

RESERVE FUNDS CATEGORIES **PAGE 1 OF 4**
APPROVED AT THE ANNUAL ASSOCIATION MEETING NOV. 24, 2015
EFFECTIVE JANUARY 1, 2016

Intent of This Document: clarify the definition of and limited use for all categories.

Bylaws Reference: Bylaws 7.05 Reserves: "The budget of the association shall provide for a reserve fund for the periodic maintenance, repair and improvements to the common areas and those other portions of the subject property which the association is obligated to maintain". That bylaw is governed by Florida Statute 720.303.6.

FS720.303.6.b References:

- a. FS720.303.6.b precludes a Board on its own from removing categories, but "does not preclude the termination of a reserve category established pursuant to this paragraph upon approval of a majority of the total voting interests of the association".
- b. FS720.303.6.b is silent on whether an category can be renamed.

General Definitions: In response to the Bylaw 7.05, the Developer and previous Boards have established multiple reserve categories within said provided reserve fund.

- a. No line item is intended to cover unanticipated maintenance or operating expense shortfalls.
- b. Categories are intended to cover only long-term replacements and upgrades, not to respond to any emergency situation.

Category Numbers, Descriptions and Available Histories

A. Site and Grounds

2125 Concrete Roads, Sidewalks and Parking Pads: roadways - listed as approx. 93,000 gsf, 'Miami gutters', guest and fire parking pads, and to all the common pathways and sidewalks. Was 3120 Roads & Sidewalks.

2139 Site Fencing Wood: listed as 1720 linear feet; includes only the east boundary fence. Was 3190 Fences and included the fences surrounding various internal recreational areas which are now categories 2771 and 2813).

2166 Mailboxes: listed as 160 unit boxes, and 12 parcel lockers; no previous reserve.

2169 Signs - Monuments: Includes only the 2 entrance signs, not any of the building # signs. No previous reserve.

2175 Site Pole Lights: 29 lampposts. Does not include Pathway Lighting. Was 3200 Lighting: the entire replacement parts costs as needed to all 29 'street' lampposts in all locations.

2185 Ponds and Drainage: Drainage and retention swales, channels and 'The Pond'. Was 3220 Pond & Drainage.

Category Numbers, Descriptions and Available Histories, Cont'd:

B. Buildings Exteriors

2367 Common Windows and Doors: Clubhouse 7 windows and 9 doors. No previous reserve.

2377 Clubhouse Roof Flat: listed as 925 gsf. Was 3130 Roof: included all 3 clubhouse roofs - the tiled roofs over the clubhouse and breezeway, and the flat roof (see 2383) over the services wing.

2383 Clubhouse Roof Tile: listed as 3,240 gsf. Was 3130 Roof: see above #2377.

C. MEP

2524 HVAC Clubhouse: no previous reserve.

2543 Security Cameras: no previous reserve.

2599 Golf Cart: no previous reserve.

D. Interiors and Amenities

2729 Sauna: No previous reserve.

2741 Clubhouse (Interior): listed as approx. 1,025 gsf.
Was 3160 Clubhouse: all areas inside and out, of equipment, furnishings, alarms and lighting.

2750 Restrooms (Clubhouse): no previous reserve.

2763 Pool Deck Furniture: 12 lounge chairs, 8 drink tables, 5 dining tables, 28 chairs, 4 umbrellas.
No previous reserve.

2769 Pool Deck (Surface): No previous reserve. Listed as approx. 4,870 gsf.

2771 Pool Fence: Listed as approx. 180 lf. 2'6" aluminum fence atop the stucco walls.
Was included in 3190.

2773 Pool Resurface: Listed as appx. 1,500 gsf; perimeter at waterline 160 lf. No previous reserve.

2775 Spa Resurface: 7 ft diameter; was included in 3150 Pool & Spa: pool and spa equipment - pumps, heaters, lighting.

2782 Spa Heater: rated at 333k BTU; was included in 3150 Pool & Spa: pool and spa equipment - pumps, heaters, lighting.

2787 Pool Equipment: see 2773. 4 pumps; 2 filters; 1 grid filter.
Was included in 3150 Pool and Spa equipment - pumps, heaters, lighting.

Category Numbers, Descriptions and Available Histories, Cont'd:

D. Interiors and Amenities, cont'd:

2809 Tennis / Bocce Courts Surface Re-coat: see also 2811.

Was included in 3180 Tennis Court: all the surfaces and equipment within the fence surrounding the tennis courts, shuffle-board and bocce court areas.

2811 Tennis / Bocce Courts Surface Resurface: see 2813. Listed as approx. 550 lf.

Was included in 3180 Tennis Court: all the surfaces and equipment within the fence surrounding the tennis courts, shuffle-board and bocce court areas.

2813 Tennis Court Fencing: Was included in 3190 Fences.

RESERVE FUNDS CATEGORIES
Category Names/Numbers Cross References

Note on category previous numbering:

Dependable Management: precede number with 3 or 03, as in 03120 = concrete roadways

Leland Management to 12/31/15: precede number with 8 or 08, as in 08120 = concrete roadways

A) Effective Prior to January 1, 2016

Effective January 1, 2016

08110 Accounting	
08120 Roads & Sidewalks	2125
08130 Roof/Clubhouse	2377/2383
08140 Painting	
08150 Pool & Spa	2763/2769/2771/2773/2775/2782
08160 Clubhouse	2741/2750
08170 Storage Room	
08180 Tennis Court	2809/2811/2813
08190 Fences	2139
08220 Lighting	2175
08210 Irrigation System	
08220 Pond & Drainage	2185
08250 Capital Improvements	
08245 Unallocated Interest	

B) Effective January 1, 2016

As of December, 2015

Site and Grounds

2125 Concrete Roads/Paths/Pads	8120
2139 Site Fencing: Wood - Replace	8190
2166 Mailboxes - Replace	new
2169 Signs-Monuments - Refurbish/Replace	new
2175 Site Pole Lights - Replace	8220
2185 Landscaping - Refurbish	8210

Building Exteriors

2367 Common Windows & Doors - Replace	new
2377 Clubhouse Roof (Flat) - Replace	8130
2383 Clubhouse Roof (Tile) - Replace	8130

M.E.P.

2524 HVAC (Clubhouse) - Replace	new
2543 Security Cameras - Upgrade/Replace	new
2599 Golf Cart - Replace	new

Interiors and Amenities

2729 Sauna/Steam Room	new
2741 Clubhouse - Partial Remodel	8160
2750 Bathrooms - Remodel	8160
2763 Pool Deck Furniture - Replace	8150
2769 Pool Deck - Resurface	8150
2771 Pool Fence - Replace	8150
2773 Pool - Resurface	8150
2775 Spa - Resurface	8150
2782 Spa Heater - Replace	8150
2787 Pool Equipment - Maintain/Replace	new
2809 Tennis/Sport Courts - Re-coat	8180
2811 Tennis/Sport Courts - Resurface	8180
2813 Tennis Court Fencing - Replace	new