RESERVE EXPENDITURES

Reserve Advisors, Inc. 08/17/2017 Brookridge Community Property Owners Association, Inc. Brooksville, Florida 2018 - 2017

Explanatory Notes:

1) **1.9%** is the estimated future Inflation Rate for estimating Future Replacement Costs.
2) FY2017 is Fiscal Year beginning January 1, 2017 and ending December 31, 2017.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Unit (2017)	Costs, $ Per Phase (2017)	Costs, $ Total (2017)	Costs, $ 30-Year Total (Inflated)	RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027
				Administration Elements																		
1.020	2,620	2,620	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2018	to 25	1	4.80	12,576	12,576	33,330		12,815									
1.040	1	1	Allowance	Computer Server	2026	10 to 15	9	11,400.00	11,400	11,400	31,414										13,504	
1.060	250	250	Square Yards	Floor Coverings, Carpet	2018	8 to 12	1	57.00	14,250	14,250	53,207		14,521									
1.100	3	1	Allowance	Furniture, Phased	2020	10 to 15	3 to 5	9,300.00	9,300	27,900	115,058				9,840	10,027	10,218					
1.105	1	1	Allowance	Rest Rooms, Renovation	2018	to 25	1	30,000.00	30,000	30,000	79,508		30,570									
1.120	30	30	Squares	Roof, EPDM	2019	15 to 20	2	870.00	26,100	26,100	66,590			27,101								
1.125	2	1	Each	Split Systems, Phased	2018	12 to 18	1 to 13	6,200.00	6,200	12,400	33,118		6,318									
1.130	2,150	2,150	Square Feet	Walls, Metal Siding	2023	to 50	6	6.10	13,115	13,115	14,683							14,683				
1.140	200	200	Square Feet	Windows and Doors	2023	to 45	6	71.00	14,200	14,200	15,898							15,898				
				Clubhouse Elements																		
2.060	1	1	Allowance	Audio and Visual Equipment, Phased	2018	to 12	1	4,200.00	4,200	4,200	16,368		4,280									
2.080	3	3	Each	Bingo Boards	2019	to 15	2	4,000.00	12,000	12,000	28,985			12,460								
2.100	50	50	Linear Feet	Cabinets	2020	20 to 30	3	200.00	10,000	10,000	27,520				10,581							
2.120	13,140	13,140	Square Feet	Ceilings, Acoustical Tiles and Grids (Includes Lights)	2036	to 25	19	4.80	63,072	63,072	90,187											
2.155	8	8	Each	Doors, Entrances, Glass (Includes Automatic Openers)	2025	to 35	8	1,870.00	14,960	14,960	17,391									17,391		
2.165	10	10	Each	Doors, Metal	2027	to 35	10	880.00	8,800	8,800	10,622											10,622
2.235	2	1	Allowance	Exercise Equipment, Phased	2022	to 15	5 to 12	8,000.00	8,000	16,000	43,305						8,789					
2.238	40	40	Square Yards	Floor Coverings, Ceramic Tile, Kitchen	2037	to 25	20	119.00	4,760	4,760	6,936											
2.240	1,340	1,340	Square Yards	Floor Coverings, Vinyl	2018	15 to 20	1	46.00	61,640	61,640	154,332		62,811									
2.260	80	80	Square Yards	Floor Coverings, Wood	2021	to 25	4	135.00	10,800	10,800	30,285					11,644						
2.280	900	900	Square Feet	Folding Partitions	2019	to 15	2	37.00	33,300	33,300	80,434			34,577								
2.300	3	1	Allowance	Furniture, Phased	2018	15 to 20	1 to 13	34,000.00	34,000	102,000	219,905		34,646						38,788			
2.320	7	1	Allowance	Kitchen Equipment, Phased	2018	to 25	1 to 19	12,000.00	12,000	84,000	159,736		12,228			12,938			13,690			14,485
2.340	2	2	Each	Maintenance Equipment, Floor Burnisher and Washer	2018	to 10	1	4,000.00	8,000	8,000	29,870		8,152									
2.360	1	1	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, Oldest Unit	2019	to 20	2	10,400.00	10,400	10,400	26,534			10,799								
2.362	2	2	Each	Mechanical Equipment, Packaged Units, 7.5-Ton Capacity, 2014	2034	to 20	17	9,900.00	19,800	19,800	27,266											
2.370	1	1	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, 2015	2030	12 to 18	13	6,000.00	6,000	6,000	17,826											
2.372	2	2	Each	Mechanical Equipment, Split Systems, 7.5-Ton Capacity, Remaining	2031	12 to 18	14	6,000.00	12,000	12,000	36,331											
2.380	5	1	Each	Mechanical Equipment, Split Systems, 5-Ton Capacity, Phased	2017	12 to 18	0 to 4	5,700.00	5,700	28,500	78,890	5,700	5,808	5,919	6,031	6,146						
2.420	1	1	Allowance	Rest Rooms, Small, Renovation	2017	to 30	0	50,000.00	50,000	50,000	137,942	50,000										
2.440	1	1	Allowance	Rest Rooms, Large, Renovation	2039	to 30	22	53,000.00	53,000	53,000	80,188											
2.460	165	165	Squares	Roof, EPDM, 1995	2019	15 to 20	2	870.00	143,550	143,550	366,245			149,057								
2.500	2	2	Each	Saunas	2021	25 to 30	4	10,900.00	21,800	21,800	61,133					23,505						
2.520	7,885	7,885	Square Feet	Walls, Metal Siding, Original (Includes Mansard Roofs)	2028	to 50	11	6.10	48,099	48,099	59,163											
2.530	3,915	3,915	Square Feet	Walls, Metal Siding, 1987	2037	to 50	20	6.10	23,882	23,882	34,797											
2.540	10	5	Each	Windows, Partial	2047	to 45	30 to 30+	1,200.00	6,000	12,000	10,553											

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Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years Useful	Life Analysis, Years Remaining	Unit (2017)	Costs, $ Per Phase (2017)	Costs, $ Total (2017)	30-Year Total (Inflated)	RUL = 0 FY2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027
				Property Site Elements																		
3.020	343,920	85,980	Square Yards	Asphalt Pavement, Repair and Patch, Phased	2018	3 to 5	1 to 4	0.40	34,392	137,568	1,399,672		35,045	35,711	36,390	37,081	37,786	38,504	39,235	39,981	40,740	41,514
3.040	31,558	31,558	Square Yards	Asphalt Pavement, Mill and Overlay, 1 of 10	2030	15 to 20	13	12.00	378,696	378,696	483,677											
3.041	18,867	18,867	Square Yards	Asphalt Pavement, Mill and Overlay, 2 of 10	2031	15 to 20	14	12.00	226,404	226,404	294,661											
3.042	102,118	102,118	Square Yards	Asphalt Pavement, Overlay, 3 of 10	2017	10 to 15	0	4.85	495,272	495,272	495,272	495,272										
3.043	102,118	102,118	Square Yards	Asphalt Pavement, Mill and Overlay, 3 of 10	2032	15 to 20	15	12.00	1,225,416	1,225,416	1,625,161											
3.044	49,044	49,044	Square Yards	Asphalt Pavement, Overlay, 4 of 10	2018	10 to 15	1	4.85	237,863	237,863	242,383		242,383									
3.045	49,044	49,044	Square Yards	Asphalt Pavement, Mill and Overlay, 4 of 10	2033	15 to 20	16	12.00	588,528	588,528	795,342											
3.046	21,000	21,000	Square Yards	Asphalt Pavement, Overlay, 5 of 10	2019	10 to 15	2	4.85	101,850	101,850	105,757			105,757								
3.047	21,000	21,000	Square Yards	Asphalt Pavement, Mill and Overlay, 5 of 10	2034	15 to 20	17	12.00	252,000	252,000	347,026											
3.048	30,249	30,249	Square Yards	Asphalt Pavement, Overlay, 6 of 10	2020	10 to 15	3	4.85	146,708	146,708	155,230				155,230							
3.049	30,249	30,249	Square Yards	Asphalt Pavement, Mill and Overlay, 6 of 10	2035	15 to 20	18	12.00	362,988	362,988	509,363											
3.050	17,378	17,378	Square Yards	Asphalt Pavement, Overlay, 7 of 10	2021	10 to 15	4	4.85	84,283	84,283	90,874					90,874						
3.051	17,378	17,378	Square Yards	Asphalt Pavement, Mill and Overlay, 7 of 10	2036	15 to 20	19	12.00	208,536	208,536	298,188											
3.052	27,183	27,183	Square Yards	Asphalt Pavement, Mill and Overlay, 8 of 10	2022	15 to 20	5	12.00	326,196	326,196	880,581						358,385					
3.053	48,380	48,380	Square Yards	Asphalt Pavement, Overlay, 9 of 10	2023	10 to 15	6	4.85	234,643	234,643	262,696							262,696				
3.054	48,380	48,380	Square Yards	Asphalt Pavement, Mill and Overlay, 9 of 10	2038	10 to 15	21	12.00	580,560	580,560	861,995											
3.055	30,594	30,594	Square Yards	Asphalt Pavement, Overlay, 10 of 10	2024	10 to 15	7	4.85	148,381	148,381	169,277								169,277			
3.056	30,594	30,594	Square Yards	Asphalt Pavement, Mill and Overlay, 10 of 10	2039	15 to 20	22	12.00	367,128	367,128	555,456											
3.057	1	1	Allowance	Asphalt Pavement, Engineering Study	2025	N/A	8	100,000.00	100,000	100,000	116,250									116,250		
3.100	82	21	Each	Catch Basins, Inspections and Capital Repairs, Phased	2019	15 to 20	2 to 17	571.10	11,708	46,830	93,483			12,157					13,356			
3.110	6,200	195	Linear Feet	Concrete Curbs, Partial	2018	to 65	1 to 30+	26.50	5,168	164,300	55,644		5,266				5,677				6,121	
3.225	34,020	5,670	Linear Feet	Fences, Chain Link, Community Perimeter, Phased	2025	to 30	8 to 13	19.70	111,699	670,194	817,059									129,850	132,317	134,831
3.420	6	1	Allowance	Irrigation System, Phased	2024	to 40	7 to 12	21,800.00	21,800	130,800	156,491								24,870	25,343	25,824	26,315
3.800	1	1	Allowance	Signage, Entrance Monument, Renovation	2022	15 to 20	5	5,700.00	5,700	5,700	15,387						6,262					
3.810	1	1	Allowance	Signage, Street and Traffic, Replacement	2030	15 to 20	13	11,900.00	11,900	11,900	15,199											
3.835	1	1	Allowance	Subsurface Utilities, Partial	2039	to 85	22	18,700.00	18,700	18,700	89,904											
				Clubhouse Pool and Recreation Areas Elements																		
4.115	7	7	Each	Canopies, Original	2022	to 25	5	3,000.00	21,000	21,000	204,734						23,072				24,876	
4.117	2	2	Each	Canopies, 2017	2042	to 25	25	8,500.00	17,000	17,000	27,215											
4.200	5,900	5,900	Square Feet	Concrete Deck, Inspections, Coatings and Partial Replacements	2025	8 to 12	8	7.00	41,300	41,300	108,188									48,011		
4.400	500	500	Linear Feet	Fence, Chain Link, Pool (Includes Shuffleboard Courts)	2021	to 25	4	19.70	9,850	9,850	27,622					10,620						
4.500	2	1	Allowance	Furniture, Pool, Phased	2022	to 12	5 to 11	9,300.00	9,300	18,600	64,854						10,218					
4.595	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Repairs	2022	to 5	5	10,900.00	10,900	10,900	58,464						11,976					13,157
4.596	1	1	Allowance	Mechanical Equipment, Pool Heating System, Geothermal, Replacement	2017	to 15	0	28,750.00	28,750	28,750	117,446	28,750										
4.600	2	1	Allowance	Mechanical Equipment, Pool Pumps, Filters and Chlorinators, Phased	2020	to 15	3 to 10	5,200.00	5,200	10,400	27,109				5,502							6,277
4.655	1	1	Allowance	Pavilion, Renovation	2032	12 to 18	15	7,300.00	7,300	7,300	9,681											
4.800	2,000	2,000	Square Feet	Pool Finish, Plaster	2019	8 to 12	2	11.50	23,000	23,000	52,710			23,882								
4.835	2,015	2,015	Square Yards	Pool, Structure and Deck, Total Replacement	2039	to 60	22	165.00	332,475	332,475	503,027											
4.845	200	200	Linear Feet	Railings, Metal, Pool Area and Clubhouse Entrance	2043	to 30	26	55.00	11,000	11,000	17,944											
4.847	114	114	Linear Feet	Railings, Pond	2047	to 30	30	53.00	6,042	6,042	10,627											
4.945	6	6	Each	Shuffleboard Courts, Surface Replacement	2031	to 40	14	3,600.00	21,600	21,600	28,112											
4.955	1,850	1,850	Square Yards	Tennis and Shuffleboard Courts, Color Coat	2021	4 to 6	4	3.00	5,550	5,550	38,793					5,984					6,574	
4.960	500	500	Linear Feet	Tennis Courts, Fences	2031	to 30	14	45.00	22,500	22,500	29,283											
4.965	4	4	Each	Tennis Courts, Light Fixtures	2028	to 25	11	1,040.00	4,160	4,160	5,117											
4.970	1,600	1,600	Square Yards	Tennis Courts, Surface Replacement	2031	20 to 25	14	38.00	60,800	60,800	79,130											

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				Security Elements																		
5.060	1	1	Allowance	Entry Operators and Bar Code System	2020	10 to 15	3	31,200.00	31,200	31,200	76,793				33,012							
5.091	1	1	Each	Guard House, HVAC Equipment	2029	12 to 18	12	3,100.00	3,100	3,100	9,039											
5.100	1	1	Allowance	Guard House, Interior Renovation	2020	to 25	3	5,200.00	5,200	5,200	14,310				5,502							
5.105	170	170	Square Feet	Guard House, Windows and Doors	2041	to 35	24	71.00	12,070	12,070	18,962											
5.160	2	1	Allowance	Security and Monitoring Equipment, Phased	2017	to 15	0 to 7	20,200.00	20,200	40,400	133,743	20,200							23,045			
				Maintenance Building Elements																		
6.020	1	1	Allowance	Maintenance Building, Replacement	2026	to 50	9	127,000.00	127,000	127,000	150,443										150,443	
6.030	1	1	Each	Split System	2018	12 to 18	1	6,250.00	6,250	6,250	14,815		6,369									
				Maintenance Equipment and Vehicle Elements																		
7.010	2	1	Each	Gators, Phased	2018	to 15	1 to 4	12,000.00	12,000	24,000	58,542		12,228			12,938						
7.030	1	1	Each	Mower #1, 2004	2018	to 10	1	25,000.00	25,000	25,000	93,345		25,475									
7.050	1	1	Each	Mower #2, 2010	2020	to 10	3	25,000.00	25,000	25,000	96,925				26,452							
7.060	1	1	Each	Mower, Deck	2018	to 10	1	10,400.00	10,400	10,400	38,832		10,598									
7.070	1	1	Each	Mower, John Deere, 2015	2025	to 10	8	27,000.00	27,000	27,000	115,010									31,388		
7.100	1	1	Each	Tractor, John Deere, 2013	2028	to 15	11	31,000.00	31,000	31,000	88,701											
7.105	1	1	Each	Trailer	2023	to 20	6	6,200.00	6,200	6,200	17,055							6,941				
7.210	1	1	Each	Truck, GMC, 2007	2018	to 10	1	24,900.00	24,900	24,900	92,972		25,373									
7.215	2	1	Each	Trucks, Security Vehicles, Phased	2021	to 5	4 to 5	18,000.00	18,000	36,000	301,320					19,407	19,776				21,323	21,728
				Anticipated Expenditures, By Year							$15,958,441	599,922	554,886	417,420	288,540	241,164	492,159	338,722	322,261	408,214	421,722	268,929