Shoreline HOA Budget

UNITS DEVELOPED	Unit 1 &2	Unit 3,4,5&6	Unit 7																
YEAR	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**
ANNUAL FEE	**700**	**700**	**700**	**700**	**721**	**743**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**	**765**
WORKING CAPITAL FEE	**250**	**250**	**250**	**250**	**250**	**250**													
LID RESERVE FEE	**250**	**250**	**250**	**250**	**250**	**250**													
CLOSINGS	**60**	**60**	**60**	**60**	**60**	**48**													
NUMBER OF OWNERS	-	60	120	180	240	300	348	348	348	348	348	348	348	348	348	348	348	348	348
OPERATING REVENUE																			
Assessment Income	-	42,000	84,000	126,000	173,040	222,789	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188	266,188
Developer Contribution	50,000	50,000						-	-										
TOTAL OPERATING REVENUE	**50,000**	**92,000**	**84,000**	**126,000**	**173,040**	**222,789**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**	**266,188**
OPERATING EXPENSES																			
GROUNDS MAINT																			
Landscape Contract	8,000	8,000	15,000	15,000	15,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Landscape Repairs	1,200	1,200	1,200	1,200	2,000	2,500	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Seasonal Color	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Fence Repairs		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Irrigation Repairs		750	750	750	1,200	1,200	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Holiday Decorations	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
TOTAL GROUNDS MAINT	**9,200**	**14,450**	**21,450**	**21,450**	**22,700**	**43,200**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**	**44,900**
UTILITIES																			
Irrigation Water	-	5,000	5,000	5,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Irrigation Electric	-	3,000	3,000	3,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
TOTAL UTILITIES	**-**	**8,000**	**8,000**	**8,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**
TAXES & INSURANCE																			
General Liability/Property	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL TAXES & INSURANCE	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**
PROFESSIONAL SERVICES																			
Management Fees	4,800	4,800	4,800	4,800	4,800	4,800	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704	16,704
Reserve Study	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Audit Fees	2,000	-	-	3,500	-	-	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Legal Fees	2,000	2,000	2,000	2,000	2,000	2,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
TOTAL PROFESSIONAL SERVICES	**8,800**	**6,800**	**6,800**	**10,300**	**11,800**	**6,800**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**	**25,704**
RECREATION EXPENSES																			
Walking Trails Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Pool Operating and Supplies			20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Miscellaneous Maintenance	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
TOTAL RECREATION EXPENSES	**4,000**	**4,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**	**24,000**
TOTAL OPERATING EXPENSES	**32,000**	**43,250**	**70,250**	**73,750**	**78,500**	**94,000**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**	**114,604**
NET OPERATING INCOME (EXPENSE)	**18,000**	**48,750**	**13,750**	**52,250**	**94,540**	**128,789**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**	**151,584**
OPERATING ACCOUNT BALANCE																			
BEGINNING BALANCE	-	18,000	66,750	80,500	22,750	7,290	26,079	27,663	29,248	30,832	32,416	34,000	35,585	37,169	38,753	40,338	41,922	43,506	45,091
NET OPERATING INCOME (EXPENSE)	18,000	48,750	13,750	52,250	94,540	128,789	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584	151,584
RESERVE CONTRIBUTION				**(110,000)**	**(110,000)**	**(110,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**
ENDING BALANCE	18,000	66,750	80,500	22,750	7,290	26,079	27,663	29,248	30,832	32,416	34,000	35,585	37,169	38,753	40,338	41,922	43,506	45,091	46,675
RESERVE ACCOUNT																			
LID RESERVE FEE	15,000	15,000	15,000	15,000	15,000	12,000	-	-	-										
WORKING CAPITAL FEE	15,000	15,000	15,000	15,000	15,000	12,000	-	-	-										
TOTAL REVENUE	**30,000**	**30,000**	**30,000**	**30,000**	**30,000**	**24,000**													
LID MAINTENANCE	2,020	2,020	33,310	71,518	71,518	71,518	71,518	153,430	174,645	71,518	71,518	71,518	71,518	153,430	174,645	71,518	71,518	71,518	71,518
AMENITY MAINTENANCE	-	-	-	-	-	-	-	-	4,000	-	-	-	30,000	-	-	15,500	4,000	-	-
EXPENSES	**2,020**	**2,020**	**33,310**	**71,518**	**71,518**	**71,518**	**71,518**	**153,430**	**178,645**	**71,518**	**71,518**	**71,518**	**101,518**	**153,430**	**174,645**	**87,018**	**75,518**	**71,518**	**71,518**
NET CASH FLOW	**27,980**	**27,980**	**(3,310)**	**(41,518)**	**(41,518)**	**(47,518)**	**(71,518)**	**(153,430)**	**(178,645)**	**(71,518)**	**(71,518)**	**(71,518)**	**(101,518)**	**(153,430)**	**(174,645)**	**(87,018)**	**(75,518)**	**(71,518)**	**(71,518)**
RESERVE ACCOUNT BALANCE																			
BEGINNING BALANCE	-	27,980	55,960	52,650	121,132	189,615	252,097	330,580	327,150	298,505	376,988	455,470	533,953	582,435	579,005	554,360	617,343	691,825	770,308
NET CASH FLOW	27,980	27,980	(3,310)	(41,518)	(41,518)	(47,518)	(71,518)	(153,430)	(178,645)	(71,518)	(71,518)	(71,518)	(101,518)	(153,430)	(174,645)	(87,018)	(75,518)	(71,518)	(71,518)
RESERVE CONTRIBUTION			**-**	**110,000**	**110,000**	**110,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**
ENDING BALANCE	27,980	55,960	52,650	121,132	189,615	252,097	330,580	327,150	298,505	376,988	455,470	533,953	582,435	579,005	554,360	617,343	691,825	770,308	848,790

Shoreline HOA Budget

UNITS DEVELOPED					
YEAR	**20**	**21**	**22**	**23**	**TOTAL**
ANNUAL FEE	**765**	**765**	**765**	**765**	
WORKING CAPITAL FEE					
LID RESERVE FEE					
CLOSINGS					
NUMBER OF OWNERS	348	348	348	348	
OPERATING REVENUE					
Assessment Income	266,188	266,188	266,188	266,188	5,173,030
Developer Contribution					100,000
TOTAL OPERATING REVENUE	**266,188**	**266,188**	**266,188**	**266,188**	**5,273,030**
OPERATING EXPENSES					
GROUNDS MAINT					
Landscape Contract	35,000	35,000	35,000	35,000	691,000
Landscape Repairs	3,000	3,000	3,000	3,000	60,300
Seasonal Color	2,000	2,000	2,000	2,000	44,000
Fence Repairs	2,500	2,500	2,500	2,500	55,000
Irrigation Repairs	2,400	2,400	2,400	2,400	45,450
Holiday Decorations	1,500	1,500	1,500	1,500	34,500
TOTAL GROUNDS MAINT	**44,900**	**44,900**	**44,900**	**44,900**	**895,750**
UTILITIES					
Irrigation Water	6,000	6,000	6,000	6,000	129,000
Irrigation Electric	4,000	4,000	4,000	4,000	85,000
TOTAL UTILITIES	**10,000**	**10,000**	**10,000**	**10,000**	**214,000**
TAXES & INSURANCE					
General Liability/Property	10,000	10,000	10,000	10,000	230,000
TOTAL TAXES & INSURANCE	**10,000**	**10,000**	**10,000**	**10,000**	**230,000**
PROFESSIONAL SERVICES					
Management Fees	16,704	16,704	16,704	16,704	312,768
Reserve Study	-	-	-	-	5,000
Audit Fees	4,000	4,000	4,000	4,000	73,500
Legal Fees	5,000	5,000	5,000	5,000	97,000
TOTAL PROFESSIONAL SERVICES	**25,704**	**25,704**	**25,704**	**25,704**	**488,268**
RECREATION EXPENSES					
Walking Trails Maintenance	2,500	2,500	2,500	2,500	57,500
Pool Operating and Supplies	20,000	20,000	20,000	20,000	420,000
Miscellaneous Maintenance	1,500	1,500	1,500	1,500	34,500
TOTAL RECREATION EXPENSES	**24,000**	**24,000**	**24,000**	**24,000**	**512,000**
TOTAL OPERATING EXPENSES	**114,604**	**114,604**	**114,604**	**114,604**	**2,340,018**
NET OPERATING INCOME (EXPENSE)	**151,584**	**151,584**	**151,584**	**151,584**	**2,933,012**
OPERATING ACCOUNT BALANCE					
BEGINNING BALANCE	46,675	48,259	49,843	51,428	
NET OPERATING INCOME (EXPENSE)	151,584	151,584	151,584	151,584	
RESERVE CONTRIBUTION	**(150,000)**	**(150,000)**	**(150,000)**	**(150,000)**	
ENDING BALANCE	48,259	49,843	51,428	53,012	
RESERVE ACCOUNT					
LID RESERVE FEE					87,000
WORKING CAPITAL FEE					87,000
TOTAL REVENUE					**174,000**
LID MAINTENANCE	153,430	174,645	402,772	456,521	2,739,077
AMENITY MAINTENANCE	-	-	-	60,000	113,500
EXPENSES	**153,430**	**174,645**	**402,772**	**516,521**	**2,852,577**
NET CASH FLOW	**(153,430)**	**(174,645)**	**(402,772)**	**(516,521)**	**(2,678,577)**
RESERVE ACCOUNT BALANCE					
BEGINNING BALANCE	848,790	845,360	820,715	567,944	
NET CASH FLOW	(153,430)	(174,645)	(402,772)	(516,521)	
RESERVE CONTRIBUTION	**150,000**	**150,000**	**150,000**	**150,000**	
ENDING BALANCE	845,360	820,715	567,944	201,423	

RESERVE ANALYSIS

	YEAR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
BMP # 1			5,663	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	91,739		System Size:	Large														
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years			5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408
Intermediate Maintenance (every 6th year)	$ 2.50	Every Six Years	-	-	-	-	-		-	14,158	-	-	-		-	14,158	-	-	-	-
Replacement maintenance (20 yr service life)	$ 10.11	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	5,408	5,408	5,408	5,408	5,408	19,566	5,408	5,408	5,408	5,408	5,408	19,566	5,408	5,408	5,408	5,408
BMP # 2			27,102	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	443,170		System Size:	Large														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years			25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882	25,882
Intermediate Maintenance (every 6th year)	$ 2.50	Every Six Years	-	-	-	-	-		-	67,755	-	-	-		-	67,755	-	-	-	
Replacement maintenance (20 yr service life)	$ 10.11	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	25,882	25,882	25,882	25,882	25,882	93,637	25,882	25,882	25,882	25,882	25,882	93,637	25,882	25,882	25,882	25,882
BMP # 3			4,452	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	77,235		System Size:	Large														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years				4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252	4,252
Intermediate Maintenance (every 6th year)	$ 2.50	Every Six Years	-	-	-	-	-		-	-	11,130	-	-		-	-	11,130	-	-	
Replacement maintenance (20 yr service life)	$ 10.11	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	4,252	4,252	4,252	4,252	4,252	15,382	4,252	4,252	4,252	4,252	4,252	15,382	4,252	4,252	4,252
BMP # 4			23,351	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	524,773		System Size:	Large														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years				22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300	22,300
Intermediate Maintenance (every 6th year)	$ 2.50	Every Six Years	-	-	-	-	-		-	-	58,378	-	-		-	-	58,378	-	-	
Replacement maintenance (20 yr service life)	$ 10.11	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	22,300	22,300	22,300	22,300	22,300	80,678	22,300	22,300	22,300	22,300	22,300	80,678	22,300	22,300	22,300
BMP # 5			1,957	sq.ft.	Type:	Bioswale														
		Estimated Construction Cost:	31,982		System Size:	Medium														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years				1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869	1,869
Intermediate Maintenance (every 6th year)	$ 2.94	Every Six Years	-	-	-	-	-		-	-	5,754	-	-		-	-	5,754	-	-	
Replacement maintenance (20 yr service life)	$ 10.17	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	1,869	1,869	1,869	1,869	1,869	7,623	1,869	1,869	1,869	1,869	1,869	7,623	1,869	1,869	1,869
BMP # 6			1,941	sq.ft.	Type:	Bioswale														
		Estimated Construction Cost:	31,982		System Size:	Medium														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years				1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854
Intermediate Maintenance (every 6th year)	$ 2.94	Every Six Years	-	-	-	-	-		-	-	5,707	-	-		-	-	5,707	-	-	
Replacement maintenance (20 yr service life)	$ 10.17	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	1,854	1,854	1,854	1,854	1,854	7,560	1,854	1,854	1,854	1,854	1,854	7,560	1,854	1,854	1,854
BMP # 7			2,769	sq.ft.	Type:	Bioswale														
		Estimated Construction Cost:	43,929		System Size:	Medium														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years				2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644	2,644
Intermediate Maintenance (every 6th year)	$ 2.94	Every Six Years	-	-	-	-	-		-	-	8,141	-	-		-	-	8,141	-	-	
Replacement maintenance (20 yr service life)	$ 10.17	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	2,644	2,644	2,644	2,644	2,644	10,785	2,644	2,644	2,644	2,644	2,644	10,785	2,644	2,644	2,644
BMP # 8			1,388	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	21,348		System Size:	Small														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 7.62	Every 2 years				5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288
Intermediate Maintenance (every 6th year)	$ 5.62	Every Six Years	-	-	-	-	-		-	-	7,801	-	-		-	-	7,801	-	-	
Replacement maintenance (20 yr service life)	$ 10.52	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	-	-	-	5,288	5,288	5,288	5,288	5,288	13,089	5,288	5,288	5,288	5,288	5,288	13,089	5,288	5,288	5,288
BMP # 9			2,115	sq.ft.	Type:	Bioretention														
		Estimated Construction Cost:	31,409		System Size:	Medium														
	$ / SF	Frequency																		
Routine Maintenance (assumes quanterly, 4 times per year)	$ 1.91	Every 2 years	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020
Intermediate Maintenance (every 6th year)	$ 2.94	Every Six Years	-	-	-	-	-		-		6,218	-	-		-	-	6,218	-	-	
Replacement maintenance (20 yr service life)	$ 10.17	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		SubTotal:	2,020	2,020	2,020	2,020	2,020	2,020	2,020	2,020	8,238	2,020	2,020	2,020	2,020	2,020	8,238	2,020	2,020	2,020
TOTAL BMP COST (MAINTENANCE/ REPLACEMENT			**2,020**	**2,020**	**33,310**	**71,518**	**71,518**	**71,518**	**71,518**	**153,430**	**174,645**	**71,518**	**71,518**	**71,518**	**71,518**	**153,430**	**174,645**	**71,518**	**71,518**	**71,518**
POOL/ PLAYSCAPE																				
Pool -Replaster/ Retile	$ 30,000.00	Every 12 years	-	-	-	-	-	-	-	-	-	-	-		30,000	-	-	-	-	-
Play Equipment -Replace	$ 12,000.00	Every 15 years																12,000		
Park Furniture -Replace	$ 1,500.00	Every 15 years																1,500		
Shade Canopy -Replace	$ 2,000.00	Every 8 years																2,000		
Pool Pumps -Replace	$ 4,000.00	Every 8 years	-	-	-	-	-	-	-		4,000	-	-	-	-	-	-		4,000	-
Boat Dock -Replace	$ 30,000.00	Every 20 years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POOL/PLAYSCAPE		**SubTotal:**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**4,000**	**-**	**-**	**-**	**30,000**	**-**	**-**	**15,500**	**4,000**	**-**

RESERVE ANALYSIS

	19	20	21	22	23	TOTAL
BMP # 1						
Routine Maintenance (assumes quanterly, 4 times per year)	5,408	5,408	5,408	5,408	5,408	113,571
Intermediate Maintenance (every 6th year)	-	14,158	-	-	-	42,473
Replacement maintenance (20 yr service life)	-	-	-	57,253	-	57,253
	5,408	19,566	5,408	62,661	5,408	213,297
BMP # 2						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	25,882	25,882	25,882	25,882	25,882	543,531
Intermediate Maintenance (every 6th year)	-	67,755				203,265
Replacement maintenance (20 yr service life)	-			274,001		274,001
	25,882	93,637	25,882	299,884	25,882	1,020,797
BMP # 3						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	4,252	4,252	4,252	4,252	4,252	85,033
Intermediate Maintenance (every 6th year)	-	-	11,130			33,390
Replacement maintenance (20 yr service life)	-				45,010	45,010
	4,252	4,252	15,382	4,252	49,261	163,433
BMP # 4						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	22,300	22,300	22,300	22,300	22,300	446,004
Intermediate Maintenance (every 6th year)	-	-	58,378			175,133
Replacement maintenance (20 yr service life)	-				236,079	236,079
	22,300	22,300	80,678	22,300	258,379	857,215
BMP # 5						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	1,869	1,869	1,869	1,869	1,869	37,379
Intermediate Maintenance (every 6th year)	-	-	5,754			17,261
Replacement maintenance (20 yr service life)	-				19,903	19,903
	1,869	1,869	7,623	1,869	21,772	74,542
BMP # 6						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	1,854	1,854	1,854	1,854	1,854	37,073
Intermediate Maintenance (every 6th year)	-	-	5,707			17,120
Replacement maintenance (20 yr service life)	-				19,740	19,740
	1,854	1,854	7,560	1,854	21,594	73,933
BMP # 7						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	2,644	2,644	2,644	2,644	2,644	52,888
Intermediate Maintenance (every 6th year)	-	-	8,141			24,423
Replacement maintenance (20 yr service life)	-				28,161	28,161
	2,644	2,644	10,785	2,644	30,805	105,471
BMP # 8						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	5,288	5,288	5,288	5,288	5,288	105,766
Intermediate Maintenance (every 6th year)	-	-	7,801			23,402
Replacement maintenance (20 yr service life)	-				14,602	14,602
	5,288	5,288	13,089	5,288	19,890	143,769
BMP # 9						
						-
Routine Maintenance (assumes quanterly, 4 times per year)	2,020	2,020	2,020	2,020	2,020	46,456
Intermediate Maintenance (every 6th year)	-	-	6,218			18,654
Replacement maintenance (20 yr service life)	-				21,510	21,510
	2,020	2,020	8,238	2,020	23,529	86,620
TOTAL BMP COST (MAINTENANCE/ REPLACEMI	**71,518**	**153,430**	**174,645**	**402,772**	**456,521**	**2,739,077**
POOL/ PLAYSCAPE						
Pool -Replaster/ Retile	-		-	-	30,000	60,000
Play Equipment -Replace						12,000
Park Furniture -Replace						1,500
Shade Canopy -Replace						2,000
Pool Pumps -Replace	-	-	-	-	-	8,000
Boat Dock -Replace	-		-	-	30,000	30,000
POOL/PLAYSCAPE	**-**	**-**	**-**	**-**	**60,000**	**113,500**