

**Claridge Pointe Homeowners Association
Entity Number C22908-1995
FY 2025 Full Reserve Study
Final Math Only Version September 3, 2024**



**The Original Plat for “Claridge Pointe On The Green” was issued on
October 12, 1995**

File # 1933200; Subdivision Tract Map 3194A; Location: Reno, Nevada

Claridge Pointe Homeowners Association is a group of 101 manufactured homes geographically located in the 7500 to 7900 block west of North Virginia Street in Reno, Nevada 89506. Claridge Pointe at its inception was considered within the geographic boundaries of Reno, Nevada. All homes have been permanently converted to real property as per the November 21, 2005 amendment to the Claridge Pointe Covenants Conditions and Restrictions.

September 19, 2024

Dear Fellow Homeowner,

This year we have good news, as a result of our asphalt maintenance, we will be able to postpone the asphalt overlay until 2037. In addition, and as a result of our concrete maintenance, we can spread out the timeline for replacement. These proactive maintenance programs means that our Reserve funding has improved from 67.75% to 100.55%. This is important for you because homeowners will not be faced with a 'special assessment' bill to cover expenses.

Over the last 12 months, we have spent over \$72,000 on maintenance, repairs and replacements. Because the Reserve Fund is properly maintained, you were not billed for the sewer line blockage within North Claridge and the sewer line breakage within South Claridge.

The FY 2025 Reserve Study is a Full Reserve Study, which means that we are filing a Form 609 informing the Nevada Real Estate Division of our continued compliance with their regulations.

As per **NAC 116.430, 2**, I am a homeowner and board member of Claridge Pointe HOA; and I have prepared this Reserve Study Update in what I believe to be the best interests of the Association. I did this at no expense to the Claridge Pointe Homeowners Association and contribute my time in preparing this Full Reserve Study at no charge to the Association.

As per **NAC 116.430, 8**, I anticipate no need for a special assessment, provided the financial recommendations made on page 4 are followed.

Sincerely,

A handwritten signature in black ink that reads "Harry P. Tolles". The signature is written in a cursive style with a large, stylized 'H' and 'T'.

Harry P. Tolles, MBA, RSS.0251, CR# 985, DCAL# 68
President/Treasurer
Claridge Pointe HOA

Claridge Pointe Homeowners Association

TABLE OF CONTENTS

Reserve Study Math Only Calculations

Summary Report for Homeowners-----	1
Membership Disclosure Summary-----	2
Current Assessment Funding Model 30 Year Projections-----	3
Annual Assessment Explanation-----	4
Component Funding Model Assessment for Categories: Access, Artificial Turf, Concrete-----	5
CFMA for: Grounds, Mailboxes, Painting, Perimeter Fencing, Signs, Streets-----	6
CFMA for: Surveillance, Utilities & Reserve Study-----	7
Annual Expenditure Detail for FY 2025, FY 2026, and FY 2027-----	8
Annual Expenditure Detail for FY 2028, FY 2029, and FY 2030-----	9
Annual Expenditure Detail for FY 2031, FY 2032, and FY 2033-----	10
Annual Expenditure Detail for FY 2034, FY 2035, and FY 2036-----	11
Annual Expenditure Detail for FY 2037, FY 2038, and FY 2039-----	12
Annual Expenditure Detail for FY 2040, FY 2041, and FY 2042-----	13
Annual Expenditure Detail for FY 2043, FY 2044, and FY 2045-----	14
Annual Expenditure Detail for FY 2046, FY 2047, and FY 2048-----	15
Annual Expenditure Detail for FY 2049, FY 2050, and FY 2051-----	16
Annual Expenditure Detail for FY 2052, FY 2053, and FY 2054-----	17
Spreadsheet for Category Access to Access: FY 2025 to FY 2034-----	18
Spreadsheet for Category Artificial Turf to Signs: FY 2025 to FY 2034-----	19
Spreadsheet for Category Signs to Streets and Reserve Study: FY 2025 to FY 2034-----	20
Spreadsheet for Category Access to Access: FY 2035 to FY 2044-----	21
Spreadsheet for Category Artificial Turf to Signs: FY 2035 to FY 2044-----	22
Spreadsheet for Category Signs to Streets and Reserve Study: FY 2035 to FY 2044-----	23
Spreadsheet for Category Access to Access: FY 2045 to FY 2054-----	24
Spreadsheet for Category Artificial Turf to Signs: FY 2045 to FY 2054-----	25
Spreadsheet for Category Signs to Streets and Reserve Study: FY 2045 to FY 2054-----	26

Claridge Pointe Homeowners Association

Summary Report for Homeowners

FY 2025 Reserve Budget Income	
Allotment from Operating	\$91,164
Estimated Interest Contribution	\$9,800
Total Reserve Income:	\$100,964

FY 2025 Reserve Budget Expenditures	
Access	\$2,000
Artificial Turf	\$0
Concrete	\$0
Grounds	\$8,851
Mailboxes	\$0
Painting	\$15,794
Perimeter Fencing	\$4,434
Signs	\$563
Streets	\$35,207
Surveillance	\$2,942
Utilities	\$0
Reserve Study	\$563
Total Reserve Expenditures:	\$70,353

FY 2025 Reserve Budget Summary	
Total of Capital Reserve Items per Reserve Study	\$1,058,096
Projected Reserve Expenditures for 2025	\$70,353
Projected Reserve Balance on 12/31/2025	\$595,111
Fully Funded Reserves	\$591,878
Reserve Contribution for 2025	\$100,964

Percent funded = Reserve Balance ÷ Fully Funded	100.55%
---	---------

This **Full Reserve Study** was conducted by Harry P. Tolles, RSS.0251, President/Treasurer Claridge Pointe HOA, with Onsite visit. This is a statistical program and not an accounting statement. All dollar amounts are rounded off and where there are one dollar differences this represents a factor of rounding.

In accordance with NAC 116.430 the following information is provided.

Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer. A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited.

A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality inspection.

Claridge Pointe Homeowners Association

Membership Disclosure Summary

Major Reserve Components	Current Cost	Useful Life Range	Remaining Life
Access	\$110,902.19	1 - 30	0 - 29
Artificial Turf	\$192,639.37	10 - 15	2 - 22
Concrete	\$36,102.52	2 - 29	1 - 12
Grounds	\$215,631.27	1 - 30	0 - 24
Mailboxes	\$20,830.71	30	1
Painting	\$15,793.91	5 - 6	0
Perimeter Fencing	\$25,930.91	1 - 20	0 - 9
Signs	\$1,676.24	1 - 30	0 - 7
Streets	\$320,291.20	3 - 30	0 - 17
Surveillance	\$42,682.80	1 - 30	0 - 21
Utilities	\$73,369.98	5 - 40	4 - 11
Reserve Study	\$2,245.39	1 - 5	0 - 4
Contingency	n/a	n/a	n/a
Totals	\$1,058,096.49	1 - 40	0 - 29

This report page meets the requirements of **NRS 116.31151** section **1(b)(1)**. This report also meets other NRS and NAC disclosure sections. This page should be provided to the homeowners at budget time as an integral part of the operating and reserve budget package.

This reserve report was prepared by Harry P. Tolles, RSS.0251, President/Treasurer Claridge Pointe Homeowners Association. The preparer is a homeowner and HOA board member since 2001, a member of the Nevada Chapter of CAI [Community Associations Institute], and has earned the DCAL [Dedicated Community Association Leader] designation from CAI, Certificate #68. In the 1980's the preparer owned and operated a remodeling company. In 1991 the preparer earned the NARI [National Association of the Remodeling Industry], Certified Remodeler designation, **CR** Registration # 985, and in 2000, earned a **M**aster of **B**usiness **A**dministration degree from the University of Nevada, Reno. From October 31, 2010 through October 31, 2016, the preparer was a Reserve Study Specialist, RSS.0000067, licensed by the State of Nevada Department of Business and Industry. Currently the preparer's license # is RSS.0251.

Type of study is **FULL with Site Visit**.

Nevada Real Estate Division's Form 609 recognizes Full Reserve Study with Site Visit, Update to a previous study with Site Visit, or Update to a previous study with NO Site Visit.

The Method of Funding utilized for projecting future funding is **FULL FUNDING**.

Nevada Real Estate Division's Form 609 recognizes three funding methods: Baseline, Threshold and Full Funding. .

This report was produced in 2024. The data in this report was only current for the year the report was produced.

Claridge Pointe Homeowners Association

Current Assessment Funding Model 30 Year Projections

Beginning Balance = \$564,500

Historical Inflation Rate = 3.00%

Year	Current Cost	Annual Assessment	Interest Earned	Annual Expenditures	Year End Balance	Fully Funded Reserves	Percent Fully Funded
FY 2025	\$1,058,096	\$91,164	\$9,800	\$70,353	\$595,111	\$591,878	100.55%
FY 2026	\$1,089,839	\$97,224	\$12,166	\$93,841	\$608,294	\$662,827	91.77%
FY 2027	\$1,122,535	\$103,284	\$12,855	\$80,989	\$642,755	\$678,189	94.78%
FY 2028	\$1,156,211	\$106,920	\$13,529	\$86,102	\$676,428	\$710,772	95.17%
FY 2029	\$1,190,897	\$110,556	\$14,770	\$62,001	\$738,511	\$742,602	99.45%
FY 2030	\$1,226,624	\$114,192	\$15,529	\$91,037	\$776,437	\$804,193	96.55%
FY 2031	\$1,263,423	\$114,192	\$16,508	\$80,737	\$825,421	\$794,697	103.87%
FY 2032	\$1,301,325	\$114,192	\$17,271	\$92,596	\$863,526	\$883,945	97.69%
FY 2033	\$1,340,365	\$120,252	\$19,039	\$49,084	\$951,964	\$923,619	103.07%
FY 2034	\$1,380,576	\$126,312	\$19,390	\$127,838	\$969,477	\$1,012,590	95.74%
FY 2035	\$1,421,993	\$132,372	\$20,524	\$95,039	\$1,026,200	\$1,025,711	100.05%
FY 2036	\$1,464,653	\$138,432	\$20,938	\$138,237	\$1,046,919	\$1,077,598	97.15%
FY 2037	\$1,458,396	\$144,492	\$14,834	\$470,660	\$741,690	\$1,058,143	70.09%
FY 2038	\$1,553,850	\$150,552	\$15,601	\$127,033	\$780,042	\$767,812	101.59%
FY 2039	\$1,600,466	\$156,612	\$15,767	\$163,882	\$788,373	\$793,666	99.33%
FY 2040	\$1,648,480	\$156,612	\$17,408	\$90,373	\$870,380	\$788,449	110.39%
FY 2041	\$1,697,934	\$156,612	\$19,906	\$49,098	\$995,302	\$863,829	115.22%
FY 2042	\$1,748,872	\$162,672	\$18,261	\$264,824	\$913,056	\$934,599	97.69%
FY 2043	\$1,801,338	\$168,732	\$17,130	\$243,543	\$856,506	\$848,095	100.99%
FY 2044	\$1,855,379	\$174,792	\$17,144	\$191,246	\$857,182	\$851,282	100.69%
FY 2045	\$1,911,040	\$180,852	\$20,041	\$53,107	\$1,002,070	\$850,710	117.79%
FY 2046	\$1,968,371	\$186,912	\$21,282	\$144,927	\$1,064,097	\$998,544	106.56%
FY 2047	\$2,027,422	\$192,972	\$21,486	\$204,070	\$1,074,281	\$1,061,549	101.20%
FY 2048	\$2,088,245	\$199,032	\$21,926	\$198,516	\$1,096,283	\$1,006,177	108.96%
FY 2049	\$2,150,892	\$205,092	\$19,400	\$353,309	\$969,991	\$1,030,123	94.16%
FY 2050	\$2,215,419	\$217,212	\$20,332	\$190,001	\$1,016,602	\$973,826	104.39%
FY 2051	\$2,281,882	\$229,332	\$24,199	\$56,308	\$1,209,958	\$1,017,667	118.90%
FY 2052	\$2,350,338	\$241,452	\$27,004	\$125,409	\$1,350,201	\$1,206,798	111.88%
FY 2053	\$2,420,848	\$253,572	\$31,065	\$77,516	\$1,553,261	\$1,336,926	116.18%
FY 2054	\$2,493,474	\$277,812	\$29,386	\$392,820	\$1,469,318	\$1,444,029	101.75%

Claridge Pointe Homeowners Association

Annual Assessment Explanation

In order to understand how contributions are formulated, it is assumed that inflation will continue, therefore it will be necessary to increase member contributions in order to keep pace with inflation.

The funding level was calculated based on the full funding methodology. For a complete explanation on this methodology, please refer to page viii of this study's introduction.

Total Units = 101

Year	Yearly Dollar Increase per House	Yearly Increase to Reserves	Association's Yearly Contribution to Reserves
FY 2024			\$91,164
FY 2025	\$0.00	\$0	\$91,164
FY 2026	\$60.00	\$6,060	\$97,224
FY 2027	\$60.00	\$6,060	\$103,284
FY 2028	\$36.00	\$3,636	\$106,920
FY 2029	\$36.00	\$3,636	\$110,556
FY 2030	\$36.00	\$3,636	\$114,192
FY 2031	\$0.00	\$0	\$114,192
FY 2032	\$0.00	\$0	\$114,192
FY 2033	\$60.00	\$6,060	\$120,252
FY 2034	\$60.00	\$6,060	\$126,312
FY 2035	\$60.00	\$6,060	\$132,372
FY 2036	\$60.00	\$6,060	\$138,432
FY 2037	\$60.00	\$6,060	\$144,492
FY 2038	\$60.00	\$6,060	\$150,552
FY 2039	\$60.00	\$6,060	\$156,612
FY 2040	\$0.00	\$0	\$156,612
FY 2041	\$0.00	\$0	\$156,612
FY 2042	\$60.00	\$6,060	\$162,672
FY 2043	\$60.00	\$6,060	\$168,732
FY 2044	\$60.00	\$6,060	\$174,792
FY 2045	\$60.00	\$6,060	\$180,852
FY 2046	\$60.00	\$6,060	\$186,912
FY 2047	\$60.00	\$6,060	\$192,972
FY 2048	\$60.00	\$6,060	\$199,032
FY 2049	\$60.00	\$6,060	\$205,092
FY 2050	\$120.00	\$12,120	\$217,212
FY 2051	\$120.00	\$12,120	\$229,332
FY 2052	\$120.00	\$12,120	\$241,452
FY 2053	\$120.00	\$12,120	\$253,572
FY 2054	\$240.00	\$24,240	\$277,812

On the preceding page 3 is the “Current Assessment Funding Model Projection” which shows the projected 30 year plan for the reserves and estimated future costs.

The chart to the left indicates how much the association will have to contribute to the reserve account in order to bring it up to 100% funded over a thirty year period.

Column one, the “Year” column designates the fiscal year starting with the current year in grey shadow and indicating this year's scheduled contributions.

Column two, “Dollar Increase” indicates the per house yearly dollar increased contribution to the reserve fund.

Column three, “Yearly Increase to Reserves” indicates the recommended dollar increase in association contribution over the preceding year.

Column four, “Association's Yearly Contribution to Reserves” indicates the recommended total association contribution or the “Annual Contribution” as shown on page 3.

This study determined that Claridge Pointe Homeowners Association's reserve has achieved 100% funding due to the maintenance of our existing asphalt. This chart shows the board how to maintain proper funding provided that the board follows the recommendations shown in the chart on the left side of this page.

According to NAC 116.415, it is the responsibility of the Executive Board of Directors to decide on increased contributions to the reserves.

Claridge Pointe Homeowners Association

Component Funding Model Assessment & Category Summary

Asset Description	Replacement Year	Useful Life	Life Adjustment	Remaining Life	Current Cost	Required Reserves at 100% Funded	Available from Reserves at Current Funding
Pedestrian Gate at 1 Brookshire	2043	20	0	18	\$2,100	\$210	\$211
Pedestrian Gate at 7500 SCP	2043	20	0	18	\$2,847	\$285	\$286
Pedestrian Gate at 7690 SCP	2038	20	0	13	\$1,639	\$574	\$577
Pedestrian Gate at 7705 NCP	2042	20	0	17	\$4,488	\$673	\$677
Vehicle Vertical Gate North	2034	20	0	9	\$7,347	\$4,041	\$4,063
Vehicle Entrance Gate South	2027	20	10	2	\$4,275	\$3,990	\$4,012
Vehicle Exit Gate South	2027	20	10	2	\$4,275	\$3,990	\$4,012
Vehicle Fire Gate at 1 Brookshire	2030	20	5	5	\$4,779	\$3,823	\$3,844
Vehicle Fire Gate at 5 Brookshire	2032	20	5	7	\$6,525	\$4,698	\$4,724
Vehicle Fire Gate at Wellington Way	2041	20	0	16	\$8,551	\$1,710	\$1,719
Emergency Vehicle "Click to Open"	2048	25	0	23	\$6,047	\$484	\$486
Knox Padlock for RFD Fire Gate	2054	30	0	29	\$417	\$14	\$14
Vehicle Vertical Gate Motor North	2029	5	0	4	\$1,912	\$382	\$384
Vehicle Vertical Gate North Springs	2029	7	0	4	\$3,426	\$1,468	\$1,476
Vehicle Vertical Gate Battery Backup North	2038	15	0	13	\$577	\$77	\$77
Vehicle Entrance Gate Operator South	2033	10	0	8	\$9,081	\$1,816	\$1,826
Vehicle Exit Gate Operator South	2029	10	0	4	\$10,454	\$6,272	\$6,307
Vehicle Gate Operator Repairs	2025	1	0	0	\$2,000	\$2,000	\$2,011
Vehicle Ground Loop North #1	2026	11	10	1	\$1,313	\$1,251	\$1,258
Vehicle Ground Loop North #2	2027	11	11	2	\$1,313	\$1,194	\$1,201
Vehicle Ground Loop South #1	2028	11	13	3	\$1,313	\$1,149	\$1,156
Vehicle Ground Loop South #2	2029	11	10	4	\$1,313	\$1,063	\$1,069
Vehicle Ground Loop South #3	2030	11	0	5	\$1,313	\$716	\$720
Vehicle Ground Loop South #4	2031	11	1	6	\$1,313	\$657	\$660
Vehicle Ground Loop South #5	2032	11	2	7	\$1,313	\$606	\$610
Vehicle Ground Loop South #6	2033	11	3	8	\$1,313	\$563	\$566
Vehicle Gate Keypad North	2032	12	0	7	\$9,137	\$3,807	\$3,828
Vehicle Gate Keypad South	2032	12	0	7	\$9,137	\$3,807	\$3,828
Vehicle Bollards at South Entrance	2041	25	0	16	\$1,380	\$497	\$499
Access Asset Totals					\$110,902	\$51,819	\$52,102
Maintenance	2027	10	0	2	\$6,892	\$5,513	\$5,543
Large Putting Green	2035	15	3	10	\$24,534	\$10,904	\$10,964
Replacement Small Greens	2039	15	19	14	\$51,240	\$30,141	\$30,306
Replacement Upper Greens Phase - 1	2043	15	23	18	\$54,987	\$28,940	\$29,098
Replacement Upper Greens Phase - 2	2047	15	27	22	\$54,987	\$26,184	\$26,327
Artificial Turf Asset Totals					\$192,639	\$101,683	\$102,239
Access Covers	2037	29	0	12	\$6,836	\$4,007	\$4,029
Replacement	2026	2	0	1	\$29,266	\$14,633	\$14,713
Artificial Turf Asset Totals					\$36,103	\$18,641	\$18,742

Claridge Pointe Homeowners Association

Component Funding Model Assessment & Category Summary

Asset Description	Replacement Year	Useful Life	Life Adjustment	Remaining Life	Current Cost	Required Reserves at 100% Funded	Available from Reserves at Current Funding
Recreational Area Paths, Rock & Horseshoe Pit	2027	10	4	2	\$16,721	\$14,332	\$14,411
Erosion Abatement & Rock Stabilization Section 1	2042	30	0	17	\$10,515	\$4,556	\$4,581
Erosion Abatement & Rock Stabilization Section 2	2049	30	0	24	\$8,009	\$1,602	\$1,610
Erosion Abatement & Rock Stabilization Section 3	2049	30	0	24	\$53,320	\$10,664	\$10,722
Erosion Abatement & Rock Stabilization Section 4	2049	30	0	24	\$14,422	\$2,884	\$2,900
Erosion Abatement & Rock Stabilization Section 5	2042	30	0	17	\$18,782	\$8,139	\$8,184
Erosion Abatement & Rock Stabilization Section 6	2042	30	0	17	\$4,478	\$1,940	\$1,951
Erosion Abatement & Rock Stabilization Section 7	2042	30	0	17	\$5,511	\$2,388	\$2,401
Erosion Abatement & Rock Stabilization Section 8	2042	30	0	17	\$27,799	\$12,046	\$12,112
Erosion Abatement & Rock Stabilization Section 9	2042	30	0	17	\$3,378	\$1,464	\$1,472
Fire Abatement	2027	15	0	2	\$18,067	\$15,658	\$15,743
Gazebo	2035	30	0	10	\$22,223	\$14,816	\$14,896
Rock Beautification	2028	5	4	3	\$3,556	\$2,371	\$2,384
Trees	2025	1	0	0	\$8,851	\$8,851	\$8,899
Grounds Asset Totals					\$215,631	\$101,711	\$102,267
Curb, Stenciling & Fire Hydrants	2025	6	0	0	\$11,186	\$11,186	\$11,247
Wrought Iron	2025	5	0	0	\$4,608	\$4,608	\$4,633
Painting Asset Totals					\$15,794	\$15,794	\$15,880
Chain Link - Diamond Pointe	2026	20	0	1	\$18,898	\$17,953	\$18,051
Chain Link - Wellington Way	2026	20	0	1	\$1,447	\$1,374	\$1,382
Composite - 3,190 LF - Repairs	2025	1	0	0	\$4,434	\$4,434	\$4,458
Fence at 5 Brookshire	2034	20	0	9	\$1,153	\$634	\$638
Perimeter Fencing Asset Totals					\$25,931	\$24,395	\$24,528
Identity North	2032	30	0	7	\$557	\$427	\$429
Identity South	2031	30	5	6	\$557	\$461	\$464
Street & Advisory Sign Replacement	2025	1	0	0	\$563	\$563	\$566
Signs Asset Totals					\$1,676	\$1,451	\$1,459
Access Cover Adjustments	2037	30	11	12	\$26,976	\$19,081	\$19,185
Asphalt Overlay	2037	30	11	12	\$240,835	\$170,346	\$171,277
Asphalt Hot Melt Asphalt Replacement	2030	6	0	5	\$10,300	\$343	\$345
Asphalt Slurry Seal Coat	2025	6	0	0	\$33,717	\$5,621	\$5,651
Asphalt Slurry Seal Security Patrol	2025	6	0	0	\$1,490	\$248	\$250
Asphalt Sealant for Cracks	2027	3	0	2	\$5,444	\$1,815	\$1,824
Parking Bumpers	2042	20	0	17	\$1,530	\$229	\$231
Streets Asset Totals					\$320,291	\$197,683	\$198,763

Claridge Pointe Homeowners Association

Component Funding Model Assessment & Category Summary

Asset Description	Replacement Year	Useful Life	Life Adjustment	Remaining Life	Current Cost	Required Reserves at 100% Funded	Available from Reserves at Current Funding
Camera System	2028	10	1	3	\$25,307	\$18,405	\$18,506
Lease/Maintenance	2025	1	0	0	\$2,942	\$2,942	\$2,958
Street Lamp North	2046	30	0	21	\$8,942	\$2,683	\$2,697
Street Lamps South	2038	30	0	13	\$5,492	\$3,112	\$3,129
Surveillance Asset Totals					\$42,683	\$27,142	\$27,290
General - Fire Hydrants & Electric Boxes	2036	40	0	11	\$32,077	\$23,256	\$23,383
Sewer and Storm Drain Pipe Repairs	2034	10	0	9	\$20,317	\$2,032	\$2,043
Sewer Cleanout	2029	5	0	4	\$17,510	\$3,502	\$3,521
Storm Drain Cleanout	2030	10	0	5	\$3,466	\$1,733	\$1,743
Utilities Asset Totals					\$73,370	\$30,523	\$30,689
Full	2029	5	0	4	\$1,683	\$337	\$338
Update	2025	1	0	0	\$563	\$563	\$566
Reserve Study Asset Totals					\$2,245	\$899	\$904
Asset Summary Totals:					\$1,058,096	\$591,878	\$595,111

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2025		Total Projected Reserve Expenditures for FY 2025 =	\$70,353	Funded
		Funding for Anticipated FY 2025 Reserve Expenditures as of:	1/1/2025	\$70,353
Category	Asset			
Access	Vehicle Gate Operator Repairs	\$2,000	\$2,000	
Grounds	Trees	\$8,851	\$8,851	
Painting	Curb, Stenciling & Fire Hydrants	\$11,186	\$11,186	
Painting	Wrought Iron	\$4,608	\$4,608	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$4,434	\$4,434	
Signs	Street & Advisory Sign Replacement	\$563	\$563	
Streets	Asphalt Slurry Seal Coat	\$33,717	\$33,717	
Streets	Asphalt Slurry Seal Security Patrol	\$1,490	\$1,490	
Surveillance	Lease/Maintenance	\$2,942	\$2,942	
Reserve Study	Update	\$563	\$563	
FY 2026		Total Projected Reserve Expenditures for FY 2026 =	\$93,841	Funded
		Funding for Anticipated FY 2026 Reserve Expenditures as of:	1/1/2025	\$93,841
Category	Asset			
Access	Vehicle Gate Operator Repairs	\$2,060	\$2,060	
Access	Vehicle Ground Loop North #1	\$1,353	\$1,353	
Concrete	Replacement	\$30,144	\$30,144	
Grounds	Trees	\$9,117	\$9,117	
Mailboxes	Pedestal Sets	\$21,456	\$21,456	
Perimeter Fencing	Chain Link - Diamond Pointe	\$19,465	\$19,465	
Perimeter Fencing	Chain Link - Wellington Way	\$1,490	\$1,490	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$4,567	\$4,567	
Signs	Street & Advisory Sign Replacement	\$580	\$580	
Surveillance	Lease/Maintenance	\$3,031	\$3,031	
Reserve Study	Update	\$580	\$580	
FY 2027		Total Projected Reserve Expenditures for FY 2027 =	\$80,989	Funded
		Funding for Anticipated FY 2027 Reserve Expenditures as of:	1/1/2025	\$80,989
Category	Asset			
Access	Vehicle Entrance Gate South	\$4,536	\$4,536	
Access	Vehicle Exit Gate South	\$4,536	\$4,536	
Access	Vehicle Gate Operator Repairs	\$2,122	\$2,122	
Access	Vehicle Ground Loop North #2	\$1,393	\$1,393	
Artificial Turf	Maintenance	\$7,311	\$7,311	
Grounds	Recreational Area Paths, Rock & Horseshoe Pit	\$17,739	\$17,739	
Grounds	Fire Abatement	\$19,167	\$19,167	
Grounds	Trees	\$9,390	\$9,390	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$4,704	\$4,704	
Signs	Street & Advisory Sign Replacement	\$597	\$597	
Streets	Asphalt Sealant for Cracks	\$5,775	\$5,775	
Surveillance	Lease/Maintenance	\$3,121	\$3,121	
Reserve Study	Update	\$597	\$597	

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2028	Total Projected Reserve Expenditures for FY 2028 =		\$86,102	Funded
	Funding for Anticipated FY 2028 Reserve Expenditures as of:		1/1/2025	\$86,102
Category	Asset			
Access	Vehicle Gate Operator Repairs	\$2,185	\$2,185	
Access	Vehicle Ground Loop South #1	\$1,435	\$1,435	
Concrete	Replacement	\$31,980	\$31,980	
Grounds	Rock Beautification	\$3,886	\$3,886	
Grounds	Trees	\$9,672	\$9,672	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$4,845	\$4,845	
Signs	Street & Advisory Sign Replacement	\$615	\$615	
Surveillance	Camera System	\$27,653	\$27,653	
Surveillance	Lease/Maintenance	\$3,215	\$3,215	
Reserve Study	Update	\$615	\$615	
FY 2029	Total Projected Reserve Expenditures for FY 2029 =		\$62,001	Funded
	Funding for Anticipated FY 2029 Reserve Expenditures as of:		1/1/2025	\$62,001
Category	Asset			
Access	Vehicle Vertical Gate Motor North	\$2,151	\$2,151	
Access	Vehicle Vertical Gate North Springs	\$3,856	\$3,856	
Access	Vehicle Exit Gate Operator South	\$11,766	\$11,766	
Access	Vehicle Gate Operator Repairs	\$2,251	\$2,251	
Access	Vehicle Ground Loop South #2	\$1,478	\$1,478	
Grounds	Trees	\$9,962	\$9,962	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$4,990	\$4,990	
Signs	Street & Advisory Sign Replacement	\$633	\$633	
Surveillance	Lease/Maintenance	\$3,312	\$3,312	
Utilities	Sewer Cleanout	\$19,708	\$19,708	
Reserve Study	Full	\$1,894	\$1,894	
FY 2030	Total Projected Reserve Expenditures for FY 2030 =		\$91,037	Funded
	Funding for Anticipated FY 2030 Reserve Expenditures as of:		1/1/2025	\$91,037
Category	Asset			
Access	Vehicle Fire Gate at 1 Brookshire	\$5,540	\$5,540	
Access	Vehicle Gate Operator Repairs	\$2,319	\$2,319	
Access	Vehicle Ground Loop South #3	\$1,523	\$1,523	
Concrete	Replacement	\$33,928	\$33,928	
Grounds	Trees	\$10,261	\$10,261	
Painting	Wrought Iron	\$5,342	\$5,342	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,140	\$5,140	
Signs	Street & Advisory Sign Replacement	\$652	\$652	
Streets	Asphalt Hot Melt Asphalt Replacement	\$11,941	\$11,941	
Streets	Asphalt Sealant for Cracks	\$6,311	\$6,311	
Surveillance	Lease/Maintenance	\$3,411	\$3,411	
Utilities	Storm Drain Cleanout	\$4,018	\$4,018	
Reserve Study	Update	\$652	\$652	

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2031		Total Projected Reserve Expenditures for FY 2031 =	\$80,737	<i>Underfunded</i>
		Funding for Anticipated FY 2031 Reserve Expenditures as of:	1/1/2025	\$80,177
Category	Asset			
Access	Vehicle Gate Operator Repairs	\$2,388	\$2,372	
Access	Vehicle Ground Loop South #4	\$1,568	\$1,557	
Grounds	Trees	\$10,569	\$10,495	
Painting	Curb, Stenciling & Fire Hydrants	\$13,356	\$13,264	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,294	\$5,257	
Signs	Identity South	\$665	\$660	
Signs	Street & Advisory Sign Replacement	\$672	\$667	
Streets	Asphalt Slurry Seal Coat	\$40,260	\$39,981	
Streets	Asphalt Slurry Seal Security Patrol	\$1,779	\$1,767	
Surveillance	Lease/Maintenance	\$3,513	\$3,489	
Reserve Study	Update	\$672	\$667	
FY 2032		Total Projected Reserve Expenditures for FY 2032 =	\$92,596	<i>Unfunded</i>
		Funding for Anticipated FY 2032 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset			
Access	Vehicle Fire Gate at 5 Brookshire	\$8,025	\$0	
Access	Vehicle Gate Operator Repairs	\$2,460	\$0	
Access	Vehicle Ground Loop South #5	\$1,615	\$0	
Access	Vehicle Gate Keypad North	\$11,238	\$0	
Access	Vehicle Gate Keypad South	\$11,238	\$0	
Concrete	Replacement	\$35,994	\$0	
Grounds	Trees	\$10,886	\$0	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,453	\$0	
Signs	Identity North	\$685	\$0	
Signs	Street & Advisory Sign Replacement	\$692	\$0	
Surveillance	Lease/Maintenance	\$3,619	\$0	
Reserve Study	Update	\$692	\$0	
FY 2033		Total Projected Reserve Expenditures for FY 2033 =	\$49,084	<i>Unfunded</i>
		Funding for Anticipated FY 2033 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset			
Access	Vehicle Entrance Gate Operator South	\$11,504	\$0	
Access	Vehicle Gate Operator Repairs	\$2,534	\$0	
Access	Vehicle Ground Loop South #6	\$1,664	\$0	
Grounds	Rock Beautification	\$4,505	\$0	
Grounds	Trees	\$11,212	\$0	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,616	\$0	
Signs	Street & Advisory Sign Replacement	\$713	\$0	
Streets	Asphalt Sealant for Cracks	\$6,896	\$0	
Surveillance	Lease/Maintenance	\$3,727	\$0	
Reserve Study	Update	\$713	\$0	

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2034	Total Projected Reserve Expenditures for FY 2034 = \$127,838 <i>Unfunded</i>		
	Funding for Anticipated FY 2034 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Vertical Gate North	\$9,586	\$0
Access	Vehicle Vertical Gate Motor North	\$2,494	\$0
Access	Vehicle Gate Operator Repairs	\$2,610	\$0
Concrete	Replacement	\$38,186	\$0
Grounds	Trees	\$11,549	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,785	\$0
Perimeter Fencing	Fence at 5 Brookshire	\$1,504	\$0
Signs	Street & Advisory Sign Replacement	\$734	\$0
Surveillance	Lease/Maintenance	\$3,839	\$0
Utilities	Sewer and Storm Drain Pipe Repairs	\$26,509	\$0
Utilities	Sewer Cleanout	\$22,847	\$0
Reserve Study	Full	\$2,195	\$0
FY 2035	Total Projected Reserve Expenditures for FY 2035 = \$95,039 <i>Unfunded</i>		
	Funding for Anticipated FY 2035 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Gate Operator Repairs	\$2,688	\$0
Artificial Turf	Large Putting Green	\$32,972	\$0
Grounds	Gazebo	\$29,866	\$0
Grounds	Trees	\$11,895	\$0
Painting	Wrought Iron	\$6,193	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$5,958	\$0
Signs	Street & Advisory Sign Replacement	\$756	\$0
Surveillance	Lease/Maintenance	\$3,954	\$0
Reserve Study	Update	\$756	\$0
FY 2036	Total Projected Reserve Expenditures for FY 2036 = \$138,237 <i>Unfunded</i>		
	Funding for Anticipated FY 2036 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Vertical Gate North Springs	\$4,742	\$0
Access	Vehicle Gate Operator Repairs	\$2,768	\$0
Concrete	Replacement	\$40,512	\$0
Grounds	Trees	\$12,252	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$6,137	\$0
Signs	Street & Advisory Sign Replacement	\$779	\$0
Streets	Asphalt Hot Melt Asphalt Replacement	\$14,258	\$0
Streets	Asphalt Sealant for Cracks	\$7,535	\$0
Surveillance	Lease/Maintenance	\$4,073	\$0
Utilities	General - Fire Hydrants & Electric Boxes	\$44,402	\$0
Reserve Study	Update	\$779	\$0

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2037 **Total Projected Reserve Expenditures for FY 2037 = \$470,660** *Unfunded*
Funding for Anticipated FY 2037 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Vehicle Gate Operator Repairs	\$2,852	\$0
Access	Vehicle Ground Loop North #1	\$1,873	\$0
Artificial Turf	Maintenance	\$9,826	\$0
Concrete	Access Covers	\$9,747	\$0
Grounds	Recreational Area Paths, Rock & Horseshoe Pit	\$23,840	\$0
Grounds	Trees	\$12,620	\$0
Painting	Curb, Stenciling & Fire Hydrants	\$15,948	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$6,321	\$0
Signs	Street & Advisory Sign Replacement	\$802	\$0
Streets	Access Cover Adjustments	\$38,462	\$0
Streets	Asphalt Overlay	\$343,373	\$0
Surveillance	Lease/Maintenance	\$4,195	\$0
Reserve Study	Update	\$802	\$0

FY 2038 **Total Projected Reserve Expenditures for FY 2038 = \$127,033** *Unfunded*
Funding for Anticipated FY 2038 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Pedestrian Gate at 7690 SCP	\$2,407	\$0
Access	Vehicle Vertical Gate Battery Backup North	\$847	\$0
Access	Vehicle Gate Operator Repairs	\$2,937	\$0
Access	Vehicle Ground Loop North #2	\$1,929	\$0
Concrete	Replacement	\$42,979	\$0
Grounds	Rock Beautification	\$5,223	\$0
Grounds	Trees	\$12,998	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$6,511	\$0
Signs	Street & Advisory Sign Replacement	\$826	\$0
Surveillance	Camera System	\$37,164	\$0
Surveillance	Lease/Maintenance	\$4,321	\$0
Surveillance	Street Lamps South	\$8,065	\$0
Reserve Study	Update	\$826	\$0

FY 2039 **Total Projected Reserve Expenditures for FY 2039 = \$163,882** *Unfunded*
Funding for Anticipated FY 2039 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Vehicle Vertical Gate Motor North	\$2,891	\$0
Access	Vehicle Exit Gate Operator South	\$15,813	\$0
Access	Vehicle Gate Operator Repairs	\$3,025	\$0
Access	Vehicle Ground Loop South #1	\$1,987	\$0
Artificial Turf	Replacement Small Greens	\$77,506	\$0
Grounds	Trees	\$13,388	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$6,706	\$0
Signs	Street & Advisory Sign Replacement	\$851	\$0
Streets	Asphalt Sealant for Cracks	\$8,234	\$0
Surveillance	Lease/Maintenance	\$4,451	\$0
Utilities	Sewer Cleanout	\$26,485	\$0
Reserve Study	Full	\$2,545	\$0

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2040	Total Projected Reserve Expenditures for FY 2040 =		\$90,373	Unfunded
	Funding for Anticipated FY 2040 Reserve Expenditures as of:		1/1/2025	\$0
Category	Asset			
Access	Vehicle Gate Operator Repairs	\$3,116	\$0	
Access	Vehicle Ground Loop South #2	\$2,046	\$0	
Concrete	Replacement	\$45,596	\$0	
Grounds	Trees	\$13,790	\$0	
Painting	Wrought Iron	\$7,179	\$0	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$6,907	\$0	
Signs	Street & Advisory Sign Replacement	\$877	\$0	
Surveillance	Lease/Maintenance	\$4,584	\$0	
Utilities	Storm Drain Cleanout	\$5,400	\$0	
Reserve Study	Update	\$877	\$0	

FY 2041	Total Projected Reserve Expenditures for FY 2041 =		\$49,098	Unfunded
	Funding for Anticipated FY 2041 Reserve Expenditures as of:		1/1/2025	\$0
Category	Asset			
Access	Vehicle Fire Gate at Wellington Way	\$13,721	\$0	
Access	Vehicle Gate Operator Repairs	\$3,209	\$0	
Access	Vehicle Ground Loop South #3	\$2,108	\$0	
Access	Vehicle Bollards at South Entrance	\$2,214	\$0	
Grounds	Trees	\$14,203	\$0	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$7,115	\$0	
Signs	Street & Advisory Sign Replacement	\$903	\$0	
Surveillance	Lease/Maintenance	\$4,722	\$0	
Reserve Study	Update	\$903	\$0	

FY 2042	Total Projected Reserve Expenditures for FY 2042 =		\$264,824	Unfunded
	Funding for Anticipated FY 2042 Reserve Expenditures as of:		1/1/2025	\$0
Category	Asset			
Access	Pedestrian Gate at 7705 NCP	\$7,418	\$0	
Access	Vehicle Gate Operator Repairs	\$3,306	\$0	
Access	Vehicle Ground Loop South #4	\$2,171	\$0	
Concrete	Replacement	\$48,373	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 1	\$17,379	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 5	\$31,045	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 6	\$7,401	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 7	\$9,108	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 8	\$45,947	\$0	
Grounds	Erosion Abatement & Rock Stabilization Section 9	\$5,583	\$0	
Grounds	Fire Abatement	\$29,862	\$0	
Grounds	Trees	\$14,630	\$0	
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$7,328	\$0	
Signs	Street & Advisory Sign Replacement	\$930	\$0	
Streets	Asphalt Hot Melt Asphalt Replacement	\$17,024	\$0	
Streets	Asphalt Sealant for Cracks	\$8,997	\$0	
Streets	Parking Bumpers	\$2,529	\$0	
Surveillance	Lease/Maintenance	\$4,863	\$0	
Reserve Study	Update	\$930	\$0	

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2043	Total Projected Reserve Expenditures for FY 2043 = \$243,543 <i>Unfunded</i>		
	Funding for Anticipated FY 2043 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Pedestrian Gate at 1 Brookshire	\$3,574	\$0
Access	Pedestrian Gate at 7500 SCP	\$4,847	\$0
Access	Vehicle Vertical Gate North Springs	\$5,832	\$0
Access	Vehicle Entrance Gate Operator South	\$15,460	\$0
Access	Vehicle Gate Operator Repairs	\$3,405	\$0
Access	Vehicle Ground Loop South #5	\$2,236	\$0
Artificial Turf	Replacement Upper Greens Phase - 1	\$93,611	\$0
Grounds	Rock Beautification	\$6,055	\$0
Grounds	Trees	\$15,068	\$0
Painting	Curb, Stenciling & Fire Hydrants	\$19,043	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$7,548	\$0
Signs	Street & Advisory Sign Replacement	\$958	\$0
Streets	Asphalt Slurry Seal Coat	\$57,401	\$0
Streets	Asphalt Slurry Seal Security Patrol	\$2,537	\$0
Surveillance	Lease/Maintenance	\$5,009	\$0
Reserve Study	Update	\$958	\$0
FY 2044	Total Projected Reserve Expenditures for FY 2044 = \$191,246 <i>Unfunded</i>		
	Funding for Anticipated FY 2044 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Vertical Gate Motor North	\$3,352	\$0
Access	Vehicle Gate Operator Repairs	\$3,507	\$0
Access	Vehicle Ground Loop South #6	\$2,303	\$0
Access	Vehicle Gate Keypad North	\$16,022	\$0
Access	Vehicle Gate Keypad South	\$16,022	\$0
Concrete	Replacement	\$51,319	\$0
Grounds	Trees	\$15,520	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$7,774	\$0
Signs	Street & Advisory Sign Replacement	\$987	\$0
Surveillance	Lease/Maintenance	\$5,159	\$0
Utilities	Sewer and Storm Drain Pipe Repairs	\$35,626	\$0
Utilities	Sewer Cleanout	\$30,704	\$0
Reserve Study	Full	\$2,951	\$0
FY 2045	Total Projected Reserve Expenditures for FY 2045 = \$53,107 <i>Unfunded</i>		
	Funding for Anticipated FY 2045 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Gate Operator Repairs	\$3,612	\$0
Grounds	Trees	\$15,986	\$0
Painting	Wrought Iron	\$8,323	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$8,008	\$0
Signs	Street & Advisory Sign Replacement	\$1,016	\$0
Streets	Asphalt Sealant for Cracks	\$9,832	\$0
Surveillance	Lease/Maintenance	\$5,314	\$0
Reserve Study	Update	\$1,016	\$0

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2046	Total Projected Reserve Expenditures for FY 2046 = \$144,927 <i>Unfunded</i>		
	Funding for Anticipated FY 2046 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Gate Operator Repairs	\$3,721	\$0
Concrete	Replacement	\$54,444	\$0
Grounds	Trees	\$16,466	\$0
Perimeter Fencing	Chain Link - Diamond Pointe	\$35,155	\$0
Perimeter Fencing	Chain Link - Wellington Way	\$2,691	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$8,248	\$0
Signs	Street & Advisory Sign Replacement	\$1,047	\$0
Surveillance	Lease/Maintenance	\$5,474	\$0
Surveillance	Street Lamp North	\$16,635	\$0
Reserve Study	Update	\$1,047	\$0
FY 2047	Total Projected Reserve Expenditures for FY 2047 = \$204,070 <i>Unfunded</i>		
	Funding for Anticipated FY 2047 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Entrance Gate South	\$8,192	\$0
Access	Vehicle Exit Gate South	\$8,192	\$0
Access	Vehicle Gate Operator Repairs	\$3,832	\$0
Artificial Turf	Maintenance	\$13,205	\$0
Artificial Turf	Replacement Upper Greens Phase - 2	\$105,360	\$0
Grounds	Recreational Area Paths, Rock & Horseshoe Pit	\$32,039	\$0
Grounds	Trees	\$16,960	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$8,495	\$0
Signs	Street & Advisory Sign Replacement	\$1,078	\$0
Surveillance	Lease/Maintenance	\$5,638	\$0
Reserve Study	Update	\$1,078	\$0
FY 2048	Total Projected Reserve Expenditures for FY 2048 = \$198,516 <i>Unfunded</i>		
	Funding for Anticipated FY 2048 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Emergency Vehicle "Click to Open"	\$11,935	\$0
Access	Vehicle Gate Operator Repairs	\$3,947	\$0
Access	Vehicle Ground Loop North #1	\$2,592	\$0
Concrete	Replacement	\$57,760	\$0
Grounds	Rock Beautification	\$7,019	\$0
Grounds	Trees	\$17,468	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$8,750	\$0
Signs	Street & Advisory Sign Replacement	\$1,111	\$0
Streets	Asphalt Hot Melt Asphalt Replacement	\$20,328	\$0
Streets	Asphalt Sealant for Cracks	\$10,743	\$0
Surveillance	Camera System	\$49,945	\$0
Surveillance	Lease/Maintenance	\$5,807	\$0
Reserve Study	Update	\$1,111	\$0

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2049 **Total Projected Reserve Expenditures for FY 2049 = \$353,309** *Unfunded*
Funding for Anticipated FY 2049 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Vehicle Vertical Gate Motor North	\$3,886	\$0
Access	Vehicle Exit Gate Operator South	\$21,251	\$0
Access	Vehicle Gate Operator Repairs	\$4,066	\$0
Access	Vehicle Ground Loop North #2	\$2,670	\$0
Grounds	Erosion Abatement & Rock Stabilization Section 2	\$16,280	\$0
Grounds	Erosion Abatement & Rock Stabilization Section 3	\$108,389	\$0
Grounds	Erosion Abatement & Rock Stabilization Section 4	\$29,316	\$0
Grounds	Trees	\$17,992	\$0
Painting	Curb, Stenciling & Fire Hydrants	\$22,738	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$9,013	\$0
Signs	Street & Advisory Sign Replacement	\$1,144	\$0
Streets	Asphalt Slurry Seal Coat	\$68,539	\$0
Streets	Asphalt Slurry Seal Security Patrol	\$3,029	\$0
Surveillance	Lease/Maintenance	\$5,981	\$0
Utilities	Sewer Cleanout	\$35,594	\$0
Reserve Study	Full	\$3,420	\$0

FY 2050 **Total Projected Reserve Expenditures for FY 2050 = \$190,001** *Unfunded*
Funding for Anticipated FY 2050 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Vehicle Fire Gate at 1 Brookshire	\$10,006	\$0
Access	Vehicle Vertical Gate North Springs	\$7,173	\$0
Access	Vehicle Gate Operator Repairs	\$4,188	\$0
Access	Vehicle Ground Loop South #1	\$2,750	\$0
Artificial Turf	Large Putting Green	\$51,369	\$0
Concrete	Replacement	\$61,277	\$0
Grounds	Trees	\$18,532	\$0
Painting	Wrought Iron	\$9,648	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$9,283	\$0
Signs	Street & Advisory Sign Replacement	\$1,178	\$0
Surveillance	Lease/Maintenance	\$6,161	\$0
Utilities	Storm Drain Cleanout	\$7,258	\$0
Reserve Study	Update	\$1,178	\$0

FY 2051 **Total Projected Reserve Expenditures for FY 2051 = \$56,308** *Unfunded*
Funding for Anticipated FY 2051 Reserve Expenditures as of: 1/1/2025 **\$0**

Category	Asset		
Access	Vehicle Gate Operator Repairs	\$4,313	\$0
Access	Vehicle Ground Loop South #2	\$2,833	\$0
Grounds	Trees	\$19,088	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$9,562	\$0
Signs	Street & Advisory Sign Replacement	\$1,214	\$0
Streets	Asphalt Sealant for Cracks	\$11,740	\$0
Surveillance	Lease/Maintenance	\$6,345	\$0
Reserve Study	Update	\$1,214	\$0

Claridge Pointe Homeowners Association

Thirty Years Estimated Expenditures by Year

FY 2052	Total Projected Reserve Expenditures for FY 2052 = \$125,409 <i>Unfunded</i>		
	Funding for Anticipated FY 2052 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Fire Gate at 5 Brookshire	\$14,494	\$0
Access	Vehicle Gate Operator Repairs	\$4,443	\$0
Access	Vehicle Ground Loop South #3	\$2,918	\$0
Concrete	Replacement	\$65,009	\$0
Grounds	Trees	\$19,661	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$9,848	\$0
Signs	Street & Advisory Sign Replacement	\$1,250	\$0
Surveillance	Lease/Maintenance	\$6,536	\$0
Reserve Study	Update	\$1,250	\$0
FY 2053	Total Projected Reserve Expenditures for FY 2053 = \$77,516 <i>Unfunded</i>		
	Funding for Anticipated FY 2053 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Vertical Gate Battery Backup North	\$1,320	\$0
Access	Vehicle Entrance Gate Operator South	\$20,777	\$0
Access	Vehicle Gate Operator Repairs	\$4,576	\$0
Access	Vehicle Ground Loop South #4	\$3,005	\$0
Grounds	Rock Beautification	\$8,137	\$0
Grounds	Trees	\$20,251	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$10,144	\$0
Signs	Street & Advisory Sign Replacement	\$1,288	\$0
Surveillance	Lease/Maintenance	\$6,732	\$0
Reserve Study	Update	\$1,288	\$0
FY 2054	Total Projected Reserve Expenditures for FY 2054 = \$392,820 <i>Unfunded</i>		
	Funding for Anticipated FY 2054 Reserve Expenditures as of:	1/1/2025	\$0
Category	Asset		
Access	Vehicle Vertical Gate North	\$17,314	\$0
Access	Knox Padlock for RFD Fire Gate	\$983	\$0
Access	Vehicle Vertical Gate Motor North	\$4,505	\$0
Access	Vehicle Gate Operator Repairs	\$4,713	\$0
Access	Vehicle Ground Loop South #5	\$3,095	\$0
Artificial Turf	Replacement Small Greens	\$120,751	\$0
Concrete	Replacement	\$68,968	\$0
Grounds	Trees	\$20,858	\$0
Perimeter Fencing	Composite - 3,190 LF - Repairs	\$10,448	\$0
Perimeter Fencing	Fence at 5 Brookshire	\$2,717	\$0
Signs	Street & Advisory Sign Replacement	\$1,326	\$0
Streets	Asphalt Hot Melt Asphalt Replacement	\$24,273	\$0
Streets	Asphalt Sealant for Cracks	\$12,828	\$0
Surveillance	Lease/Maintenance	\$6,934	\$0
Utilities	Sewer and Storm Drain Pipe Repairs	\$47,878	\$0
Utilities	Sewer Cleanout	\$41,263	\$0
Reserve Study	Full	\$3,965	\$0

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$564,500	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964
Annual Assessment	\$91,164	\$97,224	\$103,284	\$106,920	\$110,556	\$114,192	\$114,192	\$114,192	\$120,252	\$126,312
Interest Earned	\$9,800	\$12,166	\$12,855	\$13,529	\$14,770	\$15,529	\$16,508	\$17,271	\$19,039	\$19,390
Annual Expenditures	\$70,353	\$93,841	\$80,989	\$86,102	\$62,001	\$91,037	\$80,737	\$92,596	\$49,084	\$127,838
Fully Funded Reserves	\$591,878	\$662,827	\$678,189	\$710,772	\$742,602	\$804,193	\$794,697	\$883,945	\$923,619	\$1,012,590
Percent Fully Funded	100.55%	91.77%	94.78%	95.17%	99.45%	96.55%	103.87%	97.69%	103.07%	95.74%
Year End Balance	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964	\$969,477

Description	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Access - Pedestrian Gate at 1 Brookshire										
Access - Pedestrian Gate at 7500 SCP										
Access - Pedestrian Gate at 7690 SCP										
Access - Pedestrian Gate at 7705 NCP										
Access - Vehicle Vertical Gate North										\$9,586
Access - Vehicle Entrance Gate South			\$4,536							
Access - Vehicle Exit Gate South			\$4,536							
Access - Vehicle Fire Gate at 1 Brookshire						\$5,540				
Access - Vehicle Fire Gate at 5 Brookshire								\$8,025		
Access - Vehicle Fire Gate at Wellington Way										
Access - Emergency Vehicle "Click to Open"										
Access - Knox Padlock for RFD Fire Gate										
Access - Vehicle Vertical Gate Motor North					\$2,151					\$2,494
Access - Vehicle Vertical Gate North Springs					\$3,856					
Access - Vehicle Vertical Gate Battery Backup North										
Access - Vehicle Entrance Gate Operator South									\$11,504	
Access - Vehicle Exit Gate Operator South					\$11,766					
Access - Vehicle Gate Operator Repairs	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319	\$2,388	\$2,460	\$2,534	\$2,610
Access - Vehicle Ground Loop North #1		\$1,353								
Access - Vehicle Ground Loop North #2			\$1,393							
Access - Vehicle Ground Loop South #1				\$1,435						
Access - Vehicle Ground Loop South #2					\$1,478					
Access - Vehicle Ground Loop South #3						\$1,523				
Access - Vehicle Ground Loop South #4							\$1,568			
Access - Vehicle Ground Loop South #5								\$1,615		
Access - Vehicle Ground Loop South #6									\$1,664	
Access - Vehicle Gate Key pad North								\$11,238		
Access - Vehicle Gate Key pad South								\$11,238		
Access - Vehicle Bollards at South Entrance										

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$564,500	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964
Annual Assessment	\$91,164	\$97,224	\$103,284	\$106,920	\$110,556	\$114,192	\$114,192	\$114,192	\$120,252	\$126,312
Interest Earned	\$9,800	\$12,166	\$12,855	\$13,529	\$14,770	\$15,529	\$16,508	\$17,271	\$19,039	\$19,390
Annual Expenditures	\$70,353	\$93,841	\$80,989	\$86,102	\$62,001	\$91,037	\$80,737	\$92,596	\$49,084	\$127,838
Fully Funded Reserves	\$591,878	\$662,827	\$678,189	\$710,772	\$742,602	\$804,193	\$794,697	\$883,945	\$923,619	\$1,012,590
Percent Fully Funded	100.55%	91.77%	94.78%	95.17%	99.45%	96.55%	103.87%	97.69%	103.07%	95.74%
Year End Balance	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964	\$969,477

Description	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Artificial Turf - Maintenance			\$7,311							
Artificial Turf - Large Putting Green										
Artificial Turf - Replacement Small Greens										
Artificial Turf - Replacement Upper Greens Phase - 1										
Artificial Turf - Replacement Upper Greens Phase - 2										
Concrete - Access Covers										
Concrete - Replacement		\$30,144		\$31,980		\$33,928		\$35,994		\$38,186
Grounds - Recreational Area Paths, Rock & Horseshoe Pit			\$17,739							
Grounds - Erosion Abatement & Rock Stabilization Section 1										
Grounds - Erosion Abatement & Rock Stabilization Section 2										
Grounds - Erosion Abatement & Rock Stabilization Section 3										
Grounds - Erosion Abatement & Rock Stabilization Section 4										
Grounds - Erosion Abatement & Rock Stabilization Section 5										
Grounds - Erosion Abatement & Rock Stabilization Section 6										
Grounds - Erosion Abatement & Rock Stabilization Section 7										
Grounds - Erosion Abatement & Rock Stabilization Section 8										
Grounds - Erosion Abatement & Rock Stabilization Section 9										
Grounds - Fire Abatement			\$19,167							
Grounds - Gazebo										
Grounds - Rock Beautification				\$3,886					\$4,505	
Grounds - Trees	\$8,851	\$9,117	\$9,390	\$9,672	\$9,962	\$10,261	\$10,569	\$10,886	\$11,212	\$11,549
Mailboxes - Pedestal Sets		\$21,456								
Painting - Curb, Stenciling & Fire Hydrants	\$11,186						\$13,356			
Painting - Wrought Iron	\$4,608					\$5,342				
Perimeter Fencing - Chain Link - Diamond Pointe		\$19,465								
Perimeter Fencing - Chain Link - Wellington Way		\$1,490								
Perimeter Fencing - Composite - 3,190 LF - Repairs	\$4,434	\$4,567	\$4,704	\$4,845	\$4,990	\$5,140	\$5,294	\$5,453	\$5,616	\$5,785
Perimeter Fencing - Fence at 5 Brookshire										\$1,504
Signs - Identity North								\$685		

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$564,500	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964
Annual Assessment	\$91,164	\$97,224	\$103,284	\$106,920	\$110,556	\$114,192	\$114,192	\$114,192	\$120,252	\$126,312
Interest Earned	\$9,800	\$12,166	\$12,855	\$13,529	\$14,770	\$15,529	\$16,508	\$17,271	\$19,039	\$19,390
Annual Expenditures	\$70,353	\$93,841	\$80,989	\$86,102	\$62,001	\$91,037	\$80,737	\$92,596	\$49,084	\$127,838
Fully Funded Reserves	\$591,878	\$662,827	\$678,189	\$710,772	\$742,602	\$804,193	\$794,697	\$883,945	\$923,619	\$1,012,590
Percent Fully Funded	100.55%	91.77%	94.78%	95.17%	99.45%	96.55%	103.87%	97.69%	103.07%	95.74%
Year End Balance	\$595,111	\$608,294	\$642,755	\$676,428	\$738,511	\$776,437	\$825,421	\$863,526	\$951,964	\$969,477

Description	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Signs - Identity South							\$665			
Signs - Street & Advisory Sign Replacement	\$563	\$580	\$597	\$615	\$633	\$652	\$672	\$692	\$713	\$734
Streets - Access Cover Adjustments										
Streets - Asphalt Overlay										
Streets - Asphalt Hot Melt Asphalt Replacement						\$11,941				
Streets - Asphalt Slurry Seal Coat	\$33,717						\$40,260			
Streets - Asphalt Slurry Seal Security Patrol	\$1,490						\$1,779			
Streets - Asphalt Sealant for Cracks			\$5,775			\$6,311			\$6,896	
Streets - Parking Bumpers										
Surveillance - Camera System				\$27,653						
Surveillance - Lease/Maintenance	\$2,942	\$3,031	\$3,121	\$3,215	\$3,312	\$3,411	\$3,513	\$3,619	\$3,727	\$3,839
Surveillance - Street Lamp North										
Surveillance - Street Lamps South										
Utilities - General - Fire Hydrants & Electric Boxes										
Utilities - Sewer and Storm Drain Pipe Repairs										\$26,509
Utilities - Sewer Cleanout					\$19,708					\$22,847
Utilities - Storm Drain Cleanout						\$4,018				
Reserve Study - Full					\$1,894					\$2,195
Reserve Study - Update	\$563	\$580	\$597	\$615		\$652	\$672	\$692	\$713	

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$969,477	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506
Annual Assessment	\$132,372	\$138,432	\$144,492	\$150,552	\$156,612	\$156,612	\$156,612	\$162,672	\$168,732	\$174,792
Interest Earned	\$20,524	\$20,938	\$14,834	\$15,601	\$15,767	\$17,408	\$19,906	\$18,261	\$17,130	\$17,144
Annual Expenditures	\$95,039	\$138,237	\$470,660	\$127,033	\$163,882	\$90,373	\$49,098	\$264,824	\$243,543	\$191,246
Fully Funded Reserves	\$1,025,711	\$1,077,598	\$1,058,143	\$767,812	\$793,666	\$788,449	\$863,829	\$934,599	\$848,095	\$851,282
Percent Fully Funded	100.05%	97.15%	70.09%	101.59%	99.33%	110.39%	115.22%	97.69%	100.99%	100.69%
Year End Balance	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506	\$857,182

Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Access - Pedestrian Gate at 1 Brookshire									\$3,574	
Access - Pedestrian Gate at 7500 SCP									\$4,847	
Access - Pedestrian Gate at 7690 SCP				\$2,407						
Access - Pedestrian Gate at 7705 NCP								\$7,418		
Access - Vehicle Vertical Gate North										
Access - Vehicle Entrance Gate South										
Access - Vehicle Exit Gate South										
Access - Vehicle Fire Gate at 1 Brookshire										
Access - Vehicle Fire Gate at 5 Brookshire										
Access - Vehicle Fire Gate at Wellington Way							\$13,721			
Access - Emergency Vehicle "Click to Open"										
Access - Knox Padlock for RFD Fire Gate										
Access - Vehicle Vertical Gate Motor North					\$2,891					\$3,352
Access - Vehicle Vertical Gate North Springs		\$4,742							\$5,832	
Access - Vehicle Vertical Gate Battery Backup North				\$847						
Access - Vehicle Entrance Gate Operator South									\$15,460	
Access - Vehicle Exit Gate Operator South					\$15,813					
Access - Vehicle Gate Operator Repairs	\$2,688	\$2,768	\$2,852	\$2,937	\$3,025	\$3,116	\$3,209	\$3,306	\$3,405	\$3,507
Access - Vehicle Ground Loop North #1			\$1,873							
Access - Vehicle Ground Loop North #2				\$1,929						
Access - Vehicle Ground Loop South #1					\$1,987					
Access - Vehicle Ground Loop South #2						\$2,046				
Access - Vehicle Ground Loop South #3							\$2,108			
Access - Vehicle Ground Loop South #4								\$2,171		
Access - Vehicle Ground Loop South #5									\$2,236	
Access - Vehicle Ground Loop South #6										\$2,303
Access - Vehicle Gate Key pad North										\$16,022
Access - Vehicle Gate Key pad South										\$16,022
Access - Vehicle Bollards at South Entrance							\$2,214			

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$969,477	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506
Annual Assessment	\$132,372	\$138,432	\$144,492	\$150,552	\$156,612	\$156,612	\$156,612	\$162,672	\$168,732	\$174,792
Interest Earned	\$20,524	\$20,938	\$14,834	\$15,601	\$15,767	\$17,408	\$19,906	\$18,261	\$17,130	\$17,144
Annual Expenditures	\$95,039	\$138,237	\$470,660	\$127,033	\$163,882	\$90,373	\$49,098	\$264,824	\$243,543	\$191,246
Fully Funded Reserves	\$1,025,711	\$1,077,598	\$1,058,143	\$767,812	\$793,666	\$788,449	\$863,829	\$934,599	\$848,095	\$851,282
Percent Fully Funded	100.05%	97.15%	70.09%	101.59%	99.33%	110.39%	115.22%	97.69%	100.99%	100.69%
Year End Balance	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506	\$857,182

Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Artificial Turf - Maintenance			\$9,826							
Artificial Turf - Large Putting Green	\$32,972									
Artificial Turf - Replacement Small Greens					\$77,506					
Artificial Turf - Replacement Upper Greens Phase - 1									\$93,611	
Artificial Turf - Replacement Upper Greens Phase - 2										
Concrete - Access Covers			\$9,747							
Concrete - Replacement		\$40,512		\$42,979		\$45,596		\$48,373		\$51,319
Grounds - Recreational Area Paths, Rock & Horseshoe Pit			\$23,840							
Grounds - Erosion Abatement & Rock Stabilization Section 1								\$17,379		
Grounds - Erosion Abatement & Rock Stabilization Section 2										
Grounds - Erosion Abatement & Rock Stabilization Section 3										
Grounds - Erosion Abatement & Rock Stabilization Section 4										
Grounds - Erosion Abatement & Rock Stabilization Section 5								\$31,045		
Grounds - Erosion Abatement & Rock Stabilization Section 6								\$7,401		
Grounds - Erosion Abatement & Rock Stabilization Section 7								\$9,108		
Grounds - Erosion Abatement & Rock Stabilization Section 8								\$45,947		
Grounds - Erosion Abatement & Rock Stabilization Section 9								\$5,583		
Grounds - Fire Abatement								\$29,862		
Grounds - Gazebo	\$29,866									
Grounds - Rock Beautification				\$5,223					\$6,055	
Grounds - Trees	\$11,895	\$12,252	\$12,620	\$12,998	\$13,388	\$13,790	\$14,203	\$14,630	\$15,068	\$15,520
Mailboxes - Pedestal Sets										
Painting - Curb, Stenciling & Fire Hydrants			\$15,948						\$19,043	
Painting - Wrought Iron	\$6,193					\$7,179				
Perimeter Fencing - Chain Link - Diamond Pointe										
Perimeter Fencing - Chain Link - Wellington Way										
Perimeter Fencing - Composite - 3,190 LF - Repairs	\$5,958	\$6,137	\$6,321	\$6,511	\$6,706	\$6,907	\$7,115	\$7,328	\$7,548	\$7,774
Perimeter Fencing - Fence at 5 Brookshire										
Signs - Identity North										

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$969,477	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506
Annual Assessment	\$132,372	\$138,432	\$144,492	\$150,552	\$156,612	\$156,612	\$156,612	\$162,672	\$168,732	\$174,792
Interest Earned	\$20,524	\$20,938	\$14,834	\$15,601	\$15,767	\$17,408	\$19,906	\$18,261	\$17,130	\$17,144
Annual Expenditures	\$95,039	\$138,237	\$470,660	\$127,033	\$163,882	\$90,373	\$49,098	\$264,824	\$243,543	\$191,246
Fully Funded Reserves	\$1,025,711	\$1,077,598	\$1,058,143	\$767,812	\$793,666	\$788,449	\$863,829	\$934,599	\$848,095	\$851,282
Percent Fully Funded	100.05%	97.15%	70.09%	101.59%	99.33%	110.39%	115.22%	97.69%	100.99%	100.69%
Year End Balance	\$1,026,200	\$1,046,919	\$741,690	\$780,042	\$788,373	\$870,380	\$995,302	\$913,056	\$856,506	\$857,182

Description	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044
Signs - Identity South										
Signs - Street & Advisory Sign Replacement	\$756	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987
Streets - Access Cover Adjustments			\$38,462							
Streets - Asphalt Overlay			\$343,373							
Streets - Asphalt Hot Melt Asphalt Replacement		\$14,258						\$17,024		
Streets - Asphalt Slurry Seal Coat									\$57,401	
Streets - Asphalt Slurry Seal Security Patrol									\$2,537	
Streets - Asphalt Sealant for Cracks		\$7,535			\$8,234			\$8,997		
Streets - Parking Bumpers								\$2,529		
Surveillance - Camera System				\$37,164						
Surveillance - Lease/Maintenance	\$3,954	\$4,073	\$4,195	\$4,321	\$4,451	\$4,584	\$4,722	\$4,863	\$5,009	\$5,159
Surveillance - Street Lamp North										
Surveillance - Street Lamps South				\$8,065						
Utilities - General - Fire Hydrants & Electric Boxes		\$44,402								
Utilities - Sewer and Storm Drain Pipe Repairs										\$35,626
Utilities - Sewer Cleanout					\$26,485					\$30,704
Utilities - Storm Drain Cleanout						\$5,400				
Reserve Study - Full					\$2,545					\$2,951
Reserve Study - Update	\$756	\$779	\$802	\$826		\$877	\$903	\$930	\$958	

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$857,182	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261
Annual Assessment	\$180,852	\$186,912	\$192,972	\$199,032	\$205,092	\$217,212	\$229,332	\$241,452	\$253,572	\$277,812
Interest Earned	\$20,041	\$21,282	\$21,486	\$21,926	\$19,400	\$20,332	\$24,199	\$27,004	\$31,065	\$29,386
Annual Expenditures	\$53,107	\$144,927	\$204,070	\$198,516	\$353,309	\$190,001	\$56,308	\$125,409	\$77,516	\$392,820
Fully Funded Reserves	\$850,710	\$998,544	\$1,061,549	\$1,006,177	\$1,030,123	\$973,826	\$1,017,667	\$1,206,798	\$1,336,926	\$1,444,029
Percent Fully Funded	117.79%	106.56%	101.20%	108.96%	94.16%	104.39%	118.90%	111.88%	116.18%	101.75%
Year End Balance	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261	\$1,469,318

Description	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054
Access - Pedestrian Gate at 1 Brookshire										
Access - Pedestrian Gate at 7500 SCP										
Access - Pedestrian Gate at 7690 SCP										
Access - Pedestrian Gate at 7705 NCP										
Access - Vehicle Vertical Gate North										\$17,314
Access - Vehicle Entrance Gate South			\$8,192							
Access - Vehicle Exit Gate South			\$8,192							
Access - Vehicle Fire Gate at 1 Brookshire						\$10,006				
Access - Vehicle Fire Gate at 5 Brookshire								\$14,494		
Access - Vehicle Fire Gate at Wellington Way										
Access - Emergency Vehicle "Click to Open"				\$11,935						
Access - Knox Padlock for RFD Fire Gate										\$983
Access - Vehicle Vertical Gate Motor North					\$3,886					\$4,505
Access - Vehicle Vertical Gate North Springs						\$7,173				
Access - Vehicle Vertical Gate Battery Backup North									\$1,320	
Access - Vehicle Entrance Gate Operator South									\$20,777	
Access - Vehicle Exit Gate Operator South					\$21,251					
Access - Vehicle Gate Operator Repairs	\$3,612	\$3,721	\$3,832	\$3,947	\$4,066	\$4,188	\$4,313	\$4,443	\$4,576	\$4,713
Access - Vehicle Ground Loop North #1				\$2,592						
Access - Vehicle Ground Loop North #2					\$2,670					
Access - Vehicle Ground Loop South #1						\$2,750				
Access - Vehicle Ground Loop South #2							\$2,833			
Access - Vehicle Ground Loop South #3								\$2,918		
Access - Vehicle Ground Loop South #4									\$3,005	
Access - Vehicle Ground Loop South #5										\$3,095
Access - Vehicle Ground Loop South #6										
Access - Vehicle Gate Key pad North										
Access - Vehicle Gate Key pad South										
Access - Vehicle Bollards at South Entrance										

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$857,182	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261
Annual Assessment	\$180,852	\$186,912	\$192,972	\$199,032	\$205,092	\$217,212	\$229,332	\$241,452	\$253,572	\$277,812
Interest Earned	\$20,041	\$21,282	\$21,486	\$21,926	\$19,400	\$20,332	\$24,199	\$27,004	\$31,065	\$29,386
Annual Expenditures	\$53,107	\$144,927	\$204,070	\$198,516	\$353,309	\$190,001	\$56,308	\$125,409	\$77,516	\$392,820
Fully Funded Reserves	\$850,710	\$998,544	\$1,061,549	\$1,006,177	\$1,030,123	\$973,826	\$1,017,667	\$1,206,798	\$1,336,926	\$1,444,029
Percent Fully Funded	117.79%	106.56%	101.20%	108.96%	94.16%	104.39%	118.90%	111.88%	116.18%	101.75%
Year End Balance	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261	\$1,469,318

Description	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054
Artificial Turf - Maintenance			\$13,205							
Artificial Turf - Large Putting Green						\$51,369				
Artificial Turf - Replacement Small Greens										\$120,751
Artificial Turf - Replacement Upper Greens Phase - 1										
Artificial Turf - Replacement Upper Greens Phase - 2			\$105,360							
Concrete - Access Covers										
Concrete - Replacement		\$54,444		\$57,760		\$61,277		\$65,009		\$68,968
Grounds - Recreational Area Paths, Rock & Horseshoe Pit			\$32,039							
Grounds - Erosion Abatement & Rock Stabilization Section 1										
Grounds - Erosion Abatement & Rock Stabilization Section 2					\$16,280					
Grounds - Erosion Abatement & Rock Stabilization Section 3					\$108,389					
Grounds - Erosion Abatement & Rock Stabilization Section 4					\$29,316					
Grounds - Erosion Abatement & Rock Stabilization Section 5										
Grounds - Erosion Abatement & Rock Stabilization Section 6										
Grounds - Erosion Abatement & Rock Stabilization Section 7										
Grounds - Erosion Abatement & Rock Stabilization Section 8										
Grounds - Erosion Abatement & Rock Stabilization Section 9										
Grounds - Fire Abatement										
Grounds - Gazebo										
Grounds - Rock Beautification				\$7,019					\$8,137	
Grounds - Trees	\$15,986	\$16,466	\$16,960	\$17,468	\$17,992	\$18,532	\$19,088	\$19,661	\$20,251	\$20,858
Mailboxes - Pedestal Sets										
Painting - Curb, Stenciling & Fire Hydrants					\$22,738					
Painting - Wrought Iron	\$8,323					\$9,648				
Perimeter Fencing - Chain Link - Diamond Pointe		\$35,155								
Perimeter Fencing - Chain Link - Wellington Way		\$2,691								
Perimeter Fencing - Composite - 3,190 LF - Repairs	\$8,008	\$8,248	\$8,495	\$8,750	\$9,013	\$9,283	\$9,562	\$9,848	\$10,144	\$10,448
Perimeter Fencing - Fence at 5 Brookshire										\$2,717
Signs - Identity North										

Claridge Pointe Homeowners Association

Thirty Years Asset Expenditures Spreadsheet

Beginning Balance	\$857,182	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261
Annual Assessment	\$180,852	\$186,912	\$192,972	\$199,032	\$205,092	\$217,212	\$229,332	\$241,452	\$253,572	\$277,812
Interest Earned	\$20,041	\$21,282	\$21,486	\$21,926	\$19,400	\$20,332	\$24,199	\$27,004	\$31,065	\$29,386
Annual Expenditures	\$53,107	\$144,927	\$204,070	\$198,516	\$353,309	\$190,001	\$56,308	\$125,409	\$77,516	\$392,820
Fully Funded Reserves	\$850,710	\$998,544	\$1,061,549	\$1,006,177	\$1,030,123	\$973,826	\$1,017,667	\$1,206,798	\$1,336,926	\$1,444,029
Percent Fully Funded	117.79%	106.56%	101.20%	108.96%	94.16%	104.39%	118.90%	111.88%	116.18%	101.75%
Year End Balance	\$1,002,070	\$1,064,097	\$1,074,281	\$1,096,283	\$969,991	\$1,016,602	\$1,209,958	\$1,350,201	\$1,553,261	\$1,469,318

Description	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051	FY 2052	FY 2053	FY 2054
Signs - Identity South										
Signs - Street & Advisory Sign Replacement	\$1,016	\$1,047	\$1,078	\$1,111	\$1,144	\$1,178	\$1,214	\$1,250	\$1,288	\$1,326
Streets - Access Cover Adjustments										
Streets - Asphalt Overlay										
Streets - Asphalt Hot Melt Asphalt Replacement				\$20,328						\$24,273
Streets - Asphalt Slurry Seal Coat					\$68,539					
Streets - Asphalt Slurry Seal Security Patrol					\$3,029					
Streets - Asphalt Sealant for Cracks	\$9,832			\$10,743			\$11,740			\$12,828
Streets - Parking Bumpers										
Surveillance - Camera System				\$49,945						
Surveillance - Lease/Maintenance	\$5,314	\$5,474	\$5,638	\$5,807	\$5,981	\$6,161	\$6,345	\$6,536	\$6,732	\$6,934
Surveillance - Street Lamp North		\$16,635								
Surveillance - Street Lamps South										
Utilities - General - Fire Hydrants & Electric Boxes										
Utilities - Sewer and Storm Drain Pipe Repairs										\$47,878
Utilities - Sewer Cleanout					\$35,594					\$41,263
Utilities - Storm Drain Cleanout						\$7,258				
Reserve Study - Full					\$3,420					\$3,965
Reserve Study - Update	\$1,016	\$1,047	\$1,078	\$1,111		\$1,178	\$1,214	\$1,250	\$1,288	