

The Refuge Community Association
 RESERVE EXPENDITURES
 2018 Up-date Revision

		Inflation Rate: 1.5%																			
Line Item	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	Lineal Feet	2011 Cost of Replacement Per Phase	Total Future Costs of Replacement	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030
			Useful	Remaining																	
4.020	Asphalt Pavement, Crack Repair, Patch and Seal Coat	2016	3 to 5	5	1.15		\$ 37,570	\$ 578,814						\$ 40,474	\$ 43,602	\$ 46,971		\$ 50,601			\$ 54,512
4.040	Asphalt Pavement, Mill and Overlay, Phased	2028	20 to 25	13	13.00		\$ 230,230	\$ 1,363,447											\$ 267,290	\$ 269,963	\$ 272,662
4.050	Street and Roadway Striping	2017	3 to 5	5	-		\$ 1,000	\$ 17,530					\$ 1,077	\$ 1,161	\$ 1,250				\$ 1,161	\$ 1,250	\$ 1,347
4.100	Catch Basins (Culverts), Inspections and Capital Repairs	2028	20 to 25	16	900.00		\$ 75,000	\$ 80,796													
4.110	Concrete Curbs and Gutters, Partial	2026	to 65	13	32.00		\$ 64,000	\$ 593,561											\$ 77,667	\$ 94,253	\$ 114,381
4.180	Concrete Streets, Partial	2020	to 55	5	11.50		\$ 3,450	\$ 16,680					\$ 3,717						\$ 4,004		
4.240	Fences, Metal, Paint Finishes	2020	6 to 8	5	8.00	1,418	\$ 11,344	\$ 54,847					\$ 12,221			\$ 13,165					
4.245	Fences, Metal, Replacement, Phased	2040	to 35	24	60.00	1,418	\$ 85,080	\$ 295,481													
4.330	Gates, South Entrance (Pedestrian Gate) - Painting, Repairs, Etc.	2031	to 20	7	2,000.00		\$ 3,200	\$ 22,111	\$ 3,552					\$ 3,942					\$ 4,375		
4.400	Gate House, Repairs, Paint, Renovation (2016 Install)	2025	to 10	10	-		\$ 6,000	\$ 24,423							\$ 6,963						
4.559	Light Fixtures, Entrances	2031	to 25	16	460.00		\$ 7,820	\$ 9,923													
4.560	Light Posts and Fixtures	2031	to 25	16	1,350.00		\$ 25,000	\$ 31,725													
4.600	Mailboxes	2031	to 25	16	75.00		\$ 27,000	\$ 34,263													
4.620	Pavers, Brick, Citation Park (2012 Install)	2039	to 25	24	10.00		\$ 4,500	\$ 6,433													
4.621	Pavers, Brick, Mailbox Stations	2031	to 25	16	10.00		\$ 5,300	\$ 6,726													
4.640	Perimeter Walls, Entrance Shelters, Renovation	2036	to 30	21	3,200.00		\$ 3,200	\$ 4,375													
4.641	Perimeter Walls, Concrete Masonry Units, Inspections and Capital R	2021	to 15	6	0.35		\$ 23,695	\$ 54,239				\$ 25,909									
4.810	Signage, Street and Traffic Ordinance Signs	2025	15 to 20	10	1,000.00		\$ 25,000	\$ 29,014							\$ 29,014						
4.821	Turf, Artificial, Citation Park (2012 Install)	2034	15 to 20	19	10.00		\$ 50,000	\$ 66,348													

Anticipated Expenditures by Year:

\$ 3,290,736 \$ - \$ 3,552 \$ 57,488 \$ 70,671 \$ 48,221 \$ - \$ 3,942 \$ 86,578 \$ 13,165 \$ - \$ 350,122 \$ 369,841 \$ 442,902

Interest Rate: 0.080%

Projected Lots: 340

Reserves at Beginning of Year:	\$ 205,231	\$ 300,395	\$ 427,084	\$ 499,937	\$ 564,666	\$ 661,897	\$ 817,426	\$ 974,138	\$ 1,048,340	\$ 1,196,013	\$ 1,356,970	\$ 1,167,934	\$ 959,027
Total Projected Reserve Contribution:	\$ 95,000	\$ 130,000	\$ 130,000	\$ 135,000	\$ 145,000	\$ 155,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
Estimated Interest Earned:	\$ 164	\$ 240	\$ 342	\$ 400	\$ 452	\$ 530	\$ 654	\$ 779	\$ 839	\$ 957	\$ 1,086	\$ 934	\$ 767
Anticipated Expenditures:	\$ -	\$ (3,552)	\$ (57,488)	\$ (70,671)	\$ (48,221)	\$ -	\$ (3,942)	\$ (86,578)	\$ (13,165)	\$ -	\$ (350,122)	\$ (369,841)	\$ (442,902)

Anticipated Net Reserves at Year End: \$ 300,395 \$ 427,084 \$ 499,937 \$ 564,666 \$ 661,897 \$ 817,426 \$ 974,138 \$ 1,048,340 \$ 1,196,013 \$ 1,356,970 \$ 1,167,934 \$ 959,027 \$ 676,892

Previous Year-End Unfunded Transfers: \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

Total Anticipated Reserves at Year End: \$ 300,395 \$ 427,084 \$ 499,937 \$ 564,666 \$ 661,897 \$ 817,426 \$ 974,138 \$ 1,048,340 \$ 1,196,013 \$ 1,356,970 \$ 1,167,934 \$ 959,027 \$ 676,892

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		Inflation Rate:																
Line Item	Reserve Component Inventory	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047
4.020	Asphalt Pavement, Crack Repair, Patch and Seal Coat					\$ 58,725					\$ 63,263					\$ 68,153	\$ 73,420	\$ 79,094
4.040	Asphalt Pavement, Mill and Overlay, Phased	\$ 275,389	\$ 278,143															
4.050	Street and Roadway Striping	\$ 1,451	\$ 1,563								\$ 3,500					\$ 3,770		
4.100	Catch Basins (Culverts), Inspections and Capital Repairs	\$ 80,796																
4.110	Concrete Curbs and Gutters, Partial	\$ 138,808	\$ 168,451															
4.180	Concrete Streets, Partial					\$ 4,313									\$ 4,647			
4.240	Fences, Metal, Paint Finishes		\$ 14,183					\$ 15,279										
4.245	Fences, Metal, Replacement, Phased									\$ 121,622	\$ 173,859							
4.330	Gates, South Entrance (Pedestrian Gate) - Painting, Repairs, Etc.					\$ 4,855					\$ 5,388							
4.400	Gate House, Repairs, Paint, Renovation (2016 Install)					\$ 8,081										\$ 9,378		
4.559	Light Fixtures, Entrances	\$ 9,923																
4.560	Light Posts and Fixtures	\$ 31,725																
4.600	Mailboxes	\$ 34,263																
4.620	Pavers, Brick, Citation Park (2012 Install)								\$ 6,433									
4.621	Pavers, Brick, Mailbox Stations	\$ 6,726																
4.640	Perimeter Walls, Entrance Shelters, Renovation					\$ 4,375												
4.641	Perimeter Walls, Concrete Masonry Units, Inspections and Capital R					\$ 28,330												
4.810	Signage, Street and Traffic Ordinance Signs																	
4.821	Turf, Artificial, Citation Park (2012 Install)			\$ 66,348														

Anticipated Expenditures by Year:	\$ 579,080	\$ 462,339	\$ -	\$ 66,348	\$ 71,661	\$ 37,018	\$ -	\$ 15,279	\$ 6,433	\$ 188,386	\$ 179,248	\$ -	\$ -	\$ 4,647	\$ 81,302	\$ 73,419.78	\$ 79,093.96
	\$ 676,892	\$ 258,353	\$ (56,580)	\$ 92,075	\$ 176,001	\$ 254,681	\$ 368,066	\$ 508,361	\$ 628,489	\$ 747,559	\$ 684,771	\$ 631,071	\$ 756,576	\$ 857,182	\$ 928,221	\$ 922,662	\$ 924,980
	\$ 160,000	\$ 147,200	\$ 148,700	\$ 150,200	\$ 150,200	\$ 150,200	\$ 140,000	\$ 135,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 100,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
	\$ 542	\$ 207	\$ (45)	\$ 74	\$ 141	\$ 204	\$ 294	\$ 407	\$ 503	\$ 598	\$ 548	\$ 505	\$ 605	\$ 686	\$ 743	\$ 738	\$ 740
	\$ (579,080)	\$ (462,339)	\$ -	\$ (66,348)	\$ (71,661)	\$ (37,018)	\$ -	\$ (15,279)	\$ (6,433)	\$ (188,386)	\$ (179,248)	\$ -	\$ -	\$ (4,647)	\$ (81,302)	\$ (73,420)	\$ (79,094)
	\$ 258,353	\$ (56,580)	\$ 92,075	\$ 176,001	\$ 254,681	\$ 368,066	\$ 508,361	\$ 628,489	\$ 747,559	\$ 684,771	\$ 631,071	\$ 756,576	\$ 857,182	\$ 928,221	\$ 922,662	\$ 924,980	\$ 921,626
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 258,353	\$ (56,580)	\$ 92,075	\$ 176,001	\$ 254,681	\$ 368,066	\$ 508,361	\$ 628,489	\$ 747,559	\$ 684,771	\$ 631,071	\$ 756,576	\$ 857,182	\$ 928,221	\$ 922,662	\$ 924,980	\$ 921,626