

## RESERVE EXPENDITURES

Moss Creek  
Homeowners Association  
Riverview, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		
						Useful	Remaining	Unit (2018)	Per Phase (2018)	Total (2018)
4.020	8,600	8,600	Square Yards	Asphalt Pavement, Crack Repair, Patch and Seal Coat	2021	3 to 5	3	1.60	13,760	13,760
4.040	8,600	8,600	Square Yards	Asphalt Pavement, Mill and Overlay	2037	15 to 20	19	10.00	86,000	86,000
4.100	16	16	Each	Catch Basins, Inspections and Capital Repairs	2037	15 to 20	19	650.00	10,400	10,400
4.110	7,700	290	Linear Feet	Concrete Curbs and Gutters, Partial	2021	to 65	3 to 30+	25.00	7,250	192,500
4.140	30,800	1,155	Square Feet	Concrete Sidewalks, Partial	2026	to 65	8 to 30+	8.00	9,240	246,400
4.200	90	90	Linear Feet	Fences, Aluminum	2026	to 25	8	45.00	4,050	4,050
4.260	800	800	Linear Feet	Fences, Vinyl	2023	15 to 20	5	42.00	33,600	33,600
4.310	1	1	Panel	Gate Entry System	2019	10 to 15	1	3,000.00	3,000	3,000
4.320	2	2	Each	Gate Operators	2020	to 10	2	3,500.00	7,000	7,000
4.330	2	2	Each	Gates	2022	to 20	4	4,300.00	8,600	8,600
4.420	6	6	Zones	Irrigation System	2038	to 40	20	2,250.00	13,500	13,500
4.600	1	1	Allowance	Mailboxes	2018	to 25	0	27,350.00	27,350	27,350
4.710	1	1	Allowance	Ponds, Debris Removal and Shoreline Maintenance	2025	to 15	7	15,000.00	15,000	15,000
4.745	620	620	Square Feet	Retaining Walls, Masonry	2036	to 35	18	33.00	20,460	20,460
4.800	1	1	Allowance	Signage, Entrance Monument, Renovation	2019	15 to 20	1	7,000.00	7,000	7,000
4.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2018	15 to 20	0	3,135.00	3,135	3,135
		1	Allowance	Reserve Study Update with Site Visit	2020	2	2	1,800.00	1,800	1,800

Anticipated Expenditures, By Year

**Explanatory Notes:**

- 1) **2.1%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) **FY2018** is Fiscal Year beginning January 1, 2018 and ending December 31, 2018.

Line Item	30-Year Total (Inflated)	RUL = 0 FY2018	1 2019	2 2020	3 2021	4 2022	5 2023	6 2024	7 2025	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033
4.020	112,956				14,645				15,915				17,294				18,793
4.040	127,640																
4.100	15,436																
4.110	40,295				7,716								9,112				
4.140	53,134									10,911						12,360	
4.200	4,783									4,783							
4.260	93,770						37,279										
4.310	7,246		3,063														
4.320	27,338			7,297									8,983				
4.330	35,011					9,345										11,504	
4.420	20,457																
4.600	68,795	27,350															
4.710	64,995								17,349								
4.745	29,742																
4.800	19,889		9,500														
4.810	13,265	3,135															4,282
	1,800			1,800													
	\$736,552	30,485	12,563	9,097	22,361	9,345	37,279	0	33,264	15,694	0	0	26,406	8,983	0	23,864	23,075

Line Item	16 2034	17 2035	18 2036	19 2037	20 2038	21 2039	22 2040	23 2041	24 2042	25 2043	26 2044	27 2045	28 2046	29 2047	30 2048
4.020								22,193							24,116
4.040				127,640											
4.100				15,436											
4.110				10,760										12,707	
4.140					14,002						15,861				
4.200															
4.260										56,491					
4.310	4,183														
4.320							11,058								
4.330									14,162						
4.420					20,457										
4.600					41,445										
4.710		21,356												26,290	
4.745			29,742												
4.800				10,389											
4.810															5,848
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	4,183	21,356	29,742	164,225	75,904	0	11,058	22,193	14,162	56,491	15,861	63,113	0	0	5,848

## RESERVE FUNDING PLAN

CASH FLOW ANALYSIS  
Moss Creek  
Homeowners Association

Riverview, Florida	Individual Reserve Budgets & Cash Flows for the Next 30 Years															
	FY2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Reserves at Beginning of Year (Note 1)	148,012	128,985	133,635	142,163	137,761	146,714	127,950	146,765	132,656	136,430	156,499	177,312	172,252	185,081	207,591	206,820
<b>Total Recommended Reserve Contributions (Note 2)</b>	<b>10,480</b>	<b>15,000</b>	<b>15,300</b>	<b>15,600</b>	<b>15,900</b>	<b>16,200</b>	<b>16,500</b>	<b>16,800</b>	<b>17,200</b>	<b>17,600</b>	<b>18,000</b>	<b>18,400</b>	<b>18,800</b>	<b>19,200</b>	<b>19,600</b>	<b>20,000</b>
Plus Estimated Interest Earned, During Year (Note 3)	978	2,213	2,325	2,359	2,398	2,315	2,315	2,355	2,268	2,469	2,813	2,946	3,012	3,310	3,493	3,490
Less Anticipated Expenditures, By Year	(30,485)	(12,563)	(9,097)	(22,361)	(9,345)	(37,279)	0	(33,264)	(15,694)	0	0	(26,406)	(8,983)	0	(23,864)	(23,075)
Anticipated Reserves at Year End	<u>\$128,985</u>	<u>\$133,635</u>	<u>\$142,163</u>	<u>\$137,761</u>	<u>\$146,714</u>	<u>\$127,950</u>	<u>\$146,765</u>	<u>\$132,656</u>	<u>\$136,430</u>	<u>\$156,499</u>	<u>\$177,312</u>	<u>\$172,252</u>	<u>\$185,081</u>	<u>\$207,591</u>	<u>\$206,820</u>	<u>\$207,235</u>

(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Reserves at Beginning of Year	207,235	227,113	230,413	225,715	85,715	32,911	56,263	69,364	71,962	83,208	52,460	62,669	25,903	52,665	80,386
<b>Total Recommended Reserve Contributions</b>	<b>20,400</b>	<b>20,800</b>	<b>21,200</b>	<b>21,600</b>	<b>22,100</b>	<b>22,600</b>	<b>23,100</b>	<b>23,600</b>	<b>24,100</b>	<b>24,600</b>	<b>25,100</b>	<b>25,600</b>	<b>26,100</b>	<b>26,600</b>	<b>27,200</b>
Plus Estimated Interest Earned, During Year	3,661	3,856	3,844	2,625	1,000	752	1,059	1,191	1,308	1,143	970	747	662	1,121	1,548
Less Anticipated Expenditures, By Year	(4,183)	(21,356)	(29,742)	(164,225)	(75,904)	0	(11,058)	(22,193)	(14,162)	(56,491)	(15,861)	(63,113)	0	0	(5,848)
Anticipated Reserves at Year End	<u>\$227,113</u>	<u>\$230,413</u>	<u>\$225,715</u>	<u>\$85,715</u>	<u>\$32,911</u>	<u>\$56,263</u>	<u>\$69,364</u>	<u>\$71,962</u>	<u>\$83,208</u>	<u>\$52,460</u>	<u>\$62,669</u>	<u>\$25,903</u>	<u>\$52,665</u>	<u>\$80,386</u>	<u>\$103,286</u>
												(NOTE 5)			(NOTE 4)

### Explanatory Notes:

- 1) Year 2018 starting reserves are as of July 31, 2018; FY2018 starts January 1, 2018 and ends December 31, 2018.
- 2) Reserve Contributions for 2018 are the remaining budgeted 5 months; 2019 is the first year of recommended contributions.
- 3) 1.7% is the estimated annual rate of return on invested reserves; 2018 is a partial year of interest earned.
- 4) Accumulated year 2048 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).