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	Years Remaining	Unit (2017)	Costs, $ Per Phase (2017)	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											