

## **PDPOA REPAIR & REPLACEMENT RESERVES TARGET**

It should be stated up front that the PDPOA Finance Committee recognizes that any reserve study is based on a number of estimates and assumptions. These estimates and assumptions include future replacement costs, when the improvements were or will be made in the future, inflation, as well as investment returns. It is therefore understood that reserve studies and the resulting reserve requirements are imperfect and will change over time as more current information becomes available. Nonetheless, it is industry practice and good financial sense to update the reserve study annually with an objective of having a plan in place to reach an appropriate amount of reserves without borrowing or special assessments (which PDPOA does not currently have the ability to do).

The appropriate amount of reserves to have on hand is not cast in stone and will be discussed later in this document. First, it will be beneficial if we establish some objectives as well as define some terminology:

### **OBJECTIVES:**

As stated above, the overall objective of conducting reserve studies is to maintain an appropriate amount of reserves on hand to replace infrastructure as necessary and to avoid special assessments.

In addition, it is desirable for owners to pay a reasonably equitable share into the reserves to avoid unduly burdening current or future owners (which may unfavorably impact property values). A simple example may help crystalize this concept. Imagine a bridge with a 20-year useful life and an expected replacement cost of \$2m. An equitable reserve buildup would call for \$100k per year to be collected from the owners so that at the end of 20 years, the reserve balance equals the \$2m needed to replace the bridge (in practice, we would take into consideration investment returns which would reduce the amount that is needed to be collected but for this simple example we ignore investment returns). With this approach, if an owner were to sell their property, they would have paid their proportional share of the bridge's depreciation while they owned their property and the new owner would be required to pay their share of bridge depreciation for the years they own. Taking on debt may be necessary to fund a spike in cash needs. However, debt effectively shifts the burden of paying for replacements to the future and should generally be avoided to maintain the reasonably equitable objective stated above.

### **TERMINOLOGY:**

One of the more common industry practices to estimate whether current reserves are adequate is to use the 'Percent of Reserve' calculation. This calculation divides the actual reserves on hand by the required reserves from the reserve study. For example, using our bridge example above, at the end of year 4 required reserves are 400k (100k per year for 4 years). If we have indeed collected the \$100k per year and have the \$400k on hand, we are 100% reserved (actual reserves \$400k divided by required reserves of \$400k). But let's say by year 8, for whatever reason, we've only collected \$500k. Our percent reserved would be only 62.5% (actual reserves \$500k divided by required reserves of \$800k).

**PDPOA PERCENT OF RESERVE TARGET:**

While there is no single 'correct' Percent of Reserve amount that applies equally to all communities, it is generally understood that maintaining a lower Percent of Reserves increases the likelihood of needing a special assessment to fund asset replacements. Conversely, maintaining a higher Percent of Reserve amount results in a lower likelihood of special assessments. Research indicates that many industry experts recommend a Percent of Reserve target of 70% as a reasonable target. The PDPOA Finance Committee has therefore adopted 70% as their initial target.

**FUTURE FORECASTS:**

The Finance Committee desires to reach our targeted 70% Percent of Reserves as soon as practical but recognizes this will take a number of years to accomplish. Current forecasts suggest we will reach this target in 2033. The forecast also indicated that cash flow is sufficient to meet necessary replacements as currently scheduled. The path to reaching the target is not expected to be linear as updates to the reserve study, variances in investment returns and changing community priorities can influence the Percent of Reserve calculated at any given year end.

**PALMETTO DUNES POA  
ANALYSIS DATE - JANUARY 1, 2023  
PERCENT FUNDED - ANNUAL - ENDING BALANCE**

<u>Period</u>	<u>Beginning Balance</u>	<u>Contribution</u>	<u>Excess Contribution</u>	<u>Leamington Reimbursement</u>	<u>Total Return</u>	<u>Expenditures</u>	<u>Ending Balance</u>	<u>Percent Funded</u>	<u>100% Funded</u>
1/23 - 12/23	\$ 8,846,744	\$ 2,100,000	\$ 80,000	\$ -	\$ 353,634	\$ 2,458,506	\$ 8,921,872	38.46%	\$ 23,195,092
1/24 - 12/24	8,921,872	2,200,000	-	-	361,349	2,330,554	9,152,667	39.46%	23,196,013
1/25 - 12/25	9,152,667	2,200,000	360,000	-	336,513	4,009,617	8,039,562	37.63%	21,365,809
1/26 - 12/26	8,039,562	2,300,000	130,000	1,082,052	315,520	2,912,471	8,954,663	44.02%	20,341,957
1/27 - 12/27	8,954,663	2,300,000	15,000	-	363,197	2,405,566	9,227,294	46.51%	19,837,469
1/28 - 12/28	9,227,294	2,400,000	35,000	-	376,732	2,387,315	9,651,711	49.83%	19,369,991
1/29 - 12/29	9,651,711	2,400,000	15,000	-	389,999	2,585,823	9,870,887	52.70%	18,729,276
1/30 - 12/30	9,870,887	2,500,000	295,000	-	376,938	3,764,413	9,278,412	54.84%	16,918,780
1/31 - 12/31	9,278,412	2,500,000	145,000	-	388,057	2,034,428	10,277,041	61.00%	16,847,759
1/32 - 12/32	10,277,041	2,600,000	40,000	-	417,005	2,712,678	10,621,368	65.92%	16,111,411
1/33 - 12/33	10,621,368	2,600,000	-	-	434,664	2,535,691	11,120,341	71.62%	15,526,532
1/34 - 12/34	11,120,341	2,700,000	-	-	447,050	3,026,484	11,240,906	77.77%	14,454,278
1/35 - 12/35	11,240,906	2,700,000	-	422,877	497,446	797,198	14,064,031	90.11%	15,606,903
1/36 - 12/36	14,064,031	2,000,000	-	-	607,743	336,735	16,335,039	94.39%	17,306,188
1/37 - 12/37	16,335,039	2,000,000	-	-	677,270	1,470,582	17,541,727	97.67%	17,959,793
1/38 - 12/38	17,541,727	2,000,000	-	187,641	737,715	920,950	19,546,133	101.62%	19,234,341
1/39 - 12/39	19,546,133	2,000,000	-	-	830,211	395,641	21,980,703	104.02%	21,131,024
1/40 - 12/40	21,980,703	2,000,000	-	-	907,472	1,477,508	23,410,667	106.23%	22,038,343
1/41 - 12/41	23,410,667	1,700,000	-	-	970,054	969,669	25,111,052	106.67%	23,541,111
1/42 - 12/42	25,111,052	1,700,000	-	-	1,028,532	1,503,883	26,335,701	107.03%	24,605,704
1/43 - 12/43	26,335,701	1,700,000	-	-	1,084,742	1,197,796	27,922,646	107.09%	26,073,774
1/44 - 12/44	27,922,646	1,700,000	-	-	1,141,161	1,606,035	29,157,772	106.93%	27,268,761
1/45 - 12/45	29,157,772	1,700,000	-	-	1,197,833	1,298,242	30,757,363	106.61%	28,850,588
1/46 - 12/46	30,757,363	1,400,000	-	-	1,272,012	561,207	32,868,168	105.14%	31,261,215
1/47 - 12/47	32,868,168	1,400,000	-	-	1,365,067	221,271	35,411,964	103.69%	34,150,513
1/48 - 12/48	35,411,964	1,400,000	-	-	1,454,689	915,627	37,351,026	102.37%	36,485,645
1/49 - 12/49	37,351,026	1,400,000	-	-	1,544,735	379,759	39,916,002	101.04%	39,503,630
1/50 - 12/50	39,916,002	1,400,000	-	-	1,625,589	1,546,268	41,395,323	99.74%	41,501,268
1/51 - 12/51	41,395,323	1,100,000	-	-	1,642,321	3,384,705	40,752,939	97.55%	41,777,768
1/52 - 12/52	\$ 40,752,939	\$ 1,100,000	\$ -	\$ 1,144,880	\$ 1,645,211	\$ 1,958,289	\$ 42,684,741	97.69%	\$ 43,694,574

# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2023					
01/01/2023	Admin Vehicle #1	910-000-0197	01/01/2018	5:00	\$ 55,000.00
01/01/2023	Maintenance - Polaris	910-000-0203	01/01/2013	10:00	15,033.50
01/01/2023	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2018	5:00	44,000.00
09/01/2023	Concrete Trails - MB (SL to PT)	910-000-0225	09/01/1998	25:00	212,955.39
09/01/2023	Dune House Asphalt - Resurface	910-000-0047	09/01/1995	28:00	550,746.71
09/01/2023	Mooring Buoy - SL to PT - Drainage	910-000-0224	09/01/1963	60:00	332,793.80
09/01/2023	Mooring Buoy - SL to PT - Roadway	910-000-0028		15:00	1,247,976.74
					2,458,506.14
Year : 2024					
01/01/2024	Community Services - Explorer	910-000-0217	01/01/2014	10:00	\$ 26,265.00
01/01/2024	Maintenance Vehicle - Chevy	910-000-0202	01/01/2014	10:00	36,050.00
01/01/2024	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2019	5:00	38,443.21
01/01/2024	Server	910-000-0190	01/01/2018	6:00	21,858.71
09/01/2024	Dinghy Drainage	910-000-0252	09/01/1964	60:00	65,235.95
09/01/2024	Dinghy Roadway	910-000-0045		20:00	130,471.90
09/01/2024	East Wind Drainage	910-000-0253	09/01/1964	60:00	58,827.91
09/01/2024	East Wind Roadway	910-000-0048		20:00	117,655.82
09/01/2024	Flotilla Drainage	910-000-0254	09/01/1964	60:00	56,937.01
09/01/2024	Flotilla Roadway	910-000-0049		20:00	113,874.02
09/01/2024	Galleon Drainage	910-000-0255	09/01/1964	60:00	60,298.61
09/01/2024	Galleon Roadway	910-000-0050		20:00	120,597.21
09/01/2024	High Rigger Drainage	910-000-0256	09/01/1964	60:00	62,399.60
09/01/2024	High Rigger Roadway	910-000-0052		20:00	124,799.20
09/01/2024	Iron Clad Drainage	910-000-0257	09/01/1964	60:00	58,407.71
09/01/2024	Iron Clad Roadway	910-000-0054		20:00	116,815.42
09/01/2024	Junket Drainage	910-000-0258	09/01/1964	60:00	54,836.01
09/01/2024	Junket Roadway	910-000-0055		20:00	109,672.03
09/01/2024	Mooring Buoy - PT to End - Drainage	910-000-0296	09/01/1964	60:00	319,036.35
09/01/2024	Mooring Buoy - PT to End - Roadway	910-000-0297		15:00	638,072.70
					2,330,554.37
Year : 2025					
01/01/2025	Maintenance Boat - Replace	910-000-0200	01/01/2015	10:00	\$ 15,913.50
01/01/2025	Maintenance Low Side Dump Trailer - Replace	910-000-0198	01/01/2007	18:00	6,206.27
01/01/2025	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2020	5:00	53,045.00
01/01/2025	Radar Trailer - Replace	910-000-0186	01/01/2010	15:00	5,304.50
01/01/2025	Radar Units - Replace	910-000-0187	01/01/2010	15:00	6,630.63
01/01/2025	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2020	5:00	36,539.78
08/30/2025	Man-O-War Drainage	910-000-0261	08/30/1965	60:00	70,697.51

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## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
08/30/2025	Man-0-War Roadway	910-000-0061		20:00	\$ 141,395.02
08/30/2025	Night Harbour Roadway	910-000-0063		20:00	131,464.99
09/01/2025	Ketch Drainage	910-000-0259	09/01/1965	60:00	59,077.93
09/01/2025	Ketch Roadway	910-000-0056		20:00	118,155.85
09/01/2025	Long Boat Drainage	910-000-0260	09/01/1965	60:00	60,700.95
09/01/2025	Long Boat Roadway	910-000-0058		20:00	121,401.89
09/01/2025	Night Harbour Drainage	910-000-0262	09/01/1965	60:00	65,894.61
09/01/2025	Ocean Lane - Bridge #7 - Repair/Replace	910-000-0105	09/01/1955	70:00	2,001,724.61
09/01/2025	Ocean Lane PED Bridge - Rails - Replace	910-000-0165	09/01/2005	20:00	7,887.88
09/01/2025	Ocean Lane PED Bridge Path - Replace	910-000-0166	09/01/2005	20:00	25,562.56
09/01/2025	Temporary Bridge	910-000-0303		2:08	1,082,013.30
					4,009,616.78
Year : 2026					
01/01/2026	Camera System Queens Folly - Replace	910-000-0172	01/01/2011	15:00	\$ 54,636.35
01/01/2026	Radio Repeater #1 - Replace	910-000-0188	01/01/2006	20:00	6,878.72
01/01/2026	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2021	5:00	38,245.45
01/01/2026	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2021	5:00	38,245.45
01/01/2026	Security Vehicle - Chief of Security	910-000-0209	01/01/2019	7:00	43,709.08
01/01/2026	Telephone Recorder System	910-000-0192	01/01/2016	10:00	5,212.31
01/01/2026	Traffic Counter - Replace	910-000-0196	01/01/2011	15:00	6,228.54
09/01/2026	Carnoustie - Bridge #6 - Repair/Replace	910-000-0084	09/01/1956	70:00	2,719,315.83
					2,912,471.73
Year : 2027					
01/01/2027	QF/QG Camera System	910-000-0185	01/01/2012	15:00	\$ 9,748.03
01/01/2027	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2022	5:00	38,998.62
01/01/2027	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2022	5:00	38,493.45
01/01/2027	Traffic and Other Signs - Replace	910-000-0024	01/01/2009	18:00	22,510.18
09/01/2027	Full Sweep - Bridge # 17 - Repair/Replace	910-000-0090	09/01/1957	70:00	2,123,629.63
09/01/2027	Golf Cart Bridge-Swing About	910-000-0304		30:00	172,186.19
					2,405,566.10
Year : 2028					
01/01/2028	Admin Vehicle #1	910-000-0197	01/01/2023	5:00	\$ 63,760.07
01/01/2028	Camera System Front Gate - Replace	910-000-0170	01/01/2013	15:00	26,735.18
01/01/2028	Camera System-Pass Office	910-000-0174	01/01/2013	15:00	7,312.70
01/01/2028	Maintenance - Big Tex Cargo Trailer	910-000-0214	01/01/2018	10:00	1,691.74
01/01/2028	Maintenance - Big Tex Dump Trailer	910-000-0213	01/01/2018	10:00	7,421.46
01/01/2028	Maintenance - Polaris Ranger Crew	910-000-0216	01/01/2018	10:00	17,389.11
01/01/2028	Pass Office/Gate Printers - Replace	910-000-0183	01/01/2018	10:00	4,868.95

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## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2028	Security - All American Trailer	910-000-0215	01/01/2018	10:00	\$ 19,789.24
01/01/2028	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2023	5:00	51,008.06
09/01/2028	Swing About - Bridge #19 - Repair/Replace	910-000-0131	09/01/1958	70:00	2,187,338.52
					2,387,315.03
Year : 2029					
01/01/2029	Camera System North Gate - Replace	910-000-0171	01/01/2014	15:00	\$ 11,750.67
01/01/2029	Camera System South Gate - Replace	910-000-0173	01/01/2014	15:00	11,750.67
01/01/2029	Main Monument Signs - Refurbish	910-000-0016	01/01/2009	20:00	53,732.35
01/01/2029	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2024	5:00	44,566.21
01/01/2029	Traffic Signs QF Corridor - Replace	910-000-0025	01/01/2009	20:00	8,955.39
06/01/2029	Bird Island Bulkhead - Replace	910-000-0002	06/01/2009	20:00	93,510.54
09/01/2029	Leisure Path Signs - Replace	910-000-0014	09/01/2009	20:00	9,498.96
09/01/2029	Mooring Buoy - Bridge #12 - Repair/Replace	910-000-0100	09/01/1959	70:00	2,252,958.68
09/01/2029	Mooring Buoy Dock	910-000-0018	09/01/2014	15:00	31,612.82
09/01/2029	St. George Dock-Replace	910-000-0022	09/01/2014	15:00	67,486.93
					2,585,823.22
Year : 2030					
01/01/2030	Carpet - 16 Queens Folly	910-000-0175	01/01/2015	15:00	\$ 15,113.92
01/01/2030	Maintenance Vehicle - Prius	910-000-0300	01/01/2020	10:00	36,896.22
01/01/2030	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2025	5:00	61,493.69
01/01/2030	Maintenance Vehicle - Tacoma	910-000-0299	01/01/2020	10:00	36,896.22
01/01/2030	Radio Repeater #2 - Replace	910-000-0189	01/01/2010	20:00	10,945.88
01/01/2030	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2025	5:00	42,359.62
01/01/2030	Server	910-000-0190	01/01/2024	6:00	26,100.44
01/01/2030	Wood Fence - 16 Queen's Folly	910-000-0026	01/01/2014	16:00	25,812.59
06/01/2030	Directional Signs - Replace	910-000-0003	06/01/2010	20:00	37,228.93
09/01/2030	Haul Away - Bridge #13 - Repair/Replace	910-000-0095	09/01/1960	70:00	2,320,547.44
09/01/2030	Haul Away Drainage	910-000-0236	09/01/1970	60:00	169,337.25
09/01/2030	Haul Away Roadway	910-000-0051	09/01/2010	20:00	254,005.87
09/01/2030	HVAC - 16 Queen's Folly Road	910-000-0006	09/01/2015	15:00	100,500.61
09/01/2030	Port Tack Drainage - Full Sweep to Offshore	910-000-0229	09/01/1970	60:00	250,869.99
09/01/2030	Port Tack Roadway - Full Sweep to Offshore	910-000-0230	09/01/2010	20:00	376,304.99
					3,764,413.66
Year : 2031					
01/01/2031	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2026	5:00	\$ 44,336.95
01/01/2031	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2026	5:00	44,336.95
09/01/2031	Down Wind Drainage	910-000-0267	09/01/1971	60:00	13,888.79
09/01/2031	Down Wind Roadway	910-000-0046	09/01/2011	20:00	20,833.19

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## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
09/01/2031	Full Sweep Drainage	910-000-0235	09/01/1971	60:00	\$ 232,556.48
09/01/2031	Full Sweep Roadway	910-000-0037	09/01/2011	20:00	348,834.73
09/01/2031	High Water Drainage	910-000-0264	09/01/1971	60:00	24,870.62
09/01/2031	High Water Roadway	910-000-0053	09/01/2011	20:00	37,305.94
09/01/2031	Low Water Drainage	910-000-0265	09/01/1971	60:00	13,888.79
09/01/2031	Low Water Roadway	910-000-0060	09/01/2011	20:00	20,833.19
09/01/2031	Midstream Drainage	910-000-0270	09/01/1971	60:00	56,847.14
09/01/2031	Midstream Roadway	910-000-0062	09/01/2011	20:00	85,270.71
09/01/2031	Slack Tide Drainage	910-000-0263	09/01/1971	60:00	16,149.76
09/01/2031	Slack Tide Roadway	910-000-0065	09/01/2011	20:00	24,224.63
09/01/2031	St George Foot Bridge - Replace	910-000-0168	09/01/2006	25:00	132,944.79
09/01/2031	Starboard Tack Drainage - Midstream to Slack	910-000-0232	09/01/1971	60:00	119,508.19
09/01/2031	Starboard Tack Roadway - Midstream to Slack	910-000-0231	09/01/2011	20:00	179,262.29
09/01/2031	Swing About Drainage - Slack Tide to Bridge	910-000-0233	09/01/1971	60:00	164,727.51
09/01/2031	Swing About Roadway - Slack Tide to Bridge	910-000-0041	09/01/2011	20:00	247,091.26
09/01/2031	Top Side Drainage	910-000-0268	09/01/1971	60:00	27,777.58
09/01/2031	Top Side Roadway	910-000-0066	09/01/2011	20:00	41,666.37
09/01/2031	Up Wind Drainage	910-000-0266	09/01/1971	60:00	13,242.80
09/01/2031	Up Wind Roadway	910-000-0067	09/01/2011	20:00	19,864.20
09/01/2031	Yard Arm Drainage	910-000-0269	09/01/1971	60:00	41,666.37
09/01/2031	Yard Arm Roadway	910-000-0069	09/01/2011	20:00	62,499.56
					2,034,428.79

Year : 2032

01/01/2032	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2027	5:00	\$ 45,210.09
01/01/2032	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2027	5:00	44,624.46
01/01/2032	Telephone Systems - Replace	910-000-0193	01/01/2007	25:00	28,705.01
09/01/2032	Burns Court Drainage	910-000-0242	09/01/1972	60:00	9,980.55
09/01/2032	Burns Court Roadway	910-000-0072	09/01/2012	20:00	14,970.82
09/01/2032	Carnoustie Drainage	910-000-0227	09/01/1972	60:00	464,095.53
09/01/2032	Carnoustie Roadway	910-000-0027		15:00	1,392,286.60
09/01/2032	Cartgate Drainage	910-000-0239	09/01/1972	60:00	69,863.84
09/01/2032	Cartgate Roadway	910-000-0073	09/01/2012	20:00	104,795.77
09/01/2032	Cockle Drainage	910-000-0272	09/01/1972	60:00	16,301.56
09/01/2032	Cockle Roadway	910-000-0074	09/01/2012	20:00	24,452.35
09/01/2032	Concrete Trails - Camoustie	910-000-0158	09/01/2007	25:00	285,310.63
09/01/2032	Cottage Court Drainage	910-000-0247	09/01/1972	60:00	20,959.15
09/01/2032	Cottage Court Roadway	910-000-0075	09/01/2012	20:00	31,438.73
09/01/2032	Flagg Drainage	910-000-0271	09/01/1972	60:00	22,090.28
09/01/2032	Flagg Drive Roadway	910-000-0076	09/01/2012	20:00	33,135.42
09/01/2032	Ginger Beer Drainage	910-000-0243	09/01/1972	60:00	14,970.82

# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
09/01/2032	Ginger Beer Roadway	910-000-0077	09/01/2012	20:00	\$ 22,456.24
12/01/2032	Maintenance Vehicle - Tundra	910-000-0201	12/01/2022	10:00	67,030.50
					2,712,678.35

Year : 2033

01/01/2033	Admin Vehicle #1	910-000-0197	01/01/2028	5:00	\$ 73,915.40
01/01/2033	Maintenance - Polaris	910-000-0203	01/01/2023	10:00	20,203.77
01/01/2033	Pass Office Software - Replace	910-000-0182	01/01/2018	15:00	80,634.98
01/01/2033	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2028	5:00	59,132.32
01/01/2033	Security Vehicle - Chief of Security	910-000-0209	01/01/2026	7:00	53,756.66
09/01/2033	Beach Path #14 Junk/Ket (Access & Crossover)	910-000-0150	09/01/2008	25:00	75,386.41
09/01/2033	Carnoustie PED Bridge	910-000-0155	09/01/2013	20:00	301,523.04
09/01/2033	Dunes House Crosswalk	910-000-0162	09/01/2013	20:00	85,851.08
09/01/2033	Heath Drive Drainage	910-000-0238	09/01/1973	60:00	119,932.93
09/01/2033	Heath Drive Roadway	910-000-0070	09/01/2013	20:00	179,899.40
09/01/2033	Hunt Club Drainage	910-000-0241	09/01/1973	60:00	39,406.53
09/01/2033	Hunt Club Roadway	910-000-0078	09/01/2013	20:00	59,109.80
09/01/2033	Off Shore Drainage - Bridge to End	910-000-0234	09/01/1973	60:00	318,678.93
09/01/2033	Off Shore Roadway - Bridge to End	910-000-0038	09/01/2013	20:00	478,018.40
09/01/2033	Promontory Drainage	910-000-0240	09/01/1973	60:00	95,946.35
09/01/2033	Promontory Roadway	910-000-0079	09/01/2013	20:00	143,919.52
09/01/2033	Shelley Drainage	910-000-0246	09/01/1973	60:00	24,329.25
09/01/2033	Shelley Roadway	910-000-0080	09/01/2013	20:00	36,493.88
09/01/2033	Strath Drainage	910-000-0273	09/01/1973	60:00	27,413.24
09/01/2033	Strath Roadway	910-000-0081	09/01/2013	20:00	41,119.86
09/01/2033	Sutherland Drainage	910-000-0244	09/01/1973	60:00	21,587.93
09/01/2033	Sutherland Roadway	910-000-0082	09/01/2013	20:00	32,381.89
09/01/2033	Troon Drive Drainage	910-000-0245	09/01/1973	60:00	66,819.78
09/01/2033	Troon Drive Roadway	910-000-0083	09/01/2013	20:00	100,229.66
					2,535,691.01

Year : 2034

01/01/2034	Community Services - Explorer	910-000-0217	01/01/2024	10:00	\$ 35,297.96
01/01/2034	LVT Flooring - 16 Queen's Folly Road	910-000-0015	01/01/2014	20:00	22,770.65
01/01/2034	Maintenance Vehicle - Chevy	910-000-0202	01/01/2024	10:00	48,448.19
01/01/2034	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2029	5:00	51,664.45
01/01/2034	South Gate Arm & Software	910-000-0191	01/01/2014	20:00	38,791.51
01/01/2034	Street Name Markers - Replace	910-000-0023	01/01/2009	25:00	59,383.63
09/01/2034	Beach Path #01 Hilton (Access & Crossover) -	910-000-0137	09/01/2009	25:00	148,237.10
09/01/2034	Beach Path #04 Arma/Brig (Access & Crossov	910-000-0140	09/01/2009	25:00	94,236.44
09/01/2034	Concrete Trails - Ocean Lane	910-000-0159	09/01/2009	25:00	271,062.13



# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
09/01/2034	Concrete Trails - St. George	910-000-0161	09/01/2009	25:00	\$ 20,329.66
09/01/2034	Ocean Lane Drainage	910-000-0226	09/01/1974	60:00	211,767.29
09/01/2034	Ocean Lane Roadway	910-000-0030		15:00	635,301.87
09/01/2034	Rum Row Drainage	910-000-0237	09/01/1974	60:00	105,883.65
09/01/2034	Rum Row Roadway	910-000-0064	09/01/2014	20:00	158,825.47
09/01/2034	Saint George Drainage	910-000-0228	09/01/1974	60:00	374,828.10
09/01/2034	Saint George Roadway	910-000-0071		20:00	749,656.21
					3,026,484.31
Year : 2035					
01/01/2035	Maintenance Boat - Replace	910-000-0200	01/01/2025	10:00	\$ 21,386.41
01/01/2035	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2030	5:00	71,288.04
01/01/2035	Parking Lot - 16 Queens Folly	910-000-0181	01/01/2015	20:00	61,068.19
01/01/2035	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2030	5:00	49,106.41
01/01/2035	Tile Flooring - 16 Queens Folly	910-000-0194	01/01/2015	20:00	19,965.87
09/01/2035	Beach Path #06 Brig/Cat (Access & Crossover)	910-000-0142	09/01/2010	25:00	87,248.12
09/01/2035	Mooring Buoy - Bridge to SL - Roadway	910-000-0029	09/01/2015	20:00	327,180.46
09/01/2035	North Gate House - Replace	910-000-0164	09/01/2005	30:00	159,954.89
					797,198.39
Year : 2036					
01/01/2036	Flag Poles - Replace	910-000-0004	01/01/2011	25:00	\$ 22,028.01
01/01/2036	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2031	5:00	51,398.68
01/01/2036	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2031	5:00	51,398.68
01/01/2036	Server	910-000-0190	01/01/2030	6:00	31,165.30
01/01/2036	Telephone Recorder System	910-000-0192	01/01/2026	10:00	7,004.91
09/01/2036	Beach Path #10 FloUGall (Access & Crossover)	910-000-0146	09/01/2011	25:00	91,363.33
09/01/2036	Beach Path #18 ManO/Night (Access & Cross	910-000-0154	09/01/2011	25:00	82,376.77
					336,735.68
Year : 2037					
01/01/2037	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2032	5:00	\$ 52,410.89
01/01/2037	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2032	5:00	51,731.98
09/01/2037	Beach Path #08 Dingy/East (Access & Crosse	910-000-0144	09/01/2012	25:00	87,933.46
09/01/2037	North Tide Gates - Repair/Replace	910-000-0019	09/01/2002	35:00	231,403.84
09/01/2037	Queen's Folly Roadway	910-000-0035	09/01/2017	20:00	1,047,102.36
					1,470,582.53

# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2038					
01/01/2038	Admin Vehicle #1	910-000-0197	01/01/2033	5:00	\$ 85,688.21
01/01/2038	Maintenance - Big Tex Cargo Trailer	910-000-0214	01/01/2028	10:00	2,273.56
01/01/2038	Maintenance - Big Tex Dump Trailer	910-000-0213	01/01/2028	10:00	9,973.83
01/01/2038	Maintenance - Polaris Ranger Crew	910-000-0216	01/01/2028	10:00	23,369.51
01/01/2038	Pass Office/Gate Printers - Replace	910-000-0183	01/01/2028	10:00	6,543.46
01/01/2038	Security - All American Trailer	910-000-0215	01/01/2028	10:00	26,595.08
01/01/2038	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2033	5:00	68,550.57
09/01/2038	Armada Roadway	910-000-0042	09/01/2018	20:00	125,131.62
09/01/2038	Beach Path #07 CaUDingy (Access & Crossov	910-000-0143	09/01/2013	25:00	73,092.76
09/01/2038	Beach Path #09 EasUFlot (Access & Crossove	910-000-0145	09/01/2013	25:00	74,681.73
09/01/2038	Brigantine Roadway	910-000-0043	09/01/2018	20:00	125,131.62
09/01/2038	Cat Boat Roadway	910-000-0044	09/01/2018	20:00	77,462.43
09/01/2038	Queen's Folly Circle - Roadway	910-000-0249	09/01/2018	20:00	222,456.22
					920,950.60
Year : 2039					
01/01/2039	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2034	5:00	\$ 59,893.26
09/01/2039	Beach Path #16 Long/Mano (Access & Crosse	910-000-0152	09/01/2014	25:00	68,771.10
09/01/2039	Look Out Roadway	910-000-0059	09/01/2019	20:00	52,167.97
09/01/2039	Port Tack Roadway - Full Sweep to MB	910-000-0281	09/01/2019	20:00	214,809.29
					395,641.62
Year : 2040					
01/01/2040	Maintenance Vehicle - Prius	910-000-0300	01/01/2030	10:00	\$ 49,585.43
01/01/2040	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2035	5:00	82,642.38
01/01/2040	Maintenance Vehicle - Tacoma	910-000-0299	01/01/2030	10:00	49,585.43
01/01/2040	Radar Trailer - Replace	910-000-0186	01/01/2025	15:00	8,264.24
01/01/2040	Radar Units - Replace	910-000-0187	01/01/2025	15:00	10,330.30
01/01/2040	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2035	5:00	56,927.79
01/01/2040	Security Vehicle - Chief of Security	910-000-0209	01/01/2033	7:00	66,113.91
09/01/2040	Beach Path #02 Dunes House (Access & Cros	910-000-0138	09/01/2015	25:00	198,243.72
09/01/2040	Concrete Trails - MB (Bridge to SL)	910-000-0156	09/01/2015	25:00	323,662.36
09/01/2040	Lee Shore Roadway	910-000-0291	09/01/2020	20:00	34,768.42
09/01/2040	Sea Lane Roadway	910-000-0280	09/01/2020	20:00	486,757.85
09/01/2040	Starboard Tack Roadway	910-000-0282	09/01/2020	20:00	82,179.90
09/01/2040	Weather Shore Roadway	910-000-0068	09/01/2020	20:00	28,446.89
					1,477,508.62

# Palmetto Dunes POA

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Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2041					
01/01/2041	Camera System Queens Folly - Replace	910-000-0172	01/01/2026	15:00	\$ 85,121.65
01/01/2041	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2036	5:00	59,585.16
01/01/2041	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2036	5:00	59,585.16
01/01/2041	Traffic Counter - Replace	910-000-0196	01/01/2026	15:00	9,703.87
09/01/2041	Beach Path #11 Gall/High (Access & Crossove	910-000-0147	09/01/2016	25:00	126,259.52
09/01/2041	South Gate House - Replace	910-000-0020	09/01/2011	30:00	190,994.51
09/01/2041	South Tide Gates - Repair/Replace	910-000-0021	09/01/2006	35:00	438,419.21
					969,669.08
Year : 2042					
01/01/2042	QF/QG Camera System	910-000-0185	01/01/2027	15:00	\$ 15,187.12
01/01/2042	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2037	5:00	60,758.58
01/01/2042	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2037	5:00	59,971.54
01/01/2042	Server	910-000-0190	01/01/2036	6:00	37,212.99
09/01/2042	Beach Path #03 Armada (Access & Crossover)	910-000-0139	09/01/2017	25:00	101,814.68
09/01/2042	Concrete Trails - Queen's Folly	910-000-0157	09/01/2017	25:00	1,035,843.09
09/01/2042	Concrete Trails - Starboard Tack	910-000-0218	09/01/2017	25:00	103,012.02
12/01/2042	Maintenance Vehicle - Tundra	910-000-0201	12/01/2032	10:00	90,083.39
					1,503,883.41
Year : 2043					
01/01/2043	Admin Vehicle #1	910-000-0197	01/01/2038	5:00	\$ 99,336.12
01/01/2043	Camera System Front Gate - Replace	910-000-0170	01/01/2028	15:00	41,652.54
01/01/2043	Camera System-Pass Office	910-000-0174	01/01/2028	15:00	11,392.95
01/01/2043	Maintenance - Polaris	910-000-0203	01/01/2033	10:00	27,152.17
01/01/2043	Maintenance Low Side Dump Trailer - Replace	910-000-0198	01/01/2025	18:00	10,565.75
01/01/2043	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2038	5:00	79,468.89
09/01/2043	Beach Path #05 Brigantine (Access & Crossov	910-000-0141	09/01/2018	25:00	110,595.15
09/01/2043	Beach Path #13 Iron/Junk (Access & Crossove	910-000-0149	09/01/2018	25:00	104,764.68
09/01/2043	Concrete Trails - Queen's Folly Circle	910-000-0251	09/01/2018	25:00	58,945.77
09/01/2043	Mooring Buoy - SL to PT - Roadway	910-000-0278	09/01/2023	20:00	450,796.96
10/01/2043	Front Gate House - Replace	910-000-0005	10/01/2013	30:00	203,125.80
					1,197,796.78
Year : 2044					
01/01/2044	Camera System North Gate - Replace	910-000-0171	01/01/2029	15:00	\$ 18,307.16
01/01/2044	Camera System South Gate - Replace	910-000-0173	01/01/2029	15:00	18,307.16
01/01/2044	Community Services - Explorer	910-000-0217	01/01/2034	10:00	47,437.51
01/01/2044	Maintenance Vehicle - Chevy	910-000-0202	01/01/2034	10:00	65,110.31

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Inflation: 3.00% Investment: 4.08% Contribution Factor: 0.00% Calc: Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
01/01/2044	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2039	5:00	\$ 69,432.70
08/31/2044	Mooring Buoy - PT to End - Roadway	910-000-0298	08/31/2024	20:00	431,098.15
09/01/2044	Beach Path #12 High/Iron (Access & Crossove	910-000-0148	09/01/2019	25:00	123,325.60
09/01/2044	Beach Path #15 Ke/Long (Access & Crossove	910-000-0151	09/01/2019	25:00	94,865.84
09/01/2044	Beach Path #17 Man O War (Access & Crosso	910-000-0153	09/01/2019	25:00	18,973.17
09/01/2044	Dinghy Roadway	910-000-0283	09/01/2024	20:00	88,367.53
09/02/2044	East Wind Roadway	910-000-0284	09/02/2024	20:00	79,687.31
09/01/2044	Flotilla Roadway	910-000-0285	09/01/2024	20:00	77,125.93
09/01/2044	Galleon Roadway	910-000-0286	09/01/2024	20:00	81,679.49
09/02/2044	High Rigger Roadway	910-000-0287	09/02/2024	20:00	84,525.47
09/02/2044	Iron Clad Roadway	910-000-0288	09/02/2024	20:00	79,118.11
09/02/2044	Junket Roadway	910-000-0289	09/02/2024	20:00	74,279.96
09/01/2044	Mooring Buoy Dock	910-000-0018	09/01/2029	15:00	49,251.75
09/01/2044	St. George Dock-Replace	910-000-0022	09/01/2029	15:00	105,142.43
					1,606,035.58

Year : 2045

01/01/2045	Carpet - 16 Queens Folly	910-000-0175	01/01/2030	15:00	\$ 23,546.99
01/01/2045	Maintenance Boat - Replace	910-000-0200	01/01/2035	10:00	28,741.55
01/01/2045	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2040	5:00	95,805.17
01/01/2045	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2040	5:00	65,994.91
01/01/2045	Traffic and Other Signs - Replace	910-000-0024	01/01/2027	18:00	38,322.07
08/30/2045	Ketch Roadway	910-000-0290	08/30/2025	20:00	79,829.10
09/01/2045	Concrete Trails - Sea Lane	910-000-0167	09/01/2020	25:00	481,523.84
09/01/2045	HVAC - 16 Queen's Folly Road	910-000-0006	09/01/2030	15:00	156,576.68
09/01/2045	Long Boat Roadway	910-000-0292	09/01/2025	20:00	82,224.50
09/01/2045	Man-0-War Roadway	910-000-0293	09/01/2025	20:00	96,001.86
09/01/2045	Night Harbour Roadway	910-000-0294	09/01/2025	20:00	89,259.75
09/01/2045	Ocean Lane PED Bridge - Rails - Replace	910-000-0165	09/01/2025	20:00	14,246.38
09/01/2045	Ocean Lane PED Bridge Path - Replace	910-000-0166	09/01/2025	20:00	46,168.83
					1,298,241.63

Year : 2046

01/01/2046	Message Board - Replace	910-000-0017	01/01/2016	30:00	\$ 96,183.49
01/01/2046	Radio Repeater #1 - Replace	910-000-0188	01/01/2026	20:00	12,423.73
01/01/2046	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2041	5:00	69,075.53
01/01/2046	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2041	5:00	69,075.53
01/01/2046	Telephone Recorder System	910-000-0192	01/01/2036	10:00	9,414.01
01/01/2046	Wood Fence - 16 Queen's Folly	910-000-0026	01/01/2030	16:00	41,421.63
12/01/2046	7 Leeshore Bulkhead	910-000-0307	12/01/2021	25:00	263,613.09

# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
					561,207.01
Year : 2047					
01/01/2047	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2042	5:00	\$ 70,435.85
01/01/2047	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2042	5:00	69,523.45
01/01/2047	Security Vehicle - Chief of Security	910-000-0209	01/01/2040	7:00	81,311.76
					221,271.06
Year : 2048					
01/01/2048	Admin Vehicle #1	910-000-0197	01/01/2043	5:00	\$ 115,157.79
01/01/2048	Maintenance - Big Tex Cargo Trailer	910-000-0214	01/01/2038	10:00	3,055.47
01/01/2048	Maintenance - Big Tex Dump Trailer	910-000-0213	01/01/2038	10:00	13,403.99
01/01/2048	Maintenance - Polaris Ranger Crew	910-000-0216	01/01/2038	10:00	31,406.67
01/01/2048	Pass Office Software - Replace	910-000-0182	01/01/2033	15:00	125,626.68
01/01/2048	Pass Office/Gate Printers - Replace	910-000-0183	01/01/2038	10:00	8,793.87
01/01/2048	Security - All American Trailer	910-000-0215	01/01/2038	10:00	35,741.56
01/01/2048	Security Vehicle - 2018 Explorer	910-000-0206	01/01/2043	5:00	92,126.23
01/01/2048	Server	910-000-0190	01/01/2042	6:00	44,434.26
09/01/2048	Concrete Trails - MB (SL to PT)	910-000-0225	09/01/2023	25:00	445,881.30
					915,627.82
Year : 2049					
01/01/2049	Main Monument Signs - Refurbish	910-000-0016	01/01/2029	20:00	\$ 97,046.61
01/01/2049	Security Vehicle - 2019 Explorer	910-000-0207	01/01/2044	5:00	80,491.53
01/01/2049	Traffic Signs QF Corridor - Replace	910-000-0025	01/01/2029	20:00	16,174.43
06/01/2049	Bird Island Bulkhead - Replace	910-000-0002	06/01/2029	20:00	168,890.44
09/01/2049	Leisure Path Signs - Replace	910-000-0014	09/01/2029	20:00	17,156.18
					379,759.19
Year : 2050					
01/01/2050	Maintenance Vehicle - Prius	910-000-0300	01/01/2040	10:00	\$ 66,638.67
01/01/2050	Maintenance Vehicle - Senior Project Planner	910-000-0199	01/01/2045	5:00	111,064.45
01/01/2050	Maintenance Vehicle - Tacoma	910-000-0299	01/01/2040	10:00	66,638.67
01/01/2050	Radio Repeater #2 - Replace	910-000-0189	01/01/2030	20:00	19,769.47
01/01/2050	Security Vehicle - 2020 Explorer	910-000-0208	01/01/2045	5:00	76,506.19
06/01/2050	Directional Signs - Replace	910-000-0003	06/01/2030	20:00	67,239.60
09/01/2050	Haul Away Roadway	910-000-0051	09/01/2030	20:00	458,762.85
09/01/2050	Port Tack Roadway - Full Sweep to Offshore	910-000-0230	09/01/2030	20:00	679,648.67
					1,546,268.57

# Palmetto Dunes POA

Analysis Date - January 1, 2023

Inflation:3.00% Investment:4.08% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Component	Code	Service Date	Estimated Life	Expenditure
Year : 2051					
01/01/2051	Security Vehicle - 2021 Explorer	910-000-0305	01/01/2046	5:00	\$ 80,077.47
01/01/2051	Security Vehicle - 2021 Explorer	910-000-0306	01/01/2046	5:00	80,077.47
09/01/2051	Down Wind Roadway	910-000-0046	09/01/2031	20:00	37,627.05
09/01/2051	Dune House Asphalt - Resurface	910-000-0047	09/01/2023	28:00	1,260,068.63
09/01/2051	Full Sweep Roadway	910-000-0037	09/01/2031	20:00	630,034.32
09/01/2051	High Water Roadway	910-000-0053	09/01/2031	20:00	67,378.67
09/01/2051	Low Water Roadway	910-000-0060	09/01/2031	20:00	37,627.05
09/01/2051	Midstream Roadway	910-000-0062	09/01/2031	20:00	154,008.39
09/01/2051	Slack Tide Roadway	910-000-0065	09/01/2031	20:00	43,752.38
09/01/2051	Starboard Tack Roadway - Midstream to Slack	910-000-0231	09/01/2031	20:00	323,767.64
09/01/2051	Swing About Roadway - Slack Tide to Bridge	910-000-0041	09/01/2031	20:00	446,274.31
09/01/2051	Top Side Roadway	910-000-0066	09/01/2031	20:00	75,254.10
09/01/2051	Up Wind Roadway	910-000-0067	09/01/2031	20:00	35,876.95
09/01/2051	Yard Arm Roadway	910-000-0069	09/01/2031	20:00	112,881.15
					3,384,705.58
Year : 2052					
01/01/2052	Security Vehicle - 2022 Explorer	910-000-0204	01/01/2047	5:00	\$ 81,654.45
01/01/2052	Security Vehicle - 2022 Explorer	910-000-0205	01/01/2047	5:00	80,596.73
09/01/2052	Burns Court Roadway	910-000-0072	09/01/2032	20:00	27,038.97
09/01/2052	Carnoustie Roadway	910-000-0277	09/01/2032	20:00	1,257,312.23
09/01/2052	Cartgate Roadway	910-000-0073	09/01/2032	20:00	189,272.81
09/01/2052	Cockle Roadway	910-000-0074	09/01/2032	20:00	44,163.66
09/01/2052	Cottage Court Roadway	910-000-0075	09/01/2032	20:00	56,781.84
09/01/2052	Flagg Drive Roadway	910-000-0076	09/01/2032	20:00	59,846.26
09/01/2052	Ginger Beer Roadway	910-000-0077	09/01/2032	20:00	40,558.46
12/01/2052	Maintenance Vehicle - Tundra	910-000-0201	12/01/2042	10:00	121,064.55
					1,958,289.96