



Reserve Expenditures

The Association of
Pelican Point, Inc.

Projected Inflation Rate 3.5%

Line Item	Reserve Components	Total	Per Phase	Unit of Measurement	1st Year of Replacement	Useful Life Years	Age (Year)	Remaining Life Years	2023 Unit Cost	2023 Cost of Replacement	2023 Cost of Replacement	Total 30 Year Future Costs of Replacement	Fiscal Year 2023	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9											
		Quantity	Quantity							per Phase	per Total			2024	2025	2026	2027	2028	2029	2030	2031	2032											
Exterior Building Components																																	
1	Balconies and Breezeways, Waterproof Coatings	11,835	11,835	Square Feet	2024	5 to 10	Unknown	1	\$5.00	\$59,175	\$59,175	\$167,446		\$61,246																			
1.1	Balconies and Breezeways, Waterproof Coatings, Full Replacement	11,835	11,835	Square Feet	2032	15 to 20	Unknown	9	\$12.00	\$142,020	\$142,020	\$529,187										\$193,559											
2	Concrete Restoration, Partial	1	1	Allowance	2024	to 35	1985	1	\$235,000.00	\$235,000	\$235,000	\$243,225		\$243,225																			
3	Doors, Common, Phased	30	5	Each	2028	to 30	varies	5	\$4,200.00	\$21,000	\$126,000	\$240,103							\$24,941														
4	Deck and Arbor, Clubhouse	480	480	Square Feet	2024	to 25	Unknown	1	\$45.00	\$21,600	\$21,600	\$75,189		\$22,356																			
5	Railings, Balconies	1,190	1,190	Linear Feet	2024	to 35	1985	1	\$110.00	\$130,900	\$130,900	\$135,482		\$135,482																			
5.1	Railings, Stairs	420	420	Linear Feet	2024	to 35	1985	1	\$140.00	\$58,800	\$58,800	\$60,858		\$60,858																			
6	Roof, Thermoplastic, Building A	122	122	Squares	2037	15 to 20	2017	14	\$2,400.00	\$292,800	\$292,800	\$473,954																					
6.1	Roofs, Thermoplastic, Buildings B and C	244	244	Squares	2038	15 to 20	2018	15	\$2,400.00	\$585,600	\$585,600	\$981,084																					
7	Stairs, Roof Access	3	3	Each	2024	to 35	1985	1	\$3,500.00	\$10,500	\$10,500	\$10,868		\$10,868																			
8	Walls, Paint Finish Applications, Phase 1	21,770	21,770	Square Feet	2023	5 to 10	2023	0	\$1.15	\$25,036	\$25,036	\$158,578	\$25,036								\$32,967												
8.1	Walls, Paint Finish Applications, Phase 2	70,000	70,000	Square Feet	2024	5 to 10	2014	1	\$1.15	\$80,500	\$80,500	\$527,743		\$83,318								\$109,713											
9	Windows and Glass Doors, Common	430	430	Square Feet	2025	to 40	1985	2	\$80.00	\$34,400	\$34,400	\$36,850		\$36,850																			
Building Services Components																																	
10	Electrical System, Partial	1	1	Allowance	2028	to 75+	varies	5	\$10,000.00	\$10,000	\$10,000	\$52,263							\$11,877														
11	Elevators, Cab Finishes	3	3	Each	2028	15 to 20	2002	5	\$10,000.00	\$30,000	\$30,000	\$99,576							\$35,631														
12	Elevators, Modernization	3	3	Each	2028	to 35	varies	5	\$150,000.00	\$450,000	\$450,000	\$534,459							\$534,459														
13	Fire Protection Systems	1	1	Allowance	2028	to 25	varies	5	\$15,000.00	\$15,000	\$15,000	\$59,917							\$17,815														
14	Plumbing	1	1	Allowance	2053	to 75+	1985	30	\$483,000.00	\$483,000	\$483,000	\$1,355,681																					
15	Security System	1	1	Allowance	2028	5 to 10	varies	5	\$10,000.00	\$10,000	\$10,000	\$52,263							\$11,877														
16	Washers and Dryers	48	48	Each	2028	to 15	2013	5	\$1,100.00	\$52,800	\$52,800	\$167,771							\$62,710														
Property Site Components																																	
17	Asphalt Pavement, Mill and Overlay	11,870	11,870	Square Yards	2037	15 to 25	2012	14	\$18.00	\$213,660	\$213,660	\$345,850																					
18	Asphalt Pavement, Preservation	11,870	11,870	Square Yards	2024	5 to 8	2017	1	\$1.70	\$20,179	\$20,179	\$186,151		\$20,885							\$25,673												
19	Fences, Aluminum	410	410	Linear Feet	2030	to 35	2005	7	\$40.00	\$16,400	\$16,400	\$20,865									\$20,865												
20	Gate System	1	1	Allowance	2030	to 25	2005	7	\$25,000.00	\$25,000	\$25,000	\$31,807									\$31,807												
21	Lift Station, Rebuild	1	1	Allowance	2026	to 30	varies	3	\$10,000.00	\$10,000	\$10,000	\$11,087				\$11,087																	
22	Mailboxes	131	131	Each	2024	to 20	2004	1	\$150.00	\$19,650	\$19,650	\$60,806		\$20,338																			
23	Sea Wall, Partial Replacement	1,210	847	Linear Feet	2053	to 50+	2018	30	\$600.00	\$508,200	\$726,000	\$1,426,413																					
24	Stormwater System, Partial	1	1	Allowance	2037	15 to 25	1985	14	\$10,000.00	\$10,000	\$10,000	\$16,187																					
25	Tennis Courts, Fence	360	360	Linear Feet	2044	to 30	2014	21	\$35.00	\$12,600	\$12,600	\$25,949																					
26	Tennis Courts, Surface	800	800	Square Yards	2052	to 30	2022	29	\$82.00	\$65,600	\$65,600	\$177,899																					
Pool Components																																	
27	Deck, Pavers	4,120	4,120	Square Feet	2046	20 to 30	2016	23	\$9.00	\$37,080	\$37,080	\$81,803																					
28	Fence, Aluminum	350	350	Linear Feet	2030	to 35	Unknown	7	\$30.00	\$10,500	\$10,500	\$13,359									\$13,359												
29	Furniture	1	1	Allowance	2029	5 to 10	2022	6	\$12,000.00	\$12,000	\$12,000	\$87,775							\$14,751														
30	Mechanical Equipment	1	1	Allowance	2026	5 to 10	varies	3	\$10,000.00	\$10,000	\$10,000	\$48,788				\$11,087																	
31	Pool Finish	1,150	1,150	Square Feet	2026	10 to 15	2016	3	\$15.00	\$17,250	\$17,250	\$84,159				\$19,125																	
Total Expenditures										\$3,736,250	\$4,059,050	\$8,581,393	\$25,036	\$658,575	\$36,850	\$41,300	\$0	\$699,310	\$14,751	\$91,705	\$32,967	\$303,272											



Reserve Expenditures

The Association of
Pelican Point, Inc.

Line Item	Reserve Components	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Exterior Building Components																						
1	Balconies and Breezeways, Waterproof Coatings								\$106,200													
1.1	Balconies and Breezeways, Waterproof Coatings, Full Replacement																\$335,628					
2	Concrete Restoration, Partial																					
3	Doors, Common, Phased	\$29,623					\$35,182					\$41,786					\$49,628					\$58,943
4	Deck and Arbor, Clubhouse																	\$52,833				
5	Railings, Balconies																					
5.1	Railings, Stairs																					
6	Roof, Thermoplastic, Building A					\$473,954																
6.1	Roofs, Thermoplastic, Buildings B and C						\$981,084															
7	Stairs, Roof Access																					
8	Walls, Paint Finish Applications, Phase 1							\$43,411								\$57,164						
8.1	Walls, Paint Finish Applications, Phase 2								\$144,471								\$190,241					
9	Windows and Glass Doors, Common																					
Building Services Components																						
10	Electrical System, Partial						\$16,753										\$23,632					
11	Elevators, Cab Finishes													\$63,945								
12	Elevators, Modernization																					
13	Fire Protection Systems																					\$42,102
14	Plumbing																					\$1,355,681
15	Security System						\$16,753										\$23,632					
16	Washers and Dryers											\$105,061										
Property Site Components																						
17	Asphalt Pavement, Mill and Overlay					\$345,850																
18	Asphalt Pavement, Preservation										\$38,794					\$46,075					\$54,723	
19	Fences, Aluminum																					
20	Gate System																					
21	Lift Station, Rebuild																					
22	Mailboxes												\$40,468									
23	Sea Wall, Partial Replacement																					\$1,426,413
24	Stormwater System, Partial					\$16,187																
25	Tennis Courts, Fence												\$25,949									
26	Tennis Courts, Surface																				\$177,899	
Pool Components																						
27	Deck, Pavers														\$81,803							
28	Fence, Aluminum																					
29	Furniture				\$18,767						\$23,877							\$30,379				
30	Mechanical Equipment				\$15,640										\$22,061							
31	Pool Finish				\$26,978										\$38,055							
Total Expenditures		\$29,623	\$0	\$0	\$61,385	\$835,991	\$1,049,774	\$43,411	\$250,671	\$0	\$38,794	\$170,724	\$66,417	\$63,945	\$141,919	\$103,240	\$622,762	\$52,833	\$30,379	\$0	\$232,622	\$2,883,138



Cash Flow Funding Plan (Pooling Method)

The Association of
Pelican Point, Inc.

	FY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Beginning of Year Reserves		\$717,429	\$882,721	\$419,432	\$563,969	\$708,392	\$904,344	\$412,965	\$597,702	\$717,529	\$906,488	\$837,811	\$1,048,022	\$1,301,663	\$1,570,713	\$1,794,549	\$1,258,794
Recommended Reserve Contributions		168,804	168,804	168,804	168,804	174,700	180,800	187,100	193,600	200,400	207,400	214,700	222,200	230,000	238,100	246,400	255,000
Anticipated Interest Earned	3.0%	21,523	26,482	12,583	16,919	21,252	27,130	12,389	17,931	21,526	27,195	25,134	31,441	39,050	47,121	53,836	37,764
Projected Expenditures		(25,036)	(658,575)	(36,850)	(41,300)	0	(699,310)	(14,751)	(91,705)	(32,967)	(303,272)	(29,623)	0	0	(61,385)	(835,991)	(1,049,774)
Projected Year End Reserves		882,721	419,432	563,969	708,392	904,344	412,965	597,702	717,529	906,488	837,811	1,048,022	1,301,663	1,570,713	1,794,549	1,258,794	501,785

		2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning of Year Reserves		\$501,785	\$737,327	\$781,876	\$1,088,032	\$1,374,479	\$1,547,789	\$1,841,206	\$2,156,897	\$2,415,485	\$2,732,310	\$2,551,317	\$2,947,424	\$3,390,868	\$3,891,494	\$4,188,517
Recommended Reserve Contributions		263,900	273,100	282,700	292,600	302,800	313,400	324,400	335,800	347,600	359,800	372,400	385,400	398,900	412,900	427,400
Anticipated Interest Earned	3.0%	15,054	22,120	23,456	32,641	41,234	46,434	55,236	64,707	72,465	81,969	76,540	88,423	101,726	116,745	125,656
Projected Expenditures		(43,411)	(250,671)	0	(38,794)	(170,724)	(66,417)	(63,945)	(141,919)	(103,240)	(622,762)	(52,833)	(30,379)	0	(232,622)	(2,883,138)
Projected Year End Reserves		737,327	781,876	1,088,032	1,374,479	1,547,789	1,841,206	2,156,897	2,415,485	2,732,310	2,551,317	2,947,424	3,390,868	3,891,494	4,188,517	1,858,435

Notes:

- 1) FY 2023 Begins January 1, 2023 and Ends December 31, 2023
- 2) FY 2023 Beginning Reserve Balance and Remaining Contributions are as of December 31, 2022
- 3) Interest Earned is compounded on the Beginning Year Reserve Balance, the first year is a partial amount earned
- 4) Taxes on the interest earned are considered negligible