

TLHA Reserve Study 2017 Update

Components. The estimated replacement cost, estimated remaining life, and estimated useful life of each capital component or item, whether or not a part of the common elements, for which the association has the obligation for repair, replacement or restoration and for which the board of directors determines funding is necessary.

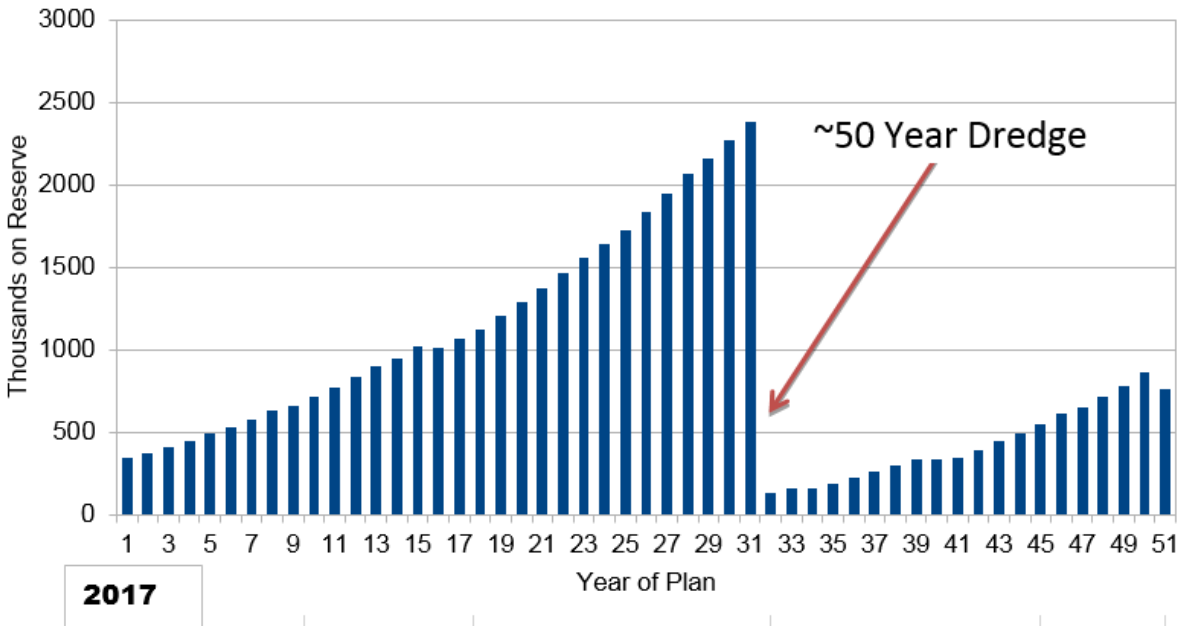
Original Plan Start Year 2017

50 Year Plan -> 2062

Main Components	Placed In Service	Install Cost (k)	Replacement Life Estimate (Years)	Target Replacement Year	Spend Event 1 (YEAR)	Years till Replacement Event	Future Replacement Cost Estimate (k)	Spend Event 2 (YEAR)	Event 2 Amount
Aerators Lake 1&2	2017	13	20	2037		20	21	2057	38.47
Magruder Irrigation	2017	11.9	20	2037		20	19	2057	35.22
Fountains/Lights Lake 1&2	2010	6.55	12	2022		5	9	2034	12.56
Magruder Entrance Sign	1993	5	40	2033		16	13		
Huntley Entrance Sign	2001	5	40	2041		24	13		
Lake 1 Dock	2002	5	15	2017		0	7	2032	11.28
Street Lights	2002	30	30	2032		15	63	2062	152.74
Lake #1, #2 Dredging	1991-1993	unknown	60	2048		34	2,400		
Cement Pipes and Swals	1990-1993	unknown	100	2090		73			

Current Savings Rate 22.30 K per year

$=pv*(1+r)^n$ where PV is present value, R is the interest rate, and N is the number of investment periods.



year of plan	YEAR	Savings (k)	Reserve Funds (k) +5% Int	Spend Event (k)		
1	2017	22.3	341	12	Magruder Irrigation	
2	2018	22.3	373	8	Lake 1 Dock	
3	2019	22.3	403	10	Lake Study	
4	2020	22.3	446			
5	2021	22.3	491			
6	2022	22.3	528	9	Fountains/Lights Lake 1&2	
7	2023	22.3	577			
8	2024	22.3	628			
9	2025	22.3	658	24	Aerators Lake 1&2	
10	2026	22.3	713			
11	2027	22.3	771			
12	2028	22.3	832			
13	2029	22.3	896			
14	2030	22.3	948	15	Lake Study	
15	2031	22.3	1018			
16	2032	22.3	1006	85	Lake 1 Dock	Street Lights
17	2033	22.3	1062	16	Magruder Entrance Sign	
18	2034	22.3	1124	13	Fountains/Lights Lake 1&2	
19	2035	22.3	1203			
20	2036	22.3	1285			
21	2037	22.3	1372			
22	2038	22.3	1463			
23	2039	22.3	1558			
24	2040	22.3	1638	20	Lake Study	
25	2041	22.3	1726	16	Huntley Entrance Sign	
26	2042	22.3	1835			
27	2043	22.3	1949			
28	2044	22.3	2069			
29	2045	22.3	2157			
30	2046	22.3	2287	20	Fountains/Lights Lake 1&2	
31	2047	22.3	2384	18	Lake 1 Dock	
32	2048	22.3	126	2400	Lake #1, #2 Dredging	
33	2049	22.3	154			
34	2050	22.3	159	25	Lake Study	
35	2051	22.3	190			
36	2052	22.3	222			
37	2053	23.3	256			
38	2054	24.3	293			
39	2055	25.3	333			
40	2056	26.3	338	38	Aerators Lake 1&2	
41	2057	27.3	347	35	Magruder Irrigation	
42	2058	28.3	393			
43	2059	29.3	442			
44	2060	30.3	494			
45	2061	31.3	550			
46	2062	32.3	610			
47	2063	33.3	645	29	Fountains/Lights Lake 1&2	
48	2064	34.3	711			
49	2065	35.3	782			
50	2066	36.3	857			
51	2067	37.3	762	176	Street lights	