

Treasure Island Country Club 2022 III

Number of Units : 252

Level of Service : Level III

Report Period : FY 2021-2022

Projection Period : 2022-2052

Current Status - January 1, 2022

Project Reserve Balance : \$199,441

Fully Funded Balance : \$620,459

Percent Funded : 32%

2021 Current Funding Plan

Monthly Contribution : \$4,305

Special Assessment : \$201,600

2022 Budget Recommendation

Recommended Plan : Full Funding

Monthly Contribution : \$5,913

Special Assessment : \$201,600

Summary Notes

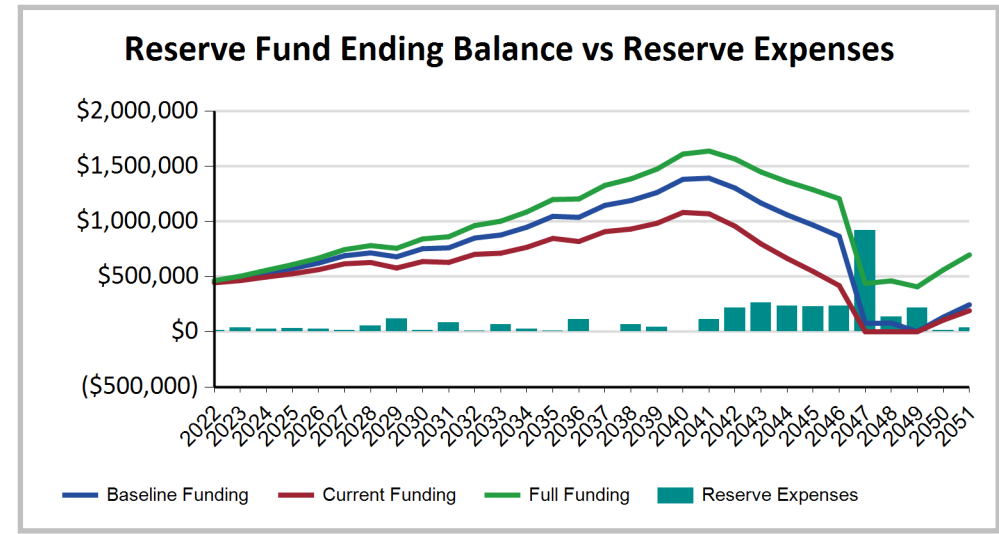
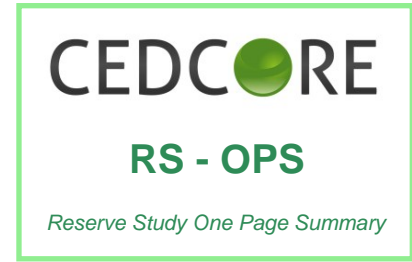
The Association will need to increase contributions by \$6.38 per Unit per month (\$76.57 per Unit per year) along with the planned Special Assessment to get onto the path to becoming Fully Funded.

Key

FFB Fully Funded Balance or the value of the used portion of the component

RUL Remaining Useful Life or years before replacement

5 Year Reserve Fund Projections					
Year	2022	2023	2024	2025	2026
Reserve Expenses	\$11,200	\$37,801	\$27,276	\$31,536	\$26,720
Annual Contributions	\$51,660	\$53,210	\$54,806	\$56,450	\$58,144
CURRENT	Special Assessment	\$201,600	\$0	\$0	\$0
Ending Balance	\$443,642	\$463,375	\$495,540	\$525,376	\$562,077
Annual Contributions	\$62,616	\$64,494	\$66,429	\$68,422	\$70,475
BASELINE	Special Assessment	\$201,600	\$0	\$0	\$0
Ending Balance	\$454,652	\$485,836	\$529,907	\$572,119	\$621,680
Annual Contributions	\$70,956	\$73,085	\$75,277	\$77,536	\$79,862
FULL	Special Assessment	\$201,600	\$0	\$0	\$0
Ending Balance	\$463,034	\$502,936	\$556,070	\$607,703	\$667,054



Notes

Top 10 Upcoming Projects			Top 10 Components with the Biggest Impact		
These projects are anticipated to be needed soon. Time to inspect, research, price and begin planning for these projects now. Update the reserve study as needed			These components have the most impact on your Reserve Funding due to their high dollar value.		
Component	COST	RUL	Component	COST	RUL
Tree Analysis & Disposition	\$7,840.00	0	Asphalt: Resurface	\$439,000.00	25
Storm Water Catch Basins: Clean Sump & Replace Canisters	\$3,360.00	0	Water Line: Replacement, Phase 1	\$105,000.00	20
Asphalt: Patch & Resurface	\$36,700.00	1	Water Line: Replacement, Phase 3	\$105,000.00	22
Security System Upgrade	\$15,800.00	2	Water Line: Replacement, Phase 2	\$105,000.00	21
Ditch Maintenance	\$5,250.00	2	Water Line: Replacement, Phase 4	\$105,000.00	23
Mower, Husqvarna: Replace	\$3,080.00	2	Water Line: Replacement, Phase 5	\$105,000.00	24
Fire Lane: Gravel Maintenance	\$1,580.00	2	Water Tank, Interior: Repaint	\$80,900.00	7
Water Tank, Exterior: Repaint	\$18,500.00	3	Floating Dock: Replace	\$58,300.00	14
Pump #3	\$8,000.00	3	Asphalt: Patch & Resurface	\$36,700.00	1
Piling, Bridge: Inspection & Repairs	\$2,360.00	3	Rock Bulkhead: Repairs	\$31,300.00	19