

Victoria Park II Homeowners Association
Reserve Analysis Cash Methodology (16 year forecast) with 3% / yr cost increase
For Fiscal Years Jan. 2024 to Dec. 2040

Item	Replacement Cost	Normal Life	Remaining Life	2024	2025	2026	2027
Entrance Landscape	\$ 15,000.00	12	0	15000			
Signage, Entry Monuments	\$ 17,500.00	20	6				
Asphalt Overlay	\$ 11,000.00	20	11				
Pool Deck Brick Pavers	\$ 30,000.00	25	15				
Pool Equipment Allowance	\$ 12,000.00	10	0	12000			
Pool Fencing & Gates	\$ 26,000.00	25	25			0	
Pool House, Restroom Renovations	\$ 8,000.00	10	4				8000
Pool House, Roof	\$ 15,200.00	25	5				
Hardball Court Roof	\$ 12,000.00	25	0	12000			
Bench & Table Replacement	\$ 8,000.00	5	2		10000		
Pool Interiors	\$ 20,000.00	12	5				
Pool Security	\$ 10,000.00	7	7	1500			
Pool Lock System	\$ 11,000.00	7	6				
Dock Restoration	\$ 14,000.00	15	9				
Lake Drain Maintenance	\$ 110,000.00	20	17				
Boat Ramp Repair	\$ 8,500.00	10	20				
Mailbox Replacement	\$ 180,000.00	20	7				
Mailbox Renovation	\$ 90,000.00	10	17				
Park Lights Replacement	\$ 24,000.00	20	3			30000	
Playground Replacement	\$ 16,000.00	12	3			25000	
Tennis Court Fencing & Gates	\$ 70,000.00	25	0	70000			
Tennis Court Lighting	\$ 15,000.00	24	0	25000			
Tennis/Basketball Court Resurface	\$ 18,000.00	7	0	20000			
Add trees to park	\$ 5,000.00	30	0	5000			

Beginning Cash Balance		Starting Balance	\$ 229,124.00	\$ 121,622.40	\$ 164,620.80	\$ 162,619.20
2024 Annual Contribution	\$ 236.60	Contribution	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40
2024 Additional per home						
Total Reserve Dues	\$ 236.60					
Expenditures		Spent During year	\$ 160,500.00	\$ 10,000.00	\$ 55,000.00	\$ 8,000.00
Ending Cash Balance		Final Balance	\$ 121,622.40	\$ 164,620.80	\$ 162,619.20	\$ 207,617.60
Total Reserve Funding	\$ 52,998.40					

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Item	2028	2029	2030	2031	2032	2033	2034
Entrance Landscape							
Signage, Entry Monuments			23000				
Asphalt Overlay							
Pool Deck Brick Pavers							
Pool Equipment Allowance						18000	
Pool Fencing & Gates							
Pool House, Restroom Renovations						10500	
Pool House, Roof	16000						
Hardball Court Roof							
Bench & Table Replacement				9300			
Pool Interiors		25000					
Pool Security			12000			14000	
Pool Lock System			14000			17000	
Dock Restoration					18200		
Lake Drain Maintenance							
Boat Ramp Repair							
Mailbox Replacement			200000				
Mailbox Renovation							
Park Lights Replacement							
Playground Replacement							
Tennis Court Fencing & Gates							
Tennis Court Lighting							
Tennis/Basketball Court Resurface		10500					
Add trees to park							

Beginning Cash Balance	\$ 207,617.60	\$ 244,616.00	\$ 262,114.40	\$ 66,112.80	\$ 109,811.20	\$ 144,609.60	\$ 138,108.00
2024 Annual Contribution	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40
2024 Additional per home							

Total Reserve Dues

Expenditures	\$ 16,000.00	\$ 35,500.00	\$ 249,000.00	\$ 9,300.00	\$ 18,200.00	\$ 59,500.00	\$ -
Ending Cash Balance	\$ 244,616.00	\$ 262,114.40	\$ 66,112.80	\$ 109,811.20	\$ 144,609.60	\$ 138,108.00	\$ 191,106.40
Total Reserve Funding							

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Item	2035	2036	2037	2038	2039	2040
Entrance Landscape		23000				
Signage, Entry Monuments						
Asphalt Overlay	16500					
Pool Deck Brick Pavers						54000
Pool Equipment Allowance						
Pool Fencing & Gates						
Pool House, Restroom Renovations						
Pool House, Roof						
Hardball Court Roof						
Bench & Table Replacement		11000				
Pool Interiors						
Pool Security						16000
Pool Lock System						21000
Dock Restoration						
Lake Drain Maintenance						
Boat Ramp Repair						
Mailbox Replacement						
Mailbox Renovation						155000
Park Lights Replacement						
Playground Replacement				27000		
Tennis Court Fencing & Gates						
Tennis Court Lighting						
Tennis/Basketball Court Resurface		12000				
Add trees to park						

Beginning Cash Balance	\$ 191,106.40	\$ 227,604.80	\$ 234,603.20	\$ 287,601.60	\$ 313,600.00	\$ 366,598.40
2024 Annual Contribution	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40	\$ 52,998.40
2024 Additional per home						

Total Reserve Dues

Expenditures	\$ 16,500.00	\$ 46,000.00	\$ -	\$ 27,000.00	\$ -	\$ 246,000.00
Ending Cash Balance	\$ 227,604.80	\$ 234,603.20	\$ 287,601.60	\$ 313,600.00	\$ 366,598.40	\$ 173,596.80
Total Reserve Funding						