

**ASSATEAGUE POINTE
HOMEOWNERS ASSOCIATION, INC.**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
DECEMBER 31, 2025**

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.

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Wigglesworth, Layton, Moyers & Chance, P.C.

Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Assateague Pointe Homeowners Association, Inc.
Ocean City, MD

Opinion

We have audited the accompanying financial statements of Assateague Pointe Homeowners Association, Inc., which comprise the statement of assets, liabilities and fund balance – tax basis as of December 31, 2025, and the related statements of revenues, expenses, and change in fund balance – tax basis, cash flows – tax basis and statement of operating expenses – tax basis for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Assateague Pointe Homeowners Association, Inc. as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Assateague Pointe Homeowners Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Future Major Repairs and Replacements

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 1 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Assateague Pointe Homeowners Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a

substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Assateague Pointe Homeowners Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Assateague Pointe Homeowners Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

The tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America requires that the budget and mandatory fees and assessments – 2026 and the information on future major repairs and replacements on pages 13 through 19 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Wigglesworth, Layton, Moyus + Chance, P.C.

Salisbury, MD
March 10, 2026

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCE
TAX BASIS
DECEMBER 31, 2025

ASSETS

CURRENT ASSETS

Cash - undesignated	\$	30,677
Cash - designated for future repairs and replacements		454,556
Accounts receivable		
H.O.A. dues		50,493
Inventory		5,292
Prepaid insurance		<u>21,538</u>

TOTAL CURRENT ASSETS 562,556

PROPERTY AND EQUIPMENT

Furniture and equipment		146,624
Autos and trucks		<u>57,517</u>
		204,141
Accumulated depreciation		<u>(171,461)</u>

TOTAL PROPERTY AND EQUIPMENT 32,680

TOTAL ASSETS \$ 595,236

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES

Accounts payable - trade	\$	35,288
Accrued salaries		5,828
Accrued income taxes		4,736
Due to sanitary commission		1,607
H. O. A. dues received in advance		3,806
Line of credit - Bank of Ocean City		<u>95,000</u>

TOTAL CURRENT LIABILITIES 146,265

FUND BALANCES

Undesignated		(5,585)
Designated for future repairs and replacements		<u>454,556</u>

TOTAL FUND BALANCES 448,971

TOTAL LIABILITIES AND FUND BALANCE \$ 595,236

The accompanying notes are an integral part of the basic financial statements.

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN FUND BALANCE
TAX BASIS
DECEMBER 31, 2025

REVENUES		
Assessments - H.O.A. dues	\$	943,592
	TOTAL REVENUES	943,592
EXPENSES		
Operating expenses		1,373,870
	TOTAL EXPENSES	1,373,870
OTHER INCOME (EXPENSES)		
Boat storage income		50,300
Electric charges		348,499
Gate card income		431
Interest income		17,212
Laundry and games income		4,056
Miscellaneous income		17,960
Interest expense		(5,086)
	TOTAL OTHER INCOME (EXPENSES)	433,372
	NET INCOME (LOSS) BEFORE INCOME TAXES	3,094
INCOME TAXES		
Federal income tax		(3,316)
State income tax		(1,420)
	TOTAL INCOME TAXES	(4,736)
	NET INCOME (LOSS)	(1,642)
FUND BALANCE - BEGINNING OF YEAR		393,213
Transfers to reserve for replacements		57,400
	FUND BALANCE - END OF YEAR	\$ 448,971

The accompanying notes are an integral part of the basic financial statements.

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
TAX BASIS
DECEMBER 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Net income (loss)	\$	(1,642)
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation		7,612
(Increase) decrease in current assets:		
Accounts receivable		
H.O.A. dues		20,465
Due from sanitary		3,503
Inventory		513
Prepaid insurance		(7,208)
Increase (decrease) in current liabilities:		
Accrued income taxes		1,381
Accrued salaries		5,166
Accounts payable		9,178
H. O. A. dues received in advance		743

NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES 39,711

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of property and equipment		(13,669)
Transfers to reserve for replacements		57,400

NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES 43,731

CASH FLOWS FROM FINANCING ACTIVITIES

New borrowings - net of current year repayments - line of credit		(15,000)
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NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES (15,000)

NET INCREASE (DECREASE) IN CASH 68,442

CASH - BEGINNING OF YEAR 416,791

CASH - END OF YEAR \$ 485,233

The accompanying notes are an integral part of the basic financial statements.

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF OPERATING EXPENSES
TAX BASIS
DECEMBER 31, 2025

OPERATING EXPENSES

Administrative expense	\$	104,800
Custodial		11,690
Depreciation expense		7,612
Donations		100
Entertainment expense		32,652
Insurance		40,180
Life guard		105,465
Meeting expense		199
Miscellaneous expense		4,011
Office expense		9,720
Payroll expense		2,663
Professional fees		17,954
Repairs and maintenance		
Boat storage		1,198
Building		16,511
Electric system		19,329
Equipment		17,650
Erosion control		54,188
Gate		22,902
Grounds		185,424
Dog park maintenance		594
Pier/camera		2,307
Road		19,526
Vehicle		13,438
Vending		3,303
Reserve for replacements		57,400
Salary - gatehouse		106,460
Supplies - pool		45,886
Taxes - payroll		22,472
Taxes and licenses		1,912
Trash removal		112,346
Utilities and telephone		317,670
WiFi		16,308
		1,373,870
TOTAL OPERATING EXPENSES	\$	1,373,870

The accompanying notes are an integral part of the basic financial statements.

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

Assateague Pointe Homeowners Association, Inc. (the Association) was formed on August 1, 1990 as a Maryland non-stock, non-profit corporation to provide services for the benefit of the lot owners of Assateague Pointe.

The Association is responsible for operation and maintenance of the common property within the development. The development consists of 522 lots located on approximately 90 acres in Worcester County, Maryland.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Association prepares its financial statements on the tax basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles. The Association recognizes income when earned and expenses when accrued.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – Used to account for financial resources available for the general operations of the Association.

Replacement Fund – Used to accumulate financial resources designated for future major repairs and replacements.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses.

Cash and Cash Equivalents

The Association considers all short-term investments with an original maturity of three months or less to be cash equivalents.

Accounts Receivable

Association members are subject to quarterly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Accounts receivable on the balance sheet date represent fees due from unit owners. No amounts are considered uncollectible at December 31, 2025 and accordingly, no allowance for uncollectible accounts is deemed necessary. The Association's policy is to retain legal counsel and place liens on the units of members whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year.

Inventory

Inventories consisting of shirts, hats, towels and other small accessories are stated at the lower of cost or market with cost determined using the first-in, first-out method. The overall value and amount of inventory is insignificant to the financial statements as a whole.

Property and Equipment

Property and equipment are carried at cost. Depreciation for property and equipment is calculated using the straight-line and accelerated methods over a life of 5 to 7 years.

Depreciation for the year ending December 31, 2025 was \$7,612.

Expenditures for maintenance and repairs are charged to expense as incurred.

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property and Equipment (continued)

Expenditures for major renewals and betterments to the real estate are expensed unless one of the two following criteria applies: 1) the Homeowners Association can sell the improvements and retain the proceeds, or 2) can use the property to generate significant cash flows from members on the basis of usage or from non-members.

Future Major Repairs and Replacements

The Association's Board of Directors conducted a study in 2023 to estimate the remaining useful lives and the replacement costs of the common property components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs. Actual expenditures, however, may vary from the estimated amounts and variations may be material. Therefore, amounts designated for future repairs and replacements may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

The details of the Board of Director's plan for major repairs and replacements can be found in the supplementary information of this financial statement.

Income Taxes

The Association has elected to be taxed under the provisions of Section 277 of the Internal Revenue Code for the year ended December 31, 2025. This section provides that the Association is exempt from taxation on amounts received as exempt function income, such as membership dues, fees and assessments, but non-member interest is taxable at corporate income tax rates.

Although the Association was not under examination at December 31, 2025 by any major taxing authority, the Association was subject to examination for tax years ending December 31, 2025, 2024, 2023 and 2022. All required federal and state tax returns were filed by the due dates as of December 31, 2025.

NOTE 2 – SHORT-TERM DEBT

The Association has a line of credit with the Bank of Ocean City that is used for short-term cash flow purposes, particularly during the off season winter months. As of December 31, 2025, the unpaid principal balance of the loan was \$95,000.

NOTE 3 – RELATED PARTY TRANSACTIONS

Administrative expenses were paid to related parties for the year ended December 31, 2025 as follows:

- Accounting and payroll expenses paid to Purnell Properties, Inc. was \$20,800.
- Office expense paid to Purnell Properties, Inc. was \$1,564.
- Telephone expense paid to Purnell Properties, Inc. was \$2,919.
- Utility expense paid to Resort Real Estate was \$5,900.
- Management expense paid to Resort Real Estate was \$84,000.
- Contingency expenses overpaid to Resort Real Estate was \$405.
- Office expenses overpaid to Resort Rentals was \$268.
- Ground maintenance expenses paid to Purnell Properties, Inc. was \$343.

NOTE 4 – CASH FLOWS DISCLOSURES

Cash paid for interest during 2025 was \$5,086.

Cash paid for income taxes for 2025 was \$4,736.

**ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS**

NOTE 5 – CREDIT RISK

Total bank balance is above the Federal Deposit Insurance Corporation limit of \$250,000. Total bank balance in all accounts at the Bank of Ocean City as of December 31, 2025 is \$508,117, of which \$258,117 is uninsured.

NOTE 6 – SUBSEQUENT EVENTS

The Association has examined all subsequent events through March 10, 2026 the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.

Budget by Month - Tax Basis
January through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
5010 - MONTHLY INCOME ASSESS	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	83,520.00	1,002,240.00
5030 - ELECTRIC CHARGES INCOME	0.00	0.00	48,897.00	0.00	0.00	77,969.00	0.00	0.00	177,548.00	0.00	0.00	54,598.00	362,003.00
5030 - LAUNDRY/VENTING RECEIPTS	457.00	0.00	457.00	0.00	791.00	340.00	2,665.00	2,208.00	152.00	520.00	0.00	0.00	7,693.00
503A.1 - ENTERTAINMENT EXPERTS-GAMES	0.00	0.00	0.00	300.00	300.00	335.00	335.00	305.00	305.00	0.00	0.00	0.00	2,000.00
5130 - KAYAK SLOTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
5140 - BOAT STORAGE INCOME	29,076.00	7,878.00	6,163.00	8,697.00	540.00	273.00	0.00	0.00	0.00	0.00	273.00	0.00	51,903.00
5150 - INTEREST INCOME	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	1,108.33	13,300.00
5161 - INTEREST INCOME-OWNERS	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
5160 - MISC INCOME	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5161 - GATE CARD & MISC INCOME	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
5955 - INCOMETRANS FOR RESV SPENDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	114,844.66	92,889.66	142,528.66	94,038.66	86,642.66	164,088.66	88,511.66	87,584.66	263,048.66	85,531.66	85,284.66	139,597.74	1,442,060.00
Gross Profit	114,844.66	92,889.66	142,528.66	94,038.66	86,642.66	164,088.66	88,511.66	87,584.66	263,048.66	85,531.66	85,284.66	139,597.74	1,442,060.00
Expense													
AMENITIES													
7820 - POOL CONTRACT	0.00	0.00	17,986.00	17,986.00	17,986.00	17,986.00	17,986.00	17,986.00	0.00	0.00	0.00	0.00	107,950.00
7830 - POOL MAINTENANCE	0.00	0.00	0.00	0.00	3,015.00	1,287.00	1,072.00	2,529.00	2,366.00	831.00	0.00	0.00	10,800.00
7840 - POOL REMOVATIONS	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
7850 - FURNITURE & EQUIP PURCHASE	0.00	452.00	4,127.00	4,934.00	4,934.00	553.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
7815 - ENTERTAINMENT	0.00	0.00	0.00	0.00	1,296.00	1,296.00	1,296.00	3,812.00	0.00	0.00	0.00	0.00	7,700.00
Total AMENITIES	0.00	452.00	22,113.00	22,920.00	27,231.00	23,122.00	22,354.00	26,331.00	2,366.00	531.00	0.00	0.00	147,420.00
EXPENSE													
7830 - GATEHOUSE, ETC	6,700.00	7,200.00	7,400.00	9,600.00	9,900.00	10,400.00	11,000.00	9,500.00	10,900.00	10,000.00	10,400.00	7,000.00	110,000.00
7531 - PAYROLL TAXES	1,348.00	1,208.00	1,482.00	2,578.00	3,798.00	2,642.00	2,874.00	2,881.00	1,823.00	1,748.00	1,800.00	1,112.00	24,900.00
7540 - INSURANCE	3,110.00	0.00	7,489.00	12,900.00	0.00	4,204.00	1,451.00	3,273.00	2,802.00	2,716.00	3,198.00	2,716.00	43,800.00
7860 - LEGAL & ACCOUNTING	0.00	0.00	10,000.00	0.00	0.00	0.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	15,000.00
7552 - CONTINGENCY	2,040.00	1,431.00	1,431.00	1,431.00	388.00	388.00	388.00	388.00	388.00	165.00	0.00	0.00	6,440.00
7560 - OFFICE EXPENSE	1,328.00	413.00	377.00	1,842.00	326.00	659.00	2,355.00	350.00	327.00	1,000.00	1,858.00	355.00	11,200.00
7570 - ADMINISTRATIVE	2,131.00	1,710.00	1,710.00	2,131.00	1,710.00	1,287.00	1,710.00	1,715.00	2,342.00	2,131.00	1,710.00	1,813.00	22,200.00
7575 - MANAGEMENT EXPENSE	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
7580 - TELEPHONE	1,451.00	300.00	300.00	300.00	670.00	345.00	435.00	138.00	290.00	290.00	290.00	290.00	5,100.00
7590 - VEHICLE MAINT- GATE TRUCKS	0.00	106.00	802.00	912.00	456.00	1,090.00	794.00	6.00	203.00	203.00	907.00	0.00	6,300.00
786A.1 - GAS - GATE TRUCKS	425.00	350.00	320.00	480.00	430.00	387.00	390.00	515.00	350.00	340.00	105.00	108.00	4,200.00
7547 - INTEREST	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.67	191.63	2,300.00
7690 - BANK CHARGES	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
7753 - DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	1,100.00
7825 - MEETING EXPENSE	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Total EXPENSE	26,576.67	20,757.67	39,392.67	42,213.67	25,729.67	29,413.67	31,726.67	29,242.67	27,364.67	26,664.67	29,129.67	21,539.63	347,740.00
MAINTENANCE													
7805 - VENDING MAINTENANCE	0.00	0.00	0.00	400.00	400.00	400.00	400.00	400.00	0.00	0.00	0.00	0.00	2,000.00
7810 - BUILDING MAINTENANCE	2,130.00	2,800.00	1,500.00	1,250.00	3,070.00	1,340.00	1,330.00	1,150.00	1,100.00	1,800.00	1,350.00	1,270.00	20,000.00
7820 - CUSTODIAL	290.00	290.00	300.00	300.00	510.00	1,000.00	1,000.00	1,000.00	500.00	330.00	330.00	330.00	6,000.00
7825 - ELECTRIC BYS MAINTENANCE	1,828.00	188.00	5,286.00	48.00	1,200.00	3,176.00	2,890.00	4,818.00	50.00	896.00	50.00	50.00	20,300.00

ASSATEAGUE POINTE HOMEOWNERS ASSOCIATION, INC.

Budget by Month - Tax Basis

January through December 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	TOTAL Jan - Dec 26
7630 - EQUIPMENT MAINTENANCE	525.00	774.00	3,073.00	451.00	388.00	1,857.00	1,137.00	4,557.00	1,357.00	1,081.00	0.00	0.00	15,000.00
7637 - DOG PARK MAINTENANCE	0.00	0.00	0.00	0.00	225.00	225.00	225.00	225.00	0.00	0.00	0.00	0.00	900.00
7639 - GATE REPAIRS	620.00	0.00	0.00	1,500.00	0.00	745.00	745.00	991.00	745.00	491.00	0.00	1,587.00	7,400.00
7640 - GROUND MAINTENANCE	6,326.00	1,988.00	2,169.00	19,160.00	20,209.00	24,221.00	24,944.00	27,113.00	16,258.00	18,256.00	12,472.00	1,524.00	180,750.00
7640.1 - GAS - GROUNDS CREW	0.00	0.00	748.00	959.00	858.00	851.00	851.00	851.00	658.00	0.00	424.00	0.00	6,000.00
7641 - EROSION CONTROL	0.00	8,105.00	2,576.00	6,031.00	2,454.00	5,297.00	2,996.00	1,885.00	1,885.00	1,885.00	1,886.00	0.00	35,000.00
7642 - ROAD MAINTENANCE	0.00	0.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	0.00	0.00	10,000.00
7643 - PERICAMERA MAINTENANCE	0.00	0.00	1,005.00	1,005.00	502.00	498.00	498.00	498.00	498.00	496.00	0.00	0.00	5,000.00
7644 - BOAT STORAGE MAINTENANCE	0.00	0.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	100.00	0.00	0.00	1,500.00
7645 - SPECIAL PROJECTS	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
Total MAINTENANCE	13,685.00	16,055.00	20,157.00	34,554.00	39,126.00	42,760.00	43,466.00	46,938.00	26,961.00	28,295.00	18,422.00	6,831.00	333,850.00
UTILITY EXPENSES													
7700 - CABLE TV	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
7701 - WIFI SUPPORT	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	15,750.00
7710 - ELECTRICITY	15,210.00	17,474.00	13,914.00	15,855.00	20,386.00	37,213.00	55,334.00	55,334.00	40,772.00	19,082.00	16,827.00	16,186.00	323,600.00
7713 - TAXES AND LICENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	2,200.00
7714 - WATER & SEWER SERVICE	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	1,000.00	0.00	0.00	1,000.00	3,000.00
7720 - PROPANE GAS	1,548.00	0.00	720.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,102.00	2,830.00	7,200.00
7730 - TRASH REMOVAL	11,058.00	6,840.00	6,840.00	10,374.00	9,805.00	10,374.00	11,628.00	10,374.00	9,177.00	9,177.00	9,177.00	9,176.00	114,000.00
Total UTILITY EXPENSES	29,528.50	26,026.50	23,686.50	27,941.50	31,903.50	49,796.50	68,674.50	67,420.50	54,861.50	29,981.50	29,818.50	30,907.50	470,550.00
66000 - Payroll Expenses	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
Total Expense	69,996.50	63,499.50	105,547.50	125,837.50	124,198.50	145,303.50	163,431.50	170,140.50	111,361.50	85,680.50	77,576.50	59,482.50	1,302,060.00
Net Ordinary Income	44,846.16	29,390.16	34,981.16	-31,798.84	-37,555.84	18,785.16	-75,419.84	-82,585.84	151,685.16	-148.84	7,706.16	80,115.24	140,000.00
Other Income/Expense													
Other Expense													
7950 - RESERVE FOR REPLACEMENT	11,667.00	11,667.00	11,663.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	140,000.00
Total Other Expense	11,667.00	11,667.00	11,663.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	11,667.00	140,000.00
Net Other Income	-11,667.00	-11,667.00	-11,663.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-11,667.00	-140,000.00
Net Income	33,179.16	17,723.16	23,318.16	-43,465.84	-49,222.84	7,118.16	-87,086.84	-94,252.84	140,018.16	-11,815.84	-3,960.84	68,448.24	0.00

Assateague Pointe
 SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION					
				1	2	3	4	5	
				2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	
ENTRY AREA & MISC. COMMON ELEMENTS									
Gate House Elements									
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -	
Site Elements									
7	Electric - Pedestal Replacement	\$ 8,000	1	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 10,230	
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ 3,796	
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -	
FAMILY RECREATION, PLAYGROUND & FISHING LAUNCH									
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Aeration Pump	\$ 5,797	1	\$ 5,971	\$ -	\$ -	\$ -	\$ -	
SERVICE BOAT STORAGE AREA									
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -	
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
LAUNDRY, RECREATION CENTER, & POOL AREA									
Building Elements:									
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ 30,868	\$ -	\$ -	\$ -	
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements: (Main Pool & Kiddie Pool)									
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ 21,143	
26	Pool Replacement	\$ 495,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ 52,167	
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ 3,489	
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
CLUBHOUSE & POOL AREA									
Building Elements:									
32	Asphalt shingle roof	\$ 41,982	5	\$ -	\$ -	\$ -	\$ -	\$ 47,825	
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Vinyl Fascia	\$ 8,300	15	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -	
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements:									
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ 39,821	
39	Pool Replacement	\$ 540,300	40	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ 48,855	
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ 8,318	
42	Pool Cover	\$ 15,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
FISHING & CRABBING PIER AREA									
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -	
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
49	Pile Replacements/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ 775	\$ -	\$ -	\$ 844	\$ -	
STORMWATER MANAGEMENT & PONDS									
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ 11,393	
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -	
ROADS & PARKING AREAS									
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
55	Asphalt Pavement 1.5" MB Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ 53,050	\$ -	\$ -	\$ -	
56	Asphalt Pavement 1.5" MB Overlay -Part of Entry+ Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -	
57	Asphalt Pavement 1.5" MB Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -	
58	Asphalt Pavement 1.5" MB Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -	
59	Asphalt Pavement 1.5" MB Overlay - Phase 4	\$ 91,691	28	\$ -	\$ -	\$ -	\$ -	\$ -	
60	Asphalt Pavement 1.5" MB Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL COST PER YEAR				\$ 12,923	\$ 90,084	\$ 6,598	\$ 7,587	\$ 261,593	
Starting Balance				\$ 257,840	\$ 257,840	\$ 384,917	\$ 434,833	\$ 568,277	\$ 700,879
Annual Deposit				\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	
Expenditures				\$ 12,923	\$ 90,084	\$ 6,598	\$ 7,587	\$ 261,593	
Estimated Interest @ 2%				\$ 7,735	\$ 11,547	\$ 13,945	\$ 17,048	\$ 21,520	
Ending Balance				\$ 384,917	\$ 434,833	\$ 568,277	\$ 700,879	\$ 879,987	

Assateague Pointe
 SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.5% INFLATION					
				6	7	8	9	10	
				2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	
ENTRY AREA & MISC. COMMON ELEMENTS									
Gate House Elements									
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -	
Site Elements									
7	Electric - Pedestal Replacement	\$ 8,000	1	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829	\$ 8,063	
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 18,815	
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Fence (PVC)	\$ 18,500	30	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -	
BOAT RECREATION, PLAYGROUND & FISHING LAKE									
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ 8,063	
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Aeration Pump	\$ 5,797	1	\$ 6,022	\$ -	\$ -	\$ -	\$ -	
SERVICE BOAT STORAGE AREA									
16	Malibu Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -	
17	Malibu Canopy Shelter	\$ 8,500	10	\$ -	\$ -	\$ -	\$ -	\$ 8,735	
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
LAUNDRY, RECREATION CENTER, & POOL AREA									
Building Elements									
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Vinyl Fascia	\$ 3,560	15	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Vinyl Siding and Trim	\$ 34,675	15	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements (Main Pool & Kiddie Pool)									
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ -	
26	Pool Replacement	\$ 495,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ -	
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
CLUBHOUSE & POOL AREA									
Building Elements									
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Vinyl Fascia	\$ 9,300	15	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -	
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements									
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ -	
39	Pool Replacement	\$ 549,300	40	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ -	
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -	
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ 19,000	\$ -	\$ -	
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Bulkhead at Deck	\$ 84,500	15	\$ -	\$ -	\$ -	\$ -	\$ -	
FISHING & CHAIRING PIER AREA									
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -	
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ 922	\$ -	\$ -	\$ 1,008	
STORMWATER MANAGEMENT & PONDS									
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ 13,439	
53	Pond Aeration	\$ 11,594	5	\$ 13,844	\$ -	\$ -	\$ -	\$ -	
ROADS & PARKING AREAS									
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	
55	Asphalt Pavement 1.5" MB Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Asphalt Pavement 3.5" MB Overlay -Part of Entry Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -	
57	Asphalt Pavement 1.5" MB Overlay - Phase 2	\$ 262,146	15	\$ -	\$ -	\$ -	\$ -	\$ -	
58	Asphalt Pavement 1.5" MB Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -	
59	Asphalt Pavement 1.5" MB Overlay - Phase 4	\$ 61,691	28	\$ -	\$ -	\$ -	\$ -	\$ -	
60	Asphalt Pavement 1.5" MB Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL COST PER YEAR				\$ 27,930	\$ 8,302	\$ 26,602	\$ 7,829	\$ 58,124	
Starting Balance				\$ 257,840	\$ 579,987	\$ 721,157	\$ 882,855	\$ 1,026,253	\$ 1,188,424
Annual Deposit				\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000	
Expenditures				\$ 27,930	\$ 8,302	\$ 26,602	\$ 7,829	\$ 58,124	
Estimated Interest @ 2%				\$ 17,373	\$ 21,635	\$ 26,486	\$ 30,788	\$ 35,653	
Ending Balance				\$ 721,157	\$ 882,855	\$ 1,026,253	\$ 1,188,424	\$ 1,300,303	

Assateague Point
 SCHEDULE OF REPLACEMENTS
 November 2023

Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION					
				11	12	13	14	15	
				2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	
ENTRY AREA & MISC. COMMON ELEMENTS									
Gate House Elements									
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Vinyl Siding and Trim	\$ 8,760	35	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -	
Site Elements									
7	Electric - Pedestal Replacement	\$ 8,000	1	\$ 8,305	\$ 8,555	\$ 8,811	\$ 9,076	\$ 9,348	
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ 21,812	
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Fence (PVC)	\$ 18,500	30	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -	
FAMILY RECREATION, PLAYGROUND & FISHING LAKE									
13	Floating Dock Repairs - Poly Floats	\$ 8,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ 342,753	
15	Aeration Pump	\$ 5,797	1	\$ 8,024	\$ -	\$ -	\$ -	\$ -	
SERVICE BOAT STORAGE AREA									
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -	
17	Mailbox Canopy Shelter	\$ 8,500	10	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
LAUNDRY, RECREATION CENTER, & POOL AREA									
Building Elements									
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ 18,252	
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ 13,321	
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ 54,334	
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ 3,599	
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ 1,122	
Pool Elements (Main Pool & Kiddle Pool)									
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 19,238	5	\$ -	\$ -	\$ -	\$ -	\$ 28,414	
26	Pool Replacement	\$ 495,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ 70,109	
28	Tie Repair/Replace	\$ 3,510	5	\$ -	\$ -	\$ -	\$ -	\$ 4,689	
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ 23,370	
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
CLUBHOUSE & POOL AREA									
Building Elements									
32	Asphalt shingle roof	\$ 41,982	5	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Vinyl Soffit	\$ 32,855	15	\$ -	\$ -	\$ -	\$ -	\$ 50,875	
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ 9,815	
35	Vinyl Siding and Trim	\$ 37,877	15	\$ -	\$ -	\$ -	\$ -	\$ 57,765	
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ 7,968	
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ 2,337	
Pool Elements									
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ 53,247	
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Pool Coating/Replaster	\$ 41,870	5	\$ -	\$ -	\$ -	\$ -	\$ 65,388	
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -	
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -	
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ 130,865	
FISHING & CHARRING PIER AREA									
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -	
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ -	\$ 1,101	\$ -	\$ -	
SEWER/WATER MANAGEMENT & PONDS									
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ 15,580	
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -	
ROADS & PARKING AREAS									
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ 7,790	
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry Phase	\$ 421,200	12	\$ -	\$ 800,531	\$ -	\$ -	\$ -	
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 252,145	15	\$ -	\$ -	\$ -	\$ -	\$ 408,415	
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,606	15	\$ -	\$ -	\$ -	\$ -	\$ 245,857	
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,601	28	\$ -	\$ -	\$ -	\$ -	\$ -	
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	28	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL COST PER YEAR				\$ 16,330	\$ 808,085	\$ 9,913	\$ 9,076	\$ 1,647,028	
Starting Balance				\$ 257,840	\$ 1,300,300	\$ 1,493,970	\$ 1,094,885	\$ 1,294,972	\$ 1,495,897
Annual Deposit					\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Expenditures					\$ 16,330	\$ 808,085	\$ 9,913	\$ 9,076	\$ 1,647,028
Estimated Interest @ 2%					\$ 39,009	\$ 44,819	\$ 32,847	\$ 38,849	\$ 44,877
Ending Balance					\$ 1,493,970	\$ 1,094,885	\$ 1,294,972	\$ 1,495,897	\$ 58,808

Aasatoague Pointe SCHEDULE OF REPLACEMENTS November 2023									
Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION					
				16	17	18	19	20	
				2026 - 2029	2029 - 2040	2040 - 2041	2041 - 2042	2042 - 2043	
ENTRY AREA & MISC. COMMON ELEMENTS									
Gate House Elements									
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,960
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Vinyl Fascia	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Vinyl Siding and Trim	\$ 8,790	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Aluminum Gutters	\$ 1,080	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Elements									
7	Electric - Pedestal Replacement	\$ 6,000	1	\$ 9,626	\$ 9,917	\$ 10,218	\$ 10,521	\$ 10,837	\$ -
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,286
9	Entry Sign	\$ 5,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Flag Poles	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FAMILY RECREATION, PLAYGROUND & FISHING LAKE									
13	Floating Dock Repairs - Poly Plats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,837
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Aeration Pump	\$ 5,797	1	\$ 9,302	\$ -	\$ -	\$ -	\$ -	\$ -
SERVICE BOAT STORAGE AREA									
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Mailbox Canopy Shelter	\$ 6,500	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LAUNDRY, RECREATION CENTER, & POOL AREA									
Building Elements									
19	Asphalt shingle roof	\$ 28,908	2	\$ -	\$ 47,761	\$ -	\$ -	\$ -	\$ -
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements (Main Pool & Kiddle Pool)									
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,238	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,510
CLUBHOUSE & POOL AREA									
Building Elements									
32	Asphalt shingle roof	\$ 41,062	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,199
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Elements									
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Pool Replacement	\$ 545,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Pool Coating/Replaster	\$ 41,970	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42	Pool Cover	\$ 15,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,510
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PIPING & CRABBING PIER AREA									
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,765
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ 1,204	\$ -	\$ -	\$ -	\$ 1,315	\$ -
STORMWATER MANAGEMENT & PONDS									
51	Erosion Control/Slope Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,061
53	Pond Aeration	\$ 11,594	5	\$ 18,005	\$ -	\$ -	\$ -	\$ -	\$ -
ROADS & PARKING AREAS									
54	Roadway Signage	\$ 5,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	Asphalt Pavement 1.5" MB Overlay-Entrance (partial)	\$ 50,004	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
56	Asphalt Pavement 1.5" MB Overlay -Part of Entry Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
57	Asphalt Pavement 1.5" MB Overlay - Phase 2	\$ 262,148	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
58	Asphalt Pavement 1.5" MB Overlay - Phase 3	\$ 157,808	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
59	Asphalt Pavement 1.5" MB Overlay - Phase 4	\$ 91,681	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Asphalt Pavement 1.5" MB Overlay - Phase 5	\$ 23,380	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL COST PER YEAR				\$ 38,739	\$ 57,698	\$ 16,215	\$ 11,836	\$ 257,967	\$ -
Starting Balance				\$ 56,868	\$ 230,129	\$ 382,431	\$ 582,217	\$ 780,381	\$ -
Annual Deposit				\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000
Expenditures				\$ 38,739	\$ 57,698	\$ 16,215	\$ 11,836	\$ 257,967	\$ -
Estimated Interest @ 2%				\$ 1,766	\$ 5,904	\$ 11,473	\$ 17,467	\$ 23,411	\$ -
Ending Balance				\$ 230,129	\$ 382,431	\$ 582,217	\$ 780,381	\$ 732,414	\$ -

Assateague Pointe SCHEDULE OF REPLACEMENTS November 2023											
Item #	Component	Estimated Current Replacement Cost	Estimated Remaining Useful Life	ESTIMATED FUTURE COSTS BY YEAR @ 3.0% INFLATION							
				2043 - 2044	2045 - 2046	2047 - 2048	2049 - 2050	2051 - 2052			
ENTRY AREA & MISC. COMMON ELEMENTS											
Gate House Elements											
1	Asphalt shingle roof	\$ 2,748	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Vinyl Soffit	\$ 2,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Vinyl Fascia	\$ 1,580	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Vinyl Siding and Trim	\$ 8,700	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Aluminum Gutters	\$ 1,580	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Aluminum Downspouts	\$ 480	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Site Elements											
7	Electric - Federal Replacement	\$ 6,000	1	\$ 11,982	\$ 11,497	\$ 11,042	\$ 10,617	\$ 10,217	\$ 9,840	\$ 9,483	
8	Signage - Electric (Replace 1 of 2 every 5 years)	\$ 14,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,313	
9	Entry Sign	\$ 6,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Gate System & Equipment	\$ 30,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,813	
11	Fence (PVC)	\$ 16,500	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Flag Pole	\$ 4,000	30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FAMILY RECREATION, PLAYGROUND & FISHING LAKE											
13	Floating Dock Repairs - Poly Floats	\$ 6,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
14	Playground Equipment & Improvements	\$ 220,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Aeration Pump	\$ 5,707	7	\$ 10,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
SERVICE BOAT STORAGE AREA											
16	Mailbox Cluster Banks	\$ 29,370	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,494	
17	Mailbox Canopy Shelter	\$ 6,300	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Chainlink Fence	\$ 127,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,329	
LAUNDRY, RECREATION CENTER, & POOL AREA											
Building Elements											
19	Asphalt shingle roof	\$ 28,308	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20	Vinyl Soffit	\$ 11,715	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Vinyl Fascia	\$ 8,550	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Vinyl Siding and Trim	\$ 34,875	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Aluminum Gutters	\$ 2,310	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Aluminum Downspouts	\$ 720	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements: (Main Pool & Kiddie Pool)											
25	Pool Deck Repair/Replacement (10% every 10 years)	\$ 18,228	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,186	
26	Pool Replacement	\$ 485,200	40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Pool Coating/Replaster	\$ 45,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,220	
28	Tile Repair/Replace	\$ 3,010	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,302	
29	Pool Cover	\$ 15,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Pool Perimeter Fence	\$ 45,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
CLUBHOUSE & POOL AREA											
Building Elements											
32	Asphalt shingle roof	\$ 41,082	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Vinyl Soffit	\$ 32,655	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Vinyl Fascia	\$ 6,300	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Vinyl Siding and Trim	\$ 37,077	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
36	Aluminum Gutters	\$ 5,115	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Aluminum Downspouts	\$ 1,500	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Pool Elements:											
38	Pool Deck Repair/Replacement	\$ 34,177	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,559	
39	Pool Replacement	\$ 546,300	40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
40	Pool Coating/Replaster	\$ 41,870	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,870	
41	Pool Coping Replacement	\$ 7,175	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
42	Pool Cover	\$ 15,000	8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
43	Pool Perimeter Fence	\$ 36,000	35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
44	Pool Area Lighting	\$ 18,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
45	Bulkhead at Deck	\$ 84,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FISHING & CRABBING PIER AREA											
46	Pier Light Poles	\$ 27,000	20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
47	Pier Decking Replacement (assumes stained every 5yrs)	\$ 74,880	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,782	
48	Pier Substructure Replacement	\$ 187,200	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 391,055	
49	Pile Replacement/Repair	\$ 150,000	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,067	
50	Pile Cap Replacement - (10% every 3 years)	\$ 750	1	\$ -	\$ 1,437	\$ -	\$ -	\$ -	\$ -	\$ 1,570	
STORMWATER MANAGEMENT & PONDS											
51	Erosion Control-Swale Repair/Maintenance	\$ 10,000	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,938	
52	Drainage Pipes	\$ 10,000	10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
53	Pond Aeration	\$ 11,594	6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ROADS & PARKING AREAS											
54	Roadway Signage	\$ 5,000	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
55	Asphalt Pavement 1.5" Mill Overlay-Entrance (partial)	\$ 50,004	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
56	Asphalt Pavement 1.5" Mill Overlay -Part of Entry Phase	\$ 421,200	12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57	Asphalt Pavement 1.5" Mill Overlay - Phase 2	\$ 202,148	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
58	Asphalt Pavement 1.5" Mill Overlay - Phase 3	\$ 157,806	15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
59	Asphalt Pavement 1.5" Mill Overlay - Phase 4	\$ 91,691	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
60	Asphalt Pavement 1.5" Mill Overlay - Phase 5	\$ 23,380	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL COST PER YEAR					\$ 21,946	\$ 12,934	\$ 11,842	\$ 12,197	\$ 1,615,967		
Starting Balance				\$ 257,840	\$ 732,414	\$ 920,468	\$ 1,117,534	\$ 1,315,693	\$ 1,513,496		
Annual Deposit					\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 210,000		
Expenditures					\$ 21,946	\$ 12,934	\$ 11,842	\$ 12,197	\$ 1,615,967		
Estimated Interest @ 2%					\$ 21,972	\$ 27,614	\$ 33,526	\$ 39,471	\$ 45,405		
Ending Balance					\$ 820,468	\$ 1,117,534	\$ 1,315,693	\$ 1,513,496	\$ 1,07,529		