

2025-26

**Structural Integrity Reserve Study (SIRS)
and Traditional Reserve Study (Non-SIRS)**



**Calais at Pelican Bay
Condominium Association, Inc.**

**7064 Pelican Boulevard
Naples, Florida 34108**

Report No: 9579

April 1, 2025 - March 31, 2026



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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December 20, 2024

Board of Directors
Calais at Pelican Bay Condominium Association, Inc.
7064 Pelican Boulevard
Naples, Florida 34108

Re: Structural Integrity Reserve Study (SIRS) & Traditional Reserve Study (Non-SIRS)

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Calais at Pelican Bay Condominium Association, Inc. property, located at 7064 Pelican Boulevard in Naples, Florida.

This report meets current Florida Statutory SIRS requirements. A visual site inspection of the property was completed by the qualified credentialed undersigned. This report includes a detailed SIRS component schedule and full funding plan as well as a second separate, traditional reserve study (Non-SIRS) component schedule and full funding plan.

This report was developed in accordance with industry guidelines and through the process of meetings and discussions with property representatives, inspection, physical analysis, and financial forecasting. It should be used as a budgeting tool to aid in preparing a capital reserve plan that will provide a course for long term financial stability.

Thank you for this opportunity. Should you have any questions, please contact us.

Inspected by

Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser



Prepared by

Dreux Isaac, RS, PRA
President



Executive Summary

General Information

Property Name:	Calais at Pelican Bay Condominium Association, Inc.		
Property Location:	Naples, Florida		
Property Number:	1175	Report Run Date:	12/20/2024
Property Type:	Condominium	Report No:	9579
Total Units:	131	Budget Year Begins:	04/01/2025
Inspection Date(s):	11/13/2023	Budget Year Ends:	03/31/2026

Consolidated Findings

Reserve categories:	14
Reserve components:	201
Current cost of reserve components:	\$10,778,420
Current reserve funding contribution:	\$640,521
Estimated beginning year reserve balance:	-\$275,533
Fully funded (ideal) reserve balance:	\$5,346,585
Fully funded percentage:	-5%
Number of components scheduled for replacement in year 1:	28
Cost of components scheduled for replacement in year 1:	\$1,298,290

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:		\$0
Allocated to traditional reserve study (non-SIRS):	100.00%	-\$275,533
Total	100.00%	-\$275,533

Pooled Funding Plan

Pooled plan method:	Threshold
Pooled threshold amount for SIRS:	\$100,000
Pooled threshold amount for traditional reserve study (Non-SIRS):	\$100,000

Recommended Funding Contributions

SIRS:	69.98%	\$1,235,894
Non-SIRS (waivable with majority vote of membership):	30.02%	\$530,237
Total	100.00%	\$1,766,131

Increase (decrease) \$ between current and recommended funding:	175.73%	\$1,125,610
Additional contributions (special assessments, loans, settlement):		\$0

Report Process

The purpose of this report is to provide Calais at Pelican Bay Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning April 1, 2025 and ending March 31, 2026.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

A structural integrity reserve study, or "SIRS" as it is often referred to, is a specialized type of reserve study required for certain Florida condominiums and co-ops. It was a creation of Florida Lawmakers in 2022 and was amended in 2023.

Why was the SIRS created?

This was a response by Florida Lawmakers to the horrific collapse of Champlain Towers, a 12-story condo building in Surfside, Florida on June 24, 2021, which killed 98 people. In the aftermath, it was learned that the association had substantially underfunded their reserves for most of its 40-year existence. These inadequate reserve funds likely contributed to insufficient structural repairs being made over time and a delay in fully addressing the building's critical structural integrity issues.

Who is required to do a SIRS?

Any Florida condominium or co-op building that is three stories or higher in height (as determined by the Florida Building Code) is required to have a SIRS done. Florida condominium or co-ops buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground are not required to a SIRS.

What is required to be included in a SIRS?

- a) Roof
- b) Structure, including load-bearing walls and or other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c) Fireproofing and fire protection systems
- d) Plumbing
- e) Electrical systems
- f) Waterproofing and exterior painting
- g) Windows and exterior doors (only those that the association is responsible for)

Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects items a-g listed above as determined by the visual inspection portion of the structural integrity reserve study.

At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

What is the deadline for completing the SIRS?

December 31, 2024. There is a conditional one-year extension for buildings turning 30 years old between 7/1/2022 and 12/31/2024. If the building turns 30 during this period, the association can delay doing a Milestone inspection and SIRS simultaneously until December 31, 2025.

SIRS Components

Roofs

This Structural Integrity Reserve Study (SIRS) includes roof components for the building(s) under consideration. These components are for replacement of both sloped and flat roofs.

Depending on the physical makeup of the building(s) roofs these costs may also include related expenses such as skylights, rooftop ac stand replacement, roof top electrical boxes and wiring, lightening protection equipment, parapet wall caps, etc. Roof component costs can also be used for related costs associated with roofing projects such as engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these roof components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Structure

This Structural Integrity Reserve Study (SIRS) includes a structural restoration allowance. This allowance is for any capital repair expenses related to maintaining the structural integrity of the building(s) under consideration. This includes such work as concrete spalling, delamination, corrosion, p-t cable/pocket repairs, settlement issues, cracks, etc. This allowance can also be used for related or associated costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated in this SIRS, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building structural and restoration corrective maintenance and capital repair costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

We have excluded complete structure replacement from the SIRS schedule based on the understanding that such an occurrence would not only be extremely rare but would entail reconstruction of the entire building(s). Including complete structural replacement in the SIRS would be a form of self-insurance and its cost alone would be prohibitive.

This allowance strategy remains adjustable, adaptable, and responsive to evolving corrective maintenance and capital repair requirements, while also providing a more accurate reflection of the investment needed to maintain the structural integrity and functionality of the building(s) over time. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Fireproofing and Fire Protection

Depending on the physical makeup of your building(s) this Structural Integrity Reserve Study (SIRS) will include funding for select fireproofing and fire protection system equipment. This will include fire pump, jockey pump, and controller replacement, fire backflow preventers, fire alarm system and fire sprinkler system allowances.

Except for the fire sprinkler system, the estimated cost for these components is typically for complete replacement. Fire sprinkler systems often run throughout the entire building in both conditioned spaces (living areas) as well as unconditioned spaces (garages). They are typically monitored by tamper and flow switches which communicate with the fire alarm system.

SIRS Components

Fire sprinkler systems consist of several components including sprinkler heads, piping, valves, standpipes, and gauges. These various components have different lifespans. Additionally, their location within the building can significantly affect their life span. Fire sprinklers systems located in unconditioned areas, such as garages, typically have a much shorter lifespan. The corrosive salt air environment at coastal and beachfront properties will further reduce the life expectancy of these components. This type of uneven exposure typically leads to select components and sections of the system needing to be repaired or replaced as needed. It is uncommon that the entire fire sprinkler system will be completely replaced all at once.

Because complete fire sprinkler systems replacement at once is unlikely, a corrective maintenance and capital repair allowance had been included. Unless otherwise stated, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic corrective maintenance and capital repair costs that arise over time.

The allowance amount may or may not be sufficient to cover complete project costs. This allowance is also not intended to cover the cost of annual inspections nor the associated annual repairs that typically accompany these inspection test results. These costs should be accounted for in your operating budget. Should a fire protection project scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Plumbing

This Structural Integrity Reserve Study (SIRS) includes a plumbing capital allowance for the building(s) under consideration.

Plumbing systems in condominium buildings include potable water pipes or lines. These pipes bring in treated water from the local municipal water supply into the building and distribute it throughout. These pipes are made from materials such as copper, PVC, CPVC, and PEX. At the end of these potable water lines are plumbing fixtures such as toilets, faucets, shower heads, dishwashers, etc. and any appliance that has a connection to the potable water system.

These systems also have waste and vent stacks. Each water fixture has a drain line and a connection to a vent stack. The waste stack removes wastewater from the building. The vent stacks enable air to enter and exit the drain lines. This equilibrium ensures proper flow of wastewater down the drains into the main sewer line.

Over time potable water pipes deteriorate. The combined water makeup and pressure can lead to corrosion, cracks, and leaking. There are different approaches to performing capital repairs and replacement of the plumbing system. One approach includes piecemeal replacement of piping sections as needed. Some associations will coordinate scheduled replacement of sections of piping when a unit undergoes renovation. Others may do a pipe relining which can add many more years of life to the piping. Although less common, in some cases, complete replacement of all piping at one time may occur.

The capital plumbing allowance in this SIRS is for capital repairs and replacement of any part of the building's plumbing system that the association is responsible for. This would include potable water lines, waste stacks, vent stacks, valves, fittings, backflow preventer, and common area water fixtures. This allowance can also be used for related or associated plumbing project costs, including engineering, permitting, demolition, removal, relining and other relevant expenses.

SIRS Components

Unless otherwise stated, this plumbing allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building plumbing capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

If your building(s) is over 30 years old, or if there are known issues with the plumbing system, it is recommended that a comprehensive plumbing inspection be performed which may require a video pipe inspection and other forms of testing. Should a plumbing scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Electrical

This Structural Integrity Reserve Study (SIRS) includes an electrical capital allowance for the building(s) under consideration. This allowance is for any capital repair or replacement expenses of the electrical system of the building(s). This includes the main distribution panel, secondary or sub panels, switchgear, disconnects, meters, conduit/raceways, grounding, wiring, etc. This allowance can also be used for related or associated electrical system costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Components of the electrical system will deteriorate over time and are known to have a long but finite lifespan. Maintenance and periodic inspections factor into this lifespan as does the equipment's environment and the ever-changing demands of modern technology.

Evidence of scorching, corrosion, loose connections, frequently tripped breakers, buzzing sounds, etc. are all indications of an aging system that needs attention. The system should be inspected periodically by a qualified professional. An infrared thermography inspection may also be needed.

Unless otherwise stated, this electrical allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building electrical capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Waterproofing and Exterior Painting

This Structural Integrity Reserve Study (SIRS) includes waterproofing and exterior painting components for the building(s) under consideration. These components are for painting and waterproofing of the building's exterior envelope. This can include sealants, exterior walls, ceilings, doors, railings, overhangs, skylights, attached structures, etc.

Depending on the physical makeup of the building(s) these components may also include balconies, lanais, terraces, elevated decks, etc. These component costs can also be used for related costs associated with any waterproofing or exterior painting projects including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these waterproofing and exterior painting components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

SIRS Components

Windows and Exterior Doors

This Structural Integrity Reserve Study (SIRS) may include replacement or deferred maintenance for windows and exterior doors of the building(s) under consideration. Only those windows and exterior doors which are the association's responsibility for replacement have been included.

As windows age the contact weather exposure and temperature changes begin to weaken the seals and degrade both the glass and frame. While repairs and maintenance can extend their life, eventually replacement becomes necessary.

Like their window counterparts, exterior doors also face contact weather exposure. These doors can be made of various material including wood, glass, steel, aluminum, fiberglass, and assorted composite materials. Building entry doors and exterior service doors have been included in this SIRS.

Exterior service doors, even those that are identical construction, can have varying lifespans depending upon their building location and usage. It is uncommon to replace all exterior building service doors at one time. For that reason, a periodic allowance is typically used to cover the replacement of exterior service doors, on an as-needed basis.

Dreux Isaac & Associates (DIA) relied on the Board (or management acting on the Board's behalf) to provide the determination of unit windows and unit exterior door responsibility and recommended the association get a legal opinion on this matter. DIA did not make any determination of responsibility or interpret the association's declaration.

Other SIRS Components

This Structural Integrity Reserve Study (SIRS) may include components that fall into the category "Other SIRS Components." Included in this category would be components, as determined by the SIRS visual inspection, that have either a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain them negatively affects any of the other SIRS components.

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions

(1) “Alternative funding method” means a method approved by the division for funding the capital expenditures and deferred maintenance obligations for a multicondominium association operating at least 25 condominiums which may reasonably be expected to fully satisfy the association’s reserve funding obligations by the allocation of funds in the annual operating budget.

(26) “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under s. 718.112(2)(g).

718.112(2)(e) Budget meeting

2.b. Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the condominium property...

718.112(2)(f) Annual budget

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection. For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

b. Before turnover of control of an association by a developer to unit owners other than a developer under s. 718.301, the developer-controlled association may not vote to waive the reserves or reduce funding of the reserves. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

Florida Statute Chapter 718 Reserve Excerpts

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended. For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g).

4. The only voting interests that are eligible to vote on questions that involve waiving or reducing the funding of reserves, or using existing reserve funds for purposes other than purposes for which the reserves were intended, are the voting interests of the units subject to assessment to fund the reserves in question. Proxy questions relating to waiving or reducing the funding of reserves or using existing reserve funds for purposes other than purposes for which the reserves were intended must contain the following statement in capitalized, bold letters in a font size larger than any other used on the face of the proxy ballot: **WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

718.112(2)(g) Structural integrity reserve study

1. A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- a. Roof.
- b. Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c. Fireproofing and fire protection systems.
- d. Plumbing.
- e. Electrical systems.
- f. Waterproofing and exterior painting.
- g. Windows and exterior doors.
- h. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

2. A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such a study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.
4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.
5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.
6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.
7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.
8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1).
9. Within 45 days after receiving the structural integrity reserve study, the association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available for inspection and copying upon a written request. Distribution of a copy of the study or notice must be made by United States mail or personal delivery to the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under this chapter, or by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission.
10. Within 45 days after receiving the structural integrity reserve study, the association must provide the division with a statement indicating that the study was completed, and that the association provided or made available such study to each unit owner in accordance with this section. The statement must be provided to the division in the manner established by the division using a form posted on the division's website.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(1) Reserves required by statute. Reserves required by Section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require \$6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.

(2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.

(3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by Section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

(a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:

1. The total amount necessary, if any, to bring a negative account balance to zero; and
2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.

(b) If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(4) Estimating reserves that are not required by statute. Reserves that are not required by Section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.

(5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account related to any asset for which the developer has established converter reserves pursuant to Section 718.618, Florida Statutes, shall be the sum of:

(a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to Section 718.618, Florida Statutes; and

(b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.

(6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).

(7) Restrictions on use. In a multicondominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority of those present in person or by limited proxy, vote to use reserve funds for another purpose. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

(8) Annual vote required to waive reserves. Any vote to waive or reduce reserves for capital expenditures and deferred maintenance required by Section 718.112(2)(f)2., Florida Statutes, shall be effective for only one annual budget. Additionally, in a multicondominium association, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves. For multicondominium associations in which the developer is precluded from casting its votes to waive or reduce the funding of reserves, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of non-developer voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves.

Specific Authority 718.501(1)(f) FS. Law Implemented 718.112(2)(f), 718.501, 718.618 FS. History—New 7-11-93, Formerly 7D-22.005, Amended 12-20-95, 1-19-97, 12-18-01, 12-23-02.

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

(3) (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and
7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

Specific Authority 718.111(13), 718.501(1)(f) FS. Law Implemented 718.111(12)(a)11., (13), 718.301(4) FS. History—New 7-11-93, Formerly 7D-22.006, Amended 12-20-95, 2-13-97, 12-18-01, 6-24-04, 3-26-09.

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be \$100,000 or \$1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year's reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its annual contribution amount by taking its unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year's funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$FFB = \text{Current Cost} \times \text{Effective Age/Useful Life}$

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as “remaining useful life” (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.

Recommendations and Findings

1. General Information

Property Name:	Calais at Pelican Bay Condominium Association, Inc.		
Property Location:	Naples, Florida		
Property Number:	1175	Report Run Date:	12/20/2024
Property Type:	Condominium	Report No:	9579
Total Units:	131	Budget Year Begins:	04/01/2025
Phase:	SIRS (1 of 2)	Budget Year Ends:	03/31/2026

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	48
Total current cost of all scheduled reserve components:	\$6,802,764
Estimated Beginning Year Reserve Balance:	\$0
Total number of components scheduled for replacement in the 2025-26 Budget Year:	5
Total cost of components scheduled for replacement in the 2025-26 Budget Year:	\$1,139,740

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$448,220
Recommended 2025-26 Reserve Funding Contribution Amount:	\$1,235,894
Recommended 2025-26 Planned Special Assessment Amount:	\$0
Total 2025-26 Reserve Funding and Planned Special Assessment Amount:	\$1,235,894
Increase (decrease) between Current & Recommended Contribution Amounts:	\$787,674
Increase (decrease) between Current & Recommended Contribution Amounts:	175.73%

Chart A

2025-26 Current Reserve Component Costs

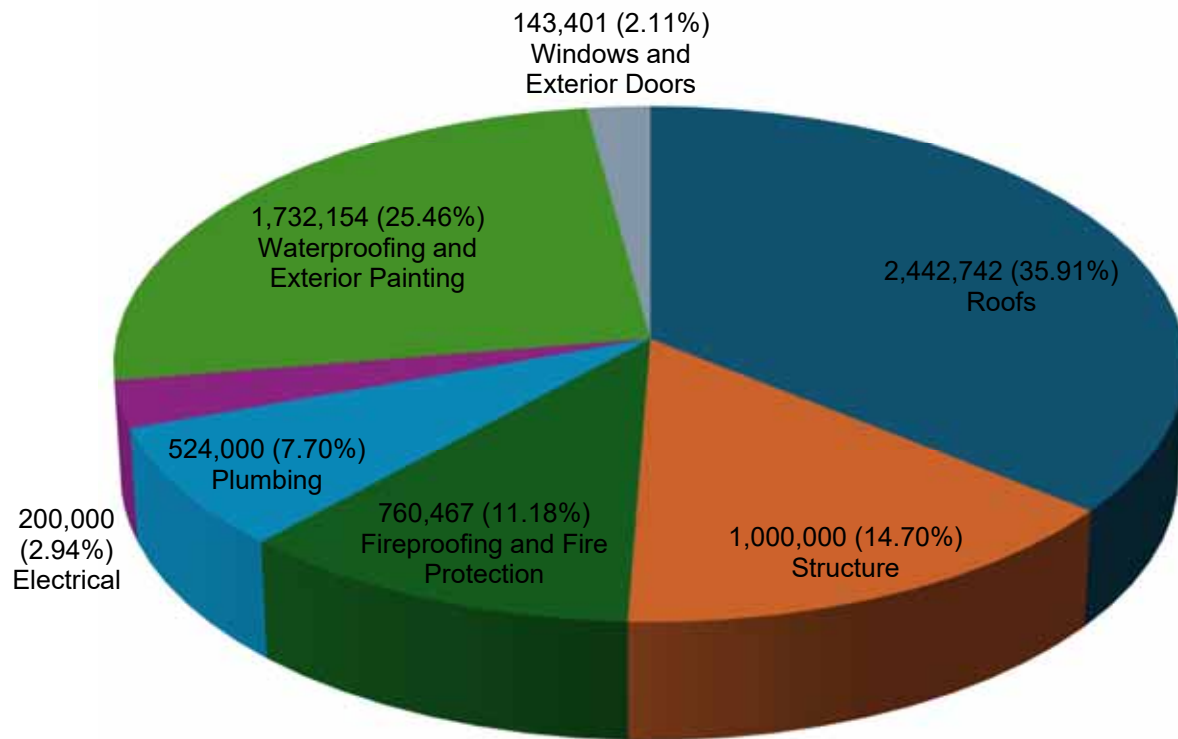


Chart B

2025-26 Actual vs. 100% Funded Reserve Balances

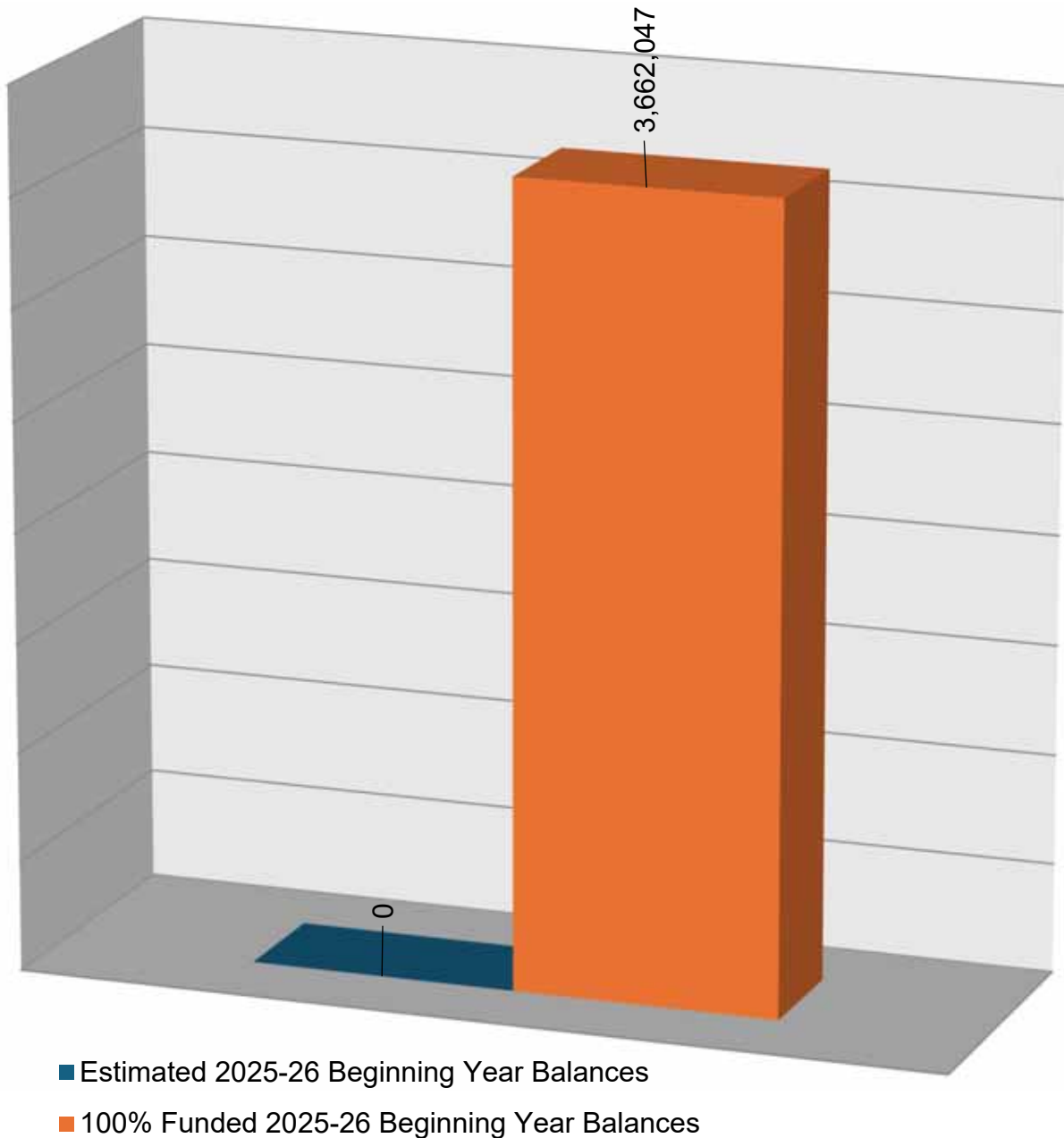
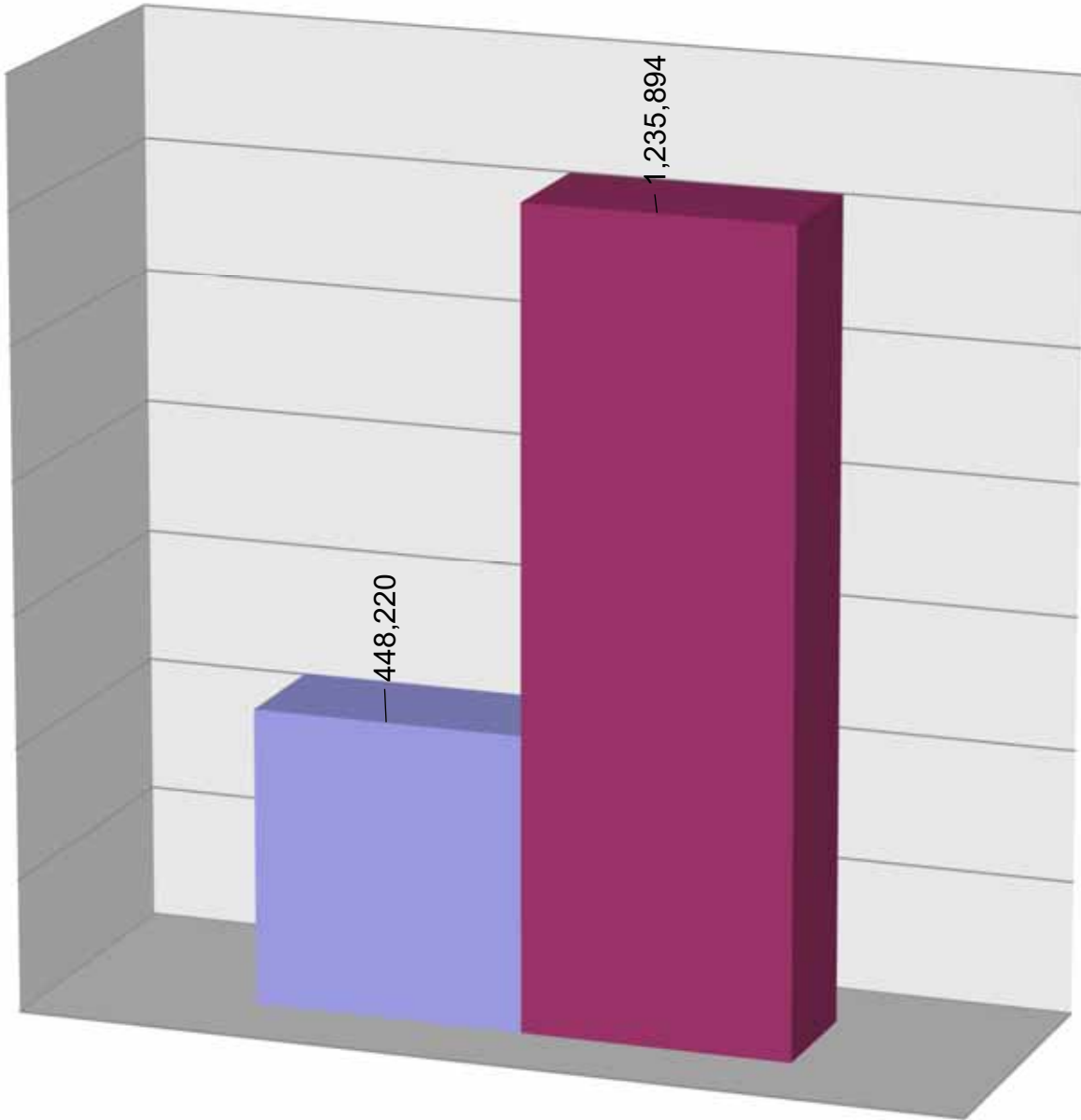


Chart C

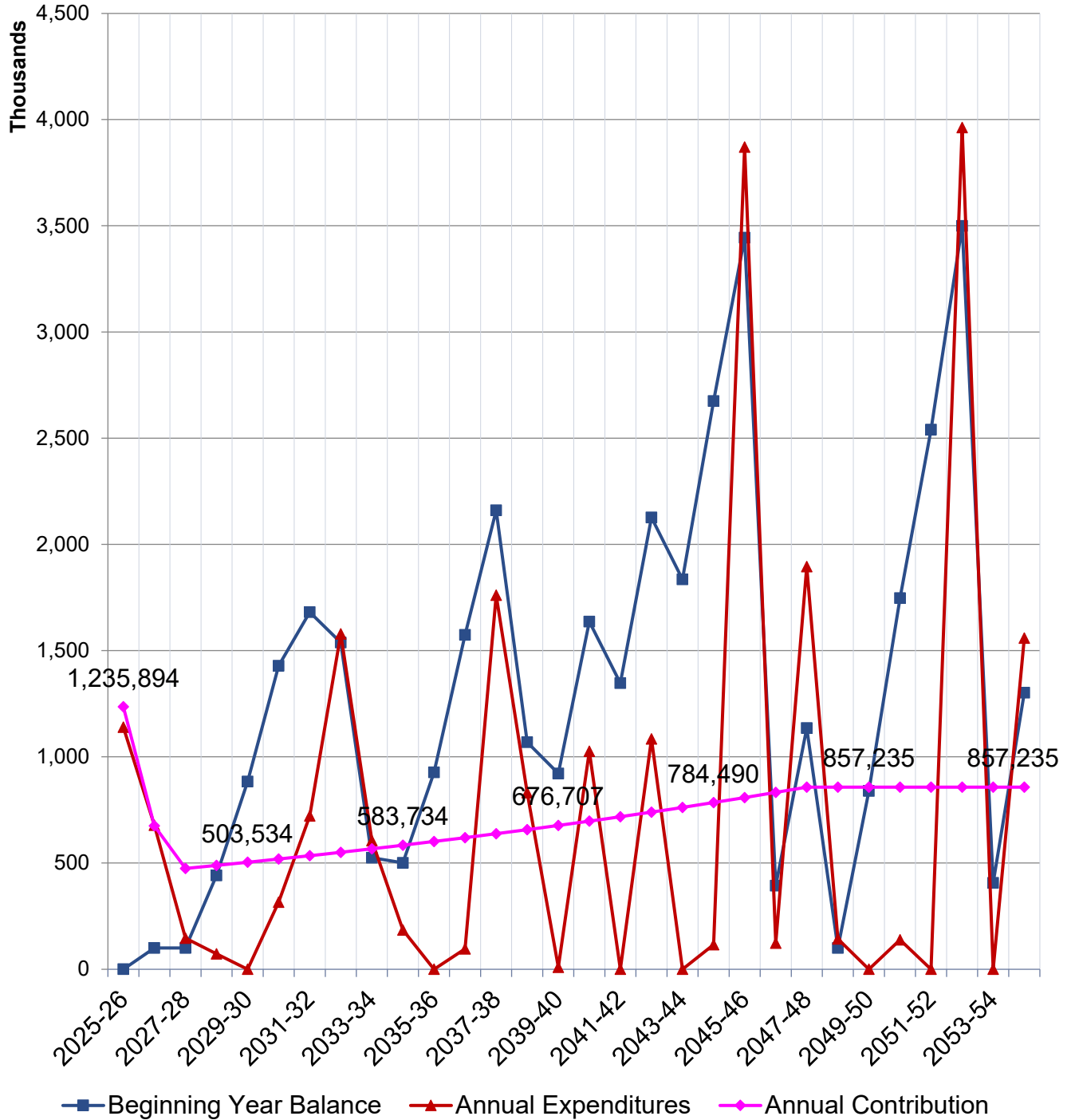
2025-26 Funding Contribution Comparisons



■ 2024-25 Annual Contribution ■ Proposed 2025-26 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	2,442,742	2-25	2-13
Structure	1,000,000	7-21	7-21
Fireproofing and Fire Protection	760,467	5-35	3-23
Plumbing	524,000	50	18
Electrical	200,000	40	6
Waterproofing and Exterior Painting	1,732,154	7-20	1-2
Windows and Exterior Doors	143,401	2-35	2-7
Grand Total	6,802,764		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Flat Roofs						
Roof, Flat SBS w/Tap Insulation - Bldg A	22	Squares	6,115.00	134,530	20	8
Roof, Flat SBS w/Tap Insulation - Bldg B	28	Squares	4,977.00	139,356	20	8
Roof, Flat SBS w/Tap Insulation - Bldg C	28	Squares	5,148.00	144,144	20	8
Roof, Flat SBS w/Tap Insulation - Bldg D	28	Squares	6,115.00	171,220	20	8
Roof, Flat SBS w/Tap Insulation - Bldg E	28	Squares	5,148.00	144,144	20	8
Roof, Flat SBS w/Tap Insulation - Bldg F	28	Squares	6,044.00	169,232	20	8
Roof, Flat SBS w/Tap Insulation - Bldg G	22	Squares	6,115.00	134,530	20	8
Roof, Flat SBS w/Tap Insulation - Bldg H	28	Squares	6,044.00	169,232	20	8
Tile Roofs						
Roof, Concrete Barrel Tile - Bldg A	86	Squares	1,309.00	112,574	25	13
Roof, Concrete Barrel Tile - Bldg B	111	Squares	1,266.00	140,526	25	13
Roof, Concrete Barrel Tile - Bldg C	109	Squares	1,266.00	137,994	25	13
Roof, Concrete Barrel Tile - Bldg D	133	Squares	1,231.00	163,723	25	13
Roof, Concrete Barrel Tile - Bldg E	109	Squares	1,266.00	137,994	25	13
Roof, Concrete Barrel Tile - Bldg F	133	Squares	1,231.00	163,723	25	13
Roof, Concrete Barrel Tile - Bldg G	86	Squares	1,309.00	112,574	25	13
Roof, Concrete Barrel Tile - Bldg H	133	Squares	1,231.00	163,723	25	13
Roof, Concrete Barrel Tile - Clubhouse	20	Squares	1,835.00	36,700	25	13
Roof, Concrete Barrel Tile - Garage	14	Squares	1,422.00	19,908	25	13
Roof, Concrete Barrel Tile - Garage	14	Squares	1,422.00	19,908	25	13
Roofs, Cleaning/Treatment	1	Total	27,007.00	27,007	2	2
Roofs Total	20	Components		2,442,742	2-25	2-13
Structure						
Bldg Restoration/Structural/Eng Allowance - Every 7 Yrs	1	Total	500,000.00	500,000	7	7
Bldg Restoration/Structural/Eng Allowance - Every 21 Yrs	1	Total	500,000.00	500,000	21	21
Structure Total	2	Components		1,000,000	7-21	7-21
Fireproofing and Fire Protection						
Fire Alarm System - Bldg C	1	Total	75,352.00	75,352	26	23
Fire Alarm System - Bldg D	1	Total	111,776.00	111,776	26	23
Fire Alarm System - Bldg E	1	Total	75,352.00	75,352	26	23
Fire Alarm System - Bldg F	1	Total	111,776.00	111,776	26	23
Fire Alarm System - Bldg H	1	Total	111,776.00	111,776	26	23
Fire Hydrant Replacement Allowance	1	Each	11,218.00	11,218	5	3
Fire Jockey Pump/Motor - Bldg D	1	Each	3,085.00	3,085	9	6

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Fire Jockey Pump/Motor - Bldg F	1	Each	3,085.00	3,085	9	6
Fire Jockey Pump/Motor - Bldg H	1	Each	3,085.00	3,085	9	3
Fire Protection Deferred Maintenance Allowance	1	Each	14,400.00	14,400	10	3
Fire Pump/Motor/Controller, 40 Hp - Bldg D	1	Each	54,629.00	54,629	35	18
Fire Pump/Motor/Controller, 40 Hp - Bldg F	1	Each	54,629.00	54,629	35	3
Fire Pump/Motor/Controller, 40 Hp - Bldg H	1	Each	54,629.00	54,629	35	3
Fire Standpipe Replacement - Bldgs C & E	1	Total	75,675.00	75,675	25	10
Fireproofing and Fire Protection Total	14	Components		760,467	5-35	3-23
Plumbing						
Plumbing Repiping Allowance	131	Units	4,000.00	524,000	50	18
Plumbing Total	1	Components		524,000	50	18
Electrical						
Electrical Capital Allowance	1	Total	200,000.00	200,000	40	6
Electrical Total	1	Components		200,000	40	6
Waterproofing and Exterior Painting						
Paint Exterior and Waterproof - All Bldgs	1	Total	382,107.00	382,107	7	2
Paint Exterior Railings - Condo Bldgs	1	Total	95,527.00	95,527	7	2
Sealant Allowance - Doors/Windows	1	Total	114,780.00	114,780	14	2
Waterproof & Tile - Bldg C Walkways	1,718	Sq Ft	49.00	84,182	20	1
Waterproof & Tile - Bldg D Walkways	6,608	Sq Ft	49.00	323,792	20	1
Waterproof & Tile - Bldg E Walkways	1,718	Sq Ft	49.00	84,182	20	1
Waterproof & Tile - Bldg F Walkways	6,608	Sq Ft	49.00	323,792	20	1
Waterproof & Tile - Bldg H Walkways	6,608	Sq Ft	49.00	323,792	20	1
Waterproofing and Exterior Painting Total	8	Components		1,732,154	7-20	1-2
Windows and Exterior Doors						
Common Door Allowance, HM - 59 doors, 10yr Life	12	Each	3,255.00	39,060	2	2
Common Door/Window Replacement - Bldgs D, E, F & H	691	Sq Ft	151.00	104,341	35	7
Windows and Exterior Doors Total	2	Components		143,401	2-35	2-7
Grand Total	48	Components		6,802,764		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025-26	0	1,235,894	175.73%	0	1,139,740	3.00%	3,846	4.00%	100,000
2	2026-27	100,000	675,322	-45.36%	0	678,235	3.00%	2,913	3.00%	100,000
3	2027-28	100,000	474,629	-29.72%	0	146,363	3.00%	12,848	3.00%	441,114
4	2028-29	441,114	488,868	3.00%	0	72,193	3.00%	25,734	3.00%	883,523
5	2029-30	883,523	503,534	3.00%	0	0	3.00%	41,612	3.00%	1,428,669
6	2030-31	1,428,669	518,640	3.00%	0	315,597	3.00%	48,951	3.00%	1,680,663
7	2031-32	1,680,663	534,199	3.00%	0	721,615	3.00%	44,797	3.00%	1,538,044
8	2032-33	1,538,044	550,225	3.00%	0	1,578,756	3.00%	15,285	3.00%	524,798
9	2033-34	524,798	566,732	3.00%	0	605,053	3.00%	14,594	3.00%	501,071
10	2034-35	501,071	583,734	3.00%	0	184,941	3.00%	26,996	3.00%	926,860
11	2035-36	926,860	601,246	3.00%	0	0	3.00%	45,843	3.00%	1,573,949
12	2036-37	1,573,949	619,283	3.00%	0	95,722	3.00%	62,925	3.00%	2,160,435
13	2037-38	2,160,435	637,861	3.00%	0	1,760,764	3.00%	31,126	3.00%	1,068,658
14	2038-39	1,068,658	656,997	3.00%	0	831,289	3.00%	26,831	3.00%	921,197
15	2039-40	921,197	676,707	3.00%	0	9,332	3.00%	47,657	3.00%	1,636,229
16	2040-41	1,636,229	697,009	3.00%	0	1,025,891	3.00%	39,220	3.00%	1,346,567
17	2041-42	1,346,567	717,919	3.00%	0	0	3.00%	61,935	3.00%	2,126,421
18	2042-43	2,126,421	739,457	3.00%	0	1,084,125	3.00%	53,453	3.00%	1,835,206
19	2043-44	1,835,206	761,641	3.00%	0	0	3.00%	77,905	3.00%	2,674,752
20	2044-45	2,674,752	784,490	3.00%	0	115,849	3.00%	100,302	3.00%	3,443,695
21	2045-46	3,443,695	808,025	3.00%	0	3,870,178	3.00%	11,446	3.00%	392,988
22	2046-47	392,988	832,266	3.00%	0	122,904	3.00%	33,070	3.00%	1,135,420
23	2047-48	1,135,420	857,235	3.00%	0	1,895,568	3.00%	2,913	3.00%	100,000
24	2048-49	100,000	857,235	0.00%	0	142,567	3.00%	24,440	3.00%	839,108
25	2049-50	839,108	857,235	0.00%	0	0	3.00%	50,890	3.00%	1,747,233
26	2050-51	1,747,233	857,235	0.00%	0	138,330	3.00%	73,984	3.00%	2,540,122
27	2051-52	2,540,122	857,235	0.00%	0	0	3.00%	101,921	3.00%	3,499,278
28	2052-53	3,499,278	857,235	0.00%	0	3,962,050	3.00%	11,834	3.00%	406,297
29	2053-54	406,297	857,235	0.00%	0	0	3.00%	37,906	3.00%	1,301,438
30	2054-55	1,301,438	857,235	0.00%	0	1,559,021	3.00%	17,990	3.00%	617,642
Grand Total			21,522,558		0	22,056,083		1,151,167		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025-26		
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg C Walkways	84,182
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg D Walkways	323,792
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg E Walkways	84,182
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg F Walkways	323,792
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg H Walkways	323,792
Year 1 Total		1,139,740
Year 2: 2026-27		
Roofs	Roofs, Cleaning/Treatment	27,817
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - All Bldgs	393,570
Waterproofing and Exterior Painting	Paint Exterior Railings - Condo Bldgs	98,393
Waterproofing and Exterior Painting	Sealant Allowance - Doors/Windows	118,223
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	40,232
Year 2 Total		678,235
Year 3: 2027-28		
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	11,901
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg H	3,273
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	15,277
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 40 Hp - Bldg F	57,956
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 40 Hp - Bldg H	57,956
Year 3 Total		146,363
Year 4: 2028-29		
Roofs	Roofs, Cleaning/Treatment	29,511
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	42,682
Year 4 Total		72,193
Year 5: 2029-30	No Expenses	
Year 6: 2030-31		
Roofs	Roofs, Cleaning/Treatment	31,309
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg D	3,576
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg F	3,576
Electrical	Electrical Capital Allowance	231,855
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	45,281
Year 6 Total		315,597

Category	Description	Cost
Year 7: 2031-32		
Structure	Bldg Restoration/Structural/Eng Allowance - Every 7 Yrs	597,026
Windows and Exterior Doors	Common Door/Window Replacement - Bldgs D, E, F & H	124,589
Year 7 Total		721,615
Year 8: 2032-33		
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	165,455
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	171,390
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	177,279
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	210,579
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	177,279
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	208,134
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	165,455
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	208,134
Roofs	Roofs, Cleaning/Treatment	33,215
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	13,797
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	48,039
Year 8 Total		1,578,756
Year 9: 2033-34		
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - All Bldgs	484,042
Waterproofing and Exterior Painting	Paint Exterior Railings - Condo Bldgs	121,011
Year 9 Total		605,053
Year 10: 2034-35		
Roofs	Roofs, Cleaning/Treatment	35,238
Fireproofing and Fire Protection	Fire Standpipe Replacement - Bldgs C & E	98,739
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	50,964
Year 10 Total		184,941
Year 11: 2035-36		
	No Expenses	
Year 12: 2036-37		
Roofs	Roofs, Cleaning/Treatment	37,384
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg H	4,270
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	54,068
Year 12 Total		95,722
Year 13: 2037-38		
Roofs	Roof, Concrete Barrel Tile - Bldg A	160,504
Roofs	Roof, Concrete Barrel Tile - Bldg B	200,356

Category	Description	Cost
Roofs	Roof, Concrete Barrel Tile - Bldg C	196,746
Roofs	Roof, Concrete Barrel Tile - Bldg D	233,430
Roofs	Roof, Concrete Barrel Tile - Bldg E	196,746
Roofs	Roof, Concrete Barrel Tile - Bldg F	233,430
Roofs	Roof, Concrete Barrel Tile - Bldg G	160,504
Roofs	Roof, Concrete Barrel Tile - Bldg H	233,430
Roofs	Roof, Concrete Barrel Tile - Clubhouse	52,325
Roofs	Roof, Concrete Barrel Tile - Garage	28,384
Roofs	Roof, Concrete Barrel Tile - Garage	28,384
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	15,994
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	20,531
Year 13 Total		1,760,764
Year 14: 2038-39		
Roofs	Roofs, Cleaning/Treatment	39,661
Structure	Bldg Restoration/Structural/Eng Allowance - Every 7 Yrs	734,267
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	57,361
Year 14 Total		831,289
Year 15: 2039-40		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg D	4,666
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg F	4,666
Year 15 Total		9,332
Year 16: 2040-41		
Roofs	Roofs, Cleaning/Treatment	42,076
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - All Bldgs	595,310
Waterproofing and Exterior Painting	Paint Exterior Railings - Condo Bldgs	148,828
Waterproofing and Exterior Painting	Sealant Allowance - Doors/Windows	178,823
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	60,854
Year 16 Total		1,025,891
Year 17: 2041-42	No Expenses	
Year 18: 2042-43		
Roofs	Roofs, Cleaning/Treatment	44,638
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	18,542
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 40 Hp - Bldg D	90,293
Plumbing	Plumbing Repiping Allowance	866,092
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	64,560
Year 18 Total		1,084,125

Category	Description	Cost
Year 19: 2043-44		
	No Expenses	
Year 20: 2044-45		
Roofs	Roofs, Cleaning/Treatment	47,357
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	68,492
Year 20 Total		115,849
Year 21: 2045-46		
Structure	Bldg Restoration/Structural/Eng Allowance - Every 7 Yrs	903,055
Structure	Bldg Restoration/Structural/Eng Allowance - Every 21 Yrs	903,055
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg H	5,572
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg C Walkways	152,042
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg D Walkways	584,804
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg E Walkways	152,042
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg F Walkways	584,804
Waterproofing and Exterior Painting	Waterproof & Tile - Bldg H Walkways	584,804
Year 21 Total		3,870,178
Year 22: 2046-47		
Roofs	Roofs, Cleaning/Treatment	50,241
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	72,663
Year 22 Total		122,904
Year 23: 2047-48		
Fireproofing and Fire Protection	Fire Alarm System - Bldg C	144,382
Fireproofing and Fire Protection	Fire Alarm System - Bldg D	214,174
Fireproofing and Fire Protection	Fire Alarm System - Bldg E	144,382
Fireproofing and Fire Protection	Fire Alarm System - Bldg F	214,174
Fireproofing and Fire Protection	Fire Alarm System - Bldg H	214,174
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	21,495
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	27,592
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - All Bldgs	732,156
Waterproofing and Exterior Painting	Paint Exterior Railings - Condo Bldgs	183,039
Year 23 Total		1,895,568
Year 24: 2048-49		
Roofs	Roofs, Cleaning/Treatment	53,301
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg D	6,089
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg F	6,089
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	77,088
Year 24 Total		142,567

Category	Description	Cost
Year 25: 2049-50		
	No Expenses	
Year 26: 2050-51		
Roofs	Roofs, Cleaning/Treatment	56,547
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	81,783
Year 26 Total		138,330
Year 27: 2051-52		
	No Expenses	
Year 28: 2052-53		
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	298,830
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	309,550
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	320,185
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	380,329
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	320,185
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	375,913
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	298,830
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	375,913
Roofs	Roofs, Cleaning/Treatment	59,990
Structure	Bldg Restoration/Structural/Eng Allowance - Every 7 Yrs	1,110,644
Fireproofing and Fire Protection	Fire Hydrant Replacement Allowance	24,918
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	86,763
Year 28 Total		3,962,050
Year 29: 2053-54		
	No Expenses	
Year 30: 2054-55		
Roofs	Roofs, Cleaning/Treatment	63,644
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Bldg H	7,270
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - All Bldgs	900,459
Waterproofing and Exterior Painting	Paint Exterior Railings - Condo Bldgs	225,115
Waterproofing and Exterior Painting	Sealant Allowance - Doors/Windows	270,486
Windows and Exterior Doors	Common Door Allowance, HM - 59 doors, 10yr Life	92,047
Year 30 Total		1,559,021

Recommendations and Findings

1. General Information

Property Name:	Calais at Pelican Bay Condominium Association, Inc.		
Property Location:	Naples, Florida		
Property Number:	1175	Report Run Date:	12/20/2024
Property Type:	Condominium	Report No:	9579
Total Units:	131	Budget Year Begins:	04/01/2025
Phase:	Non-SIRS (2 of 2)	Budget Year Ends:	03/31/2026

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	153
Total current cost of all scheduled reserve components:	\$3,975,656
Estimated Beginning Year Reserve Balance:	-\$275,533
Total number of components scheduled for replacement in the 2025-26 Budget Year:	23
Total cost of components scheduled for replacement in the 2025-26 Budget Year:	\$158,550

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$192,301
Recommended 2025-26 Reserve Funding Contribution Amount:	\$530,237
Recommended 2025-26 Planned Special Assessment Amount:	\$0
Total 2025-26 Reserve Funding and Planned Special Assessment Amount:	\$530,237
Increase (decrease) between Current & Recommended Contribution Amounts:	\$337,936
Increase (decrease) between Current & Recommended Contribution Amounts:	175.73%

Chart A

2025-26 Current Reserve Component Costs

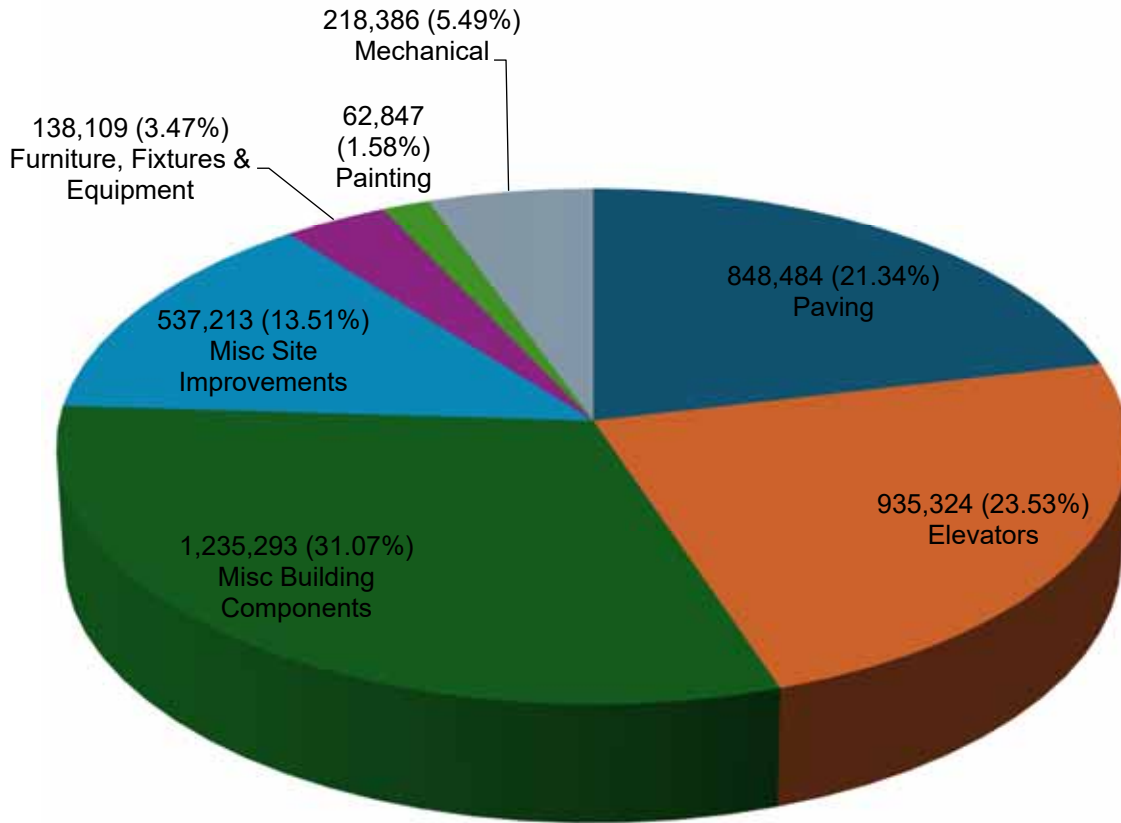


Chart B

2025-26 Actual vs. 100% Funded Reserve Balances

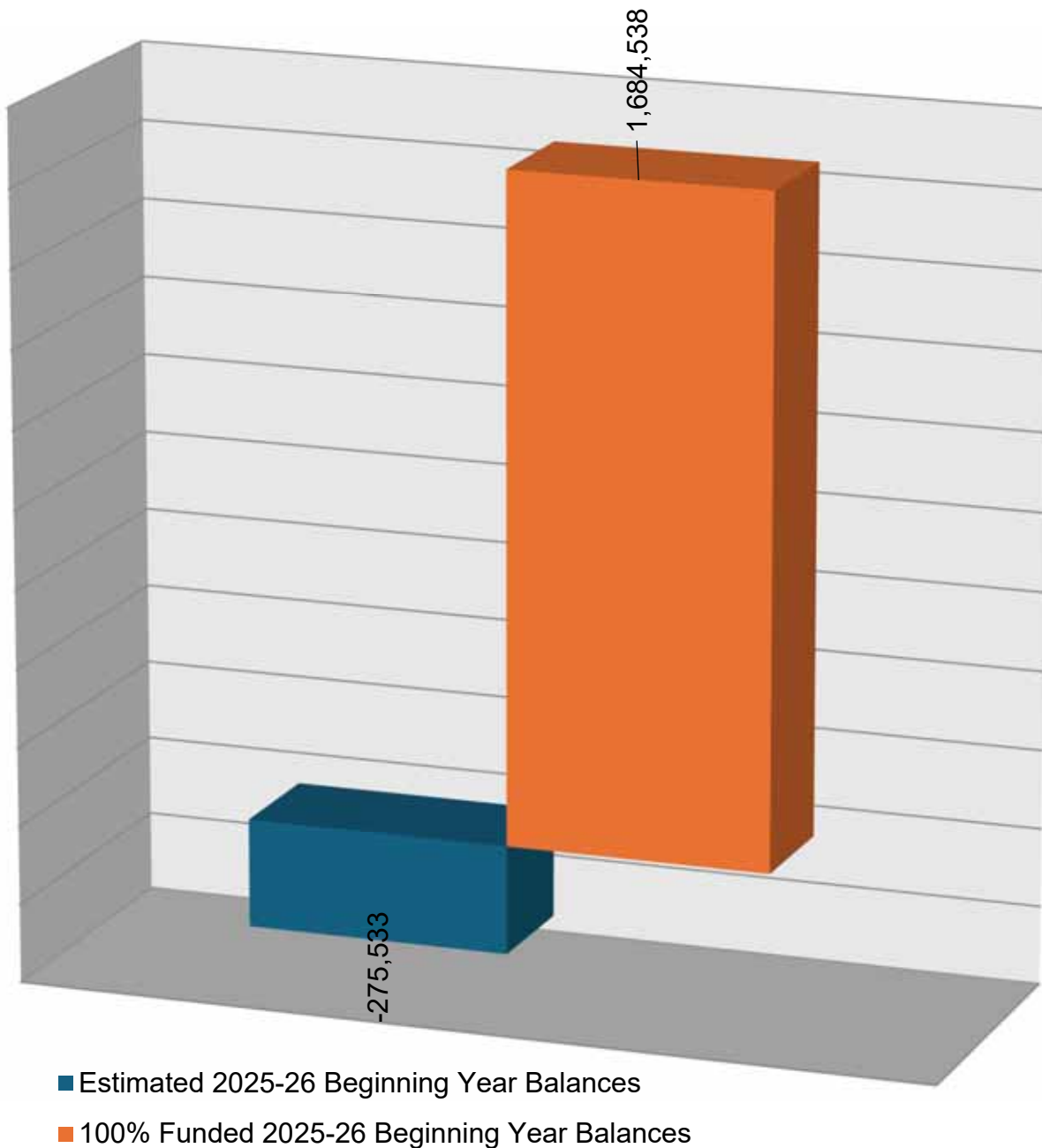
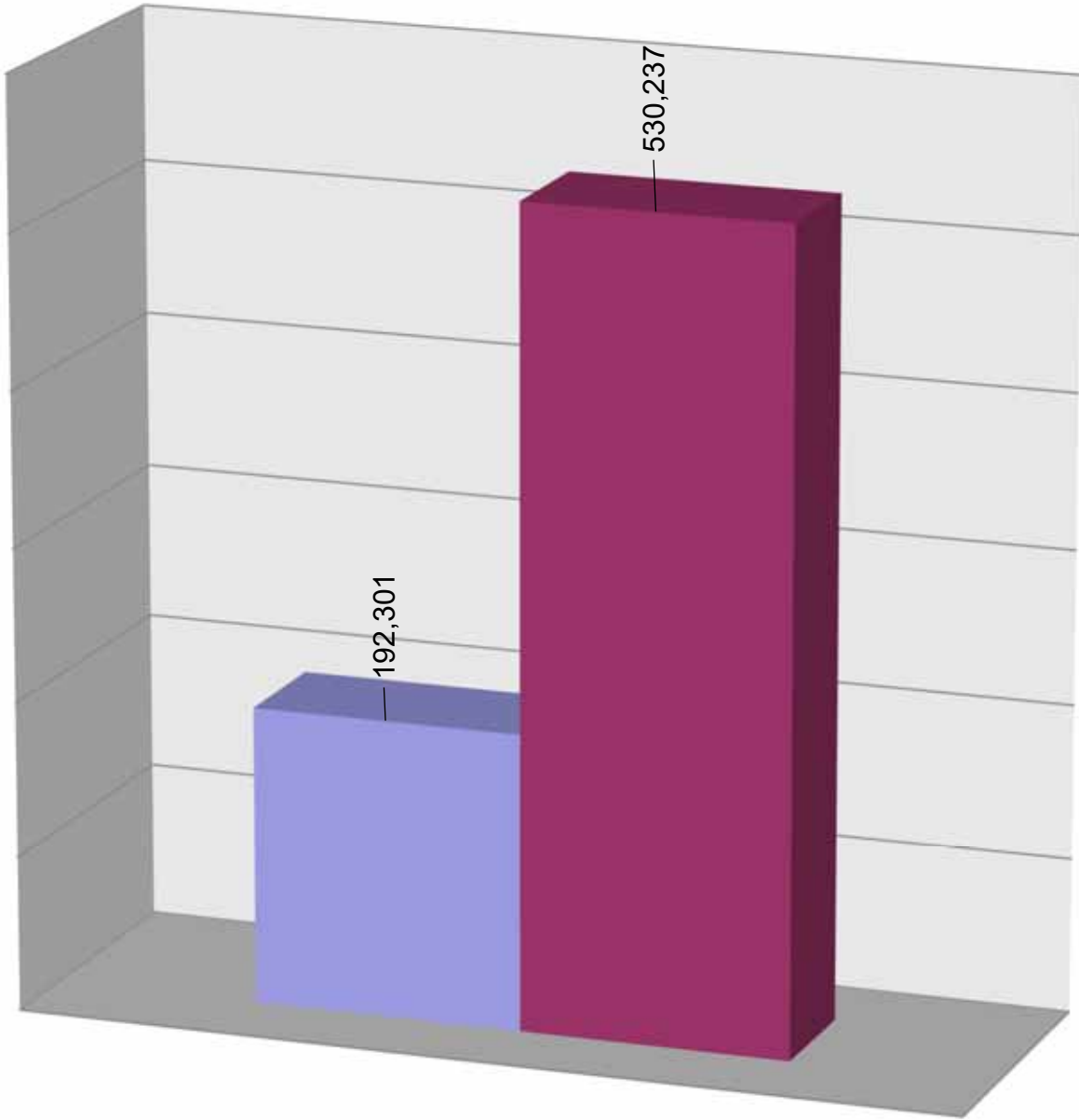


Chart C

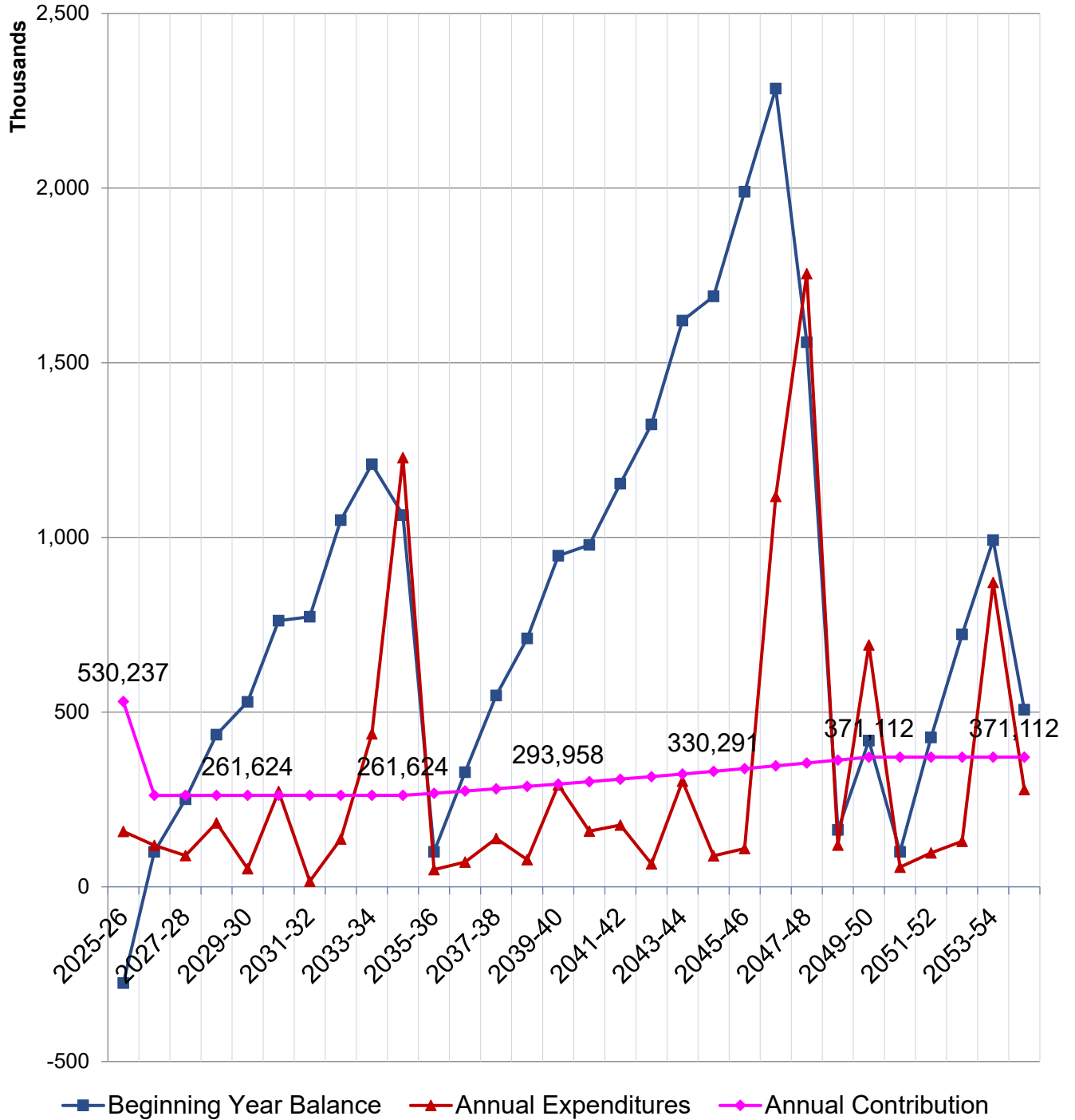
2025-26 Funding Contribution Comparisons



■ 2024-25 Annual Contribution ■ Proposed 2025-26 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Paving	848,484	7-30	3-10
Elevators	935,324	18-26	15-23
Misc Building Components	1,235,293	7-40	1-29
Misc Site Improvements	537,213	2-30	1-25
Furniture, Fixtures & Equipment	138,109	4-22	1-21
Painting	62,847	7-10	2-9
Mechanical	218,386	8-28	1-12
Grand Total	3,975,656		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Paving						
Brick Pavers, Deferred Maintenance Allowance	1	Total	12,464.40	12,465	7	3
Brick Pavers, Replacement	88,002	Sq Ft	9.50	836,019	30	10
Paving Total	2	Components		848,484	7-30	3-10

Elevators

Elevator Cab Refurbishment Allowance - Bldg C	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg E	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	19,000.00	19,000	18	15
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	19,000.00	19,000	18	15
Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	1	Each	37,992.00	37,992	26	23
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	1	Each	37,992.00	37,992	26	23
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	117,890.00	117,890	26	23
Elevators Total	16	Components		935,324	18-26	15-23

Misc Building Components

Awnings

Awning Fabric - Bldg D	1	Total	648.00	648	7	2
Awning Fabric - Bldg F	1	Total	648.00	648	7	2
Awning Fabric - Bldg H	1	Total	648.00	648	7	2
Awning Fabric - Clubhouse	1	Total	4,977.00	4,977	7	3
Awning Frame, Aluminum - Bldg D	1	Total	733.00	733	28	2
Awning Frame, Aluminum - Bldg F	1	Total	733.00	733	28	2
Awning Frame, Aluminum - Bldg H	1	Total	733.00	733	28	2
Awning Frame, Aluminum - Clubhouse	1	Total	5,141.00	5,141	28	3

Finishes

Finish, Rubber Floor - Clubhouse Fitness Rm	270	Sq Ft	20.38	5,503	10	9
Finish, Tile - Bldg B Entry's	215	Sq Ft	16.62	3,574	20	1
Finish, Tile - Bldg G Entry's	172	Sq Ft	16.62	2,859	20	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Finish, Tile Floor - Bldg A Entry's	172	Sq Ft	16.62	2,859	20	1
Finish, Tile Floor - Bldg D Garage Lobby	132	Sq Ft	18.70	2,469	24	23
Finish, Tile Floor - Bldg D Main Lobby	170	Sq Ft	18.70	3,180	30	1
Finish, Tile Floor - Bldg F Garage Lobby	132	Sq Ft	18.70	2,469	24	23
Finish, Tile Floor - Bldg F Main Lobby	170	Sq Ft	18.70	3,180	30	1
Finish, Tile Floor - Bldg H Garage Lobby	132	Sq Ft	18.70	2,469	24	23
Finish, Tile Floor - Bldg H Main Lobby	170	Sq Ft	18.70	3,180	30	1
Finish, Tile Floor - Clubhouse	1,405	Sq Ft	18.70	26,274	30	29
Gutters & Downspouts						
Gutters & Downspouts - Bldg A	384	Ln Ft	8.27	3,176	25	13
Gutters & Downspouts - Bldg B	480	Ln Ft	8.27	3,970	25	13
Gutters & Downspouts - Bldg C	996	Ln Ft	8.27	8,237	25	13
Gutters & Downspouts - Bldg D	338	Ln Ft	8.27	2,796	25	13
Gutters & Downspouts - Bldg E	996	Ln Ft	8.27	8,237	25	13
Gutters & Downspouts - Bldg F	338	Ln Ft	8.27	2,796	25	13
Gutters & Downspouts - Bldg G	384	Ln Ft	8.27	3,176	25	13
Gutters & Downspouts - Bldg H	338	Ln Ft	8.27	2,796	25	13
Gutters & Downspouts - Clubhouse	149	Ln Ft	8.27	1,233	25	13
Misc Items						
Built-In Cabinets & Counters - Clubhouse Kitchen	1	Total	25,200.00	25,200	30	29
Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	56	Each	1,414.00	79,184	24	8
Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	280	Sq Ft	25.89	7,250	20	4
Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	280	Sq Ft	25.89	7,250	20	4
Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	280	Sq Ft	25.89	7,250	20	4
Renovation Allowance - Clubhouse	1	Total	57,000.00	57,000	30	29
Renovation Allowance - Clubhouse Restrooms	1	Total	23,963.00	23,963	30	29
Railings & Screens						
Railing, Aluminum - Bldg A French Balconies	36	Ln Ft	117.70	4,238	40	6
Railing, Aluminum - Bldg B French Balconies	45	Ln Ft	117.70	5,297	40	6
Railing, Aluminum - Bldg C Common Walkways	1	Total	17,966.00	17,966	36	20
Railing, Aluminum - Bldg C French Balconies	90	Ln Ft	117.70	10,593	40	6
Railing, Aluminum - Bldg D Common Walkways	459	Ln Ft	117.70	54,025	40	6
Railing, Aluminum - Bldg E Common Walkways	1	Total	17,966.00	17,966	36	20
Railing, Aluminum - Bldg E French Balconies	90	Ln Ft	117.70	10,593	40	6
Railing, Aluminum - Bldg F Common Walkways	459	Ln Ft	117.70	54,025	40	6
Railing, Aluminum - Bldg G French Balconies	36	Ln Ft	117.70	4,238	40	6
Railing, Aluminum - Bldg H Common Walkways	459	Ln Ft	117.70	54,025	40	6
Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	71	Ln Ft	147.00	10,437	36	22
Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	84	Ln Ft	147.00	12,348	36	22
Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	168	Ln Ft	147.00	24,696	36	22
Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	1,120	Ln Ft	147.00	164,640	36	22
Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	168	Ln Ft	147.00	24,696	36	22

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	1,120	Ln Ft	147.00	164,640	36	22
Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	71	Ln Ft	147.00	10,437	36	22
Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	1,120	Ln Ft	147.00	164,640	36	22
Screen Enclosure, Alum - Bldg A Lanai	71	Ln Ft	84.17	5,977	40	6
Screen Enclosure, Alum - Bldg B Lanai	84	Ln Ft	84.17	7,071	40	6
Screen Enclosure, Alum - Bldg C Lanai	84	Ln Ft	84.17	7,071	40	6
Screen Enclosure, Alum - Bldg E Lanai	84	Ln Ft	84.17	7,071	40	6
Screen Enclosure, Alum - Bldg G Lanai	71	Ln Ft	84.17	5,977	40	6
Trash						
Trash Chute Guillotine - Bldg C	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg D	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg E	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg F	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg H	1	Each	2,872.00	2,872	25	4
Trash Chute Intake Door/Throat Plate - Bldg C	1	Each	3,675.00	3,675	37	4
Trash Chute Intake Door/Throat Plate - Bldg D	5	Each	3,675.00	18,375	37	4
Trash Chute Intake Door/Throat Plate - Bldg E	1	Each	3,675.00	3,675	37	4
Trash Chute Intake Door/Throat Plate - Bldg F	5	Each	3,675.00	18,375	37	4
Trash Chute Intake Door/Throat Plate - Bldg H	5	Each	3,675.00	18,375	37	4
Misc Building Components Total	68	Components		1,235,293	7-40	1-29

Misc Site Improvements

Lighting

Light Fixture, Landscape Uplight	8	Each	766.00	6,128	12	7
Light Fixture, Sign Uplight - Entry Sign	4	Each	1,273.00	5,092	12	7
Light Pole & Fixture - Parking Lot	13	Each	2,440.00	31,720	19	10
Light Pole & Fixture, Decorative - Pool Deck	9	Each	1,090.00	9,810	19	14

Misc Items

Aeration System - Lake	3	Each	3,925.00	11,775	10	5
Entrance Circle Fountain Allowance	1	Total	6,000.00	6,000	4	1
Fence w/Gates, 42" Alum Picket - Pool Deck	238	Ln Ft	73.00	17,374	30	2
Irrigation System Allowance	1	Total	25,000.00	25,000	5	3
Lake Fountain	1	Total	9,592.00	9,592	16	4
Landscape Allowance	1	Total	120,000.00	120,000	10	9
Park, BBQ Gas Grill - Pool Deck	2	Each	1,106.00	2,212	5	3
Stormwater Drainage System Allowance	1	Total	200,000.00	200,000	25	25

Pool & Spa

Pool & Spa Pump/Motor/Filter Equip Allowance	1	Total	5,000.00	5,000	2	2
Pool Deck Brick Pavers	3,038	Sq Ft	9.88	30,016	30	10
Pool Equipment, Heater, Gas	1	Each	5,458.00	5,458	8	3
Pool Finish, Exposed Aggregate	1,340	Sq Ft	10.43	13,977	12	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Finish, Tile Trim	1	Total	4,064.00	4,064	12	3
Spa Equipment, Collection Tank	1	Total	23,000.00	23,000	20	5
Spa Equipment, Heater, Gas	1	Each	4,453.00	4,453	6	3
Spa Finish, Exposed Aggregate	1	Total	4,900.00	4,900	12	3
Spa Finish, Tile Trim	1	Total	1,642.00	1,642	12	3
Misc Site Improvements Total	21	Components		537,213	2-30	1-25

Furniture, Fixtures & Equipment

Appliance Allowance - Clubhouse Kitchen	1	Each	8,600.00	8,600	14	13
Camera Surveillance System	1	Total	12,478.00	12,478	7	2
Fitness, Cardio, Elliptical Cross-Trainer	1	Each	7,581.00	7,581	5	4
Fitness, Cardio, Recumbent Bike	1	Each	4,629.00	4,629	10	9
Fitness, Cardio, Treadmill	1	Each	8,718.00	8,718	5	4
Fitness, Weight Bench	1	Each	1,365.00	1,365	6	5
Fitness, Weight Machine, Functional Trainer	1	Each	6,104.00	6,104	22	21
Fitness, Weight Set, Dumbbells	1	Each	2,659.00	2,659	18	17
Furnishings Allowance - Clubhouse	1	Total	25,251.60	25,252	12	11
Furnishings Allowance - Clubhouse Office	1	Total	4,591.20	4,592	12	11
Furnishings Allowance - Clubhouse Patio	1	Total	14,900.00	14,900	12	1
Furniture, Outdoor - Pool Deck	1	Total	18,300.00	18,300	8	1
Furniture, Outdoor Umbrella	7	Each	541.00	3,787	4	1
Golf Cart - Maintenance	1	Each	9,174.00	9,174	6	4
Golf Cart - Manager	1	Each	8,097.00	8,097	6	4
Office Computer	1	Each	1,873.00	1,873	5	2
Furniture, Fixtures & Equipment Total	16	Components		138,109	4-22	1-21

Painting

Paint Interior - Bldg's D, F, & H Garage Lobbies	3	Total	1,034.00	3,102	10	9
Paint Interior - Bldg's D, F, & H Garages/Storage Areas	3	Each	17,428.00	52,284	7	2
Paint Interior - Clubhouse	1	Total	7,461.00	7,461	10	9
Painting Total	3	Components		62,847	7-10	2-9

Mechanical

Access Control

Access Control, Enterphone Panel - Bldg D	1	Each	7,291.00	7,291	12	2
Access Control, Enterphone Panel - Bldg F	1	Each	7,291.00	7,291	12	2
Access Control, Enterphone Panel - Bldg H	1	Each	7,291.00	7,291	12	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Domestic Water Pump Systems						
Domestic Water Pump System Control Panel - Bldg D	1	Each	11,345.00	11,345	28	1
Domestic Water Pump System Control Panel - Bldg F	1	Each	11,345.00	11,345	28	1
Domestic Water Pump System Control Panel - Bldg H	1	Each	11,345.00	11,345	28	1
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	6,093.00	6,093	8	1
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	6,093.00	6,093	8	1
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	6,093.00	6,093	8	1
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	6,093.00	6,093	8	1
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	6,093.00	6,093	8	1
Domestic Water Pump/Motor, 2.0 Hp - Bldg D	1	Each	6,528.00	6,528	8	1
Domestic Water Pump/Motor, 3 Hp - Bldg D	1	Each	7,229.00	7,229	8	1
Domestic Water Pump/Motor, 3 Hp - Bldg F	1	Each	7,229.00	7,229	8	1
Domestic Water Pump/Motor, 3 Hp - Bldg H	1	Each	7,229.00	7,229	8	1
Domestic Water Variable Frequency Drive - Bldg D	1	Each	7,565.00	7,565	14	4
HVAC						
A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	1	Total	4,016.00	4,016	15	10
A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	1	Total	4,016.00	4,016	15	1
A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	1	Total	4,016.00	4,016	15	4
A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	1	Each	5,347.00	5,347	12	9
A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	1	Each	5,347.00	5,347	12	9
A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	1	Each	6,727.00	6,727	12	9
A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	1	Each	6,727.00	6,727	12	9
A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	1	Each	6,727.00	6,727	12	9
A/C Split System, 4 Ton - Clubhouse	1	Each	9,180.00	9,180	12	4
Dehumidifier, Commercial Grade - Storage Rooms	6	Each	5,605.00	33,630	18	12
Lighting						
Light Fixture, Emergency	150	Each	70.00	10,500	18	12
Mechanical Total	27	Components		218,386	8-28	1-12
Grand Total	153	Components		3,975,656		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025-26	-275,533	530,237	175.73%	0	158,550	3.00%	3,846	4.00%	100,000
2	2026-27	100,000	261,623	-50.66%	0	118,475	3.00%	7,294	3.00%	250,442
3	2027-28	250,442	261,623	0.00%	0	89,420	3.00%	12,679	3.00%	435,324
4	2028-29	435,324	261,624	0.00%	0	183,038	3.00%	15,417	3.00%	529,327
5	2029-30	529,327	261,624	0.00%	0	51,691	3.00%	22,178	3.00%	761,438
6	2030-31	761,438	261,624	0.00%	0	272,662	3.00%	22,512	3.00%	772,912
7	2031-32	772,912	261,624	0.00%	0	15,633	3.00%	30,567	3.00%	1,049,470
8	2032-33	1,049,470	261,624	0.00%	0	137,002	3.00%	35,223	3.00%	1,209,315
9	2033-34	1,209,315	261,624	0.00%	0	438,040	3.00%	30,987	3.00%	1,063,886
10	2034-35	1,063,886	261,624	0.00%	0	1,228,423	3.00%	2,913	3.00%	100,000
11	2035-36	100,000	267,792	2.36%	0	49,277	3.00%	9,555	3.00%	328,070
12	2036-37	328,070	274,107	2.36%	0	70,600	3.00%	15,947	3.00%	547,524
13	2037-38	547,524	280,570	2.36%	0	138,178	3.00%	20,697	3.00%	710,613
14	2038-39	710,613	287,186	2.36%	0	77,806	3.00%	27,600	3.00%	947,593
15	2039-40	947,593	293,958	2.36%	0	291,643	3.00%	28,497	3.00%	978,405
16	2040-41	978,405	300,890	2.36%	0	159,184	3.00%	33,603	3.00%	1,153,714
17	2041-42	1,153,714	307,986	2.36%	0	176,685	3.00%	38,550	3.00%	1,323,565
18	2042-43	1,323,565	315,248	2.36%	0	65,745	3.00%	47,192	3.00%	1,620,260
19	2043-44	1,620,260	322,682	2.36%	0	302,503	3.00%	49,213	3.00%	1,689,652
20	2044-45	1,689,652	330,291	2.36%	0	88,594	3.00%	57,940	3.00%	1,989,289
21	2045-46	1,989,289	338,079	2.36%	0	109,291	3.00%	66,542	3.00%	2,284,619
22	2046-47	2,284,619	346,051	2.36%	0	1,117,438	3.00%	45,397	3.00%	1,558,629
23	2047-48	1,558,629	354,211	2.36%	0	1,754,877	3.00%	4,739	3.00%	162,702
24	2048-49	162,702	362,563	2.36%	0	119,384	3.00%	12,176	3.00%	418,057
25	2049-50	418,057	371,112	2.36%	0	692,082	3.00%	2,913	3.00%	100,000
26	2050-51	100,000	371,112	0.00%	0	56,267	3.00%	12,445	3.00%	427,290
27	2051-52	427,290	371,112	0.00%	0	96,975	3.00%	21,043	3.00%	722,470
28	2052-53	722,470	371,112	0.00%	0	130,306	3.00%	28,898	3.00%	992,174
29	2053-54	992,174	371,112	0.00%	0	871,011	3.00%	14,768	3.00%	507,043
30	2054-55	507,043	371,112	0.00%	0	278,156	3.00%	18,000	3.00%	617,999
Grand Total			9,493,137		0	9,338,936		739,331		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025-26		
Misc Building Components	Finish, Tile - Bldg B Entry's	3,574
Misc Building Components	Finish, Tile - Bldg G Entry's	2,859
Misc Building Components	Finish, Tile Floor - Bldg A Entry's	2,859
Misc Building Components	Finish, Tile Floor - Bldg D Main Lobby	3,180
Misc Building Components	Finish, Tile Floor - Bldg F Main Lobby	3,180
Misc Building Components	Finish, Tile Floor - Bldg H Main Lobby	3,180
Misc Site Improvements	Entrance Circle Fountain Allowance	6,000
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	14,900
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	18,300
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,787
Mechanical	Domestic Water Pump System Control Panel - Bldg D	11,345
Mechanical	Domestic Water Pump System Control Panel - Bldg F	11,345
Mechanical	Domestic Water Pump System Control Panel - Bldg H	11,345
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,093
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,093
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,093
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,093
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,093
Mechanical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	6,528
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg D	7,229
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg F	7,229
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg H	7,229
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	4,016
Year 1 Total		158,550
Year 2: 2026-27		
Misc Building Components	Awning Fabric - Bldg D	667
Misc Building Components	Awning Fabric - Bldg F	667
Misc Building Components	Awning Fabric - Bldg H	667
Misc Building Components	Awning Frame, Aluminum - Bldg D	755
Misc Building Components	Awning Frame, Aluminum - Bldg F	755
Misc Building Components	Awning Frame, Aluminum - Bldg H	755
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	17,895
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,150
Furniture, Fixtures & Equipment	Camera Surveillance System	12,852
Furniture, Fixtures & Equipment	Office Computer	1,929
Painting	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	53,853
Mechanical	Access Control, Enterphone Panel - Bldg D	7,510
Mechanical	Access Control, Enterphone Panel - Bldg F	7,510
Mechanical	Access Control, Enterphone Panel - Bldg H	7,510
Year 2 Total		118,475

Category	Description	Cost
Year 3: 2027-28		
Paving	Brick Pavers, Deferred Maintenance Allowance	13,224
Misc Building Components	Awning Fabric - Clubhouse	5,280
Misc Building Components	Awning Frame, Aluminum - Clubhouse	5,454
Misc Site Improvements	Irrigation System Allowance	26,522
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,347
Misc Site Improvements	Pool Equipment, Heater, Gas	5,790
Misc Site Improvements	Pool Finish, Exposed Aggregate	14,828
Misc Site Improvements	Pool Finish, Tile Trim	4,311
Misc Site Improvements	Spa Equipment, Heater, Gas	4,724
Misc Site Improvements	Spa Finish, Exposed Aggregate	5,198
Misc Site Improvements	Spa Finish, Tile Trim	1,742
Year 3 Total		89,420
Year 4: 2028-29		
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	7,922
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	7,922
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	7,922
Misc Building Components	Trash Chute Guillotine - Bldg C	3,138
Misc Building Components	Trash Chute Guillotine - Bldg D	3,138
Misc Building Components	Trash Chute Guillotine - Bldg E	3,138
Misc Building Components	Trash Chute Guillotine - Bldg F	3,138
Misc Building Components	Trash Chute Guillotine - Bldg H	3,138
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg C	4,016
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg D	20,079
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg E	4,016
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg F	20,079
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg H	20,079
Misc Site Improvements	Lake Fountain	10,481
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,464
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	8,284
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	9,526
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	10,025
Furniture, Fixtures & Equipment	Golf Cart - Manager	8,848
Mechanical	Domestic Water Variable Frequency Drive - Bldg D	8,266
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	4,388
Mechanical	A/C Split System, 4 Ton - Clubhouse	10,031
Year 4 Total		183,038
Year 5: 2029-30		
Misc Site Improvements	Aeration System - Lake	13,253

Category	Description	Cost
Misc Site Improvements	Entrance Circle Fountain Allowance	6,753
Misc Site Improvements	Spa Equipment, Collection Tank	25,887
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,536
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,262
Year 5 Total		51,691

Year 6: 2030-31

Misc Building Components	Railing, Aluminum - Bldg A French Balconies	4,913
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	6,141
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	12,280
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	62,630
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	12,280
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	62,630
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	4,913
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	62,630
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	6,929
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	8,197
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	8,197
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	8,197
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	6,929
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,796
Year 6 Total		272,662

Year 7: 2031-32

Misc Site Improvements	Light Fixture, Landscape Uplight	7,317
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	6,080
Furniture, Fixtures & Equipment	Office Computer	2,236
Year 7 Total		15,633

Year 8: 2032-33

Misc Building Components	Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	97,386
Misc Site Improvements	Irrigation System Allowance	30,747
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,720
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,149
Year 8 Total		137,002

Year 9: 2033-34

Misc Building Components	Awning Fabric - Bldg D	821
Misc Building Components	Awning Fabric - Bldg F	821
Misc Building Components	Awning Fabric - Bldg H	821
Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	6,971
Misc Site Improvements	Entrance Circle Fountain Allowance	7,601

Category	Description	Cost
Misc Site Improvements	Landscape Allowance	152,012
Misc Site Improvements	Spa Equipment, Heater, Gas	5,641
Furniture, Fixtures & Equipment	Camera Surveillance System	15,807
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	9,603
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	5,864
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	11,044
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	23,182
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,797
Painting	Paint Interior - Bldg's D, F, & H Garage Lobbies	3,930
Painting	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	66,232
Painting	Paint Interior - Clubhouse	9,451
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	7,718
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	7,718
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	7,718
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,718
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,718
Mechanical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	8,269
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg D	9,157
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg F	9,157
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg H	9,157
Mechanical	A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	6,773
Mechanical	A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	6,773
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	8,522
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	8,522
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	8,522
Year 9 Total		438,040
Year 10: 2034-35		
Paving	Brick Pavers, Deferred Maintenance Allowance	16,264
Paving	Brick Pavers, Replacement	1,090,815
Misc Building Components	Awning Fabric - Clubhouse	6,494
Misc Site Improvements	Light Pole & Fixture - Parking Lot	41,387
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,524
Misc Site Improvements	Pool Deck Brick Pavers	39,164
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	11,970
Furniture, Fixtures & Equipment	Golf Cart - Manager	10,565
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	5,240
Year 10 Total		1,228,423
Year 11: 2035-36		
Misc Site Improvements	Pool Equipment, Heater, Gas	7,335
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,834
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse	33,937

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	6,171
Year 11 Total		49,277

Year 12: 2036-37

Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,921
Furniture, Fixtures & Equipment	Office Computer	2,593
Mechanical	Dehumidifier, Commercial Grade - Storage Rooms	46,552
Mechanical	Light Fixture, Emergency	14,534
Year 12 Total		70,600

Year 13: 2037-38

Misc Building Components	Gutters & Downspouts - Bldg A	4,528
Misc Building Components	Gutters & Downspouts - Bldg B	5,660
Misc Building Components	Gutters & Downspouts - Bldg C	11,744
Misc Building Components	Gutters & Downspouts - Bldg D	3,986
Misc Building Components	Gutters & Downspouts - Bldg E	11,744
Misc Building Components	Gutters & Downspouts - Bldg F	3,986
Misc Building Components	Gutters & Downspouts - Bldg G	4,528
Misc Building Components	Gutters & Downspouts - Bldg H	3,986
Misc Building Components	Gutters & Downspouts - Clubhouse	1,758
Misc Site Improvements	Entrance Circle Fountain Allowance	8,555
Misc Site Improvements	Irrigation System Allowance	35,644
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,154
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	12,262
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	21,244
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,399
Year 13 Total		138,178

Year 14: 2038-39

Misc Site Improvements	Light Pole & Fixture, Decorative - Pool Deck	14,406
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,343
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	11,133
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	12,803
Mechanical	Access Control, Enterphone Panel - Bldg D	10,707
Mechanical	Access Control, Enterphone Panel - Bldg F	10,707
Mechanical	Access Control, Enterphone Panel - Bldg H	10,707
Year 14 Total		77,806

Year 15: 2039-40

Elevators	Elevator Cab Refurbishment Allowance - Bldg C	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	28,739

Category	Description	Cost
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	28,739
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	28,739
Misc Site Improvements	Aeration System - Lake	17,811
Misc Site Improvements	Pool Finish, Exposed Aggregate	21,141
Misc Site Improvements	Pool Finish, Tile Trim	6,147
Misc Site Improvements	Spa Equipment, Heater, Gas	6,736
Misc Site Improvements	Spa Finish, Exposed Aggregate	7,412
Misc Site Improvements	Spa Finish, Tile Trim	2,484
Year 15 Total		291,643

Year 16: 2040-41

Misc Building Components	Awning Fabric - Bldg D	1,010
Misc Building Components	Awning Fabric - Bldg F	1,010
Misc Building Components	Awning Fabric - Bldg H	1,010
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,790
Furniture, Fixtures & Equipment	Camera Surveillance System	19,440
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	14,293
Furniture, Fixtures & Equipment	Golf Cart - Manager	12,615
Painting	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	81,457
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	6,257
Mechanical	A/C Split System, 4 Ton - Clubhouse	14,302
Year 16 Total		159,184

Year 17: 2041-42

Paving	Brick Pavers, Deferred Maintenance Allowance	20,003
Misc Building Components	Awning Fabric - Clubhouse	7,987
Misc Site Improvements	Entrance Circle Fountain Allowance	9,628
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,190
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	4,267
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	29,366
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	6,077
Furniture, Fixtures & Equipment	Office Computer	3,006
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	9,777
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	9,777
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	9,777
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,777
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,777
Mechanical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	10,476
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg D	11,600
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg F	11,600

Category	Description	Cost
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg H	11,600
Year 17 Total		176,685

Year 18: 2042-43

Misc Site Improvements	Irrigation System Allowance	41,321
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,656
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,264
Mechanical	Domestic Water Variable Frequency Drive - Bldg D	12,504
Year 18 Total		65,745

Year 19: 2043-44

Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	9,368
Misc Site Improvements	Light Fixture, Landscape Uplight	10,433
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	8,669
Misc Site Improvements	Landscape Allowance	204,292
Misc Site Improvements	Pool Equipment, Heater, Gas	9,292
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	12,906
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	7,881
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	14,842
Painting	Paint Interior - Bldg's D, F, & H Garage Lobbies	5,281
Painting	Paint Interior - Clubhouse	12,702
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	6,837
Year 19 Total		302,503

Year 20: 2044-45

Misc Building Components	Railing, Aluminum - Bldg C Common Walkways	31,503
Misc Building Components	Railing, Aluminum - Bldg E Common Walkways	31,503
Misc Site Improvements	Lake Fountain	16,820
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,768
Year 20 Total		88,594

Year 21: 2045-46

Misc Building Components	Finish, Tile - Bldg B Entry's	6,455
Misc Building Components	Finish, Tile - Bldg G Entry's	5,164
Misc Building Components	Finish, Tile Floor - Bldg A Entry's	5,164
Misc Site Improvements	Entrance Circle Fountain Allowance	10,837
Misc Site Improvements	Spa Equipment, Heater, Gas	8,043
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Functional Trainer	11,024
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	6,840
Mechanical	A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	9,657
Mechanical	A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	9,657
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	12,150

Category	Description	Cost
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	12,150
Mechanical	A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	12,150
Year 21 Total		109,291
Year 22: 2046-47		
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	19,416
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	22,971
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	45,942
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	306,279
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	45,942
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	306,279
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	19,416
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	306,279
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	9,301
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	17,066
Furniture, Fixtures & Equipment	Golf Cart - Manager	15,063
Furniture, Fixtures & Equipment	Office Computer	3,484
Year 22 Total		1,117,438
Year 23: 2047-48		
Elevators	Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	72,797
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	225,889
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	225,889
Elevators	Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	72,797
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	225,889
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	225,889
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	225,889
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	225,889
Misc Building Components	Awning Fabric - Bldg D	1,242
Misc Building Components	Awning Fabric - Bldg F	1,242
Misc Building Components	Awning Fabric - Bldg H	1,242
Misc Building Components	Finish, Tile Floor - Bldg D Garage Lobby	4,731
Misc Building Components	Finish, Tile Floor - Bldg F Garage Lobby	4,731
Misc Building Components	Finish, Tile Floor - Bldg H Garage Lobby	4,731
Misc Site Improvements	Irrigation System Allowance	47,903
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,238
Furniture, Fixtures & Equipment	Camera Surveillance System	23,909
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,615
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse	48,385
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	8,799
Painting	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	100,181
Year 23 Total		1,754,877

Category	Description	Cost
Year 24: 2048-49		
Paving	Brick Pavers, Deferred Maintenance Allowance	24,601
Misc Building Components	Awning Fabric - Clubhouse	9,823
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	14,308
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	14,308
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	14,308
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	9,868
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	14,962
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	17,206
Year 24 Total		119,384
Year 25: 2049-50		
Misc Site Improvements	Aeration System - Lake	23,936
Misc Site Improvements	Entrance Circle Fountain Allowance	12,197
Misc Site Improvements	Stormwater Drainage System Allowance	406,559
Misc Site Improvements	Spa Equipment, Collection Tank	46,754
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	30,289
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	37,200
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	7,698
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	12,386
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	12,386
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	12,386
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	12,386
Mechanical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	12,386
Mechanical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	13,270
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg D	14,695
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg F	14,695
Mechanical	Domestic Water Pump/Motor, 3 Hp - Bldg H	14,695
Mechanical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	8,164
Year 25 Total		692,082
Year 26: 2050-51		
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	10,469
Mechanical	Access Control, Enterphone Panel - Bldg D	15,266
Mechanical	Access Control, Enterphone Panel - Bldg F	15,266
Mechanical	Access Control, Enterphone Panel - Bldg H	15,266
Year 26 Total		56,267
Year 27: 2051-52		
Misc Site Improvements	Pool Equipment, Heater, Gas	11,771
Misc Site Improvements	Pool Finish, Exposed Aggregate	30,143

Category	Description	Cost
Misc Site Improvements	Pool Finish, Tile Trim	8,764
Misc Site Improvements	Spa Equipment, Heater, Gas	9,603
Misc Site Improvements	Spa Finish, Exposed Aggregate	10,567
Misc Site Improvements	Spa Finish, Tile Trim	3,541
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	18,547
Furniture, Fixtures & Equipment	Office Computer	4,039
Year 27 Total		96,975

Year 28: 2052-53

Misc Site Improvements	Irrigation System Allowance	55,532
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,913
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	11,106
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	20,378
Furniture, Fixtures & Equipment	Golf Cart - Manager	17,986
Mechanical	A/C Split System, 4 Ton - Clubhouse	20,391
Year 28 Total		130,306

Year 29: 2053-54

Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	12,590
Misc Building Components	Finish, Tile Floor - Clubhouse	60,113
Misc Building Components	Built-In Cabinets & Counters - Clubhouse Kitchen	57,656
Misc Building Components	Renovation Allowance - Clubhouse	130,412
Misc Building Components	Renovation Allowance - Clubhouse Restrooms	54,826
Misc Building Components	Trash Chute Guillotine - Bldg C	6,571
Misc Building Components	Trash Chute Guillotine - Bldg D	6,571
Misc Building Components	Trash Chute Guillotine - Bldg E	6,571
Misc Building Components	Trash Chute Guillotine - Bldg F	6,571
Misc Building Components	Trash Chute Guillotine - Bldg H	6,571
Misc Site Improvements	Light Pole & Fixture - Parking Lot	72,573
Misc Site Improvements	Entrance Circle Fountain Allowance	13,728
Misc Site Improvements	Landscape Allowance	274,551
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	17,345
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	10,591
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	19,946
Furniture, Fixtures & Equipment	Fitness, Weight Bench	3,123
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	8,664
Painting	Paint Interior - Bldg's D, F, & H Garage Lobbies	7,097
Painting	Paint Interior - Clubhouse	17,070
Mechanical	Domestic Water Pump System Control Panel - Bldg D	25,957
Mechanical	Domestic Water Pump System Control Panel - Bldg F	25,957
Mechanical	Domestic Water Pump System Control Panel - Bldg H	25,957
Year 29 Total		871,011

Category	Description	Cost
Year 30: 2054-55		
Misc Building Components	Awning Fabric - Bldg D	1,527
Misc Building Components	Awning Fabric - Bldg F	1,527
Misc Building Components	Awning Fabric - Bldg H	1,527
Misc Building Components	Awning Frame, Aluminum - Bldg D	1,727
Misc Building Components	Awning Frame, Aluminum - Bldg F	1,727
Misc Building Components	Awning Frame, Aluminum - Bldg H	1,727
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	11,783
Furniture, Fixtures & Equipment	Camera Surveillance System	29,405
Painting	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	123,211
Mechanical	Dehumidifier, Commercial Grade - Storage Rooms	79,251
Mechanical	Light Fixture, Emergency	24,744
Year 30 Total		278,156



Building A



Building A



Building B



Building B



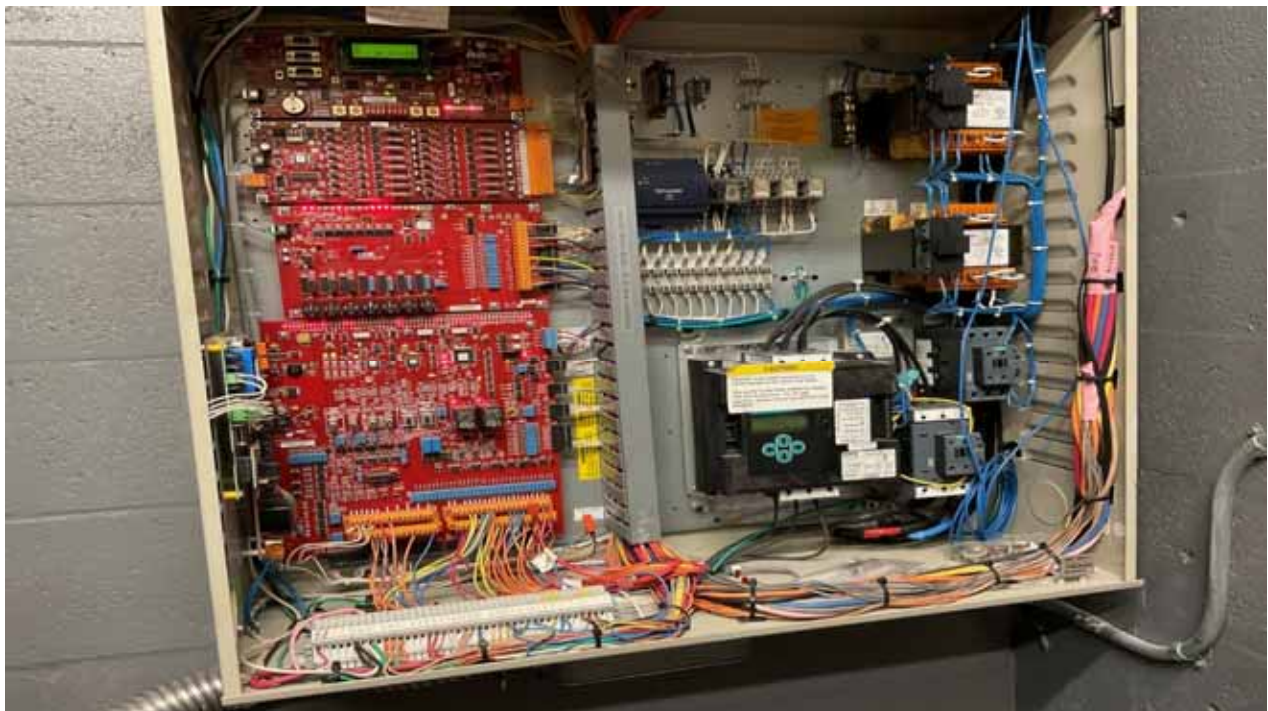
Building C



Building C



Building C Fire Alarm Panel



Building C Elevator Equipment



Building C Walkway - Upper Floor



Building C Roof - Lower



Building D



Building D



Building D Main Entrance



Building D Interphone



Building D Elevator Lobby - Garage



Building D Garage



Building D Elevator Lobby - First Floor



Building D Walkway - First Floor



Building D Walkway - Upper Floor



Building D Domestic Water Pump System



Building D Fire Alarm Panel



Building D Fire Pump



Building D Fire Pump Controller



Building D Fire Jockey Pump



Building D Elevator Equipment



Building D Trash Chute Door



Building E



Building E



Building E Walkway - Upper Floor



Building E Roof - Lower



Building E Fire Alarm Panel



Building E Elevator Equipment



Building E Elevator Cab Interior



Building E Elevator Cab Interior



Building E Trash Chute Door



Building E Trash Chute Guillotine



Building F



Building F



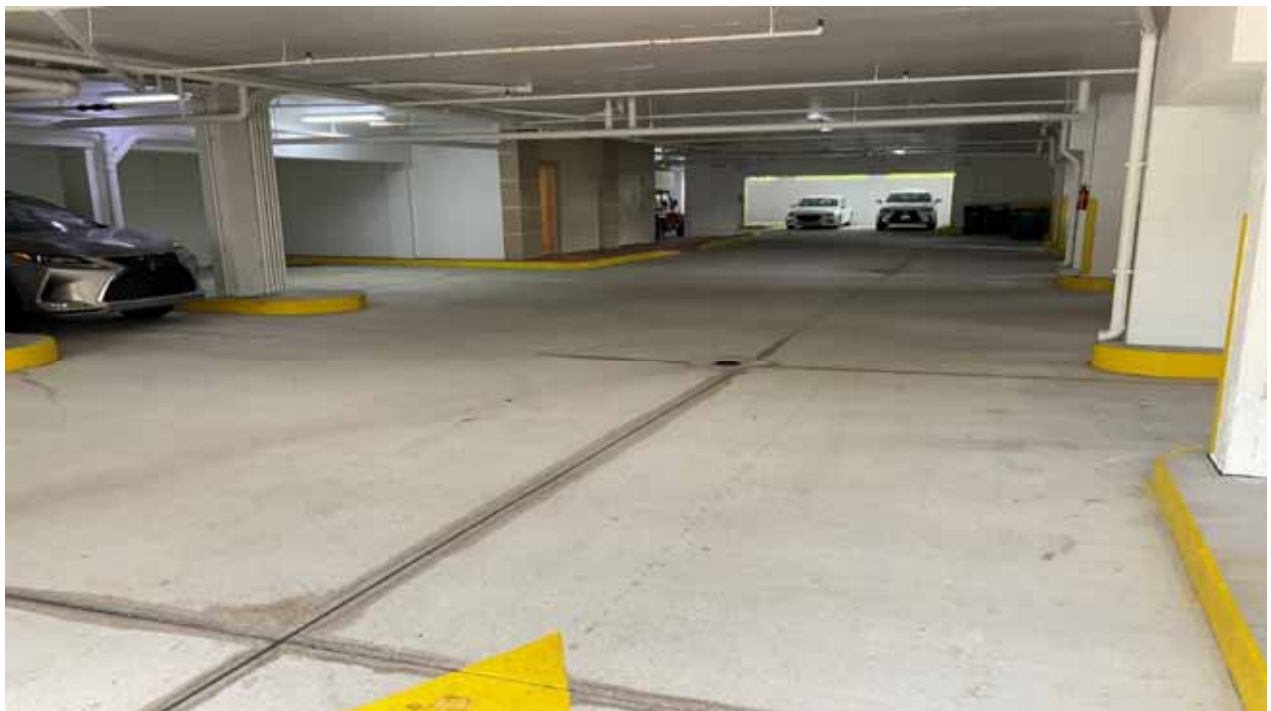
Building F Main Entrance



Building F Enterphone



Building F Elevator Lobby - Garage



Building F Garage



Building F Elevator Lobby - First Floor



Building F Elevator Lobby - Upper Floor



Building F Elevator Lobby Windows - Upper Floor



Building F Walkway - Upper Floor



Building F Walkway Railing



Building F Domestic Water Pump System



Building F Fire Alarm Panel



Building F Fire Pump



Building F Fire Pump Controller



Building F Fire Jockey Pump



Building F Elevator Equipment



Building F Elevator Cab Interior



Building F Trash Chute Door



Building F Trash Chute Guillotine



Building G



Building G



Building H



Building H



Building H Main Entrance



Building H Interphone



Building H Garage



Building H Elevator Lobby - First Floor



Building H Elevator Lobby - Upper Floor



Building H Walkway - Upper Floor



Building H Roof - Pump Room



Building H Domestic Water Pump System



Building H Fire Alarm Panel



Building H Fire Pump



Building H Fire Pump Controller



Building H Fire Jockey Pump



Building H Elevator Equipment



Building H Elevator Equipment



Garage, 6 Car (Bldg C)



Garage, 6 Car (Bldg C)



Garage, 6 Car (Bldg E)



Garage, 6 Car (Bldg E)



Clubhouse



Clubhouse



Clubhouse Awning



Clubhouse Social Room



Clubhouse Fitness Room



Clubhouse Kitchen



Clubhouse Office



Clubhouse Patio



Clubhouse Restroom, Women's



Clubhouse Restroom, Men's



Swimming Pool



Pool Equipment, Heater



Spa



Spa Equipment, Heater



Pool & Spa Equipment



Pool Fence



Pool Fence



Pool Deck



Pool Furniture



Pool Furniture



Light Pole & Fixture - Pool Area



Light Pole & Fixture - Parking Lot



Lake Fountain



Lake Aerator Compressor



Entry Fountain



Irrigation Control Station (1 of 6)



Road Pavers



Road Pavers



Road Pavers



Road Pavers



Stormwater Drainage



Stormwater Drainage