

## RESERVE EXPENDITURES

**Anclote Reserve at Starkey Ranch  
Homeowners Association, Inc.**  
Odessa, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures
						Useful	Remaining	Unit (2023)	Per Phase (2023)	Total (2023)	
4.020	22,300	22,300	Square Yards	Asphalt Pavement, Patch Repairs	2026	3 to 5	3	0.80	17,840	17,840	10.4%
4.040	22,300	11,150	Square Yards	Asphalt Pavement, Mill and Overlay, Streets, Phased	2038	15 to 20	15 to 16	16.00	178,400	356,800	33.7%
4.100	40	20	Each	Catch Basins, Inspections and Capital Repairs, Phased	2038	15 to 20	15 to 16	850.00	17,000	34,000	3.2%
4.110	15,900	1,070	Linear Feet	Concrete Curbs and Gutters, Partial	2038	to 65	15 to 30+	43.00	46,010	683,700	14.7%
4.140	97,800	3,260	Square Feet	Concrete Sidewalks, (Incl. Parking Areas and Driveway Aprons), Partial	2028	to 65	5 to 30+	11.50	37,490	1,124,700	23.7%
4.310	1	1	Panel	Gate Entry System	2034	10 to 15	11	5,900.00	5,900	5,900	1.3%
4.320	4	4	Each	Gate Operators	2029	to 10	6	4,100.00	16,400	16,400	4.9%
4.330	4	4	Each	Gates	2039	to 20	16	3,400.00	13,600	13,600	1.3%
4.600	16	16	Each	Mailbox Stations	2044	to 25	21	2,100.00	33,600	33,600	3.8%
4.620	2,620	2,620	Square Feet	Pavers, Masonry	2039	15 to 20	16	9.00	23,580	23,580	2.3%
4.800	1	1	Allowance	Signage, Renovation	2037	15 to 20	14	6,000.00	6,000	6,000	0.5%
			1 Allowance	<b>Reserve Study Update with Site Visit</b>	2025	to 2	2	2,850.00	2,850	2,850	0.2%

**Anticipated Expenditures, By Year (\$1,805,745 over 30 years)**

**Explanatory Notes:**

- 1) **3.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2023 is Fiscal Year beginning January 1, 2023 and ending December 31, 2023.

RUL = 0 FY2023	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030	8 2031	9 2032	10 2033	11 2034	12 2035	13 2036	14 2037	15 2038
			19,780				22,697				26,046				
															298,882
															28,481
															77,083
					44,526					52,883					62,809
											8,614				
						20,160									
															9,712
		2,850													
0	0	2,850	19,780	0	44,526	20,160	22,697	0	0	52,883	34,660	0	0	9,712	467,255

16 2039	17 2040	18 2041	19 2042	20 2043	21 2044	22 2045	23 2046	24 2047	25 2048	26 2049	27 2050	28 2051	29 2052	30 2053
			34,297				39,357				45,163			
309,343														
29,478														
79,781									108,733					
				74,597					88,598					105,227
										14,431				
28,437										40,114				
23,582														
					69,197									
40,887														
511,508	0	0	34,297	74,597	69,197	0	39,357	0	197,331	54,545	45,163	0	0	105,227

# RESERVE FUNDING PLAN

## CASH FLOW ANALYSIS Anclote Reserve at Starkey Ranch Homeowners Association, Inc.

### Individual Reserve Budgets & Cash Flows for the Next 30 Years

Odessa, Florida	FY2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Reserves at Beginning of Year	(Note 1) 47,574	62,308	116,074	169,855	209,531	271,898	292,561	340,368	388,790	463,327	541,678	570,608	621,047	710,127	803,716	892,195	
Total Recommended Reserve Contributions	(Note 2) 14,097	52,000	53,800	55,700	57,600	59,600	61,700	63,900	66,100	68,400	70,800	73,300	75,900	78,600	81,400	84,200	
Estimated Interest Earned, During Year	(Note 3) 637	1,766	2,831	3,756	4,767	5,589	6,267	7,219	8,437	9,951	11,013	11,799	13,180	14,989	16,791	14,013	
Anticipated Expenditures, By Year	0	0	(2,850)	(19,780)	0	(44,526)	(20,160)	(22,697)	0	0	(52,883)	(34,660)	0	0	(9,712)	(467,255)	
Anticipated Reserves at Year End	<u>\$62,308</u>	<u>\$116,074</u>	<u>\$169,855</u>	<u>\$209,531</u>	<u>\$271,898</u>	<u>\$292,561</u>	<u>\$340,368</u>	<u>\$388,790</u>	<u>\$463,327</u>	<u>\$541,678</u>	<u>\$570,608</u>	<u>\$621,047</u>	<u>\$710,127</u>	<u>\$803,716</u>	<u>\$892,195</u>	<u>\$523,153</u>	
Predicted Reserves based on 2023 funding level of:	\$24,167	62,308	87,963	111,251	117,907	144,674	127,004	133,591	137,748	164,911	192,618	167,467	160,217	187,830	215,995	234,913	(207,908)

(continued)

### Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Reserves at Beginning of Year	523,153	104,964	198,064	296,258	365,109	398,068	440,675	557,660	640,971	769,637	705,612	788,763	887,396	1,038,161	1,196,587
Total Recommended Reserve Contributions	87,100	90,100	93,300	96,600	100,000	103,500	107,100	110,800	114,700	118,700	122,900	127,200	131,700	136,300	141,100
Estimated Interest Earned, During Year	6,219	3,000	4,894	6,548	7,556	8,304	9,885	11,868	13,966	14,606	14,796	16,596	19,065	22,126	24,290
Anticipated Expenditures, By Year	(511,508)	0	0	(34,297)	(74,597)	(69,197)	0	(39,357)	0	(197,331)	(54,545)	(45,163)	0	0	(105,227)
Anticipated Reserves at Year End	<u>\$104,964</u>	<u>\$198,064</u>	<u>\$296,258</u>	<u>\$365,109</u>	<u>\$398,068</u>	<u>\$440,675</u>	<u>\$557,660</u>	<u>\$640,971</u>	<u>\$769,637</u>	<u>\$705,612</u>	<u>\$788,763</u>	<u>\$887,396</u>	<u>\$1,038,161</u>	<u>\$1,196,587</u>	<u>\$1,256,750</u>
	(NOTE 5)														(NOTE 4)

#### Explanatory Notes:

- 1) Year 2023 starting reserves are as of May 31, 2023; FY2023 starts January 1, 2023 and ends December 31, 2023.
- 2) Reserve Contributions for 2023 are the remaining budgeted 7 months; 2024 is the first year of recommended contributions.
- 3) 2.0% is the estimated annual rate of return on invested reserves; 2023 is a partial year of interest earned.
- 4) Accumulated year 2053 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).