

Reserve Study Update Long Point POA Savannah, Georgia



Prepared for FY 2024
Report Date: March 23, 2024





March 23, 2024

Ms. Megan Sweat, CAM
Sentry Mangement
101 West Mulberry Blvd., Suite 225
Savannah, Georgia 31407

Re: Long Point POA

Dear Ms. Sweat:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced Association. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 2 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst
10459 Hunters Creek Court
Jacksonville, Fl. 32256



SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Project Notes	1-1
Executive Summary	1-3
Recommended Funding Plan Summary	1-4
Recommended Funding Plan Chart	1-5
Funding Assessment Comparison Chart	1-6
Funding Model Reserve Ending Balance Comparison Chart	1-7

CURRENT FUNDING PLAN

Current Funding Plan Summary	2-1
Current Funding Plan Chart	2-2

CASH FLOW

Income & Expense Spreadsheet	3-1
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EXPENDITURE DETAIL

Annual Expenditure Detail	4-1
Asset Current Cost by Category	4-11

COMPONENT INVENTORY

Component Inventory	5-1
Component Detail Index	5-5
Component Detail	5-9

DISCLOSURES & INFORMATION

Report Navigation	6-1
Important Information	6-2
Methodology & Information	6-4
Terms of Service	6-5
Definitions	6-6

Long Point POA Project Notes

General Notes

- Last replacement cycle for some components is unknown therefore the date in service has been estimated to calculate the remaining life of each one. Recommend the Association review the component inventory and furnish any historic replacement dates and cost for adjusting this analysis.
- Components with replacement cost of \$2,000 or less assumed an operating expense unless noted in the report.
- An allowance has been included to evaluate the parking lot, streets, and drainage by a qualified consultant to develop a long-term maintenance and repair plan which can be included in this reserve analysis.

Misc. Site Components

- Gazebo at island should be inspected and repaired as needed. Floor requires painting.
- Indian Point Park site furnishings are new component.

Street/Lots Resurfacing

- Assumed all streets resurfaced in one phase.

Street Repair/Maintenance

- Streets are mostly in good condition with some areas requiring immediate repair therefore an allowance is included for that work.
- Asphalt seal coating included at street mill/overlay (resurfacing) on an 8-year cycle.

Stormwater System

- Age of pond fountain unknown therefore date of FY2021 used.

Fencing/Gates/Access Control

- Pool fence appears in fair condition requiring repair and painting to extend life.
- Chain link tennis court fence replacement projected at time of court replacement.

Site Lighting

- Light poles appear in good condition; observed in daytime.

Misc. Building Components

- Heat pump at Guardhouse age unknown, projected replacement FY 2024.
- Guardhouse interior refurbishment allowance included.

Long Point POA Project Notes

Roofing

- From ground level observation shingles appear in fair condition. Recommend roof top inspection and repair annually of shingle roofs.

Exterior Painting

- Painting and waterproofing of buildings and walls assumed completed in FY2022.

Swimming Pool

- Deck pavers installed since last report and should be cleaned and sealed as needed. These have a long life that exceeds the period of this analysis therefore not included.
- Pool pumps and misc. equipment considered an operating expense with a refurbishment allowance for the filtration system included at the 30th year.

Tennis Courts

- Courts are in good condition with replacement projected in FY 2037.

Playground

- Playground equipment and swings are in good condition based on limited observation. Recommend annual inspection and repair.

Marina Components

- All piers and docks appear in good condition. Recommend annual inspection and repair by qualified contractor.

Professional Consultants

- Allowances included to evaluate stormwater systems and streets to determine condition and provide a plan for resurfacing streets and stormwater pond dredging/bank rebuilding and pipe repair.

Operating Expense

- Components listed in this category are typical operating expenses due to partial repair/replacement, minor replacement cost or unpredictable life.

Component Not Included - Long life components.

Components Maintained by Others - Homeowners or Utility provider responsibility.

Executive Summary

Account Information

Account Name	Long Point POA	Account Number	2015
City	Savannah	Last Site Visit	March, 8 2024
State	Georgia	Report Date	March, 23 2024
In Service Date	January, 1 2008	Report Version	2
Total Units	353	Fiscal Year Start	April, 1 2024
Study Level	Level II Update	Fiscal year End	March, 31 2025

Reserve Fund Information

Current Component Replacement Cost	\$2,320,309
Number of Components	94
Reserve Fund Beginning Balance	\$1,576,340
Billing Term	Annually

Component Funding (Straight Line)

First Year Reserve Funding Requirement	\$91,916
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0.0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Annual Funding	\$155,916
Interest Rate on Reserve Deposits	3.0%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	1.0%

Pooled Cash (Recommended Funding Plan)

First Year Reserve Funding Requirement	\$94,837
Interest Rate on Reserve Deposits	3.0%
Inflation Rate on Replacement Cost	3.5%
Annual Contribution Increases	1.0%

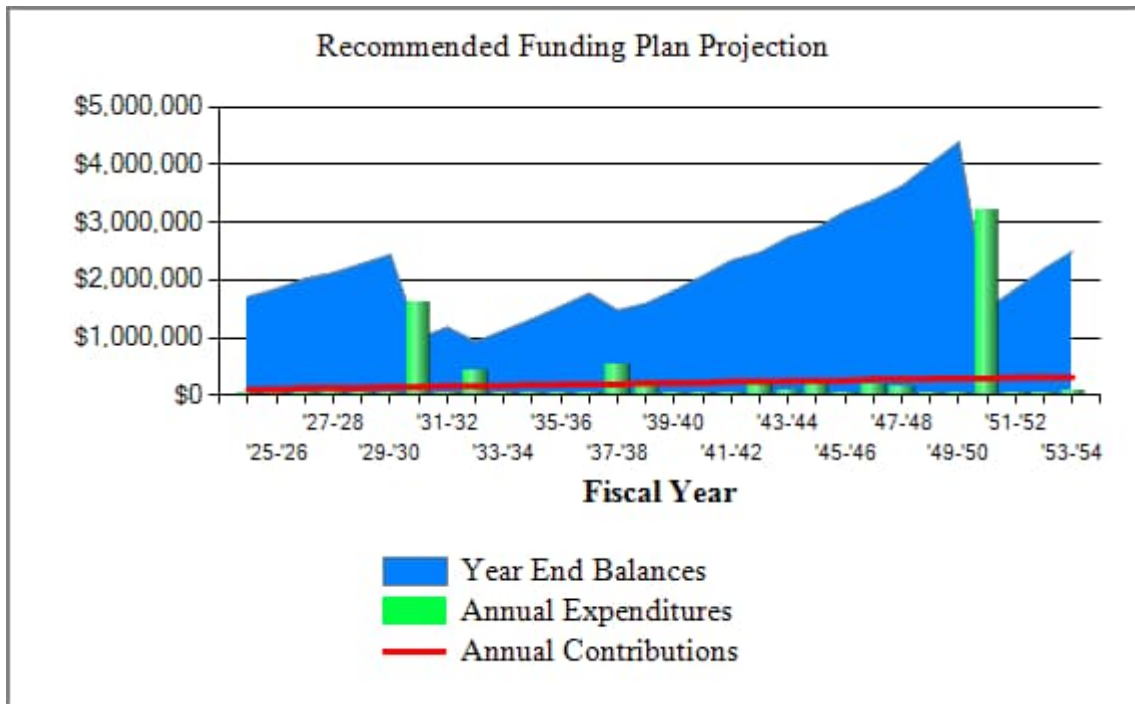
Comments

- This revised report V2, adjusted beginning balance.
- Current Funding Plan is adequate for future component replacement. Recommended plan has lower contributions in early years.
- Cost of stormwater system evaluations are included to verify our assumptions on condition, remaining life and replacement cost. These are a good investment for the Community and finding will be incorporated in the next update.

Long Point POA Recommended Funding Plan Summary

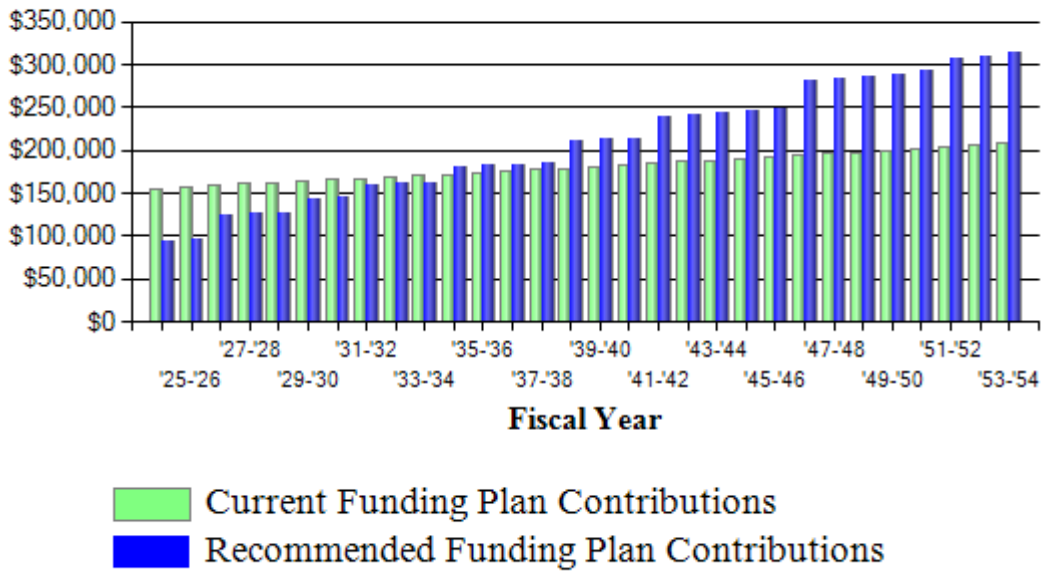
Beginning Balance: \$1,576,340 Fully Funded: \$1,496,345 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
24-25	2,320,309	3.5%	94,837	0	3.00%	49,811	10,800	1,710,188	1,660,397	103%
25-26	2,396,345	3.5%	95,785	0	3.00%	53,757	14,076	1,845,654	1,824,940	101%
26-27	2,471,112	3.5%	124,342	0	3.00%	58,933	5,570	2,023,358	1,994,931	101%
27-28	2,557,601	3.5%	125,585	0	3.00%	61,851	87,235	2,123,560	2,100,019	101%
28-29	2,647,117	3.5%	126,841	0	3.00%	66,400	37,065	2,279,736	2,265,790	101%
29-30	2,739,766	3.5%	143,256	0	3.00%	70,983	56,881	2,437,094	2,421,494	101%
30-31	2,835,658	3.5%	144,688	0	3.00%	28,832	1,620,708	989,907	979,699	101%
31-32	2,934,906	3.5%	159,052	0	3.00%	34,278	6,361	1,176,875	1,163,571	101%
32-33	3,037,627	3.5%	160,642	0	3.00%	27,138	432,909	931,747	917,868	102%
33-34	3,143,944	3.5%	162,249	0	3.00%	32,738	2,726	1,124,008	1,114,462	101%
34-35	3,253,982	3.5%	179,988	0	3.00%	38,537	19,431	1,323,102	1,306,502	101%
35-36	3,350,680	3.5%	181,788	0	3.00%	44,923	7,446	1,542,368	1,518,644	102%
36-37	3,467,954	3.5%	183,606	0	3.00%	51,516	8,764	1,768,726	1,745,572	101%
37-38	3,589,333	3.5%	185,442	0	3.00%	42,961	522,142	1,474,987	1,456,325	101%
38-39	3,714,959	3.5%	210,072	0	3.00%	46,362	139,669	1,591,751	1,568,293	101%
39-40	3,844,983	3.5%	212,173	0	3.00%	53,012	36,858	1,820,078	1,797,783	101%
40-41	3,979,557	3.5%	214,294	0	3.00%	60,316	23,825	2,070,864	2,056,241	101%
41-42	4,118,842	3.5%	238,237	0	3.00%	68,135	37,939	2,339,296	2,316,842	101%
42-43	4,263,001	3.5%	240,619	0	3.00%	72,090	176,907	2,475,098	2,450,710	101%
43-44	4,232,952	3.5%	243,025	0	3.00%	79,681	62,097	2,735,707	2,701,506	101%
44-45	4,381,105	3.5%	245,456	0	3.00%	84,536	163,290	2,902,409	2,872,050	101%
45-46	4,534,444	3.5%	247,910	0	3.00%	93,024	49,533	3,193,809	3,174,877	101%
46-47	4,693,150	3.5%	280,468	0	3.00%	98,711	183,917	3,389,071	3,358,089	101%
47-48	4,857,410	3.5%	283,273	0	3.00%	105,742	147,602	3,630,483	3,594,487	101%
48-49	5,027,419	3.5%	286,105	0	3.00%	117,100	13,243	4,020,445	3,987,726	101%
49-50	5,203,379	3.5%	288,966	0	3.00%	127,935	44,902	4,392,445	4,371,803	100%
50-51	5,385,497	3.5%	291,856	0	3.00%	43,783	3,224,867	1,503,217	1,488,242	101%
51-52	5,573,990	3.5%	306,676	0	3.00%	53,674	20,759	1,842,809	1,830,550	101%
52-53	5,769,079	3.5%	309,743	0	3.00%	63,948	20,961	2,195,538	2,195,538	100%
53-54	5,970,997	3.5%	312,841	0	3.00%	72,738	83,775	2,497,341	2,519,580	99%

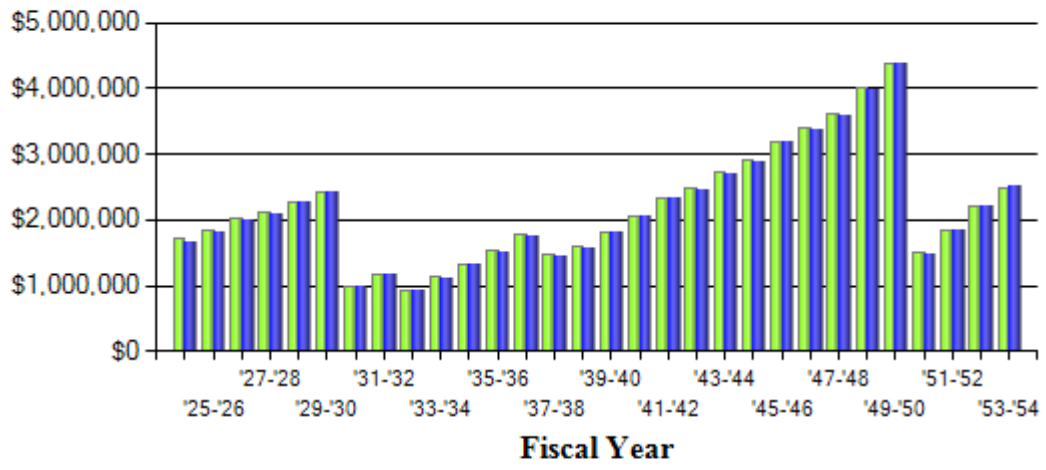


The recommended funding plan provides adequate funding with moderate contributions over time.

Current Contributions vs. Recommended Contributions



Recommended Funding Plan vs Fully Funded Balance

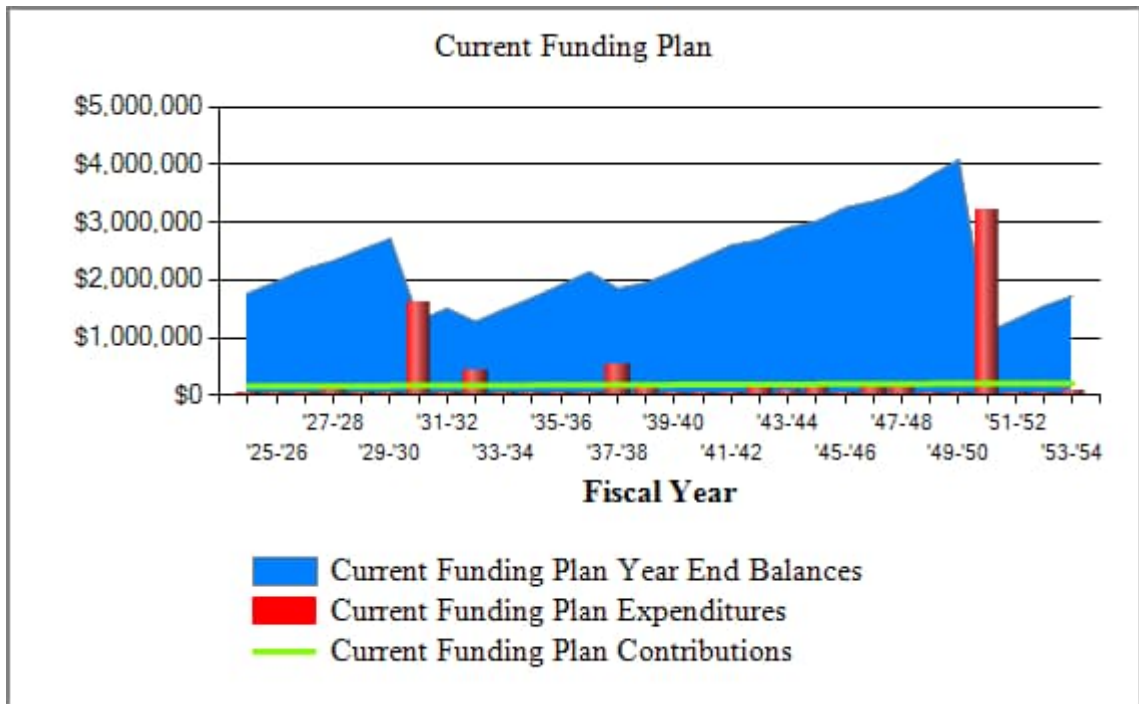


■ Recommended Plan Ending Balances
■ Fully Funded Balance

**Long Point POA
Current Funding Plan Summary**

Beginning Balance: \$1,576,340 Fully Funded: \$1,496,345 Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
24-25	2,320,309	3.5%	155,916	0	3.00%	51,644	10,800	1,773,100	1,660,397	107%
25-26	2,396,345	3.5%	157,475	0	3.00%	57,495	14,076	1,973,994	1,824,940	108%
26-27	2,471,112	3.5%	159,050	0	3.00%	63,824	5,570	2,191,298	1,994,931	110%
27-28	2,557,601	3.5%	160,640	0	3.00%	67,941	87,235	2,332,644	2,100,019	111%
28-29	2,647,117	3.5%	162,247	0	3.00%	73,735	37,065	2,531,560	2,265,790	112%
29-30	2,739,766	3.5%	163,869	0	3.00%	79,156	56,881	2,717,705	2,421,494	112%
30-31	2,835,658	3.5%	165,508	0	3.00%	37,875	1,620,708	1,300,380	979,699	133%
31-32	2,934,906	3.5%	167,163	0	3.00%	43,835	6,361	1,505,017	1,163,571	129%
32-33	3,037,627	3.5%	168,835	0	3.00%	37,228	432,909	1,278,172	917,868	139%
33-34	3,143,944	3.5%	170,523	0	3.00%	43,379	2,726	1,489,348	1,114,462	134%
34-35	3,253,982	3.5%	172,228	0	3.00%	49,264	19,431	1,691,409	1,306,502	129%
35-36	3,350,680	3.5%	173,951	0	3.00%	55,737	7,446	1,913,651	1,518,644	126%
36-37	3,467,954	3.5%	175,690	0	3.00%	62,417	8,764	2,142,995	1,745,572	123%
37-38	3,589,333	3.5%	177,447	0	3.00%	53,949	522,142	1,852,248	1,456,325	127%
38-39	3,714,959	3.5%	179,221	0	3.00%	56,754	139,669	1,948,555	1,568,293	124%
39-40	3,844,983	3.5%	181,014	0	3.00%	62,781	36,858	2,155,492	1,797,783	120%
40-41	3,979,557	3.5%	182,824	0	3.00%	69,435	23,825	2,383,925	2,056,241	116%
41-42	4,118,842	3.5%	184,652	0	3.00%	75,919	37,939	2,606,557	2,316,842	113%
42-43	4,263,001	3.5%	186,499	0	3.00%	78,484	176,907	2,694,633	2,450,710	110%
43-44	4,232,952	3.5%	188,364	0	3.00%	84,627	62,097	2,905,526	2,701,506	108%
44-45	4,381,105	3.5%	190,247	0	3.00%	87,975	163,290	3,020,458	2,872,050	105%
45-46	4,534,444	3.5%	192,150	0	3.00%	94,892	49,533	3,257,966	3,174,877	103%
46-47	4,693,150	3.5%	194,071	0	3.00%	98,044	183,917	3,366,164	3,358,089	100%
47-48	4,857,410	3.5%	196,012	0	3.00%	102,437	147,602	3,517,011	3,594,487	98%
48-49	5,027,419	3.5%	197,972	0	3.00%	111,052	13,243	3,812,791	3,987,726	96%
49-50	5,203,379	3.5%	199,952	0	3.00%	119,035	44,902	4,086,877	4,371,803	93%
50-51	5,385,497	3.5%	201,951	0	3.00%	31,919	3,224,867	1,095,879	1,488,242	74%
51-52	5,573,990	3.5%	203,971	0	3.00%	38,373	20,759	1,317,464	1,830,550	72%
52-53	5,769,079	3.5%	206,010	0	3.00%	45,075	20,961	1,547,588	2,195,538	70%
53-54	5,970,997	3.5%	208,071	0	3.00%	50,157	83,775	1,722,040	2,519,580	68%



**Long Point POA
Income & Expense Spreadsheet**

	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Beginning Balance	1,576,340	1,710,188	1,845,654	2,023,358	2,123,560	2,279,736	2,437,094	989,907	1,176,875	931,747
Annual Assessment	94,837	95,785	124,342	125,585	126,841	143,256	144,688	159,052	160,642	162,249
Interest Earned	49,811	53,757	58,933	61,851	66,400	70,983	28,832	34,278	27,138	32,738
Expenditures	10,800	14,076	5,570	87,235	37,065	56,881	1,620,708	6,361	432,909	2,726
Fully Funded Reserves	1,660,397	1,824,940	1,994,931	2,100,019	2,265,790	2,421,494	979,699	1,163,571	917,868	1,114,462
Percent Fully Funded	103%	101%	101%	101%	101%	101%	101%	101%	102%	101%
Ending Balance	1,710,188	1,845,654	2,023,358	2,123,560	2,279,736	2,437,094	989,907	1,176,875	931,747	1,124,008

Description

Misc. Site Components

Camera System Allowance - Pool/Guardhouse						5,938				
Concrete Curb Allowance at Paving				24,392						
Flag Pole										
Gazebo Repair Allowance				3,814						
LED Message Board Allowance								3,817		
Monument Sign Replacement (entry)			3,428							
Site Furnishings - Indian Point Park										
Steet Signs/Post							36,140			
Traffic Sign Allowance										
Wood Bridge Refurbishment - Gazebo Island									14,906	
Wood Bulkhead -Gazebo Island										
Wood Retaining Wall - Pool										
Wood Retaining Walls - Park										
Misc. Site Components Total:			3,428	28,206		5,938	36,140	3,817	14,906	

Street/Lots Resurfacing

Amenity Lot							36,257			
Amery Court							4,976			
Goette Trail							81,494			
Governors Court							21,600			
Grays Creek Court							58,446			
Grays Creek Road							268,841			
Hérons Nest							146,612			
Judson Court							29,245			

**Long Point POA
Income & Expense Spreadsheet**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
<i>Street/Lots Resurfacing continued...</i>										
Key Island Drive							83,122			
Lyman Hall							390,414			
Lyman Hall Court							11,422			
Mary's Court							23,975			
North Marsh Road							113,725			
Palm Grove							57,903			
Palm Grove Court							54,035			
Plankhouse Road							65,910			
Shorecrest Court							39,198			
Woodline Drive							88,370			
Street/Lots Resurfacing Total:							1,575,545			
Street Repair/Maintenance										
Asphalt Patching Allowance (immediate)	5,000									
Asphalt Seal Coat After Resurfacing										
Street Repair/Maintenance Total:	5,000									
Stormwater System										
Pond Fountain		3,208						3,811		
Stormwater System Total:		3,208						3,811		
Fencing & Gates										
Access Control System - Pool										
Aluminum Fence 4 Ft - Pool									27,321	
Barcode Scanner						11,806				
Barrier Gates - Entry				8,648						
Chain Link Fence 10Ft - Tennis Courts										
Chainlink Fence - North Perimeter									47,674	
Steel Fence Repair/Paint - Entry Walls							2,754			
Fencing & Gates Total:				8,648		11,806	2,754		74,995	

**Long Point POA
Income & Expense Spreadsheet**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Site Lighting										
Decorative Light Poles - Entry										
Light Poles - Pool										
Site Lighting Total:										
Misc. Building Components										
Ductless Split System Heat Pump	3,800									
Interior Refurbishment Allowance - Guardhouse									6,584	
Misc. Building Components Total:	3,800								6,584	
Roofing										
Asphalt Shingles - Gazebo				3,461						
Asphalt Shingles - Pool Cabana				6,923						
Asphalt Shingles - Pool Pavilion										
Roofing Total:				10,384						
Exterior Painting										
Guardhouse						5,107				
Pavilion						3,563				
Perimeter Wall						8,851				
Pool Cabana						4,988				
Exterior Painting Total:						22,509				
Swimming Pool										
Deck Furniture Allowance - Pool/Pavilion				16,631						
Filtration Refurbishment Allowance										
Picnic Tables - Pool/Playground				5,322						
Pool Resurfacing Pebble Finish/Tile									105,429	
Refurbishment Allowance - Lifeguard Room				2,772						
Refurbishment Allowance - Restrooms						14,252				
Refurbishment Allowance - Summer Kitchen										
Wood Pergola										
Swimming Pool Total:				24,724		14,252			105,429	

**Long Point POA
Income & Expense Spreadsheet**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Tennis Courts										
Asphalt Replacement										
Asphalt Resurface (color coat)				13,055						
Tennis Courts Total:				13,055						
Playground										
Play Equipment Allowance					28,688					
Swings Post - Two Bay					6,082					
Playground Total:					34,770					
Marina Components										
Aluminum Gangways										
Floating Piers									186,249	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,000	2,070	2,142	2,217	2,295	2,375	2,459	2,545	2,634	2,726
Wood Pier Replacement Allowance										
Wood Walks - Pier Approach									42,112	
Marina Components Total:	2,000	2,070	2,142	2,217	2,295	2,375	2,459	2,545	230,995	2,726
Professional Consultants										
Stormwater System Evaluation Allowance		3,622								
Street/Lot Asphalt Evaluation Allowance		5,175								
Professional Consultants Total:		8,797								
Operating Expense										
Catch Basin Cleaning/Repair										
Fish Cleaning Station										
Irrigation System Repair										
Landscape Replacement										
Light Poles - Tennis/Playground										
Monument Sign Refurbishment										
Repair/Paint - Community Signs										
Water Cooler										

**Long Point POA
Income & Expense Spreadsheet**

Description	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34
Components Not Included										
Dredging - Pond/Boat Slips	<i>Unfunded</i>									
Longbridge Road/Bridges	<i>Unfunded</i>									
Long Life Components										
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim Replacement	<i>Unfunded</i>									
Concrete Paver - Indian Point Park	<i>Unfunded</i>									
Concrete Pavers - Pool Deck	<i>Unfunded</i>									
Concrete Vehicle Bridges - Key Island Drive	<i>Unfunded</i>									
Pool Shell Replacement	<i>Unfunded</i>									
Site Utilities Serving Buildings	<i>Unfunded</i>									
Slate Roofing - Guardhouse	<i>Unfunded</i>									
Stainless Steel Sink - Fish Cleaning Station	<i>Unfunded</i>									
Components Maintained by Others										
Mail Boxes/Post	<i>Unfunded</i>									
Street Lights Owned by Utility	<i>Unfunded</i>									
Water/Sewer/Electric Lines From Utility to Homes	<i>Unfunded</i>									
Water/Sewer/Electric System Owned by Utility	<i>Unfunded</i>									
Year Total:	10,800	14,076	5,570	87,235	37,065	56,881	1,620,708	6,361	432,909	2,726

**Long Point POA
Income & Expense Spreadsheet**

	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Beginning Balance	1,124,008	1,323,102	1,542,368	1,768,726	1,474,987	1,591,751	1,820,078	2,070,864	2,339,296	2,475,098
Annual Assessment	179,988	181,788	183,606	185,442	210,072	212,173	214,294	238,237	240,619	243,025
Interest Earned	38,537	44,923	51,516	42,961	46,362	53,012	60,316	68,135	72,090	79,681
Expenditures	19,431	7,446	8,764	522,142	139,669	36,858	23,825	37,939	176,907	62,097
Fully Funded Reserves	1,306,502	1,518,644	1,745,572	1,456,325	1,568,293	1,797,783	2,056,241	2,316,842	2,450,710	2,701,506
Percent Fully Funded	101%	102%	101%	101%	101%	101%	101%	101%	101%	101%
Ending Balance	1,323,102	1,542,368	1,768,726	1,474,987	1,591,751	1,820,078	2,070,864	2,339,296	2,475,098	2,735,707

Description

Misc. Site Components

Camera System Allowance - Pool/Guardhouse						8,377				
Concrete Curb Allowance at Paving										
Flag Pole				4,066						
Gazebo Repair Allowance										
LED Message Board Allowance								5,384		
Monument Sign Replacement (entry)										
Site Furnishings - Indian Point Park								11,127		
Steet Signs/Post										
Traffic Sign Allowance						25,130				
Wood Bridge Refurbishment - Gazebo Island										
Wood Bulkhead -Gazebo Island				62,808						
Wood Retaining Wall - Pool				32,092						
Wood Retaining Walls - Park				41,751						
Misc. Site Components Total:				140,719		33,507		16,511		

Street/Lots Resurfacing

Amenity Lot										
Amery Court										
Goette Trail										
Governors Court										
Grays Creek Court										
Grays Creek Road										
Hérons Nest										
Judson Court										

**Long Point POA
Income & Expense Spreadsheet**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
<i>Street/Lots Resurfacing continued...</i>										
Key Island Drive										
Lyman Hall										
Lyman Hall Court										
Mary's Court										
North Marsh Road										
Palm Grove										
Palm Grove Court										
Plankhouse Road										
Shorecrest Court										
Woodline Drive										
Street/Lots Resurfacing Total:										
Street Repair/Maintenance										
Asphalt Patching Allowance (immediate)										
Asphalt Seal Coat After Resurfacing						136,432				
Street Repair/Maintenance Total:						136,432				
Stormwater System										
Pond Fountain		4,526					5,375			
Stormwater System Total:		4,526					5,375			
Fencing & Gates										
Access Control System - Pool				5,943						
Aluminum Fence 4 Ft - Pool										
Barcode Scanner								17,839		
Barrier Gates - Entry				12,199						
Chain Link Fence 10Ft - Tennis Courts				46,368						
Chainlink Fence - North Perimeter										
Steel Fence Repair/Paint - Entry Walls							3,884			
Fencing & Gates Total:				64,510			3,884	17,839		

**Long Point POA
Income & Expense Spreadsheet**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Site Lighting										
Decorative Light Poles - Entry				35,971						
Light Poles - Pool				10,009						
Site Lighting Total:				45,980						
Misc. Building Components										
Ductless Split System Heat Pump			5,742							
Interior Refurbishment Allowance - Guardhouse										
Misc. Building Components Total:			5,742							
Roofing										
Asphalt Shingles - Gazebo										
Asphalt Shingles - Pool Cabana										
Asphalt Shingles - Pool Pavilion				11,160						
Roofing Total:				11,160						
Exterior Painting										
Guardhouse				6,725						
Pavilion				4,692						
Perimeter Wall				11,655						
Pool Cabana				6,569						
Exterior Painting Total:				29,640						
Swimming Pool										
Deck Furniture Allowance - Pool/Pavilion				23,459						
Filtration Refurbishment Allowance				39,099						
Picnic Tables - Pool/Playground										
Pool Resurfacing Pebble Finish/Tile										
Refurbishment Allowance - Lifeguard Room				3,910						
Refurbishment Allowance - Restrooms										
Refurbishment Allowance - Summer Kitchen				7,820						
Wood Pergola								11,098		
Swimming Pool Total:				74,288				11,098		

**Long Point POA
Income & Expense Spreadsheet**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Tennis Courts										
Asphalt Replacement				152,717						
Asphalt Resurface (color coat)	16,610									
Tennis Courts Total:	16,610			152,717						
Playground										
Play Equipment Allowance										48,063
Swings Post - Two Bay										10,189
Playground Total:										58,252
Marina Components										
Aluminum Gangways										
Floating Piers										
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,821	2,920	3,022	3,128	3,237	3,351	3,468	3,589	3,715	3,845
Wood Pier Replacement Allowance									173,192	
Wood Walks - Pier Approach										
Marina Components Total:	2,821	2,920	3,022	3,128	3,237	3,351	3,468	3,589	176,907	3,845
Professional Consultants										
Stormwater System Evaluation Allowance										
Street/Lot Asphalt Evaluation Allowance										
Professional Consultants Total:										
Operating Expense										
Catch Basin Cleaning/Repair										<i>Unfunded</i>
Fish Cleaning Station										<i>Unfunded</i>
Irrigation System Repair										<i>Unfunded</i>
Landscape Replacement										<i>Unfunded</i>
Light Poles - Tennis/Playground										<i>Unfunded</i>
Monument Sign Refurbishment										<i>Unfunded</i>
Repair/Paint - Community Signs										<i>Unfunded</i>
Water Cooler										<i>Unfunded</i>

**Long Point POA
Income & Expense Spreadsheet**

Description	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44
Components Not Included										
Dredging - Pond/Boat Slips	<i>Unfunded</i>									
Longbridge Road/Bridges	<i>Unfunded</i>									
Long Life Components										
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim Replacement	<i>Unfunded</i>									
Concrete Paver - Indian Point Park	<i>Unfunded</i>									
Concrete Pavers - Pool Deck	<i>Unfunded</i>									
Concrete Vehicle Bridges - Key Island Drive	<i>Unfunded</i>									
Pool Shell Replacement	<i>Unfunded</i>									
Site Utilities Serving Buildings	<i>Unfunded</i>									
Slate Roofing - Guardhouse	<i>Unfunded</i>									
Stainless Steel Sink - Fish Cleaning Station	<i>Unfunded</i>									
Components Maintained by Others										
Mail Boxes/Post	<i>Unfunded</i>									
Street Lights Owned by Utility	<i>Unfunded</i>									
Water/Sewer/Electric Lines From Utility to Homes	<i>Unfunded</i>									
Water/Sewer/Electric System Owned by Utility	<i>Unfunded</i>									
Year Total:	19,431	7,446	8,764	522,142	139,669	36,858	23,825	37,939	176,907	62,097

**Long Point POA
Income & Expense Spreadsheet**

	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Beginning Balance	2,735,707	2,902,409	3,193,809	3,389,071	3,630,483	4,020,445	4,392,445	1,503,217	1,842,809	2,195,538
Annual Assessment	245,456	247,910	280,468	283,273	286,105	288,966	291,856	306,676	309,743	312,841
Interest Earned	84,536	93,024	98,711	105,742	117,100	127,935	43,783	53,674	63,948	72,738
Expenditures	163,290	49,533	183,917	147,602	13,243	44,902	3,224,867	20,759	20,961	83,775
Fully Funded Reserves	2,872,050	3,174,877	3,358,089	3,594,487	3,987,726	4,371,803	1,488,242	1,830,550	2,195,538	2,519,580
Percent Fully Funded	101%	101%	101%	101%	101%	100%	101%	101%	100%	99%
Ending Balance	2,902,409	3,193,809	3,389,071	3,630,483	4,020,445	4,392,445	1,503,217	1,842,809	2,195,538	2,497,341

Description

Misc. Site Components

Camera System Allowance - Pool/Guardhouse						11,816				
Concrete Curb Allowance at Paving				48,535						
Flag Pole										
Gazebo Repair Allowance				7,589						
LED Message Board Allowance								7,595		
Monument Sign Replacement (entry)								8,101		
Site Furnishings - Indian Point Park										
Steet Signs/Post							71,911			
Traffic Sign Allowance										
Wood Bridge Refurbishment - Gazebo Island										
Wood Bulkhead -Gazebo Island										
Wood Retaining Wall - Pool										
Wood Retaining Walls - Park										
Misc. Site Components Total:				56,124		11,816	71,911	15,696		

Street/Lots Resurfacing

Amenity Lot							72,144			
Amery Court							9,901			
Goette Trail							162,155			
Governors Court							42,980			
Grays Creek Court							116,295			
Grays Creek Road							534,937			
Herons Nest							291,727			
Judson Court							58,192			

**Long Point POA
Income & Expense Spreadsheet**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
<i>Street/Lots Resurfacing continued...</i>										
Key Island Drive							165,396			
Lyman Hall							776,842			
Lyman Hall Court							22,728			
Mary's Court							47,706			
North Marsh Road							226,288			
Palm Grove							115,214			
Palm Grove Court							107,518			
Plankhouse Road							131,146			
Shorecrest Court							77,995			
Woodline Drive							175,837			
Street/Lots Resurfacing Total:							3,135,003			
Street Repair/Maintenance										
Asphalt Patching Allowance (immediate)										
Asphalt Seal Coat After Resurfacing			179,654							
Street Repair/Maintenance Total:			179,654							
Stormwater System										
Pond Fountain		6,384					7,582			
Stormwater System Total:		6,384					7,582			
Fencing & Gates										
Access Control System - Pool										
Aluminum Fence 4 Ft - Pool										
Barcode Scanner										26,956
Barrier Gates - Entry				17,208						
Chain Link Fence 10Ft - Tennis Courts										
Chainlink Fence - North Perimeter										
Steel Fence Repair/Paint - Entry Walls							5,479			
Fencing & Gates Total:				17,208			5,479			26,956

**Long Point POA
Income & Expense Spreadsheet**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Site Lighting										
Decorative Light Poles - Entry										
Light Poles - Pool										
Site Lighting Total:										
Misc. Building Components										
Ductless Split System Heat Pump					8,677					
Interior Refurbishment Allowance - Guardhouse										
Misc. Building Components Total:					8,677					
Roofing										
Asphalt Shingles - Gazebo				6,887						
Asphalt Shingles - Pool Cabana				13,775						
Asphalt Shingles - Pool Pavilion										
Roofing Total:				20,662						
Exterior Painting										
Guardhouse		8,856								11,661
Pavilion		6,178								8,136
Perimeter Wall		15,347								20,209
Pool Cabana		8,650								11,390
Exterior Painting Total:		39,030								51,396
Swimming Pool										
Deck Furniture Allowance - Pool/Pavilion				33,092						
Filtration Refurbishment Allowance										
Picnic Tables - Pool/Playground				10,589						
Pool Resurfacing Pebble Finish/Tile	159,310									
Refurbishment Allowance - Lifeguard Room				5,515						
Refurbishment Allowance - Restrooms						28,359				
Refurbishment Allowance - Summer Kitchen										
Wood Pergola										
Swimming Pool Total:	159,310			49,196		28,359				

**Long Point POA
Income & Expense Spreadsheet**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Tennis Courts										
Asphalt Replacement										
Asphalt Resurface (color coat)										
Tennis Courts Total:										
Playground										
Play Equipment Allowance										
Swings Post - Two Bay										
Playground Total:										
Marina Components										
Aluminum Gangways									15,721	
Floating Piers										
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,980	4,119	4,263	4,412	4,567	4,726	4,892	5,063	5,240	5,424
Wood Pier Replacement Allowance										
Wood Walks - Pier Approach										
Marina Components Total:	3,980	4,119	4,263	4,412	4,567	4,726	4,892	5,063	20,961	5,424
Professional Consultants										
Stormwater System Evaluation Allowance										
Street/Lot Asphalt Evaluation Allowance										
Professional Consultants Total:										
Operating Expense										
Catch Basin Cleaning/Repair										
Fish Cleaning Station										
Irrigation System Repair										
Landscape Replacement										
Light Poles - Tennis/Playground										
Monument Sign Refurbishment										
Repair/Paint - Community Signs										
Water Cooler										

**Long Point POA
Income & Expense Spreadsheet**

Description	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54
Components Not Included										
Dredging - Pond/Boat Slips	<i>Unfunded</i>									
Longbridge Road/Bridges	<i>Unfunded</i>									
Long Life Components										
Building Foundations/Frames	<i>Unfunded</i>									
Building Siding/Trim Replacement	<i>Unfunded</i>									
Concrete Paver - Indian Point Park	<i>Unfunded</i>									
Concrete Pavers - Pool Deck	<i>Unfunded</i>									
Concrete Vehicle Bridges - Key Island Drive	<i>Unfunded</i>									
Pool Shell Replacement	<i>Unfunded</i>									
Site Utilities Serving Buildings	<i>Unfunded</i>									
Slate Roofing - Guardhouse	<i>Unfunded</i>									
Stainless Steel Sink - Fish Cleaning Station	<i>Unfunded</i>									
Components Maintained by Others										
Mail Boxes/Post	<i>Unfunded</i>									
Street Lights Owned by Utility	<i>Unfunded</i>									
Water/Sewer/Electric Lines From Utility to Homes	<i>Unfunded</i>									
Water/Sewer/Electric System Owned by Utility	<i>Unfunded</i>									
Year Total:	163,290	49,533	183,917	147,602	13,243	44,902	3,224,867	20,759	20,961	83,775

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 24-25	
Street Repair/Maintenance	
Asphalt Patching Allowance (immediate)	5,000
Misc. Building Components	
Ductless Split System Heat Pump	3,800
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,000
Total for 2024 - 2025	<u>\$10,800</u>
Replacement Year 25-26	
Stormwater System	
Pond Fountain	3,208
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,070
Professional Consultants	
Stormwater System Evaluation Allowance	3,622
Street/Lot Asphalt Evaluation Allowance	5,175
Total for 2025 - 2026	<u>\$14,076</u>
Replacement Year 26-27	
Misc. Site Components	
Monument Sign Replacement (entry)	3,428
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,142
Total for 2026 - 2027	<u>\$5,570</u>
Replacement Year 27-28	
Misc. Site Components	
Concrete Curb Allowance at Paving	24,392
Gazebo Repair Allowance	3,814
Fencing & Gates	
Barrier Gates - Entry	8,648
Roofing	
Asphalt Shingles - Gazebo	3,461

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Asphalt Shingles - Pool Cabana	6,923
Swimming Pool	
Deck Furniture Allowance - Pool/Pavilion	16,631
Picnic Tables - Pool/Playground	5,322
Refurbishment Allowance - Lifeguard Room	2,772
Tennis Courts	
Asphalt Resurface (color coat)	13,055
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,217
Total for 2027 - 2028	<u>\$87,235</u>
 Replacement Year 28-29	
Playground	
Play Equipment Allowance	28,688
Swings Post - Two Bay	6,082
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,295
Total for 2028 - 2029	<u>\$37,065</u>
 Replacement Year 29-30	
Misc. Site Components	
Camera System Allowance - Pool/Guardhouse	5,938
Fencing & Gates	
Barcode Scanner	11,806
Exterior Painting	
Guardhouse	5,107
Pavilion	3,563
Perimeter Wall	8,851
Pool Cabana	4,988
Swimming Pool	
Refurbishment Allowance - Restrooms	14,252
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,375
Total for 2029 - 2030	<u>\$56,881</u>

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 30-31	
Misc. Site Components	
Steet Signs/Post	36,140
Street/Lots Resurfacing	
Amenity Lot	36,257
Amery Court	4,976
Goette Trail	81,494
Governors Court	21,600
Grays Creek Court	58,446
Grays Creek Road	268,841
Herons Nest	146,612
Judson Court	29,245
Key Island Drive	83,122
Lyman Hall	390,414
Lyman Hall Court	11,422
Mary's Court	23,975
North Marsh Road	113,725
Palm Grove	57,903
Palm Grove Court	54,035
Plankhouse Road	65,910
Shorecrest Court	39,198
Woodline Drive	88,370
Stormwater System	
Pond Fountain	3,811
Fencing & Gates	
Steel Fence Repair/Paint - Entry Walls	2,754
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,459
Total for 2030 - 2031	\$1,620,708
Replacement Year 31-32	
Misc. Site Components	
LED Message Board Allowance	3,817
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,545
Total for 2031 - 2032	\$6,361

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 32-33	
Misc. Site Components	
Wood Bridge Refurbishment - Gazebo Island	14,906
Fencing & Gates	
Aluminum Fence 4 Ft - Pool	27,321
Chainlink Fence - North Perimeter	47,674
Misc. Building Components	
Interior Refurbishment Allowance - Guardhouse	6,584
Swimming Pool	
Pool Resurfacing Pebble Finish/Tile	105,429
Marina Components	
Floating Piers	186,249
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,634
Wood Walks - Pier Approach	42,112
Total for 2032 - 2033	\$432,909
Replacement Year 33-34	
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,726
Total for 2033 - 2034	\$2,726
Replacement Year 34-35	
Tennis Courts	
Asphalt Resurface (color coat)	16,610
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,821
Total for 2034 - 2035	\$19,431
Replacement Year 35-36	
Stormwater System	
Pond Fountain	4,526
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	2,920
Total for 2035 - 2036	\$7,446

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 36-37	
Misc. Building Components	
Ductless Split System Heat Pump	5,742
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,022
Total for 2036 - 2037	<u>\$8,764</u>
Replacement Year 37-38	
Misc. Site Components	
Flag Pole	4,066
Wood Bulkhead -Gazebo Island	62,808
Wood Retaining Wall - Pool	32,092
Wood Retaining Walls - Park	41,751
Fencing & Gates	
Access Control System - Pool	5,943
Barrier Gates - Entry	12,199
Chain Link Fence 10Ft - Tennis Courts	46,368
Site Lighting	
Decorative Light Poles - Entry	35,971
Light Poles - Pool	10,009
Roofing	
Asphalt Shingles - Pool Pavilion	11,160
Exterior Painting	
Guardhouse	6,725
Pavilion	4,692
Perimeter Wall	11,655
Pool Cabana	6,569
Swimming Pool	
Deck Furniture Allowance - Pool/Pavilion	23,459
Filtration Refurbishment Allowance	39,099
Refurbishment Allowance - Lifeguard Room	3,910
Refurbishment Allowance - Summer Kitchen	7,820
Tennis Courts	
Asphalt Replacement	152,717
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,128
Total for 2037 - 2038	<u>\$522,142</u>

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 38-39	
Street Repair/Maintenance	
Asphalt Seal Coat After Resurfacing	136,432
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,237
Total for 2038 - 2039	<u>\$139,669</u>
Replacement Year 39-40	
Misc. Site Components	
Camera System Allowance - Pool/Guardhouse	8,377
Traffic Sign Allowance	25,130
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,351
Total for 2039 - 2040	<u>\$36,858</u>
Replacement Year 40-41	
Stormwater System	
Pond Fountain	5,375
Fencing & Gates	
Steel Fence Repair/Paint - Entry Walls	3,884
Swimming Pool	
Wood Pergola	11,098
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,468
Total for 2040 - 2041	<u>\$23,825</u>
Replacement Year 41-42	
Misc. Site Components	
LED Message Board Allowance	5,384
Site Furnishings - Indian Point Park	11,127
Fencing & Gates	
Barcode Scanner	17,839
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,589
Total for 2041 - 2042	<u>\$37,939</u>

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 42-43	
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,715
Wood Pier Replacement Allowance	173,192
Total for 2042 - 2043	<u>\$176,907</u>
 Replacement Year 43-44	
Playground	
Play Equipment Allowance	48,063
Swings Post - Two Bay	10,189
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,845
Total for 2043 - 2044	<u>\$62,097</u>
 Replacement Year 44-45	
Swimming Pool	
Pool Resurfacing Pebble Finish/Tile	159,310
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	3,980
Total for 2044 - 2045	<u>\$163,290</u>
 Replacement Year 45-46	
Stormwater System	
Pond Fountain	6,384
Exterior Painting	
Guardhouse	8,856
Pavilion	6,178
Perimeter Wall	15,347
Pool Cabana	8,650
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,119
Total for 2045 - 2046	<u>\$49,533</u>
 Replacement Year 46-47	
Street Repair/Maintenance	
Asphalt Seal Coat After Resurfacing	179,654

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 46-47 continued...</i>	
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,263
Total for 2046 - 2047	<u>\$183,917</u>
Replacement Year 47-48	
Misc. Site Components	
Concrete Curb Allowance at Paving	48,535
Gazebo Repair Allowance	7,589
Fencing & Gates	
Barrier Gates - Entry	17,208
Roofing	
Asphalt Shingles - Gazebo	6,887
Asphalt Shingles - Pool Cabana	13,775
Swimming Pool	
Deck Furniture Allowance - Pool/Pavilion	33,092
Picnic Tables - Pool/Playground	10,589
Refurbishment Allowance - Lifeguard Room	5,515
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,412
Total for 2047 - 2048	<u>\$147,602</u>
Replacement Year 48-49	
Misc. Building Components	
Ductless Split System Heat Pump	8,677
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,567
Total for 2048 - 2049	<u>\$13,243</u>
Replacement Year 49-50	
Misc. Site Components	
Camera System Allowance - Pool/Guardhouse	11,816
Swimming Pool	
Refurbishment Allowance - Restrooms	28,359

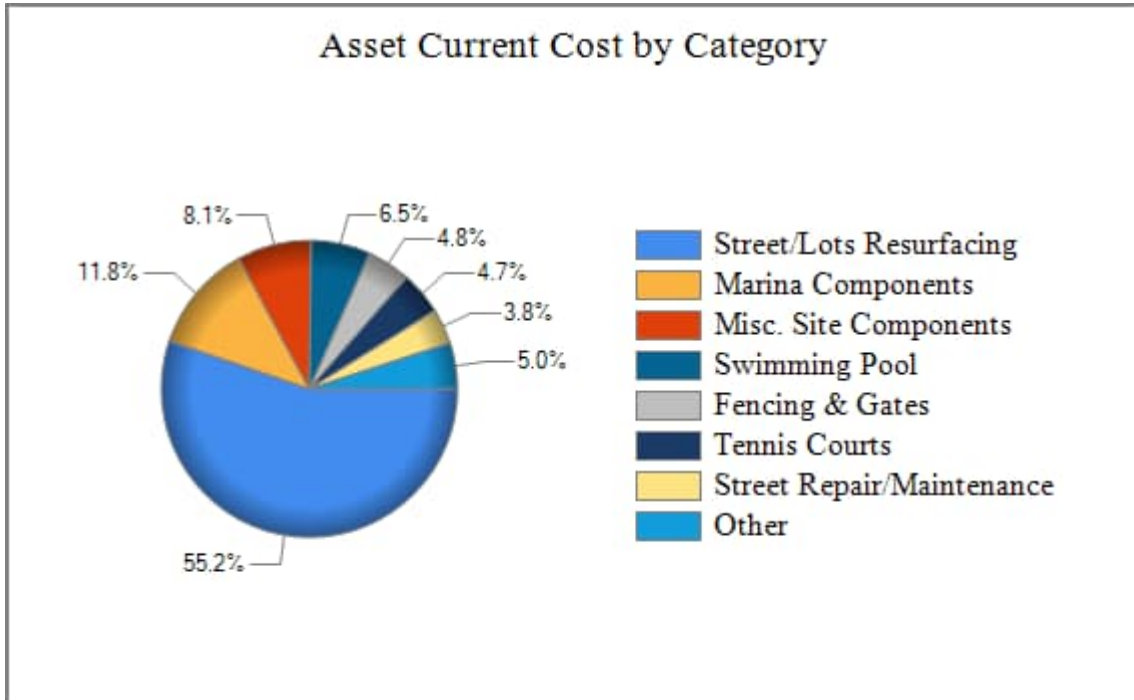
**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,726
Total for 2049 - 2050	<u>\$44,902</u>
 Replacement Year 50-51	
Misc. Site Components	
Steet Signs/Post	71,911
Street/Lots Resurfacing	
Amenity Lot	72,144
Amery Court	9,901
Goette Trail	162,155
Governors Court	42,980
Grays Creek Court	116,295
Grays Creek Road	534,937
Hérons Nest	291,727
Judson Court	58,192
Key Island Drive	165,396
Lyman Hall	776,842
Lyman Hall Court	22,728
Mary's Court	47,706
North Marsh Road	226,288
Palm Grove	115,214
Palm Grove Court	107,518
Plankhouse Road	131,146
Shorecrest Court	77,995
Woodline Drive	175,837
Stormwater System	
Pond Fountain	7,582
Fencing & Gates	
Steel Fence Repair/Paint - Entry Walls	5,479
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	4,892
Total for 2050 - 2051	<u>\$3,224,867</u>

**Long Point POA
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 51-52	
Misc. Site Components	
LED Message Board Allowance	7,595
Monument Sign Replacement (entry)	8,101
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	5,063
Total for 2051 - 2052	\$20,759
Replacement Year 52-53	
Marina Components	
Aluminum Gangways	15,721
Wood Deck/Stringers/Rails Misc.Repair (annual)	5,240
Total for 2052 - 2053	\$20,961
Replacement Year 53-54	
Fencing & Gates	
Barcode Scanner	26,956
Exterior Painting	
Guardhouse	11,661
Pavilion	8,136
Perimeter Wall	20,209
Pool Cabana	11,390
Marina Components	
Wood Deck/Stringers/Rails Misc.Repair (annual)	5,424
Total for 2053 - 2054	\$83,775

Long Point POA
Savannah, Georgia
Asset Current Cost by Category



Long Point POA Component Inventory

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Camera System Allowance - Pool/Guardhou..	2020	29-30	10	0	5	1 Lump Sum	5,000.00	5,000
Concrete Curb Allowance at Paving	2008	27-28	20	0	3	500 Linear Feet	44.00	22,000
Flag Pole	2008	37-38	30	0	13	1 Each	2,600.00	2,600
Gazebo Repair Allowance	2008	27-28	20	0	3	400 Linear Feet	8.60	3,440
LED Message Board Allowance	2022	31-32	10	0	7	1 Each	3,000.00	3,000
Monument Sign Replacement (entry)	2008	26-27	25	-6	2	1 Lump Sum	3,200.00	3,200
Site Furnishings - Indian Point Park	2022	41-42	20	0	17	1 Lump Sum	6,200.00	6,200
Steet Signs/Post	2008	30-31	20	3	6	21 Each	1,400.00	29,400
Traffic Sign Allowance	2020	39-40	20	0	15	1 Lump Sum	15,000.00	15,000
Wood Bridge Refurbishment - Gazebo Island	2008	32-33	25	0	8	40 Linear Feet	283.00	11,320
Wood Bulkhead -Gazebo Island	2008	37-38	30	0	13	251 Linear Feet	160.00	40,160
Wood Retaining Wall - Pool	2008	37-38	25	5	13	114 Linear Feet	180.00	20,520
Wood Retaining Walls - Park	2008	37-38	25	5	13	284 Linear Feet	94.00	<u>26,696</u>
Misc. Site Components - Total								\$188,536
Street/Lots Resurfacing								
Amenity Lot	2008	30-31	20	3	6	1,603 Square Yards	18.40	29,495
Amery Court	2008	30-31	20	3	6	220 Square Yards	18.40	4,048
Goette Trail	2008	30-31	20	3	6	3,603 Square Yards	18.40	66,295
Governors Court	2008	30-31	20	3	6	955 Square Yards	18.40	17,572
Grays Creek Court	2008	30-31	20	3	6	2,584 Square Yards	18.40	47,546
Grays Creek Road	2008	30-31	20	3	6	11,886 Square Yards	18.40	218,702
Hérons Nest	2008	30-31	20	3	6	6,482 Square Yards	18.40	119,269
Judson Court	2008	30-31	20	3	6	1,293 Square Yards	18.40	23,791
Key Island Drive	2008	30-31	20	3	6	3,675 Square Yards	18.40	67,620
Lyman Hall	2008	30-31	20	3	6	17,261 Square Yards	18.40	317,602
Lyman Hall Court	2008	30-31	20	3	6	505 Square Yards	18.40	9,292
Mary's Court	2008	30-31	20	3	6	1,060 Square Yards	18.40	19,504
North Marsh Road	2008	30-31	20	3	6	5,028 Square Yards	18.40	92,515
Palm Grove	2008	30-31	20	3	6	2,560 Square Yards	18.40	47,104
Palm Grove Court	2008	30-31	20	3	6	2,389 Square Yards	18.40	43,958
Plankhouse Road	2008	30-31	20	3	6	2,914 Square Yards	18.40	53,618
Shorecrest Court	2008	30-31	20	3	6	1,733 Square Yards	18.40	31,887
Woodline Drive	2008	30-31	20	3	6	3,907 Square Yards	18.40	<u>71,889</u>
Street/Lots Resurfacing - Total								\$1,281,707
Street Repair/Maintenance								
Asphalt Patching Allowance (immediate)	2008	24-25	1	0	0	1 Lump Sum	5,000.00	5,000
Asphalt Seal Coat After Resurfacing	2031	38-39	8	8	14	69,657 Square Yards	1.21	<u>84,285</u>
Street Repair/Maintenance - Total								\$89,285
Stormwater System								
Pond Fountain	2021	25-26	5	0	1	1 Each	3,100.00	<u>3,100</u>
Stormwater System - Total								\$3,100

**Long Point POA
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Fencing & Gates								
Access Control System - Pool	2018	37-38	20	0	13	1 Each	3,800.00	3,800
Aluminum Fence 4 Ft - Pool	2008	32-33	25	0	8	546 Linear Feet	38.00	20,748
Barcode Scanner	2018	29-30	12	0	5	1 Each	9,940.00	9,940
Barrier Gates - Entry	2018	27-28	10	0	3	2 Each	3,900.00	7,800
Chain Link Fence 10Ft - Tennis Courts	2008	37-38	25	5	13	436 Linear Feet	68.00	29,648
Chainlink Fence - North Perimeter	2008	32-33	25	0	8	1,724 Linear Feet	21.00	36,204
Steel Fence Repair/Paint - Entry Walls	2021	30-31	10	0	6	80 Linear Feet	28.00	2,240
Fencing & Gates - Total								<u>\$110,380</u>
Site Lighting								
Decorative Light Poles - Entry	2008	37-38	30	0	13	10 Each	2,300.00	23,000
Light Poles - Pool	2008	37-38	30	0	13	4 Each	1,600.00	6,400
Site Lighting - Total								<u>\$29,400</u>
Misc. Building Components								
Ductless Split System Heat Pump	2008	24-25	12	0	0	1 Each	3,800.00	3,800
Interior Refurbishment Allowance - Guardh..	2008	32-33	25	0	8	1 Lump Sum	5,000.00	5,000
Misc. Building Components - Total								<u>\$8,800</u>
Roofing								
Asphalt Shingles - Gazebo	2008	27-28	20	0	3	7 Squares	446.00	3,122
Asphalt Shingles - Pool Cabana	2008	27-28	20	0	3	14 Squares	446.00	6,244
Asphalt Shingles - Pool Pavilion	2018	37-38	20	0	13	16 Squares	446.00	7,136
Roofing - Total								<u>\$16,502</u>
Exterior Painting								
Guardhouse	2022	29-30	8	0	5	1 Lump Sum	4,300.00	4,300
Pavilion	2022	29-30	8	0	5	1 Lump Sum	3,000.00	3,000
Perimeter Wall	2022	29-30	8	0	5	8,280 Square Feet	0.90	7,452
Pool Cabana	2022	29-30	8	0	5	1 Lump Sum	4,200.00	4,200
Exterior Painting - Total								<u>\$18,952</u>
Swimming Pool								
Deck Furniture Allowance - Pool/Pavilion	2018	27-28	10	0	3	1 Lump Sum	15,000.00	15,000
Filtration Refurbishment Allowance	2008	37-38	30	0	13	1 Lump Sum	25,000.00	25,000
Picnic Tables - Pool/Playground	2008	27-28	20	0	3	4 Each	1,200.00	4,800
Pool Resurfacing Pebble Finish/Tile	2021	32-33	12	0	8	3,336 Square Feet	24.00	80,064
Refurbishment Allowance - Lifeguard Room	2018	27-28	10	0	3	1 Lump Sum	2,500.00	2,500
Refurbishment Allowance - Restrooms	2008	29-30	20	2	5	1 Lump Sum	12,000.00	12,000
Refurbishment Allowance - Summer Kitchen	2018	37-38	20	0	13	1 Lump Sum	5,000.00	5,000
Wood Pergola	2021	40-41	20	0	16	2 Each	3,200.00	6,400
Swimming Pool - Total								<u>\$150,764</u>

**Long Point POA
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Tennis Courts								
Asphalt Replacement	2008	37-38	30	0	13	1,436 Square Yards	68.00	97,648
Asphalt Resurface (color coat)	2021	27-28	7	0	3	1,436 Square Yards	8.20	11,775
Tennis Courts - Total								<u>\$109,423</u>
Playground								
Play Equipment Allowance	2008	28-29	15	6	4	1 Lump Sum	25,000.00	25,000
Swings Post - Two Bay	2008	28-29	15	6	4	1 Each	5,300.00	5,300
Playground - Total								<u>\$30,300</u>
Marina Components								
Aluminum Gangways	2018	52-53	35	0	28	2 Each	3,000.00	6,000
Floating Piers	2008	32-33	25	0	8	2,080 Square Feet	68.00	141,440
Wood Deck/Stringers/Rails Misc.Repair (an..	2020	24-25	1	2	0	1 Lump Sum	2,000.00	2,000
Wood Pier Replacement Allowance	2018	42-43	25	0	18	1,260 Square Feet	74.00	93,240
Wood Walks - Pier Approach	2008	32-33	25	0	8	820 Square Feet	39.00	31,980
Marina Components - Total								<u>\$274,660</u>
Professional Consultants								
Stormwater System Evaluation Allowance	2025	25-26	1	1	1	1 Lump Sum	3,500.00	3,500
Street/Lot Asphalt Evaluation Allowance	2025	25-26	1	1	1	1 Lump Sum	5,000.00	5,000
Professional Consultants - Total								<u>\$8,500</u>
Operating Expense								
Catch Basin Cleaning/Repair								<i>Unfunded</i>
Fish Cleaning Station								<i>Unfunded</i>
Irrigation System Repair								<i>Unfunded</i>
Landscape Replacement								<i>Unfunded</i>
Light Poles - Tennis/Playground								<i>Unfunded</i>
Monument Sign Refurbishment								<i>Unfunded</i>
Repair/Paint - Community Signs								<i>Unfunded</i>
Water Cooler								<i>Unfunded</i>
Operating Expense - Total								
Components Not Included								
Dredging - Pond/Boat Slips								<i>Unfunded</i>
Longbridge Road/Bridges								<i>Unfunded</i>
Components Not Included - Total								
Long Life Components								
Building Foundations/Frames								<i>Unfunded</i>
Building Siding/Trim Replacement								<i>Unfunded</i>
Concrete Paver - Indian Point Park								<i>Unfunded</i>
Concrete Pavers - Pool Deck								<i>Unfunded</i>
Concrete Vehicle Bridges - Key Island Drive								<i>Unfunded</i>

**Long Point POA
Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Long Life Components continued...</i>							
Pool Shell Replacement							<i>Unfunded</i>
Site Utilities Serving Buildings							<i>Unfunded</i>
Slate Roofing - Guardhouse							<i>Unfunded</i>
Stainless Steel Sink - Fish Cleaning Station							<i>Unfunded</i>
Long Life Components - Total							
Components Maintained by Others							
Mail Boxes/Post							<i>Unfunded</i>
Street Lights Owned by Utility							<i>Unfunded</i>
Water/Sewer/Electric Lines From Utility to ..							<i>Unfunded</i>
Water/Sewer/Electric System Owned by Util..							<i>Unfunded</i>
Components Maintained by Others - Total							
Total Asset Summary							<u>\$2,320,309</u>

**Long Point POA
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1006	Camera System Allowance - Pool/Guardhouse	29-30	5-9
1008	Concrete Curb Allowance at Paving	27-28	5-9
1014	Flag Pole	37-38	5-9
1005	Gazebo Repair Allowance	27-28	5-10
1096	LED Message Board Allowance	31-32	5-11
1001	Monument Sign Replacement (entry)	26-27	5-11
1083	Site Furnishings - Indian Point Park	41-42	5-12
1003	Steet Signs/Post	30-31	5-13
1007	Traffic Sign Allowance	39-40	5-13
1013	Wood Bridge Refurbishment - Gazebo Island	32-33	5-13
1012	Wood Bulkhead -Gazebo Island	37-38	5-14
1086	Wood Retaining Wall - Pool	37-38	5-14
1009	Wood Retaining Walls - Park	37-38	5-15
Street/Lots Resurfacing			
1031	Amenity Lot	30-31	5-16
1033	Amery Court	30-31	5-16
1019	Goette Trail	30-31	5-16
1032	Governors Court	30-31	5-17
1027	Grays Creek Court	30-31	5-17
1026	Grays Creek Road	30-31	5-17
1025	Hérons Nest	30-31	5-18
1015	Judson Court	30-31	5-18
1018	Key Island Drive	30-31	5-18
1020	Lyman Hall	30-31	5-19
1024	Lyman Hall Court	30-31	5-19
1023	Mary's Court	30-31	5-19
1022	North Marsh Road	30-31	5-20
1029	Palm Grove	30-31	5-20
1028	Palm Grove Court	30-31	5-20
1017	Plankhouse Road	30-31	5-21
1021	Shorecrest Court	30-31	5-21
1016	Woodline Drive	30-31	5-21
Street Repair/Maintenance			
1087	Asphalt Patching Allowance (immediate)	24-25	5-22
1030	Asphalt Seal Coat After Resurfacing	38-39	5-22

**Long Point POA
Component Detail Index**

Asset ID	Description	Replacement	Page
Stormwater System			
1041	Pond Fountain	25-26	5-23
Fencing & Gates			
1035	Access Control System - Pool	37-38	5-24
1034	Aluminum Fence 4 Ft - Pool	32-33	5-24
1038	Barcode Scanner	29-30	5-24
1037	Barrier Gates - Entry	27-28	5-25
1036	Chain Link Fence 10Ft - Tennis Courts	37-38	5-26
1040	Chainlink Fence - North Perimeter	32-33	5-26
1039	Steel Fence Repair/Paint - Entry Walls	30-31	5-27
Site Lighting			
1043	Decorative Light Poles - Entry	37-38	5-28
1042	Light Poles - Pool	37-38	5-28
Misc. Building Components			
1044	Ductless Split System Heat Pump	24-25	5-30
1045	Interior Refurbishment Allowance - Guardhouse	32-33	5-30
Roofing			
1048	Asphalt Shingles - Gazebo	27-28	5-31
1046	Asphalt Shingles - Pool Cabana	27-28	5-31
1047	Asphalt Shingles - Pool Pavilion	37-38	5-32
Exterior Painting			
1053	Guardhouse	29-30	5-33
1051	Pavilion	29-30	5-33
1052	Perimeter Wall	29-30	5-34
1050	Pool Cabana	29-30	5-34
Swimming Pool			
1060	Deck Furniture Allowance - Pool/Pavilion	27-28	5-35
1061	Filtration Refurbishment Allowance	37-38	5-35
1058	Picnic Tables - Pool/Playground	27-28	5-35
1057	Pool Resurfacing Pebble Finish/Tile	32-33	5-36
1062	Refurbishment Allowance - Lifeguard Room	27-28	5-37
1055	Refurbishment Allowance - Restrooms	29-30	5-37

**Long Point POA
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swimming Pool Continued...</i>			
1059	Refurbishment Allowance - Summer Kitchen	37-38	5-37
1054	Wood Pergola	40-41	5-38
Tennis Courts			
1064	Asphalt Replacement	37-38	5-39
1063	Asphalt Resurface (color coat)	27-28	5-39
Playground			
1066	Play Equipment Allowance	28-29	5-40
1065	Swings Post - Two Bay	28-29	5-40
Marina Components			
1078	Aluminum Gangways	52-53	5-41
1079	Floating Piers	32-33	5-41
1077	Wood Deck/Stringers/Rails Misc.Repair (annual)	24-25	5-42
1076	Wood Pier Replacement Allowance	42-43	5-42
1081	Wood Walks - Pier Approach	32-33	5-43
Professional Consultants			
1085	Stormwater System Evaluation Allowance	25-26	5-44
1088	Street/Lot Asphalt Evaluation Allowance	25-26	5-44
Operating Expense			
1002	Catch Basin Cleaning/Repair	24-25	5-45
1098	Fish Cleaning Station	24-25	5-45
1090	Irrigation System Repair	24-25	5-45
1089	Landscape Replacement	24-25	5-45
1075	Light Poles - Tennis/Playground	24-25	5-46
1010	Monument Sign Refurbishment	24-25	5-46
1082	Repair/Paint - Community Signs	24-25	5-46
1070	Water Cooler	24-25	5-47
Components Not Included			
1071	Dredging - Pond/Boat Slips	24-25	5-48
1091	Longbridge Road/Bridges	24-25	5-48
Long Life Components			
1093	Building Foundations/Frames	24-25	5-49

**Long Point POA
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Long Life Components Continued...</i>			
1094	Building Siding/Trim Replacement	24-25	5-49
1084	Concrete Paver - Indian Point Park	24-25	5-49
1056	Concrete Pavers - Pool Deck	24-25	5-50
1068	Concrete Vehicle Bridges - Key Island Drive	24-25	5-50
1095	Pool Shell Replacement	24-25	5-51
1092	Site Utilities Serving Buildings	24-25	5-51
1049	Slate Roofing - Guardhouse	24-25	5-51
1074	Stainless Steel Sink - Fish Cleaning Station	24-25	5-52
Components Maintained by Others			
1072	Mail Boxes/Post	24-25	5-53
1073	Street Lights Owned by Utility	24-25	5-53
1100	Water/Sewer/Electric Lines From Utility to Homes	24-25	5-53
1097	Water/Sewer/Electric System Owned by Utility	24-25	5-53
	Total Funded Assets	71	
	Total Unfunded Assets	<u>23</u>	
	Total Assets	94	

**Long Point POA
Component Detail**

Camera System Allowance - Pool/Guardhouse - 2029

Asset ID	1006	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$5,938.43
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	5		



Concrete Curb Allowance at Paving - 2027

Asset ID	1008	500 Linear Feet	@ \$44.00
		Asset Actual Cost	\$22,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$24,391.79
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	3		

Flag Pole - 2037

Asset ID	1014	1 Each	@ \$2,600.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$4,066.29
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		

**Long Point POA
Component Detail**

Flag Pole continued...



Gazebo Repair Allowance - 2027

Asset ID	1005	400 Linear Feet	@ \$8.60
		Asset Actual Cost	\$3,440.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,813.99
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	3		

**Long Point POA
Component Detail**

Gazebo Repair Allowance continued...



Flooring and trim replacement

LED Message Board Allowance - 2031

Asset ID	1096	1 Each	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,816.84
Placed in Service	January 2022		
Useful Life	10		
Replacement Year	31-32		
Remaining Life	7		

Monument Sign Replacement (entry) - 2026

Asset ID	1001	1 Lump Sum	@ \$3,200.00
		Asset Actual Cost	\$3,200.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$3,427.92
Placed in Service	January 2008		
Useful Life	25		
Adjustment	-6		
Replacement Year	26-27		
Remaining Life	2		

Long Point POA Component Detail

Monument Sign Replacement (entry) continued...



Site Furnishings - Indian Point Park - 2041

		1 Lump Sum	@ \$6,200.00
Asset ID	1083	Asset Actual Cost	\$6,200.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$11,126.99
Placed in Service	January 2022		
Useful Life	20		
Replacement Year	41-42		
Remaining Life	17		



**Long Point POA
Component Detail**

Steet Signs/Post - 2030

		21 Each	@ \$1,400.00
Asset ID	1003	Asset Actual Cost	\$29,400.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$36,140.11
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Traffic Sign Allowance - 2039

		1 Lump Sum	@ \$15,000.00
Asset ID	1007	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$25,130.23
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	15		

Wood Bridge Refurbishment - Gazebo Island - 2032

		40 Linear Feet	@ \$283.00
Asset ID	1013	Asset Actual Cost	\$11,320.00
		Percent Replacement	100%
Category Misc. Site Components		Future Cost	\$14,906.28
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		



**Long Point POA
Component Detail**

Wood Bulkhead -Gazebo Island - 2037

Asset ID	1012	251 Linear Feet	@ \$160.00
		Asset Actual Cost	\$40,160.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$62,808.47
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		



Wood Retaining Wall - Pool - 2037

Asset ID	1086	114 Linear Feet	@ \$180.00
		Asset Actual Cost	\$20,520.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$32,092.38
Placed in Service	January 2008		
Useful Life	25		
Adjustment	5		
Replacement Year	37-38		
Remaining Life	13		

Long Point POA Component Detail

Wood Retaining Wall - Pool continued...



Wood Retaining Walls - Park - 2037

		284 Linear Feet	@ \$94.00
Asset ID	1009	Asset Actual Cost	\$26,696.00
		Percent Replacement	100%
Category	Misc. Site Components	Future Cost	\$41,751.37
Placed in Service	January 2008		
Useful Life	25		
Adjustment	5		
Replacement Year	37-38		
Remaining Life	13		



**Long Point POA
Component Detail**

Amenity Lot - 2030

Asset ID	1031	1,603 Square Yards	@ \$18.40
		Asset Actual Cost	\$29,495.20
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$36,257.13
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		



Amery Court - 2030

Asset ID	1033	220 Square Yards	@ \$18.40
		Asset Actual Cost	\$4,048.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$4,976.03
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Goette Trail - 2030

Asset ID	1019	3,603 Square Yards	@ \$18.40
		Asset Actual Cost	\$66,295.20
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$81,493.73
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

Governors Court - 2030

Asset ID	1032	955 Square Yards	@ \$18.40
		Asset Actual Cost	\$17,572.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$21,600.47
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Grays Creek Court - 2030

Asset ID	1027	2,584 Square Yards	@ \$18.40
		Asset Actual Cost	\$47,545.60
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$58,445.68
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Grays Creek Road - 2030

Asset ID	1026	11,886 Square Yards	@ \$18.40
		Asset Actual Cost	\$218,702.40
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$268,841.09
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

Hérons Nest - 2030

Asset ID	1025	6,482 Square Yards	@ \$18.40
		Asset Actual Cost	\$119,268.80
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$146,611.81
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Judson Court - 2030

Asset ID	1015	1,293 Square Yards	@ \$18.40
		Asset Actual Cost	\$23,791.20
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$29,245.46
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Key Island Drive - 2030

Asset ID	1018	3,675 Square Yards	@ \$18.40
		Asset Actual Cost	\$67,620.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$83,122.24
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

Lyman Hall - 2030

Asset ID	1020	17,261 Square Yards	@ \$18.40
		Asset Actual Cost	\$317,602.40
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$390,414.44
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Lyman Hall Court - 2030

Asset ID	1024	505 Square Yards	@ \$18.40
		Asset Actual Cost	\$9,292.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$11,422.24
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Mary's Court - 2030

Asset ID	1023	1,060 Square Yards	@ \$18.40
		Asset Actual Cost	\$19,504.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$23,975.40
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

North Marsh Road - 2030		5,028 Square Yards	@ \$18.40
Asset ID	1022	Asset Actual Cost	\$92,515.20
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$113,724.80
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Palm Grove - 2030		2,560 Square Yards	@ \$18.40
Asset ID	1029	Asset Actual Cost	\$47,104.00
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$57,902.84
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Palm Grove Court - 2030		2,389 Square Yards	@ \$18.40
Asset ID	1028	Asset Actual Cost	\$43,957.60
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$54,035.11
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

Plankhouse Road - 2030

Asset ID	1017	2,914 Square Yards	@ \$18.40
		Asset Actual Cost	\$53,617.60
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$65,909.72
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Shorecrest Court - 2030

Asset ID	1021	1,733 Square Yards	@ \$18.40
		Asset Actual Cost	\$31,887.20
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$39,197.51
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

Woodline Drive - 2030

Asset ID	1016	3,907 Square Yards	@ \$18.40
		Asset Actual Cost	\$71,888.80
		Percent Replacement	100%
Category	Street/Lots Resurfacing	Future Cost	\$88,369.69
Placed in Service	January 2008		
Useful Life	20		
Adjustment	3		
Replacement Year	30-31		
Remaining Life	6		

**Long Point POA
Component Detail**

Asphalt Patching Allowance (immediate) - 2024

Asset ID	1087	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Street Repair/Maintenance	Future Cost	\$5,000.00
Placed in Service	January 2008		
Useful Life	1		
Replacement Year	24-25		
Remaining Life	0		

Asphalt Seal Coat After Resurfacing - 2038

Asset ID	1030	69,657 Square Yards	@ \$1.21
		Asset Actual Cost	\$84,284.97
		Percent Replacement	100%
Category	Street Repair/Maintenance	Future Cost	\$136,431.62
Placed in Service	January 2031		
Useful Life	8		
Adjustment	8		
Replacement Year	38-39		
Remaining Life	14		

**Long Point POA
Component Detail**

Pond Fountain - 2025

		1 Each	@ \$3,100.00
Asset ID	1041	Asset Actual Cost	\$3,100.00
		Percent Replacement	100%
Category	Stormwater System	Future Cost	\$3,208.50
Placed in Service	January 2021		
Useful Life	5		
Replacement Year	25-26		
Remaining Life	1		



**Long Point POA
Component Detail**

Access Control System - Pool - 2037

Asset ID	1035	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$5,943.03
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	13		

Aluminum Fence 4 Ft - Pool - 2032

Asset ID	1034	546 Linear Feet	@ \$38.00
		Asset Actual Cost	\$20,748.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$27,321.15
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		



Barcode Scanner - 2029

Asset ID	1038	1 Each	@ \$9,940.00
		Asset Actual Cost	\$9,940.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$11,805.60
Placed in Service	January 2018		
Useful Life	12		
Replacement Year	29-30		
Remaining Life	5		

Long Point POA Component Detail

Barcode Scanner continued...



Barrier Gates - Entry - 2027

		2 Each	@ \$3,900.00
Asset ID	1037	Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$8,648.00
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	27-28		
Remaining Life	3		



**Long Point POA
Component Detail**

Chain Link Fence 10Ft - Tennis Courts - 2037

Asset ID	1036	436 Linear Feet	@ \$68.00
		Asset Actual Cost	\$29,648.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$46,368.17
Placed in Service	January 2008		
Useful Life	25		
Adjustment	5		
Replacement Year	37-38		
Remaining Life	13		



Chainlink Fence - North Perimeter - 2032

Asset ID	1040	1,724 Linear Feet	@ \$21.00
		Asset Actual Cost	\$36,204.00
		Percent Replacement	100%
Category	Fencing & Gates	Future Cost	\$47,673.75
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		

**Long Point POA
Component Detail**

Chainlink Fence - North Perimeter continued...



Steel Fence Repair/Paint - Entry Walls - 2030

Asset ID	1039	80 Linear Feet	@ \$28.00
Category	Fencing & Gates	Asset Actual Cost	\$2,240.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	10	Future Cost	\$2,753.53
Replacement Year	30-31		
Remaining Life	6		



**Long Point POA
Component Detail**

Decorative Light Poles - Entry - 2037

Asset ID	1043	10 Each	@ \$2,300.00
		Asset Actual Cost	\$23,000.00
Category	Site Lighting	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$35,970.99
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		



Light Poles - Pool - 2037

Asset ID	1042	4 Each	@ \$1,600.00
		Asset Actual Cost	\$6,400.00
Category	Site Lighting	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$10,009.32
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		

**Long Point POA
Component Detail**

Light Poles - Pool continued...



**Long Point POA
Component Detail**

Ductless Split System Heat Pump - 2024

Asset ID	1044	1 Each	@ \$3,800.00
		Asset Actual Cost	\$3,800.00
		Percent Replacement	100%
		Future Cost	\$3,800.00
Category	Misc. Building Components		
Placed in Service	January 2008		
Useful Life	12		
Replacement Year	24-25		
Remaining Life	0		



Interior Refurbishment Allowance - Guardhouse - 2032

Asset ID	1045	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
		Future Cost	\$6,584.04
Category	Misc. Building Components		
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		



**Long Point POA
Component Detail**

Asphalt Shingles - Gazebo - 2027

Asset ID	1048	7 Squares	@ \$446.00
Category	Roofing	Asset Actual Cost	\$3,122.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$3,461.42
Replacement Year	27-28		
Remaining Life	3		



Asphalt Shingles - Pool Cabana - 2027

Asset ID	1046	14 Squares	@ \$446.00
Category	Roofing	Asset Actual Cost	\$6,244.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$6,922.83
Replacement Year	27-28		
Remaining Life	3		



**Long Point POA
Component Detail**

Asphalt Shingles - Pool Pavilion - 2037

		16 Squares	@ \$446.00
Asset ID	1047	Asset Actual Cost	\$7,136.00
		Percent Replacement	100%
Category	Roofing	Future Cost	\$11,160.39
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	13		



**Long Point POA
Component Detail**

Guardhouse - 2029

Asset ID	1053	1 Lump Sum	@ \$4,300.00
		Asset Actual Cost	\$4,300.00
Category	Exterior Painting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$5,107.05
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



Pavilion - 2029

Asset ID	1051	1 Lump Sum	@ \$3,000.00
		Asset Actual Cost	\$3,000.00
Category	Exterior Painting	Percent Replacement	100%
Placed in Service	January 2022	Future Cost	\$3,563.06
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



**Long Point POA
Component Detail**

Perimeter Wall - 2029

Asset ID	1052	8,280 Square Feet	@ \$0.90
		Asset Actual Cost	\$7,452.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$8,850.64
Placed in Service	January 2022		
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



Pool Cabana - 2029

Asset ID	1050	1 Lump Sum	@ \$4,200.00
		Asset Actual Cost	\$4,200.00
		Percent Replacement	100%
Category	Exterior Painting	Future Cost	\$4,988.28
Placed in Service	January 2022		
Useful Life	8		
Replacement Year	29-30		
Remaining Life	5		



**Long Point POA
Component Detail**

Deck Furniture Allowance - Pool/Pavilion - 2027

Asset ID	1060	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$16,630.77
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	27-28		
Remaining Life	3		



Filtration Refurbishment Allowance - 2037

Asset ID	1061	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$39,098.90
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	13		

Picnic Tables - Pool/Playground - 2027

Asset ID	1058	4 Each	@ \$1,200.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$5,321.85
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	3		

**Long Point POA
Component Detail**

Picnic Tables - Pool/Playground continued...



Pool Resurfacing Pebble Finish/Tile - 2032

Asset ID	1057	3,336 Square Feet	@ \$24.00
Category	Swimming Pool	Asset Actual Cost	\$80,064.00
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	12	Future Cost	\$105,429.00
Replacement Year	32-33		
Remaining Life	8		



**Long Point POA
Component Detail**

Refurbishment Allowance - Lifeguard Room - 2027

Asset ID	1062	1 Lump Sum	@ \$2,500.00
		Asset Actual Cost	\$2,500.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$2,771.79
Placed in Service	January 2018		
Useful Life	10		
Replacement Year	27-28		
Remaining Life	3		

Refurbishment Allowance - Restrooms - 2029

Asset ID	1055	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$14,252.24
Placed in Service	January 2008		
Useful Life	20		
Adjustment	2		
Replacement Year	29-30		
Remaining Life	5		

Refurbishment Allowance - Summer Kitchen - 2037

Asset ID	1059	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$7,819.78
Placed in Service	January 2018		
Useful Life	20		
Replacement Year	37-38		
Remaining Life	13		

**Long Point POA
Component Detail**

Refurbishment Allowance - Summer Kitchen continued...



Wood Pergola - 2040

		2 Each	@ \$3,200.00
Asset ID	1054	Asset Actual Cost	\$6,400.00
		Percent Replacement	100%
Category	Swimming Pool	Future Cost	\$11,097.51
Placed in Service	January 2021		
Useful Life	20		
Replacement Year	40-41		
Remaining Life	16		



**Long Point POA
Component Detail**

Asphalt Replacement - 2037

Asset ID	1064	1,436 Square Yards	@ \$68.00
Category	Tennis Courts	Asset Actual Cost	\$97,648.00
Placed in Service	January 2008	Percent Replacement	100%
Useful Life	30	Future Cost	\$152,717.18
Replacement Year	37-38		
Remaining Life	13		



Asphalt Resurface (color coat) - 2027

Asset ID	1063	1,436 Square Yards	@ \$8.20
Category	Tennis Courts	Asset Actual Cost	\$11,775.20
Placed in Service	January 2021	Percent Replacement	100%
Useful Life	7	Future Cost	\$13,055.37
Replacement Year	27-28		
Remaining Life	3		



**Long Point POA
Component Detail**

Play Equipment Allowance - 2028

Asset ID	1066	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$28,688.07
Placed in Service	January 2008		
Useful Life	15		
Adjustment	6		
Replacement Year	28-29		
Remaining Life	4		



Swings Post - Two Bay - 2028

Asset ID	1065	1 Each	@ \$5,300.00
		Asset Actual Cost	\$5,300.00
		Percent Replacement	100%
Category	Playground	Future Cost	\$6,081.87
Placed in Service	January 2008		
Useful Life	15		
Adjustment	6		
Replacement Year	28-29		
Remaining Life	4		



**Long Point POA
Component Detail**

Aluminum Gangways - 2052

Asset ID	1078	2 Each	@ \$3,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Marina Components	Future Cost	\$15,721.03
Placed in Service	January 2018		
Useful Life	35		
Replacement Year	52-53		
Remaining Life	28		



Floating Piers - 2032

Asset ID	1079	2,080 Square Feet	@ \$68.00
		Asset Actual Cost	\$141,440.00
		Percent Replacement	100%
Category	Marina Components	Future Cost	\$186,249.47
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		



**Long Point POA
Component Detail**

Wood Deck/Stringers/Rails Misc.Repair (annual) - 2024

Asset ID	1077	1 Lump Sum	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Marina Components	Future Cost	\$2,000.00
Placed in Service	January 2020		
Useful Life	1		
Adjustment	2		
Replacement Year	24-25		
Remaining Life	0		



Wood Pier Replacement Allowance - 2042

Asset ID	1076	1,260 Square Feet	@ \$74.00
		Asset Actual Cost	\$93,240.00
		Percent Replacement	100%
Category	Marina Components	Future Cost	\$173,192.29
Placed in Service	January 2018		
Useful Life	25		
Replacement Year	42-43		
Remaining Life	18		

Long Point POA Component Detail

Wood Pier Replacement Allowance continued...



Wood Walks - Pier Approach - 2032

		820 Square Feet	@ \$39.00
Asset ID	1081	Asset Actual Cost	\$31,980.00
Category	Marina Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$42,111.55
Useful Life	25		
Replacement Year	32-33		
Remaining Life	8		



**Long Point POA
Component Detail**

Stormwater System Evaluation Allowance - 2025

Asset ID	1085	1 Lump Sum	@ \$3,500.00
		Asset Actual Cost	\$3,500.00
		Percent Replacement	100%
Category	Professional Consultants	Future Cost	\$3,622.50
Placed in Service	January 2025		
Useful Life	1		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		

Street/Lot Asphalt Evaluation Allowance - 2025

Asset ID	1088	1 Lump Sum	@ \$5,000.00
		Asset Actual Cost	\$5,000.00
		Percent Replacement	100%
Category	Professional Consultants	Future Cost	\$5,175.00
Placed in Service	January 2025		
Useful Life	1		
Adjustment	1		
Replacement Year	25-26		
Remaining Life	1		

**Long Point POA
Component Detail**

Catch Basin Cleaning/Repair

Asset ID	1002	Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2020		
No Useful Life			

Fish Cleaning Station

Asset ID	1098	Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2020		
No Useful Life			

Irrigation System Repair

Asset ID	1090	Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Landscape Replacement

Asset ID	1089	Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Long Point POA
Component Detail**

Light Poles - Tennis/Playground

Asset ID	1075	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Monument Sign Refurbishment

Asset ID	1010	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



Repair/Paint - Community Signs

Asset ID	1082	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

**Long Point POA
Component Detail**

Repair/Paint - Community Signs continued...



Water Cooler

Asset ID	1070	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

**Long Point POA
Component Detail**

Dredging - Pond/Boat Slips

Asset ID	1071	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



Longbridge Road/Bridges

Asset ID	1091	Asset Actual Cost	
Category	Components Not Included	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

**Long Point POA
Component Detail**

Building Foundations/Frames

Asset ID	1093	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Building Siding/Trim Replacement

Asset ID	1094	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Concrete Paver - Indian Point Park

Asset ID	1084	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2022		
No Useful Life			



**Long Point POA
Component Detail**

Concrete Pavers - Pool Deck

Asset ID	1056	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2021	Future Cost	
No Useful Life			



Concrete Vehicle Bridges - Key Island Drive

Asset ID	1068	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



**Long Point POA
Component Detail**

Pool Shell Replacement

Asset ID	1095	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Site Utilities Serving Buildings

Asset ID	1092	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

Slate Roofing - Guardhouse

Asset ID	1049	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			



**Long Point POA
Component Detail**

Stainless Steel Sink - Fish Cleaning Station

Asset ID	1074	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			

**Long Point POA
Component Detail**

Mail Boxes/Post

Asset ID	1072	Asset Actual Cost	
Category		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Components Maintained by Others			

Street Lights Owned by Utility

Asset ID	1073	Asset Actual Cost	
Category		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Components Maintained by Others			

Water/Sewer/Electric Lines From Utility to Homes

Asset ID	1100	Asset Actual Cost	
Category		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Components Maintained by Others			

Water/Sewer/Electric System Owned by Utility

Asset ID	1097	Asset Actual Cost	
Category		Percent Replacement	100%
Placed in Service	January 2008	Future Cost	
No Useful Life			
Components Maintained by Others			

Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is Fully Funded Balance= Component cost x Age/Useful Life
 - Percent Funded is one measure of fund strength, ending balance is more important
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model** Projection is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

Important Information

Level of Service: Level I Full Reserve Study with a site visit, Level II Update with a site visit or Level III Financial Update with no site visit as defined by the National Reserve Study Standards established by the Community Associations Institute. Component quantity, condition and projected remaining useful life were determined with a visual inspection by the Analyst if a site visit was conducted.

Purpose: This study provides an inventory of major components above a threshold value as determined by the Association that require regular replacement and a plan to fund them.

Basis: Our analysis follows the guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI). Components included in this analysis generally meet the following criteria:

- Component must be owned or maintained by the Association
- Component must have a limited life
- Component must have a predictable useful life
- Component must have a replacement cost above a threshold cost

These guidelines limit reserve components to predictable expenses and do not consider large expenses such as stormwater systems or dredging of the stormwater ponds. While their replacement cost and remaining, useful life may not be predictable they can be expensive, therefore we recommend an allowance be applied for funding which can be adjusted at each update.

Useful life and remaining useful life projections are determined by our visual inspection of each component, our experience with similar communities, your historical records and if required vendor evaluation. The Association may have experienced some replacement cycles for various components with historical cost therefore this information is considered in our analysis. Each cost and useful life was reviewed and compared to similar project we have completed and adjusted as needed. Components with replacement cost over \$1,000 are typically included.

The various component replacement cycles experienced by the Association are driven by the level of quality required by the community, cost of maintenance vs replacement, existing condition, and use. All useful life projections found in this analysis are in the acceptable range for this specific type of community.

Replacement cost for components is driven by local market conditions and available of similar materials. Many components have included repair and refurbishment to extend their useful life and reduce holding cost over time

Funding Goal: The Association may elect for the following goals

- Fully Funded Reserve – 100% funding for each component
- Threshold Funded Reserve – Annual ending balances are maintained above an adequate or “Threshold” level.

Funding Methods: Reserve analysis typically uses two methods of determining necessary funding levels for component replacement; the Component Method the Cash Flow Method.

- **The Component Method** provides a reserve contribution amount by estimating the current replacement cost for each component, subtracting that component's current balance which provides the unfunded balance then dividing that total by the number of remaining years of useful life. Each component's contribution is then total for the annual contribution. This method includes inflation of replacement cost and interest on invested funds and provides the least risk of deferred maintenance or special assessment.
- Another version of the Component Method is referred to as "Straight Line Method" which follows the same calculation as above but does not consider interest on funds or inflation on replacement cost. This method only provides a one-year contribution amount and may result in large changes in annual contribution from year to year.
- **The Cash Flow Method** or pooled method of reserve funding groups component replacement together rather than segregated as in the Component Method. Cash outflows must be offset by contributions and interest earned to maintain adequate funding.
- **Cash Flow Method Models** include the Current Assessment Funding Model (AFM) and the Threshold Funding Model (TFM) among others.
 - The AFM Model illustrates the current funding projections adopted by the Association and how these perform over time. This model is also used to develop a funding plan with annual contributions entered for each year which allows a custom funding plan.
 - The TFM maintains minimum annual balances or percent funded which are determined by the Analyst or requested by the Association. The year with the lowest ending balance is considered the "Threshold Year" for the total funding plan period.
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Conclusion

There are several factors to consider when determining reserve funding levels that include maintaining the quality and value of the community, the ability of the Association to respond to unpredictable component failures and to maintain an acceptable level of risk. Full funding provides the lowest risk of deferred maintenance or special assessment but generally requires large contributions. Threshold Funding keeps reserve balances above predetermined annual balance that provides a moderate risk level with mostly level contributions.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is a measure of fund strength, however, the true measure of fund viability is maintaining annual balances above a balance that is acceptable for each Association. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service diligence, quick response, and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building diverse types of structures that we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. Financial Plan Meets CAI & APRA Standards with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. aa