

Facilities Planning Committee
Facilities Reserve Reallocation and 3-Year Budget Approval
22 January 2026

Background

At the 20 November 2025 Board of Directors (BOD) meeting the Facilities Planning Committee (FPC) reviewed the end of FY 2024/25 facilities reserve projects sources and uses of funds. A total of \$1,789,500 was expended; \$805,900 from scheduled reserves, \$855,900 from unscheduled reserves and \$127,700 from capital sources.

The scheduled reserves in the *FY 2024/25 Reserve Analysis Report* are outdated and not tied to more recent planning efforts. The FPC proposed a *FY 2025/26 to FY 2027/28 Expenditure Reallocation Plan* setting priorities for the coming year and to direct the three-year budget for FPC. This year's Annual Plan establishes five major priorities for the FPC from the reserve fund:

1. Clubhouse Grille Room & Ballroom design and renovation
2. Clubhouse Audio/Visual upgrade
3. Entrance roundabout landscape
4. HVAC replacement implementation including new control system
5. North Gate access renovation

The BOD approved the *FPC 3-Year Reserve Expenditure Budget* in concept and established a process to establish a reallocation of reserve expenditures and the 3-year budget.

Recommendation

The reallocation plan has been reviewed by HPHOA's reserve fund consultant, Advanced Reserve Solutions, concurring with the proposed plan.

The three-year reallocation use of funds plan for FY 2025/26 to FY 2027/28 equals \$5,164,000. This is matched by the following sources of funds:

- The presently approved 3-Year expenditures of the ARS *FY 2024/25 Reserve Analysis Report* for HPHOA facilities (non-golf).
- A \$100,000 surplus from FY 2024/25 FPC projects.
- Transfer of presently Assigned Reserves in the Streets component that exists in surplus of the BOD approved 10-year plan for streets rehabilitation.

Facilities Planning Committee
Reallocated Reserve Sources and Uses of Funds

	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	3-Year Total
FY 2024/25 Surplus + Appd Expenditures	\$ 100,000	\$ 873,000	\$ 2,620,000	\$ 946,000	\$ 4,539,000
Proposed Reserve Reallocation	\$ 1,662,000	\$ 1,634,000	\$ 2,252,000	\$ 653,000	\$ 4,539,000
Transfer of Assigned Funds	\$ -	\$ 309,000	\$ 316,000	\$ -	\$ 625,000
Total Sources	\$ 1,662,000	\$ 1,943,000	\$ 2,568,000	\$ 653,000	\$ 5,164,000
Total Uses	\$ 1,662,000	\$ 1,943,000	\$ 2,568,000	\$ 653,000	\$ 5,164,000

The Board is allowed to reallocate reserve fund planned expenditures per the Heritage Palms bylaws.

“4.13 Expending Reserve Funds. The Board may not expend funds designated as reserve funds for any purpose other than the repair, restoration, replacement or maintenance of, or litigation involving the repair, restoration, replacement or maintenance of major components which the Association is obligated to repair, restore, replace, or maintain and for which the reserve fund was established.

The foregoing notwithstanding, the Board may reallocate monies in the reserve account for different specific line items of major components which the Association is obligated to repair, restore, replace, or maintain, as long as said reallocation is based upon a written finding by the Board of Directors, which explains the reason for the reallocation and includes the opinion(s) of professionals and/or experts confirming the need for the reallocation.”

[Emphasis added]

The FPC recommends the proposed FY 2025/26 to FY 2027/29 Facilities Reserve Expenditure Budget:

• FY 2025/26	\$1,943,000
• FY 2026/27	\$2,568,000
• FY 2027/28	<u>\$653,000</u>
Total 3-Year Budget	\$5,164,000

The FPC requests that the BOD approve the 3-Year Reserve Facilities Expenditure Budget of \$5,164,000 to be funded by \$4,539,000 from a reallocation of the FY 2024/25 approved reserve fund planned expenditures; \$625,000 transfer from the presently funded assigned reserves for the Streets component of the reserve plan; and \$100,000 of surplus from the FY 2024/25 budget.

Facilities Planning Committee
Proposed 3-Year Reserve Expenditure Budget (rounded to 000's) -- 14 Jan 2026

	Year 1 FY 2024/25 Completed	Year 2 FY 2025/26	Year 3 FY 2026/27	Year 4 FY 2027/28	Notes
FACILITIES PLANNING COMMITTEE COMPONENTS					
Clubhouse Renovation					
Year 1 - Kitchen	\$ 630,000	\$ -	\$ -	\$ -	
Year 1 - Windows	\$ 60,000				
Year 2 - Grille Room/Ballroom	\$ 10,000	\$ 1,000,000	\$ -	\$ -	
Year 3 - Lobby/Cardroom Wing	\$ -	\$ -	\$ 500,000	\$ -	
Year 4 - Administration Building	\$ -	\$ -	\$ -	\$ 500,000	Admin moved to Year 4
Audio Visual System	\$ -	\$ 250,000	\$ -	\$ -	
Clubhouse Landscape	\$ -	\$ 50,000	\$ 133,000	\$ -	Year 2 Entrance Roundabout only
Exterior Lighting	\$ 26,000	\$ -	\$ 24,000	\$ -	Year 2 deferred/paint only
Total	\$ 726,000	\$ 1,300,000	\$ 657,000	\$ 500,000	
Patio/Outdoor Recreation					
Patio Renovation	\$ 217,000	\$ -	\$ -	\$ -	Additional \$76K in Capital
Bocce	\$ 7,000	\$ -	\$ -	\$ -	Remains at Admin
Total	\$ 224,000	\$ -	\$ -	\$ -	
Infrastructure					
Jefferson/Fred Waring Sign	\$ 36,000	\$ -	\$ -	\$ -	
Miles Gate Lighting	\$ 5,000	\$ -	\$ -	\$ -	
South Gate Access	\$ 79,000	\$ -	\$ -	\$ -	
North Gate Access	\$ -	\$ 75,000	\$ -	\$ -	
Miles/Dunbar Access	\$ -	\$ -	\$ 55,000	\$ -	
Fitness/Indoor Pool Restrooms	\$ 135,000	\$ -	\$ -	\$ -	
Total	\$ 255,000	\$ 75,000	\$ 55,000	\$ -	
Utility Conversion					
LED Lighting Replacement	\$ -	\$ 15,000	\$ 10,000	\$ 10,000	Reflects clubhouse renovation timing
Solar Energy Plan	\$ -	\$ 20,000	\$ -	\$ -	Legal/Consulting
HVAC	\$ 16,000	\$ 138,000	\$ 18,000	\$ 18,000	Per HVAC Strategy
Total	\$ 16,000	\$ 173,000	\$ 28,000	\$ 28,000	
Streets Rehabilitation					
Streets Rehab Study	\$ 54,000	\$ -	\$ -	\$ -	
Streets Concrete Flatwork	\$ -	\$ -	\$ 40,000	\$ -	Per Streets Rehab Plan
Year 3 Clubhouse Parking	\$ -	\$ -	\$ 372,000	\$ -	Parking moved to Year 3
Year 3 Mill/Overlay	\$ -	\$ -	\$ 728,000	\$ -	Per Streets Rehab Plan
Year 3 Type II Seal Coat	\$ -	\$ -	\$ 547,000	\$ -	Per Streets Rehab Plan
Total	\$ 54,000	\$ -	\$ 1,687,000	\$ -	
Project Management	\$ 53,000	\$ 50,000	\$ 50,000	\$ 32,000	Part time Construction Manager
Contingency	\$ -	\$ 55,000	\$ -	\$ -	
Total FPC Components	\$ 1,327,000	\$ 1,653,000	\$ 2,477,000	\$ 560,000	\$ 4,690,000
RESERVE MAINTENANCE COMPONENTS					
Reserve Maintenance items					
Pickleball	\$ -	\$ 17,000	\$ -	\$ -	
Tennis	\$ -	\$ 50,000	\$ 12,000	\$ -	
Replace 3 Backflow Devices	\$ -	\$ 88,000	\$ -	\$ -	
Painting - Wrought Iron East Perimeter	\$ -	\$ 73,000	\$ -	\$ -	
Painting - Wrought Iron Entrances/Pool	\$ -	\$ 31,000	\$ -	\$ -	
Lighting - Waterfall, North Entry	\$ -	\$ -	\$ 19,000	\$ -	
Lighting - Waterfall, South Entry	\$ -	\$ -	\$ 22,000	\$ -	
Admin Bldg - Network Wiring	\$ -	\$ -	\$ -	\$ 42,000	Moved to Yr 4 to match renovation
Outdoor Pool Showers	\$ -	\$ -	\$ -	\$ 7,000	
Various Provisions	\$ -	\$ 31,000	\$ 38,000	\$ 44,000	
Total Reserve Maintenance Items	\$ 335,000	\$ 290,000	\$ 91,000	\$ 93,000	\$ 474,000
Total Facilities Reserve Expenditures	\$ 1,662,000	\$ 1,943,000	\$ 2,568,000	\$ 653,000	\$ 5,164,000



Advanced Reserve Solutions, Inc.

January 2, 2026

Mr. Joe Furlow, General Manager
Board of Directors
Heritage Palms Homeowners Association
44-291A South Heritage Palms Drive
Indio, CA 92201

**RE: LETTER OF CONCURRENCE
2024-25 Reserve Study // 3-Year Renovation Plan**

Dear Mr. Furlow and Board Members:

I have reviewed several documents developed by the Facilities Planning Committee ("FPC"), as well as the reserve study I prepared for the association's 2024-25 fiscal year.

Based on this review, I am in agreement with the FPC's recommendation that the Board of Directors approve the three-year reserve expenditure budget in concept and establish a process to review the FPC's reserve reallocation plan and the FY 2025/26 budget for final approval at an upcoming Board meeting.

A reserve study should reflect the most current information regarding an association's reserve components and include a sustainable plan for future funding and expenditures. Initially, a reserve study may rely on best estimates of future events based on the experience and judgment of the Board, management, or reserve analyst. Over time, it is reasonable and appropriate for these estimates to be adjusted based on new information, component performance, and evolving needs or priorities.

From my review, I am impressed with the considerable effort undertaken by the FPC to further develop detailed renovation plans that address the association's critical needs in a methodical and well-organized manner. As is often the case, the refinement of this information and the resulting shift in priorities necessitate a reallocation of reserve funds among major reserve components in order to implement the updated plan. The FPC's work will also play an important role in the forthcoming reserve study update.

Accordingly, I concur with the FPC's recommendations and support the proposed approach moving forward.

Sincerely,
Advanced Reserve Solutions, Inc.

Steve Jackson, RS
Principal

10-YEAR PLANNED RESERVE FUND EXPENDITURES
Organized by Facilities Planning & Maintenance Items

Component	Description	1 FY 2024/25	YEAR				5 FY 2028/29	6 FY 2029/30	7 FY 2030/31	8 FY 2031/32	9 FY 2032/33	10 FY 2033/24	10-Year Total
			2 FY 2025/26	3 FY 2026/27	4 FY 2027/28								
FACILITIES PLANNING COMMITTEE ITEMS ORGANIZED BY ACTION TEAM													
KITCHEN RENOVATION													
060	Clubhouse - Equip, Kitchen & Bar (One-Time Complete)	\$ 300,000											\$ 300,000
060	Clubhouse - Equip, Kitchen & Bar		\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048		\$ 104,639
060	Clubhouse - Tile, Kitchen & Bar							\$ 61,434					\$ 61,434
Total Kitchen Renovation		\$ 300,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 73,375	\$ 12,299	\$ 12,668	\$ 13,048		\$ 466,073
CLUBHOUSE RENOVATION													
Pro Shop													
030	Painting - Interior C/H Pro Shop	\$ 7,088											\$ 7,088
060	Clubhouse - Carpeting, Pro Shop					\$ 14,767					\$ 17,119		\$ 31,885
060	Clubhouse - Cabinets & Built-ins, Pro Shop					\$ 39,877							\$ 39,877
	Subtotal Pro Shop	\$ 7,088	\$ -	\$ -	\$ -	\$ 54,643	\$ -	\$ -	\$ -	\$ -	\$ 17,119		\$ 78,850
Grill Room													
030	Painting - Interior C/H Bar & Grill	\$ 12,373											\$ 12,373
060	Clubhouse - Carpeting, Bar & Grill	\$ 19,250							\$ 25,675				\$ 44,925
060	Clubhouse - Equip, Audio	\$ 30,000											\$ 30,000
060	Clubhouse - Equip, Video (Provision)	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914		\$ 34,391
060	Clubhouse - Laminate Floor, Bar/Grill		\$ 9,013										\$ 9,013
060	Clubhouse - Window Shutters, Bar/Grill					\$ 11,255							\$ 11,255
060	Clubhouse - Furniture, Grill Room		\$ 115,875										\$ 115,875
060	Clubhouse - F&B Annual Provision	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048		\$ 114,639
060	Clubhouse - Cabinets, Bar & Grill					\$ 53,462							\$ 53,462
	Subtotal Grille Room	\$ 74,623	\$ 138,278	\$ 13,792	\$ 14,205	\$ 79,348	\$ 15,071	\$ 15,523	\$ 41,663	\$ 16,468	\$ 16,962		\$ 425,932
Lobby/Cardroom Wing													
030	Painting - Interior C/H Billiard Room	\$ 2,651											\$ 2,651
030	Painting - Interior C/H Hallways	\$ 16,756											\$ 16,756
030	Painting - Interior C/H Library	\$ 3,990											\$ 3,990
030	Painting - Interior C/H San Jacinto Room	\$ 2,845											\$ 2,845
030	Painting - Interior C/H Santa Rosa Room	\$ 2,476											\$ 2,476
060	Clubhouse - Carpeting, Billiard Room	\$ 4,500											\$ 4,500
060	Clubhouse - Carpeting, Library	\$ 5,820											\$ 5,820
060	Clubhouse - Carpeting, San Jacinto Room	\$ 5,340											\$ 5,340
060	Clubhouse - Carpeting, Santa Rosa Room	\$ 4,800											\$ 4,800
060	Clubhouse - Laminate Floor, Craft Room			\$ 61,081									\$ 61,081
060	Clubhouse - Doors, Main Entrance									\$ 25,335			\$ 25,335
060	Clubhouse - Doors, Original									\$ 140,865			\$ 140,865
060	Clubhouse - Doors, Roll-up									\$ 8,867			\$ 8,867
060	Clubhouse - Windows Provision		\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048		\$ 104,639
060	Clubhouse - Window Shades	\$ 9,938		\$ 23,380									\$ 33,317
060	Clubhouse - Furniture, Card Rooms	\$ 104,000							\$ 127,907				\$ 231,907
060	Clubhouse - Furniture, Decorator Items	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524		\$ 57,319
060	Clubhouse - Furniture, Case Goods (Provision)	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914		\$ 34,392
060	Clubhouse - Furniture, Upholst (Provision)	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914		\$ 34,392
060	Clubhouse - Billiard Tables (Refelt)				\$ 2,786				\$ 3,136				\$ 5,923
	Subtotal Lobby/Cardroom Wing	\$ 174,116	\$ 21,630	\$ 106,740	\$ 25,734	\$ 23,636	\$ 24,345	\$ 25,075	\$ 156,870	\$ 201,670	\$ 27,400		\$ 787,216
Ballroom													
030	Painting - Interior C/H Ballroom		\$ 4,867										\$ 4,867
060	Clubhouse - Carpeting, Ballroom		\$ 35,020							\$ 43,070			\$ 78,090
060	Clubhouse - Acoustic Walls, Ballroom		\$ 70,040										\$ 70,040
060	Clubhouse - Hardwood Floor, Refinish	\$ 9,938					\$ 11,520						\$ 21,458

	060	Clubhouse - Window Treatment, Ballroom	\$ 36,036		\$ 15,118								\$ 51,154
	060	Clubhouse - Furniture, Banquet Chairs		\$ 70,813				\$ 82,091					\$ 152,904
	060	Clubhouse - Furniture, Banquet Tables		\$ 20,600									\$ 20,600
	060	Clubhouse - Furniture, Buffet Tables		\$ 3,090									\$ 3,090
		Subtotal Ballroom	\$ 45,974	\$ 204,429	\$ 15,118	\$ -	\$ -	\$ 11,520	\$ 82,091	\$ -	\$ 43,070	\$ -	\$ 402,202
Fitness													
	030	Painting - Interior Fitness Center					\$ 7,544				\$ 8,745		\$ 16,289
	060	Clubhouse - Resilient Floor, Fitness Center									\$ 46,515		\$ 46,515
	060	Clubhouse - Equip, Fitness					\$ 36,016		\$ 177,717		\$ 41,753		\$ 255,486
		Subtotal Fitness	\$ -	\$ -	\$ -	\$ -	\$ 43,560	\$ -	\$ -	\$ 177,717	\$ -	\$ 97,013	\$ 318,290
Admin Building													
	030	Painting - Interior Admin Bldg			\$ 22,065								\$ 22,065
	100	Admin Bldg - Carpeting		\$ 27,112									\$ 27,112
	100	Admin Bldg - Laminate Floor, Palms Room	\$ 36,036										\$ 36,036
	100	Admin Bldg - Ceiling Panels						\$ 8,903					\$ 8,903
	100	Admin Bldg - Window Coverings						\$ 19,418					\$ 19,418
	100	Admin Bldg - Furniture, Decorator Items	\$ 3,000										\$ 3,000
	100	Admin Bldg - Furniture, Case Goods (Main Rm)			\$ 22,279								\$ 22,279
	100	Admin Bldg - Furniture, Case Goods (Office)			\$ 5,305				\$ 6,149				\$ 11,454
	100	Admin Bldg - Furniture, Upholstered			\$ 74,263								\$ 74,263
	100	Admin Bldg - Furniture, Case Goods (Conf Rm)											\$ 23,185
	060	Admin Bldg - Cabinets & Built-ins					\$ 36,410	\$ 23,185					\$ 36,410
		Subtotal Admin Building	\$ 39,036	\$ 27,112	\$ 123,912	\$ -	\$ 36,410	\$ 51,507	\$ -	\$ 6,149	\$ -	\$ -	\$ 284,126
Exterior													
	030	Painting - Metal Trim, Admin Building			\$ 7,649						\$ 8,867		\$ 16,516
	030	Painting - Metal Trim, Clubhouse			\$ 16,391						\$ 19,002		\$ 35,392
	030	Painting - Metal Trim, Fitness Center			\$ 6,174						\$ 7,157		\$ 13,331
	030	Painting - Stucco, Admin Bulding									\$ 9,501		\$ 9,501
	030	Painting - Stucco, Clubhouse									\$ 24,278		\$ 24,278
	030	Painting - Stucco, Fitness Center									\$ 9,564		\$ 9,564
		Subtotal Exterior	\$ -	\$ -	\$ -	\$ 30,214	\$ -	\$ -	\$ -	\$ -	\$ 78,369	\$ -	\$ 108,583
		Total Clubhouse Renovation	\$ 340,836	\$ 391,448	\$ 259,561	\$ 70,153	\$ 237,598	\$ 102,442	\$ 122,689	\$ 382,400	\$ 339,577	\$ 158,494	\$ 2,405,198
PATIOS													
	050	Lighting - Clubhouse, Patio Ceiling Fans	\$ 5,000										\$ 5,000
	060	Clubhouse - Equip, Mist System	\$ 8,000										\$ 8,000
	060	Clubhouse - Furniture, Outdoor (2019-20)	\$ 46,000										\$ 46,000
	060	Clubhouse - Furniture, Outdoor (Original)	\$ 34,850										\$ 34,850
	060	Clubhouse - Furniture, Outdoor (Cushions)					\$ 28,138			\$ 31,669			\$ 59,807
		Total Patios	\$ 93,850	\$ -	\$ -	\$ -	\$ 28,138	\$ -	\$ -	\$ -	\$ 31,669	\$ -	\$ 153,657
OUTDOOR RECREATION													
Pickleball													
	070	Pickleball Courts - Resurface		\$ 16,480					\$ 19,105				\$ 35,585
	070	Pickleball Courts - Benches						\$ 8,695					\$ 8,695
	070	Pickleball Courts - Furniture						\$ 7,525					\$ 7,525
	070	Pickleball Courts - Windscreen						\$ 4,347					\$ 4,347
		Subtotal Pickleball	\$ -	\$ 16,480	\$ -	\$ -	\$ -	\$ 20,567	\$ 19,105	\$ -	\$ -	\$ -	\$ 56,152
Tennis													
	070	Tennis Courts - Resurface		\$ 21,630									\$ 21,630
	070	Tennis Courts - Windscreen		\$ 12,746									\$ 12,746
	030	Painting - Tennis Court Posts/Rails		\$ 15,450									\$ 15,450
	070	Tennis Courts - Drinking Fountain			\$ 2,705								\$ 2,705
	070	Tennis Courts - Furniture			\$ 9,548								\$ 9,548
	070	Tennis Courts - Awnings						\$ 9,274					\$ 9,274
	070	Tennis Courts - Benches						\$ 23,185					\$ 23,185
	070	Tennis Courts - Resurface							\$ 25,075				\$ 25,075
		Subtotal Tennis	\$ -	\$ 49,826	\$ 12,253	\$ -	\$ -	\$ 32,460	\$ 25,075	\$ -	\$ -	\$ -	\$ 119,614

Total Outdoor Recreation			\$ -	\$ 66,306	\$ 12,253	\$ -	\$ -	\$ 53,027	\$ 44,180	\$ -	\$ -	\$ -	\$ 175,766
INFRASTRUCTURE													
General Security Provisions													
040	Access - Barrier Arms, Annual Provision	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610	\$ 22,928	
040	Gate Operators, Annual Provision	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914	\$ 34,392	
030	Painting - Stucco, Guard Houses		\$ 7,941									\$ 7,941	
080	Guard Houses - Doors						\$ 23,185					\$ 23,185	
080	Guard Houses - Plumbing Fixtures						\$ 10,433					\$ 10,433	
	Subtotal General Provisions	\$ 5,000	\$ 13,091	\$ 5,305	\$ 5,464	\$ 5,628	\$ 39,415	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524	\$ 98,880	
South Guardhouse													
040	Access - Barrier Arms, South	\$ 15,000										\$ 15,000	
040	Access - Gate Loops, South	\$ 14,000										\$ 14,000	
040	Access - Strobe Sensors, South	\$ 2,300										\$ 2,300	
040	Access - Gate Operators, South				\$ 36,060							\$ 36,060	
080	Guard Houses - HVAC, A/C Unit (South)	\$ 3,500				\$ 4,057						\$ 7,557	
080	Guard Houses - HVAC, F/A Units (1/2)	\$ 4,000										\$ 4,000	
	Subtotal South Guardhouse	\$ 38,800	\$ -	\$ -	\$ 36,060	\$ -	\$ 4,057	\$ -	\$ -	\$ -	\$ -	\$ 78,917	
North Guardhouse													
040	Access - Barrier Arms, North	\$ 22,500										\$ 22,500	
040	Access - Gate Loops, North								\$ 19,371			\$ 19,371	
040	Access - Barrier Arms, North			\$ 35,009								\$ 35,009	
040	Access - Gate Operators, North					\$ 2,589						\$ 2,589	
080	Guard Houses - HVAC, A/C Unit (North)								\$ 4,305			\$ 4,305	
080	Guard Houses - HVAC, F/A Units (1/2)	\$ 4,000										\$ 4,000	
	Subtotal North Guardhouse	\$ 26,500	\$ -	\$ 35,009	\$ -	\$ 2,589	\$ -	\$ -	\$ 23,675	\$ -	\$ -	\$ 87,773	
Jefferson Gate													
040	Access - Barrier Arms, Jefferson	\$ 15,000										\$ 15,000	
040	Access - Gate Loops, Jefferson								\$ 21,769			\$ 21,769	
040	Access - Barrier Arms, Jefferson			\$ 31,827								\$ 31,827	
040	Access - Strobe Sensors, Jefferson			\$ 2,440								\$ 2,440	
	Subtotal Jefferson Gate	\$ 15,000	\$ -	\$ 34,267	\$ -	\$ -	\$ -	\$ -	\$ 21,769	\$ -	\$ -	\$ 71,036	
Miles Gate													
040	Access - Barrier Arms, Miles	\$ 15,000										\$ 15,000	
040	Access - Gate Loops, Miles								\$ 21,769			\$ 21,769	
040	Access - Barrier Arms, Miles (Entry)			\$ 15,914								\$ 15,914	
040	Access - Strobe Sensors, Miles			\$ 2,440								\$ 2,440	
	Subtotal Miles Gate	\$ 15,000	\$ -	\$ 18,354	\$ -	\$ -	\$ -	\$ -	\$ 21,769	\$ -	\$ -	\$ 55,122	
	Subtotal Security Equipment	\$ 100,300	\$ 13,091	\$ 92,934	\$ 41,524	\$ 8,216	\$ 43,473	\$ 5,970	\$ 73,362	\$ 6,334	\$ 6,524	\$ 391,728	
Outdoor Lighting/Landscape/Signage													
General Outdoor Provisions													
110	Mailboxes/Street Lights - North			\$ 327,182								\$ 327,182	
110	Mailboxes/Street Lights - South			\$ 443,032								\$ 443,032	
	Subtotal Mailboxes	\$ -	\$ -	\$ 770,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770,213	
Clubhouse Entry													
050	Lighting - Clubhouse, Landscape (Grounds)	\$ 18,000										\$ 18,000	
050	Lighting - Clubhouse, Landscape (Trees)	\$ 5,750										\$ 5,750	
050	Lighting - Clubhouse, Landscape (Walkways)	\$ 16,000										\$ 16,000	
050	Lighting - Clubhouse, Landscape (HP Median)	\$ 9,300										\$ 9,300	
050	Lighting - Clubhouse, Exterior								\$ 18,241			\$ 18,241	
120	Landscape - Renovation, Clubhouse		\$ 77,250									\$ 77,250	
	Subtotal Clubhouse Entry	\$ 49,050	\$ 77,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,241	\$ -	\$ 144,541	
South Entrance													
120	Landscape - Planters, Fred Waring		\$ 145,024									\$ 145,024	
080	South Entrance - Pumps					\$ 51,773						\$ 51,773	
	Subtotal South Entrance	\$ -	\$ 145,024	\$ -	\$ -	\$ 51,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 196,797	

North Entrance												
080	North Entrance - Pumps					\$ 26,663						\$ 26,663
Miles/Jefferson Entrance												
050	Lighting - Landscapel Miles & Jefferson Gates		\$ 11,935									\$ 11,935
050	Lighting - Admin Bldg, Exterior								\$ 3,705			\$ 3,705
110	Sign - Monument, Fred Waring/Jefferson	\$ 27,500										\$ 27,500
120	Landscape - Planters, Jefferson					\$ 367,816						\$ 367,816
	Subtotal Miles/Jefferson Entrance	\$ 27,500	\$ -	\$ 11,935	\$ -	\$ 367,816	\$ -	\$ -	\$ -	\$ 3,705	\$ -	\$ 410,957
	Subtotal Outdoor Lighting/Landscape/Signage	\$ 76,550	\$ 222,274	\$ 782,148	\$ -	\$ 419,590	\$ 26,663	\$ -	\$ -	\$ 21,947	\$ -	\$ 1,549,172
Restrooms												
060	Clubhouse - Restrooms, Fitness Center	\$ 109,000										\$ 109,000
060	Clubhouse - Restrooms, Pro Shop							\$ 103,286				\$ 103,286
	Subtotal Restroom Renovations	\$ 109,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,286	\$ -	\$ -	\$ -	\$ 212,286
Total Infrastructure		\$ 285,850	\$ 235,365	\$ 875,083	\$ 41,524	\$ 427,806	\$ 70,136	\$ 109,256	\$ 73,362	\$ 28,281	\$ 6,524	\$ 2,153,186
UTILITY CONVERSION												
General Lighting Provision												
050	Lighting - Annual Provision	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,920	\$ 5,067	\$ 5,219	\$ 45,856
Roofing												
020	Tile, Periodic Maintenance	\$ 22,000										\$ 22,000
070	Outdoor Pool - Solar System	\$ 75,000										\$ 75,000
	Subtotal Roofing	\$ 97,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,000
HVAC												
060	Clubhouse - Equip, HVAC (A/C Units)	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048	\$ 114,639
060	Clubhouse - Equip, HVAC (F/A Units)	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048	\$ 114,639
100	Admin Bldg - Equip, HVAC (A/C Units)	\$ 4,500	\$ 4,635	\$ 4,774	\$ 4,917	\$ 5,065	\$ 5,217	\$ 5,373	\$ 5,534	\$ 5,701	\$ 5,871	\$ 51,588
100	Admin Bldg - Equip, HVAC (F/A Units)	\$ 3,500	\$ 3,605	\$ 3,713	\$ 3,825	\$ 3,939	\$ 4,057	\$ 4,179	\$ 4,305	\$ 4,434	\$ 4,567	\$ 40,124
	Subtotal HVAC	\$ 28,000	\$ 28,840	\$ 29,705	\$ 30,596	\$ 31,514	\$ 32,460	\$ 33,433	\$ 34,436	\$ 35,470	\$ 36,534	\$ 320,989
Total Utility Conversion		\$ 129,000	\$ 32,960	\$ 33,949	\$ 34,967	\$ 36,016	\$ 37,097	\$ 38,210	\$ 39,356	\$ 40,537	\$ 41,753	\$ 463,844
STREETS REHABILITATION												
010	Streets - Concrete Flatwork	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262	\$ 28,660
010	Streets - Asphalt Major Rehab (Clubhouse)		\$ 328,296									\$ 328,296
010	Streets - Asphalt Major Rehab PH 1 (South/Ph 01)		\$ 976,810									\$ 976,810
010	Streets - Asphalt Major Rehab PH 2 (South/Ph 02)			\$ 105,148								\$ 105,148
010	Streets - Asphalt Major Rehab PH 2 (South/Ph 03)			\$ 238,310								\$ 238,310
010	Streets - Asphalt Major Rehab PH 2 (South/Ph 06)			\$ 92,272								\$ 92,272
010	Streets - Asphalt Major Rehab PH 2 (South/Ph 07)			\$ 298,547								\$ 298,547
010	Streets - Asphalt Major Rehab PH 3 (North/Ph 04)				\$ 286,400							\$ 286,400
010	Streets - Asphalt Major Rehab PH 3 (North/Ph 05)				\$ 198,160							\$ 198,160
010	Streets - Asphalt Major Rehab PH 3 (North/Ph 08)				\$ 549,572							\$ 549,572
010	Streets - Asphalt Major Rehab PH 4 (North/Ph 10)					\$ 305,874						\$ 305,874
010	Streets - Asphalt Major Rehab PH 4 (North/Ph 09)					\$ 134,461						\$ 134,461
010	Streets - Asphalt Major Rehab PH 4 (North/Ph 11)					\$ 60,702						\$ 60,702
	Subtotal Asphalt Major Rehabilitation	\$ -	\$ -	\$ 1,305,106	\$ 734,276	\$ 1,034,132	\$ 501,038	\$ -	\$ -	\$ -	\$ -	\$ 3,574,552
010	Streets - Asphalt, Repair (Clubhouse)					\$ 10,414			\$ 11,380			\$ 21,794
010	Streets - Asphalt, Repair (Streets)									\$ 109,902		\$ 109,902
010	Streets - Asphalt, Repair (Crack Fill)									\$ 52,191		\$ 52,191
010	Streets - Asphalt, Seal coat (Clubhouse)					\$ 34,714			\$ 37,933			\$ 72,648
010	Streets - Asphalt, Seal coat (Streets)					\$ 156,235				\$ 175,844		\$ 332,079
	Subtotal Asphalt Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,364	\$ -	\$ -	\$ 49,313	\$ 337,937	\$ 588,614
010	Streets - Pavers					\$ 579,637						\$ 579,637

Total Streets Rehabilitation	\$ 2,500	\$ 2,575	\$ 1,307,758	\$ 737,008	\$ 1,036,945	\$ 1,284,937	\$ 2,985	\$ 3,075	\$ 52,480	\$ 341,199	\$ 4,771,463
TOTAL FPC RESERVE BUDGET	\$ 1,152,036	\$ 738,955	\$ 2,499,213	\$ 894,579	\$ 1,777,758	\$ 1,559,232	\$ 390,694	\$ 510,491	\$ 505,211	\$ 561,017	\$ 10,589,187
		\$ 4,390,204	\$ 5,284,784								

RESERVE MAINTENANCE ITEMS											
Roofs											
020	Roofs - Flat, Clubhouse (2008-09)	\$ 36,338									\$ 36,338
020	Roofs - Flat, Clubhouse (Original)	\$ 34,313									\$ 34,313
		\$ 70,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,650
Clubhouse Equipment											
060	Clubhouse - Equip, Water Heaters (2020-21, A)	\$ 6,250									\$ 6,250
060	Clubhouse - Equip, Water Heaters (2020-21, B)	\$ 5,500									\$ 5,500
060	Clubhouse - Equip, Water Heaters (Original)	\$ 3,500									\$ 3,500
060	Clubhouse - Equip, Alarm Panels (A)	\$ 32,500									\$ 32,500
060	Clubhouse - Equip, Alarm Panels (B)					\$ 8,441					\$ 8,441
100	Admin Bldg - Equip, Alarm Panel	\$ 7,500									\$ 7,500
100	Admin Bldg - Wood Shop				\$ 5,463				\$ 6,334		\$ 11,797
100	Admin Bldg - Equip, Ice/Water Machine			\$ 8,222							\$ 8,222
100	Admin Bldg - Equip, Network Wiring			\$ 42,436				\$ 49,195			\$ 91,631
	Subtotal Clubhouse Equipment	\$ 55,250	\$ -	\$ 50,658	\$ 5,463	\$ 8,441	\$ -	\$ -	\$ 49,195	\$ 6,334	\$ -
											\$ 175,342
Pools/Spas											
070	Indoor Pool - Filter	\$ 3,500									\$ 3,500
070	Indoor Pool - Heater	\$ 6,500									\$ 6,500
070	Indoor Pool - Ladder Assembly	\$ 6,000									\$ 6,000
070	Indoor Pool - Replaster & Tile Replace	\$ 24,930									\$ 24,930
070	Indoor Pool - Salt Chlorinator System	\$ 10,000									\$ 10,000
070	Indoor Pool - Ceramic Tile	\$ 79,348									\$ 79,348
070	Indoor Pool - Mastic	\$ 1,378					\$ 1,645				\$ 3,022
070	Indoor Pool - Dehumidifier								\$ 82,340		\$ 82,340
070	Outdoor Pool - Filter, 2004-05	\$ 3,750									\$ 3,750
070	Outdoor Pool - Filter, 2008-09	\$ 3,750									\$ 3,750
070	Outdoor Pool - Heaters	\$ 13,500									\$ 13,500
070	Outdoor Pool - Replaster & Tile Replace	\$ 50,278									\$ 50,278
070	Outdoor Pool - Salt Chlorinator System	\$ 23,000									\$ 23,000
070	Outdoor Pool - Mastic				\$ 2,751			\$ 3,096			\$ 5,847
070	Outdoor Pool - Showers				\$ 7,103						\$ 7,103
070	Pools/Spa - Pumps	\$ 3,000	\$ 3,090	\$ 3,183	\$ 3,278	\$ 3,377	\$ 3,478	\$ 3,582	\$ 3,690	\$ 3,800	\$ 3,914
070	Pools/Spa - Salt Chlorinator Systems (Provision)	\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
070	Pools/Spa - Hoists								\$ 25,827		\$ 25,827
070	Spa - Filter	\$ 3,250									\$ 3,250
070	Spa - Heater	\$ 6,000						\$ 7,164	\$ 4,117		\$ 17,281
070	Spa - Salt Chlorinator System	\$ 2,000									\$ 2,000
070	Spa - Replaster & Tile Replace							\$ 14,066			\$ 14,066
070	Outdoor Pool Area - Umbrellas		\$ 2,884		\$ 3,060		\$ 3,246		\$ 3,444		\$ 16,287
070	Outdoor Pool Area - Furniture						\$ 32,692				\$ 32,692
	Subtotal Pools/Spas	\$ 242,183	\$ 8,034	\$ 5,305	\$ 18,377	\$ 5,628	\$ 41,734	\$ 28,845	\$ 38,517	\$ 92,791	\$ 10,177
											\$ 491,590
Fencing											
040	Fencing - Wrought Iron, Annual Provision	\$ 5,000	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796	\$ 5,970	\$ 6,149	\$ 6,334	\$ 6,524
040	Fencing - Wrought Iron, East Perimeter							\$ 440,307			\$ 440,307
040	Walls - Masonry, Repair Provision	\$ 10,000	\$ 10,300	\$ 10,609	\$ 10,927	\$ 11,255	\$ 11,593	\$ 11,941	\$ 12,299	\$ 12,668	\$ 13,048
030	Painting - Wrought Iron, East Perimeter		\$ 72,924								\$ 92,378
030	Painting - Wrought Iron, Entrances & Pool		\$ 30,534				\$ 34,367			\$ 38,680	\$ 103,581
	Subtotal Fencing	\$ 15,000	\$ 118,908	\$ 15,914	\$ 16,391	\$ 16,883	\$ 51,756	\$ 458,218	\$ 18,448	\$ 19,002	\$ 150,630
											\$ 881,148
Perimeter Lighting											
050	Lighting - Waterfall, North Entry			\$ 19,096							\$ 19,096

050	Lighting - Waterfall, South Entry				\$	22,279																	\$	22,279	
050	Lighting - Poles, Miles & Jefferson Gates						\$	3,278																\$	3,278
120	LLMD - Lighting, Annual Provision	\$	5,000	\$	5,150	\$	5,305	\$	5,464	\$	5,628	\$	5,796	\$	5,970	\$	6,149	\$	6,334	\$	6,524			\$	57,319
120	LLMD - Lighting, Fred Waring														\$	75,225								\$	75,225
		\$	5,000	\$	5,150	\$	46,680	\$	8,742	\$	5,628	\$	5,796	\$	81,196	\$	6,149	\$	6,334	\$	6,524			\$	177,198
Mailboxes/Street Signs																									
110	Mailboxes/Street Lights - Annual Provision	\$	2,000	\$	2,060	\$	2,122	\$	2,185	\$	2,251	\$	2,319	\$	2,388	\$	2,460	\$	2,534	\$	2,610			\$	22,928
110	Signs - Street																				\$	9,591		\$	9,591
		\$	2,000	\$	2,060	\$	2,122	\$	2,185	\$	2,251	\$	2,319	\$	2,388	\$	2,460	\$	2,534	\$	12,201			\$	32,519
TOTAL RESERVE MAINTENANCE ITEMS		\$	390,083	\$	134,152	\$	120,677	\$	51,158	\$	38,830	\$	101,605	\$	570,647	\$	114,769	\$	126,994	\$	179,531			\$	1,757,796

	YEAR										10-Year Total
	1 FY 2024/25	2 FY 2025/26	3 FY 2026/27	4 FY 2027/28	5 FY 2028/29	6 FY 2029/30	7 FY 2030/31	8 FY 2031/32	9 FY 2032/33	10 FY 2033/34	
TOTAL HERITAGE PALMS RESERVE BUDGET SUMMARY	\$ 2,288,986	\$ 2,000,236	\$ 2,000,090	\$ 3,754,028	\$ 2,841,786	\$ 3,753,944	\$ 1,867,722	\$ 2,267,540	\$ 2,045,993	\$ 1,514,047	\$ 25,502,372
FACILITIES PLANNING	\$ 1,152,036	\$ 738,955	\$ 2,499,213	\$ 894,579	\$ 1,777,758	\$ 1,559,232	\$ 390,694	\$ 510,491	\$ 505,211	\$ 561,017	\$ 10,589,187
RESERVE MAINTENANCE	\$ 390,083	\$ 134,152	\$ 120,677	\$ 51,158	\$ 38,830	\$ 101,605	\$ 570,647	\$ 114,769	\$ 126,994	\$ 179,531	\$ 1,757,796
GOLF	\$ 746,867	\$ 1,127,129	\$ 548,200	\$ 2,808,290	\$ 1,025,198	\$ 2,093,108	\$ 906,381	\$ 1,642,280	\$ 1,413,788	\$ 773,499	\$ 13,155,389
Facilities Planning % of HP Reserve Budget	50%	37%	79%	24%	63%	42%	21%	23%	25%	37%	42%
Reserve Maintenance % of HP Reserve Budget	17%	7%	4%	1%	1%	3%	31%	5%	6%	12%	7%
Golf % of HP Reserve Budget	33%	56%	17%	75%	36%	56%	49%	72%	69%	51%	52%

Total Planned Expenses

\$ 873,107 \$ 2,619,890 \$ 945,738

Facilities Planning Committee					
Reallocated Reserve Sources and Uses of Funds					
	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	3-Year Total
FY 2024/25 Surplus + Appd Expenditures	\$ 100,000	\$ 873,000	\$ 2,620,000	\$ 946,000	\$ 4,539,000
Proposed Reserve Reallocation	\$ 1,662,000	\$ 1,634,000	\$ 2,252,000	\$ 653,000	\$ 4,539,000
Transfer of Assigned Funds	\$ -	\$ 309,000	\$ 316,000	\$ -	\$ 625,000
Total Sources	\$ 1,662,000	\$ 1,943,000	\$ 2,568,000	\$ 653,000	\$ 5,164,000
Total Uses	\$ 1,662,000	\$ 1,943,000	\$ 2,568,000	\$ 653,000	\$ 5,164,000