Otter Pond HOA Reserve Study
Closing Year: 2024

Projected 5-Year Reserve Study

Projected 5-Year Reserve Summary	2024	2025	2026	2027	2028
Ready Reserve	$49,569	$59,075	$66,323	$64,667	$64,750
Reserve Investments	$0	$0	$0	$0	$0
Beginning Reserve Fund Balance:	$49,569	$59,075	$66,323	$64,667	$64,750
HOA Contribution	$0	$9,439	$4,655	$4,765	$4,855
Earnings on Reserve Investments	$793	$500	$1,000	$1,000	$1,000
Disbursements	($8,098)	($2,691)	($7,311)	($5,682)	($14,163)
Unexpected Changes and Withdrawals	$16,811	$0	$0	$0	$0
Changes to Yearly Reserve:	$9,506	$7,248	($1,656)	$83	($8,308)
Ending Reserve Fund Balance:	$59,075	$66,323	$64,667	$64,750	$56,442
Net Yearly Reserve Allotted to Components:	($40,343)	($48,305)	($52,655)	($58,755)	($56,442)
Unallotted Reserve Fund Surplus (Deficit):	$18,732	$18,018	$12,013	$5,995	$0

Component	Useful Life Yrs	Life Age Yrs (ULA)	Reserve Begin Yrs	Remain Life	Percent Depreciated	Inflation Adj. Cost	Cost of Component at Life Age Due to Inflation and/or Review				
							4.00%	3.50%	3.00%	2.50%	2.00%
Mail Boxes											
300 Roof	40	28	30	12	60.00%	$2,366	$1,420	$1,551	$1,682	$1,810	$1,934
301 16-Compartment Box #1	50	28	30	22	26.67%	$3,016	$804	$936	$1,072	$1,208	$1,345
302 16-Compartment Box #2	50	28	30	22	26.67%	$3,016	$804	$936	$1,072	$1,208	$1,345
303 16-Compartment Box #3	50	28	30	22	26.67%	$3,016	$804	$936	$1,072	$1,208	$1,345
304 16-Compartment Box #4	50	28	30	22	26.67%	$3,016	$804	$936	$1,072	$1,208	$1,345
305 16-Compartment Box #5	50	28	30	22	26.67%	$3,016	$804	$936	$1,072	$1,208	$1,345
306 8-Compartment Box	50	28	30	22	26.67%	$2,340	$624	$727	$832	$938	$1,043
307 Parcel Box #1	50	28	30	22	26.67%	$1,924	$513	$597	$684	$771	$858
308 Parcel Box #2	50	28	30	22	26.67%	$1,924	$513	$597	$684	$771	$858
309 Parcel Box #3	50	28	30	22	26.67%	$1,924	$513	$597	$684	$771	$858
310 Parcel Box #4	50	28	30	22	26.67%	$1,924	$513	$597	$684	$771	$858
311 Parcel Box #5	50	28	30	22	26.67%	$1,924	$513	$597	$684	$771	$858
Grand total for Mail Boxes:						$29,406	$8,629	$9,947	$11,290	$12,644	$13,989
Tennis Court											
400 Tennis Court Maintenance	2	2	2	0	100.00%	$4,358	$4,358	$2,255	$4,645	$2,381	$4,857
401 Tennis Court Resurface	10	3	10	7	30.00%	$15,309	$4,593	$6,338	$8,160	$10,037	$11,944
Grand total for Tennis Court:						$19,666	$8,951	$8,593	$12,805	$12,418	$16,801

Projected 5-Year Reserve							2024	2025	2026	2027	2028
	Useful	Life Age	Reserve	Remain	Percent	Inflation	Cost of Component at Life Age Due to Inflation and/or Review				
Component	Life Yrs	Yrs (ULA)	Begin Yrs	Life	Depreciated	Adj. Cost	4.00%	3.50%	3.00%	2.50%	2.00%
Boathouse											
501 Roof	32	28	30	4	86.67%	$5,850	$5,070	$5,449	$5,821	$6,179	$6,520
502 Soffits & Fascia	40	28	30	12	60.00%	$2,912	$1,747	$1,909	$2,070	$2,227	$2,380
503 Windows Maintenance	40	28	30	12	60.00%	$2,250	$480	$1,475	$1,599	$1,721	$1,839
504 Garage Door	50	28	30	22	26.67%	$3,640	$971	$1,130	$1,293	$1,458	$1,623
505 Siding	40	7	30	33	0.00%	$8,216	$0	$0	$0	$0	$305
Grand total for Boathouse:						$22,868	$8,268	$9,963	$10,783	$11,586	$12,362
Pond	General										
600 Aeration Comp w/Pumps Maint	2	0	2	2	0.00%	$2,500	$1,520	$1,294	$2,665	$1,366	$2,786
601 Replace Aeration Comp w/Pumps	17	6	17	11	35.29%	$7,800	$2,753	$3,324	$3,913	$4,512	$5,114
602 Aeration Diffusers	9	0	9	9	0.00%	$2,298	$0	$264	$544	$837	$1,138
Total for Pond- General:						$12,598	$4,273	$4,882	$7,123	$6,715	$9,039
	Marina										
620 Bridge Maintenance	10	9	10	1	90.00%	$2,600	$2,340	$2,691	$277	$568	$869
621 (3) Boat Docks	25	28	25	0	100.00%	$3,120	$3,740	$129	$266	$409	$556
622 Bank Liner	40	28	30	12	60.00%	$4,680	$2,808	$3,068	$3,326	$3,580	$3,825
623 Bridge Replacement	70	28	30	42	0.00%	$46,800	$0	$0	$0	$0	$0
639 Silt Dredge	15	0	15	15	0.00%	$8,600	$0	$593	$1,222	$1,879	$2,556
Total for Pond - Marina:						$65,800	$8,888	$6,481	$5,092	$6,436	$7,807
	Silt Retention Pond										
651 Metal Support Wall - East Slope	15	12	15	3	80.00%	$5,200	$4,160	$4,664	$5,174	$5,682	$386
652 Bank Liner	40	12	30	28	6.67%	$3,640	$243	$377	$517	$663	$811
Total for Pond - Silt Retention Pond:						$8,840	$4,403	$5,041	$5,691	$6,345	$1,198
Grand total for Pond:						$87,238	$17,564	$16,405	$17,906	$19,496	$18,043
Otter Pond Park											
700 Split Rail Fencing	50	22	30	28	6.67%	$16,474	$1,098	$1,705	$2,342	$3,000	$3,672
701 Concrete Curbing	30	10	30	20	33.33%	$5,803	$1,934	$2,202	$2,475	$2,748	$3,018
Grand total for Otter Pond Park:						$22,277	$3,032	$3,907	$4,816	$5,748	$6,691
Spillway Park											
800 Bank Liner	40	28	30	12	60.00%	$3,328	$1,997	$2,182	$2,365	$2,546	$2,720
Grand total for Spillway Park:						$3,328	$1,997	$2,182	$2,365	$2,546	$2,720
Gross Yearly Reserve Allotted to Components:						**$184,783**	**$48,441**	**$50,996**	**$59,965**	**$64,437**	**$70,605**
Disbursements:							**$8,098**	**$2,691**	**$7,311**	**$5,682**	**$14,163**

Net Yearly Reserve Allotted to Components:	$40,343	$48,305	$52,655	$58,755	$56,442

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
40	28	30	12	60.00%	2366	1420	11	2449	1551	10	2522	1682	9	2585	1810	8	2637	1934
50	28	30	22	26.67%	3016	804	21	3122	936	20	3215	1072	19	3296	1208	18	3361	1345
50	28	30	22	26.67%	3016	804	21	3122	936	20	3215	1072	19	3296	1208	18	3361	1345
50	28	30	22	26.67%	3016	804	21	3122	936	20	3215	1072	19	3296	1208	18	3361	1345
50	28	30	22	26.67%	3016	804	21	3122	936	20	3215	1072	19	3296	1208	18	3361	1345
50	28	30	22	26.67%	3016	804	21	3122	936	20	3215	1072	19	3296	1208	18	3361	1345
50	28	30	22	26.67%	2340	624	21	2422	727	20	2495	832	19	2557	938	18	2608	1043
50	28	30	22	26.67%	1924	513	21	1991	597	20	2051	684	19	2102	771	18	2144	858
50	28	30	22	26.67%	1924	513	21	1991	597	20	2051	684	19	2102	771	18	2144	858
50	28	30	22	26.67%	1924	513	21	1991	597	20	2051	684	19	2102	771	18	2144	858
50	28	30	22	26.67%	1924	513	21	1991	597	20	2051	684	19	2102	771	18	2144	858
50	28	30	22	26.67%	1924	513	21	1991	597	20	2051	684	19	2102	771	18	2144	858

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
2	2	2	0	100.00%	4358	4358	1	4510	2255	0	4645	4645	1	4762	2381	0	4857	4857
10	3	10	7	30.00%	15309	4593	6	15845	6338	5	16320	8160	4	16728	10037	3	17063	11944

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
32	28	30	4	86.67%	5850	5070	3	6055	5449	2	6236	5821	1	6392	6179	0	6520	6520
40	28	30	12	60.00%	2912	1747	11	3014	1909	10	3104	2070	9	3182	2227	8	3246	2380
40	28	30	12	60.00%	2250	480	11	2329	1475	10	2399	1599	9	2459	1721	8	2508	1839
50	28	30	22	26.67%	3640	971	21	3767	1130	20	3880	1293	19	3977	1458	18	4057	1623
40	7	30	33	0.00%	8216	0	32	8504	0	31	8759	0	30	8978	0	29	9157	305

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
2	0	2	2	0.00%	2500	1520	1	2588	1294	0	2665	2665	1	2732	1366	0	2786	2786
17	6	17	11	35.29%	7800	2753	10	8073	3324	9	8315	3913	8	8523	4512	7	8694	5114
9	0	9	9	0.00%	2298	0	8	2378	264	7	2450	544	6	2511	837	5	2561	1138

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
10	9	10	1	90.00%	2600	2340	0	2691	2691	9	2772	277	8	2841	568	7	2898	869
25	28	25	0	100.00%	3120	3740	24	3229	129	23	3326	266	22	3409	409	21	3477	556
40	28	30	12	60.00%	4680	2808	11	4844	3068	10	4989	3326	9	5114	3580	8	5216	3825
70	28	30	42	0.00%	46800	0	41	48438	0	40	49891	0	39	51138	0	38	52161	0
15	0	15	15	0.00%	8600	0	14	8901	593	13	9168	1222	12	9397	1879	11	9585	2556

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
15	12	15	3	80.00%	5200	4160	2	5382	4664	1	5543	5174	0	5682	5682	14	5796	386
40	12	30	28	6.67%	3640	243	27	3767	377	26	3880	517	25	3977	663	24	4057	811

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
50	22	30	28	6.67%	16474	1098	27	17050	1705	26	17562	2342	25	18001	3000	24	18361	3672
30	10	30	20	33.33%	5803	1934	19	6006	2202	18	6187	2475	17	6341	2748	16	6468	3018

Life	Age	Beg	Rem	Pct Depr.	2024	Inf Cost	Rem	2025	Inf Cost	Rem	2026	Inf Cost	Rem	2027	Inf Cost	Rem	2028	Inf Cost
40	28	30	12	60.00%	3328	1997	11	3444	2182	10	3548	2365	9	3637	2546	8	3709	2720