

**FIVE-YEAR OUTLOOK****Kingston Plantation  
Master Association, Inc.  
Myrtle Beach, South Carolina**

Line Item	Reserve Component Inventory	RUL = 0 FY2020	1 2021	2 2022	3 2023	4 2024	5 2025
<b><u>Laurel Court Meeting Building Exterior Elements</u></b>							
1.020	Awning, Canvas and Frame (Includes Light Fixtures)						10,489
1.151	Fences, Trash Enclosure, Wood with Chain Link Gates		5,916				
1.261	Pergola, Wood, Front Elevation						13,911
1.660	Walls and Trim, Paint Finishes					7,593	
<b><u>Laurel Court Meeting Building Interior Elements</u></b>							
2.071	Air Handling and Condensing Units, Split System, 4-ton				7,959		
2.900	Rest Rooms, Renovation		28,560				
<b><u>Property Site Elements</u></b>							
4.020	Asphalt Pavement, Crack Repair, Patch, Seal Coat and Striping			201,273			
4.052	Boardwalks, Wood, Decking, Railings and Light Fixtures, Phased (2021 and 2022 are Partial)		85,000	85,000			
4.054	Boardwalk Beach Access, Wood, Brighton, Decking, Railings and Light Fixtures		16,129				
4.056	Boardwalk Beach Access, Wood, Embassy Suites North, Decking, Railings and Light Fixtures		3,500				
4.058	Boardwalk Beach Access, Wood, Embassy Suites South, Decking, Railings and Light Fixtures		9,500				
4.060	Boardwalk Beach Access, Wood, Margate, Decking, Railings and Light Fixtures		8,800				
4.062	Boardwalk Beach Access, Wood, North Hampton, Decking, Railings and Light Fixtures		18,207				
4.064	Boardwalk Beach Access, Wood, South Hampton, Decking, Railings and Light Fixtures		3,500				
4.071	Bridge, Wood, Laurel Court East, Complete Replacement		28,091				
4.075	Bridge, Wood, North Hampton, Complete Replacement		51,000				
4.079	Bridges, Wood, Sidewalks, Complete Replacement		36,414				
4.081	Bridge, Wood, St. James Park, Complete Replacement		32,558				
4.083	Bridge, Wood, West Hyde Park Mailbox Station, Complete Replacement		14,025				
4.140	Concrete Sidewalks, Partial		20,655	21,068	21,489	21,919	22,358
4.285	Fences, Wood, Gloucester (Replacement with Aluminum)		36,720				
4.286	Fence, Wood, North Perimeter, Phased		52,275	53,320			
4.291	Fountain, Finish Applications and Concrete Repairs		51,140				
4.360	Gazebo, Richmond Park, Renovations			5,202			5,520
4.410	Irrigation System, Pumps and Controls, Phased				18,571		
4.541	Light Fixtures, Bollards, Phased		25,500	26,010	26,530	27,061	
4.551	Light Fixtures, Mushroom, Phased		28,203	28,767	29,342	29,929	

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4.560	Light Poles and Fixtures, Phased		200,081		208,164		216,574
4.600	Mail Station, Richmond Park, Mailbox Stations						31,577
4.601	Mail Station, West Hyde Park, Mailbox Stations						58,958
4.700	Ponds, Aerators, Bubblers, Phased		10,200				
4.701	Ponds, Aerators, Fountains, Phased		3,570				
4.711	Ponds, Bulkheads, Timber, Remaining, Phased			126,409		131,516	
4.800	Signage, Monuments, Sub-Associations		183,600				
<b><u>Beach Pool Elements</u></b>							
6.500	Furniture		14,790			15,695	
6.600	Mechanical Equipment, Both Pools, Phased (Includes Fountain Equipment)			6,034			6,404
6.601	Mechanical Equipment, Enclosure			5,202			
<b><u>St. James Pool Elements</u></b>							
7.300	Cover, Vinyl						6,840
7.400	Fence, Wood		10,557				
7.500	Furniture		15,810			16,778	
7.761	Pool House, Roof, Asphalt Shingles		3,672				
7.771	Pool House, Walls, Wood Siding, Replacement (Replace with Fiber Cement)		18,768				
<b>Anticipated Expenditures, By Year</b>		0	1,016,741	558,285	312,055	250,491	372,631