Item Parameters - Summary

Pavement Management Report

Basis	Allow
Basis Cost	$ 5,408.00
Quantity	1
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	$ 5,408.00
Future Cost	$ 6,205.80

Pavers Heavy Traffic



Basis	Allow
Basis Cost	$ 8.00
Quantity	23,827
Replace Date	10/27 - 10/28
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Yr 3 Mn
Current Cost	$ 190,616.00
Future Cost	$ 198,784.09

Pavers Low Traffic



Basis	SF
Basis Cost	$ 0.75
Quantity	5,845
Replace Date	10/28 - 10/30
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	2 Yr 4 Mn
Current Cost	$ 4,383.75
Future Cost	$ 4,757.22

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Item Parameters - Summary

Permanent Roofline Lighting System



Basis	LF
Basis Cost	$ 41.10
Quantity	1,028
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	$ 42,250.80
Future Cost	$ 78,480.40

Ponds Erosion Contingency



Basis	LF
Basis Cost	$ 0.20
Quantity	50,554
Replace Date	10/2026
Estimated Life	1 Year
Adjustment Life	1 Year
Remaining Life	0 Year
Current Cost	$ 10,110.80
Future Cost	$ 10,110.80

Pool - Electric Cooling/Heating Unit



Basis	Ea
Basis Cost	$ 6,300.00
Quantity	1
Replace Date	10/2037
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	11 Years
Current Cost	$ 6,300.00
Future Cost	$ 9,197.81

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Item Parameters - Summary

Pool - Electric Heater

Basis	Ea
Basis Cost	$ 3,800.00
Quantity	1
Replace Date	10/2027
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	1 Year
Current Cost	$ 3,800.00
Future Cost	$ 3,933.00



Pool - Gas Heater

Basis	Ea
Basis Cost	$ 3,700.00
Quantity	1
Replace Date	10/2030
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	4 Years
Current Cost	$ 3,700.00
Future Cost	$ 4,245.84



Pool - Self Priming Pump

Basis	Ea
Basis Cost	$ 15,000.00
Quantity	1
Replace Date	10/2031
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	5 Years
Current Cost	$ 15,000.00
Future Cost	$ 17,815.29



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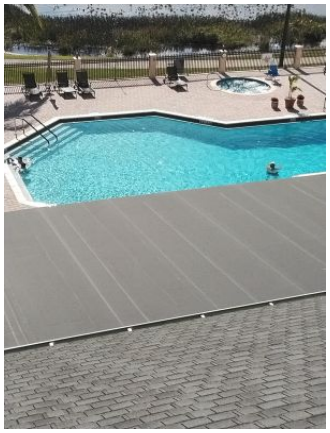
Item Parameters - Summary

Pool Finishes, Plaster

Basis	SF
Basis Cost	$ 11.50
Quantity	2,760
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	$ 31,740.00
Future Cost	$ 40,382.14



Pool, Light Poles and Fixtures

Basis	Ea
Basis Cost	$ 4,500.00
Quantity	3
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	$ 13,500.00
Future Cost	$ 39,217.93



Projector

Basis	Ea
Basis Cost	$ 5,408.00
Quantity	2
Replace Date	10/32 - 10/34
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	$ 10,816.00
Future Cost	$ 13,769.11



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Item Parameters - Summary

Receiver

Basis	Ea
Basis Cost	$ 2,595.84
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	$ 2,595.84
Future Cost	$ 3,302.63



Reflection Garden Refurbishment

Basis	Ea
Basis Cost	$ 64,896.00
Quantity	1
Replace Date	10/2038
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	12 Years
Current Cost	$ 64,896.00
Future Cost	$ 98,062.31



Refrigerator 2 Doors

Basis	Ea
Basis Cost	$ 5,000.00
Quantity	1
Replace Date	10/2032
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Years
Current Cost	$ 5,000.00
Future Cost	$ 6,146.28



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Item Parameters - Summary

Reme Halo LED Cartridge Replacement

Basis	Ea
Basis Cost	$ 535.39
Quantity	15
Replace Date	10/2030
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	4 Years
Current Cost	$ 8,030.85
Future Cost	$ 9,215.59

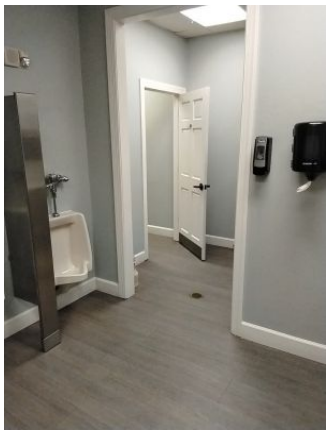
Repave

Basis	SY
Basis Cost	$ 21.76
Quantity	105,106
Replace Date	10/26 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	8 Yr 6 Mn
Current Cost	$ 2,287,106.56
Future Cost	$ 3,145,554.62



Rest Rooms, Renovation

Basis	Ea
Basis Cost	$ 10,275.20
Quantity	9
Replace Date	10/30 - 10/45
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	7 Yr 4 Mn
Current Cost	$ 92,476.80
Future Cost	$ 122,045.37



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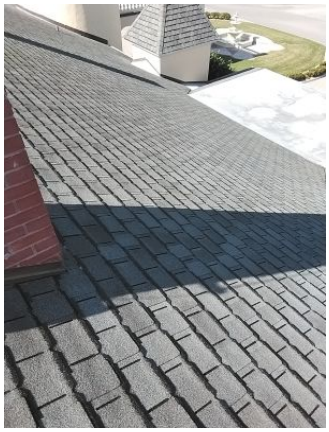
Item Parameters - Summary

Rest Rooms, Renovation Gate

Basis	Ea
Basis Cost	$ 3,244.80
Quantity	1
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	$ 3,244.80
Future Cost	$ 3,358.37

Roof, Asphalt Shingles



Basis	SF
Basis Cost	$ 6.49
Quantity	37,100
Replace Date	10/31 - 10/45
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	6 Yr 2 Mn
Current Cost	$ 240,779.00
Future Cost	$ 300,753.67

Roofs, Flat



Basis	SQ
Basis Cost	$ 1,189.76
Quantity	16
Replace Date	10/2031
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	5 Years
Current Cost	$ 19,036.16
Future Cost	$ 22,608.99

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Item Parameters - Summary

Roofs, Metal

Basis	SF
Basis Cost	$ 35.00
Quantity	330
Replace Date	10/2057
Estimated Life	50 Years
Adjustment Life	50 Years
Remaining Life	31 Years
Current Cost	$ 11,550.00
Future Cost	$ 33,553.11



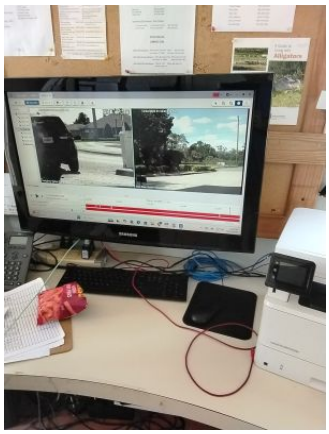
Screen

Basis	Ea
Basis Cost	$ 6,489.60
Quantity	1
Replace Date	10/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Years
Current Cost	$ 6,489.60
Future Cost	$ 12,054.36



Security System, Phased

Basis	Ea
Basis Cost	$ 16,764.80
Quantity	1
Replace Date	10/2029
Estimated Life	14 Years
Adjustment Life	14 Years
Remaining Life	3 Years
Current Cost	$ 16,764.80
Future Cost	$ 18,587.43



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Item Parameters - Summary

Shuffleboard Court, Light Poles and Fixtures

Basis	Ea
Basis Cost	$ 1,622.40
Quantity	8
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	$ 12,979.20
Future Cost	$ 13,433.47



Shuffleboard Courts, Color Coat

Basis	SY
Basis Cost	$ 47.59
Quantity	278
Replace Date	10/2027
Estimated Life	5 Years
Adjustment Life	5 Years
Remaining Life	1 Year
Current Cost	$ 13,230.02
Future Cost	$ 13,693.07



Shuffleboard Courts, Surface Replacement

Basis	Ea
Basis Cost	$ 2,812.16
Quantity	8
Replace Date	10/2057
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	31 Years
Current Cost	$ 22,497.28
Future Cost	$ 65,355.31



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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

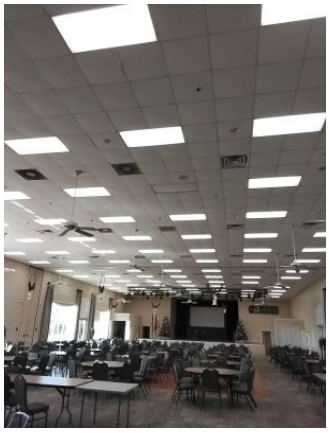
Sign Poles

Basis	Ea
Basis Cost	$ 540.80
Quantity	47
Replace Date	10/2034
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	8 Years
Current Cost	$ 25,417.60
Future Cost	$ 33,470.13



Sound System

Basis	Each
Basis Cost	$ 25,000.00
Quantity	1
Replace Date	10/2028
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	2 Years
Current Cost	$ 25,000.00
Future Cost	$ 26,780.63



Spa - Circulating Motor and Pump

Basis	Ea
Basis Cost	$ 5,000.00
Quantity	1
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 5,000.00
Future Cost	$ 5,175.00



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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Spa - Gas Heater

Basis	Ea
Basis Cost	$ 4,700.00
Quantity	1
Replace Date	10/2033
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	7 Years
Current Cost	$ 4,700.00
Future Cost	$ 5,979.71



Spa - Therapy Motor and Pump

Basis	Ea
Basis Cost	$ 5,000.00
Quantity	1
Replace Date	10/2033
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	7 Years
Current Cost	$ 5,000.00
Future Cost	$ 6,361.40



Stop Signs

Basis	Ea
Basis Cost	$ 146.00
Quantity	29
Replace Date	10/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	1 Year
Current Cost	$ 4,234.00
Future Cost	$ 4,382.19



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Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Street Name Sign Plates

Basis	Ea
Basis Cost	$ 129.79
Quantity	47
Replace Date	10/26 - 10/34
Estimated Life	8 Years
Adjustment Life	8 Years
Remaining Life	3 Yr 11 Mn
Current Cost	$ 6,100.13
Future Cost	$ 7,045.86



Tennis Courts, Color Coat

Basis	SY
Basis Cost	$ 11.08
Quantity	1,600
Replace Date	10/2035
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Years
Current Cost	$ 17,728.00
Future Cost	$ 24,161.44



Tennis Courts, Fence

Basis	LF
Basis Cost	$ 37.86
Quantity	480
Replace Date	10/2032
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	6 Years
Current Cost	$ 18,172.80
Future Cost	$ 22,339.01



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Item Parameters - Summary

Tennis Courts, Light Poles and Fixtures

Basis	Ea
Basis Cost	$ 2,704.00
Quantity	9
Replace Date	10/2027
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	1 Year
Current Cost	$ 24,336.00
Future Cost	$ 25,187.76



Tennis Courts, Surface Replacement

Basis	SY
Basis Cost	$ 37.86
Quantity	1,600
Replace Date	10/2031
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	5 Years
Current Cost	$ 60,576.00
Future Cost	$ 71,945.29



Walls, Stucco, Paint Finishes and Capital Repairs

Basis	Allow
Basis Cost	$ 1.00
Quantity	33,420
Replace Date	10/31 - 10/32
Estimated Life	7 Years
Adjustment Life	7 Years
Remaining Life	5 Yr 9 Mn
Current Cost	$ 33,420.00
Future Cost	$ 40,703.40



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Lake Ashton CDD

Analysis Date - October 1, 2026

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

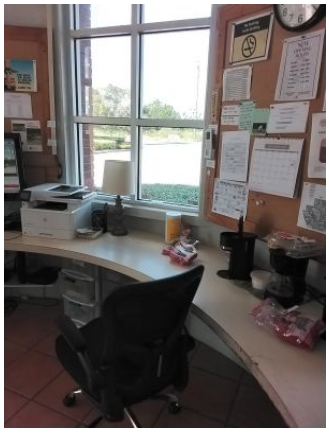
Warmer

Basis	Ea
Basis Cost	$ 7,030.40
Quantity	1
Replace Date	10/2030
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	4 Years
Current Cost	$ 7,030.40
Future Cost	$ 8,067.55



Windows

Basis	SF
Basis Cost	$ 54.08
Quantity	1,368
Replace Date	10/39 - 10/53
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	19 Yr 9 Mn
Current Cost	$ 73,981.44
Future Cost	$ 150,240.47



Windows, Store Front

Basis	Ea
Basis Cost	$ 108.16
Quantity	1,438
Replace Date	10/2042
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	16 Years
Current Cost	$ 155,534.08
Future Cost	$ 269,693.94



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