

2016-17 Reserve Study



Calais at Pelican Bay Condominium Association, Inc.

**7064 Pelican Boulevard
Naples, Florida 34108**

Report No: 4571

April 1, 2016 - March 31, 2017



10151 University Boulevard, Suite 323
Orlando, Florida 32817

(800) 866-9876
(407) 695-5226
Fax (407) 695-3865

www.dia-corp.com

Table of Contents

Introduction

- 1 - 1 Letter of Introduction
- 1 - 2 Summary of Recommendation & Findings
- 1 - 3 Report Process
- 1 - 4 Florida Statutory Requirements
- 1 - 5 Florida Administrative Code Requirements
- 1 - 9 Reserve Study Accounting Explanation
- 1 - 10 Report Definitions / Unit Abbreviations
- 1 - 11 Company Information / Update Reports
- 1 - 12 Terms and Conditions
- 1 - 13 Report Notes

Graphs

- 2 - 1 Charts & Graphs

Straight Line Plan / Component Schedule

- 3 - 1 Straight Line Plan Summary
- 3 - 2 Straight Line Plan / Component Schedule

Pooled Cash Flow

- 4 - 1 30 Year Pooled Cash Flow Plan

Photos

- 5 - 1 Reserve Component Photographs

Section 1

Introduction

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.



10151 University Boulevard, Suite 323
Orlando, Florida 32817

(800) 866-9876
(407) 695-5226
Fax (407) 695-3865

www.dia-corp.com

March 17, 2016

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

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study re-inspection report has been prepared on the Calais at Pelican Bay Condominium Association, Inc. property, located at 7064 Pelican Boulevard in Naples, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section titled **"INTRODUCTION"** includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

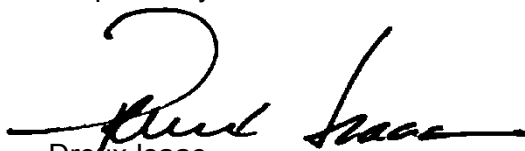
Section two of the report titled **"GRAPHS"** shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the 2016-17 reserve contribution amount. Section three titled **"SCHEDULE"** uses straight line accounting method. This schedule will give you the recommended 2016-17 straight line contribution amount.

Section four titled **"CASH FLOW"** calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2016-17 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,



Dreux Isaac
President

Summary of 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:	03/17/2016
Property Type:	Condominium	Report No:	4571
Total Units:	131	Budget Year Begins:	04/01/2016
Phase:	Phase 1 (1 of 1)	Budget Year Ends:	03/31/2017

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	189
Total current cost of all scheduled reserve components:	\$4,493,352
Estimated Beginning Year Reserve Balance:	\$519,725
Total number of components scheduled for replacement in the 2016-17 Budget Year:	46
Total cost of components scheduled for replacement in the 2016-17 Budget Year:	\$396,338

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$222,788
Recommended Annual Reserve Funding Contribution Amount:	\$437,697
Increase (decrease) between Current & Recommended Contribution Amounts:	\$214,909
Increase (decrease) between Current & Recommended Contribution Amounts:	96.46%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$222,788
Recommended 2016-17 Reserve Funding Contribution Amount:	\$223,974
Recommended 2016-17 Planned Special Assessment Amount:	\$0
Total 2016-17 Reserve Funding and Planned Special Assessment Amount:	\$223,974
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,186
Increase (decrease) between Current & Recommended Contribution Amounts:	0.53%

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, 2016 and ending March 31, 2017.

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.

Florida Statutory Reserve Requirements

Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

...(f) Annual budget.

1. The proposed annual budget of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in s. 718.504(21). A multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached thereto shall show amounts budgeted therefore. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718,504(21) are not applicable, they need not be listed.
2. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall 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 for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of the reserve item caused by deferred maintenance. This subsection does not apply to an adopted budgets in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or reserves less adequate than required by this subsection. However, prior to turnover of control of an association by a developer to unit owners other than a developer pursuant to s.718.301, the developer may vote to waive the reserves or reduce the funding of reserves for the first 2 fiscal years of the association's operations, beginning with the fiscal year in which the initial declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. 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 as 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.
3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Prior to 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 shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

Florida Administrative Code Reserve Requirements

Note- Part of Chapter 61B-22, Florida Administrative Code, addresses the reserve budget requirements for condominiums. Below are excerpts from this Chapter which address this requirement. Areas underlined or stricken out are the recent amended changes effective 12-23-2002.

(Taken from Chapter 61B-22, Florida Administrative Code)

61B-22.001 Definitions. For the purposes of this chapter, the following definitions shall apply:

- (1) "Accounting records" include all of the books and records identified in Section 718.111(12)(a)11., Florida Statutes, and any other records that identify, measure, record, or communicate financial information whether the records are maintained electronically or otherwise, including, all payroll and personnel records of the association, all invoices for purchases made by the association, and all invoices for services provided to the association.
- (2) "Capital expenditure" means an expenditure of funds for:
 - (a) The purchase of an asset whose useful life is greater than one year in length;
 - (b) The replacement of an asset whose useful life is greater than one year in length;
 - (c) The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.
- (3) "Deferred maintenance" means any maintenance or repair that:
 - (a) Will be performed less frequently than yearly; and
 - (b) Will result in maintaining the useful life of an asset.
- (4) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and securities.
- (5) "Reserves" means any funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the items required by section 718.112(2)(f)2., Florida Statutes, and any other funds restricted as to use by the condominium documents or the condominium association. Funds that are not restricted as to use by Section 718.112(2)(f), Florida Statutes, the condominium documents or by the association shall not be considered reserves within the meaning of this rule.
- (6) "Turnover" means transfer of association control from developers to non-developer unit owners pursuant to Section 718.301, Florida Statutes.

61B-22.003 Budgets.

- (1) Required elements for estimated operating budgets. The budget for each association shall:
 - (d) Include all estimated common expenses or expenditures of the association including the categories set forth in section 718.504(20)(c), Florida Statutes. Reserves for capital expenditures and deferred maintenance required by section 718.112(2)(f), Florida Statutes, must be included in the proposed annual budget and shall not be waived or reduced prior to the mailing to unit owners of a proposed annual budget. If the estimated common expense for any category set forth in the statute is not applicable, the category shall be listed followed by an indication that the expense is not applicable;
 - (e) Unless the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a schedule stating each reserve account for capital expenditures and deferred maintenance as a separate line item with the following minimum disclosures:
 1. The total estimated useful life of the asset;
 2. The estimated remaining useful life of the asset;
 3. The estimated replacement cost or deferred maintenance expense of the asset;
 4. The estimated fund balance as of the beginning of the period for which the budget will be in effect; and;
 5. The developer's total funding obligation, when all units are sold, for each converter reserve account established pursuant to section 718.618, Florida Statutes, if applicable.
 - (f) If the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a separate schedule of any pooled reserves with the following minimum disclosures:
 1. The total estimated useful life of each asset within the pooled analysis;
 2. The estimated remaining useful life of each asset within the pooled analysis;
 3. The estimated replacement cost or deferred maintenance expense of each asset within the pooled analysis; and
 4. The estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

Florida Administrative Code Reserve Requirements

- (g) Include a separate schedule of any other reserve funds to be restricted by the association as a separate line item with the following minimum disclosures:
 - 1. The intended use of the restricted funds; and,
 - 2. The estimated fund balance of the item as of the beginning of the period for which the budget will be in effect.
- (2) Unrestricted expense categories. Expense categories that are not restricted as to use shall be stated in the operating portion of the budget rather than the reserve portion of the budget.
- (4) Multi-condominium association. Multi-condominium associations shall comply with the following requirements:
 - (a) Provide a separate budget for each condominium operated by the association as well as for the association. Each such budget shall disclose:
 - 1. Estimated expenses specific to a condominium such as the maintenance, deferred maintenance or replacement of the common elements of the condominium which shall be provided for in the budget of the specific condominium
 - 2. Estimated expenses of the association that are not specific to a condominium such as the maintenance, deferred maintenance or replacement of the property serving more than one condominium which shall be provided for in the association budget; and,
 - 3. Multi-condominium associations created after June 30, 2000, or that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each unit's share of the estimated expenses of the association, referred to in subsection (2) of this rule, which shall be shown on the individual condominium budgets. Multi-condominium associations created prior to July 1, 2000, that have not created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each condominiums share of the estimated expenses of the association, referred to in subsection (2.) of this rule, which shall be shown on the individual condominium budgets.
 - 4. The budgets of multi-condominium associations created after June 30, 2000 or of multi-condominium associations that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall show the estimated revenues of each condominium and of the association.
 - (b) Associations that operate separate condominiums in a consolidated fashion pursuant to section 718.111(6), Florida Statutes, may utilize a single consolidated budget.
- (5) Limited common elements. If an association maintains limited common elements at the expense of only those unit owners entitled to use the limited common elements pursuant to section 718.113(1), Florida Statutes, the budget shall include a separate schedule, or schedules, conforming to the requirements for budgets as stated in this rule, of all estimated expenses specific to each of the limited common elements, including any applicable reserves for deferred maintenance and capital expenditures. The schedule or schedules may group the maintenance expense of any limited common elements for which the declaration provides that the maintenance expense is to be shared by a group of unit owners.
- (6) Phase condominium budgets. By operation of law, the annual budget of a phase condominium created pursuant to Section 718.403, Florida Statutes, shall automatically be adjusted to incorporate the change in proportionate ownership of the common elements by the purchasers and to incorporate any other changes related to the addition of phases in accordance with the declaration of condominium. The adjusted annual budget shall be effective on the date that the amendment to the declaration adding a phase to a phase condominium is recorded in the official records of the county in which the condominium is located. Notwithstanding the requirements of subsection (7) of this rule, the association shall not be required to follow the provisions of Section 718.112(2)(c), Florida Statutes, unless, as a result of the budget adjustment, the assessment per unit has changed.
- (7) Budget assessment amendments. The association may amend a previously approved annual budget. In order to do so the board of administration shall follow the provisions of Section 718.112(2)(e), Florida Statutes. For example, the board shall mail a meeting notice and copies of the proposed amended annual budget to the unit owners not less than 14 days prior to the meeting at which the budget amendment will be considered.

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

- (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.
- (4) Estimating reserves which are not required by statute. Reserves which 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 established 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 multi-condominium 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 interest in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority 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.

Florida Administrative Code Reserve Requirements

- (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 multi-condominium 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 multi-condominium 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 interest 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.

61B-22.006 Financial Reporting Requirements.

- ...(3) Disclosure requirements. The financial statements required by sections 718.111(13) and 718.301(4), Florida Statutes, shall contain the following disclosures within the financial statements, notes, or supplementary information:
- (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 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,
 6. If the developer has established converter reserves pursuant to section 718.618(1), Florida Statutes, each converter reserve account shall be identified and include the disclosures required by this rule.

Reserve Study Accounting

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

Straight Line Funding Plan

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

Component

A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

03/31/2016Balance

A projection of estimated reserve funds at the end of the previous budget year.

Unfunded Balance

The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2016-17Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other 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.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that 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. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee 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.

Report Notes

1. In the straight line plan the reserve balance has been allocated to those components which have the shortest remaining life. This provides for the lowest straight line plan contribution amount. However, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.
2. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.
3. 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).
4. 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.

Section 2

Graphs

This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.

Chart A

2016-17 Current Reserve Component Costs

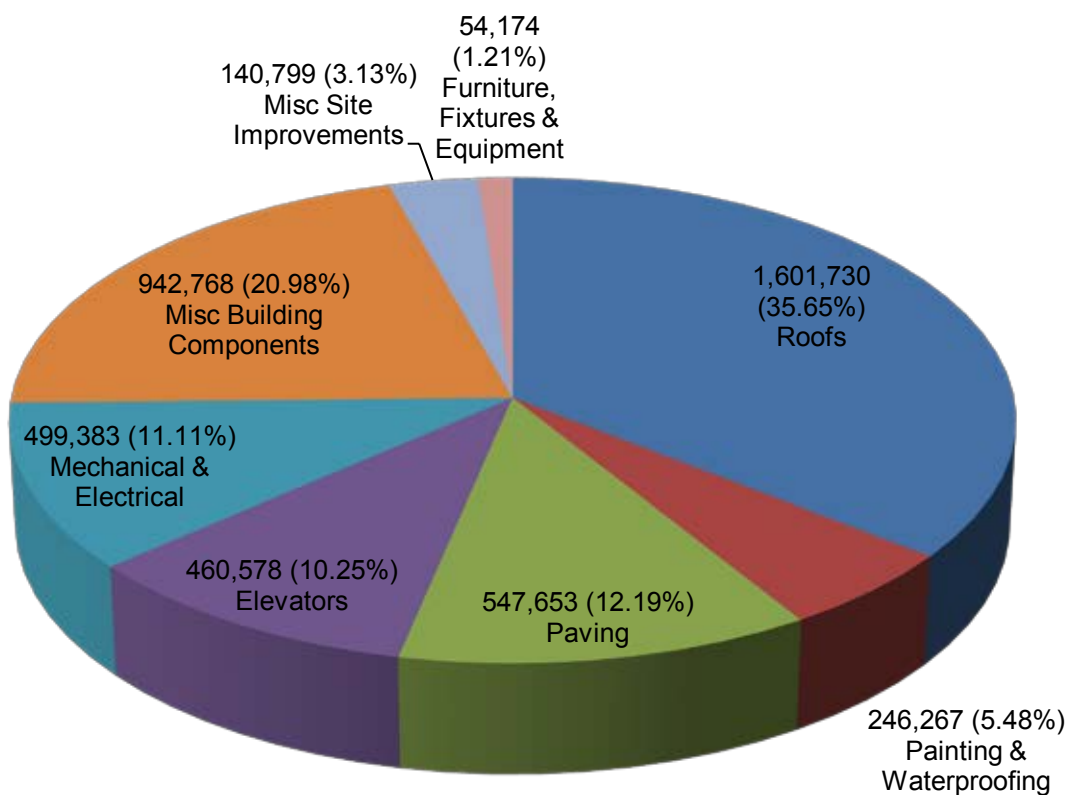
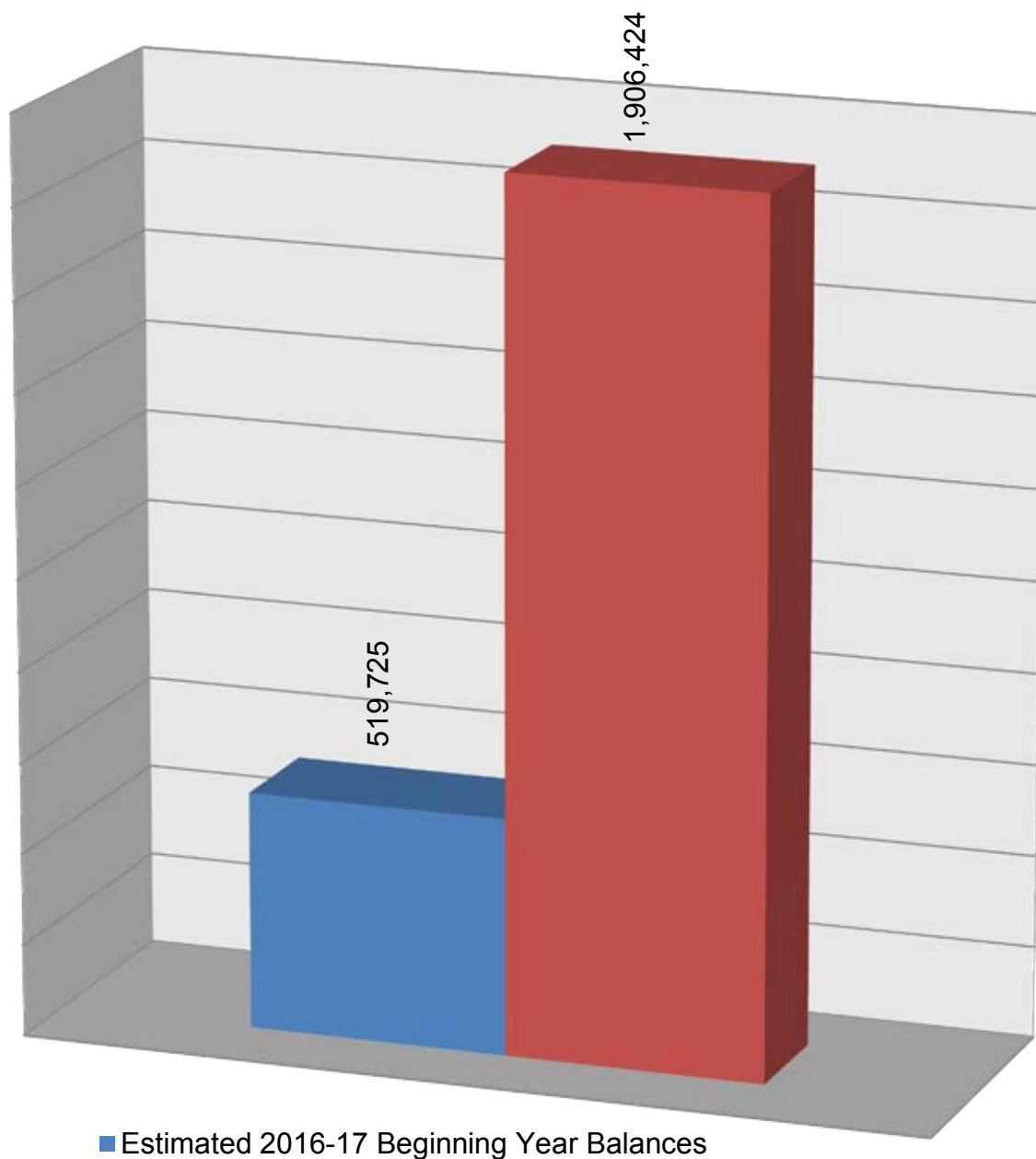


Chart B

2016-17 Actual vs. 100% Funded Straight Line Reserve Balances

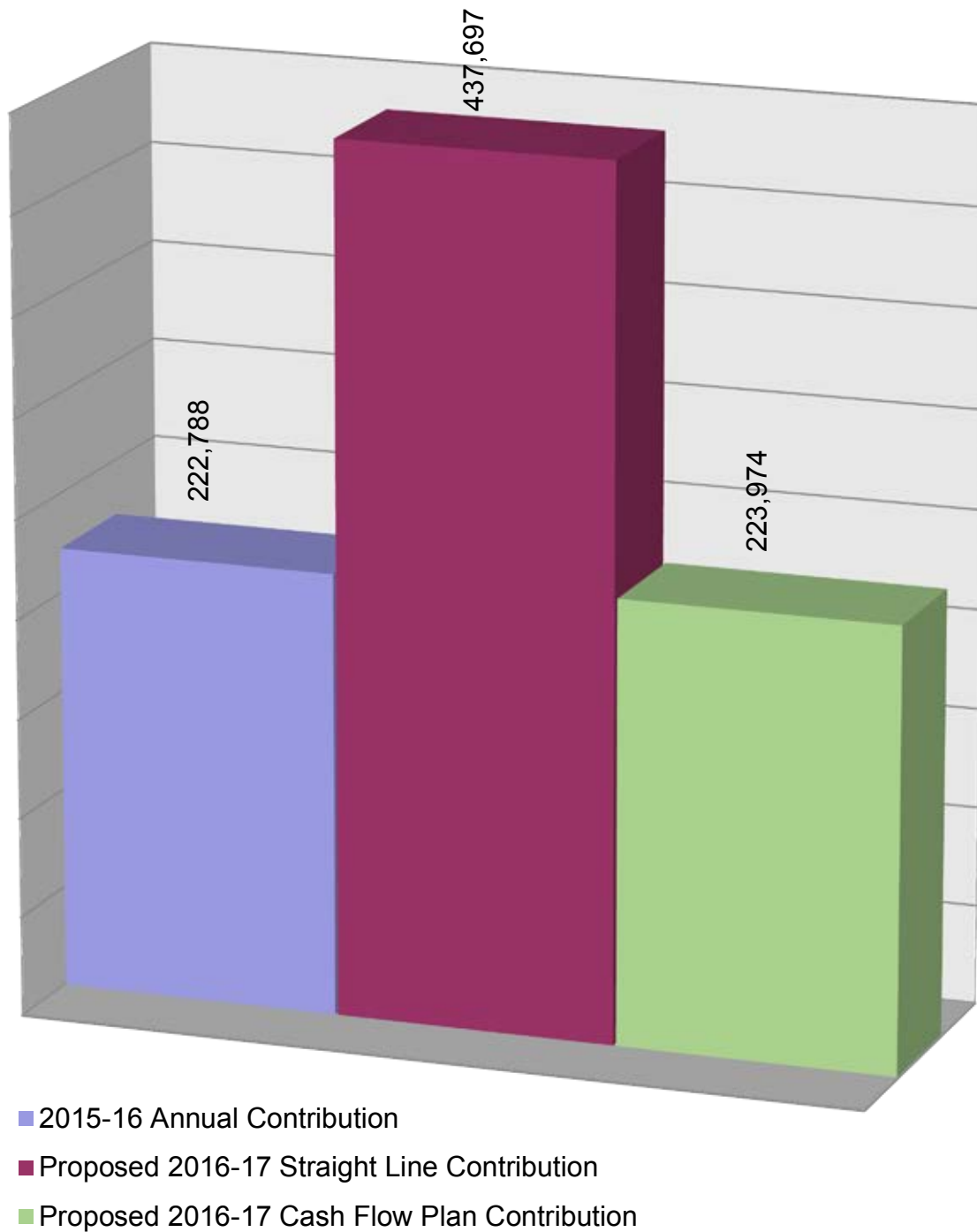


Actual beginning year balances are estimates only based on the latest financial information.

100% funded beginning year balances are based on straight line accounting formulas.

Chart C

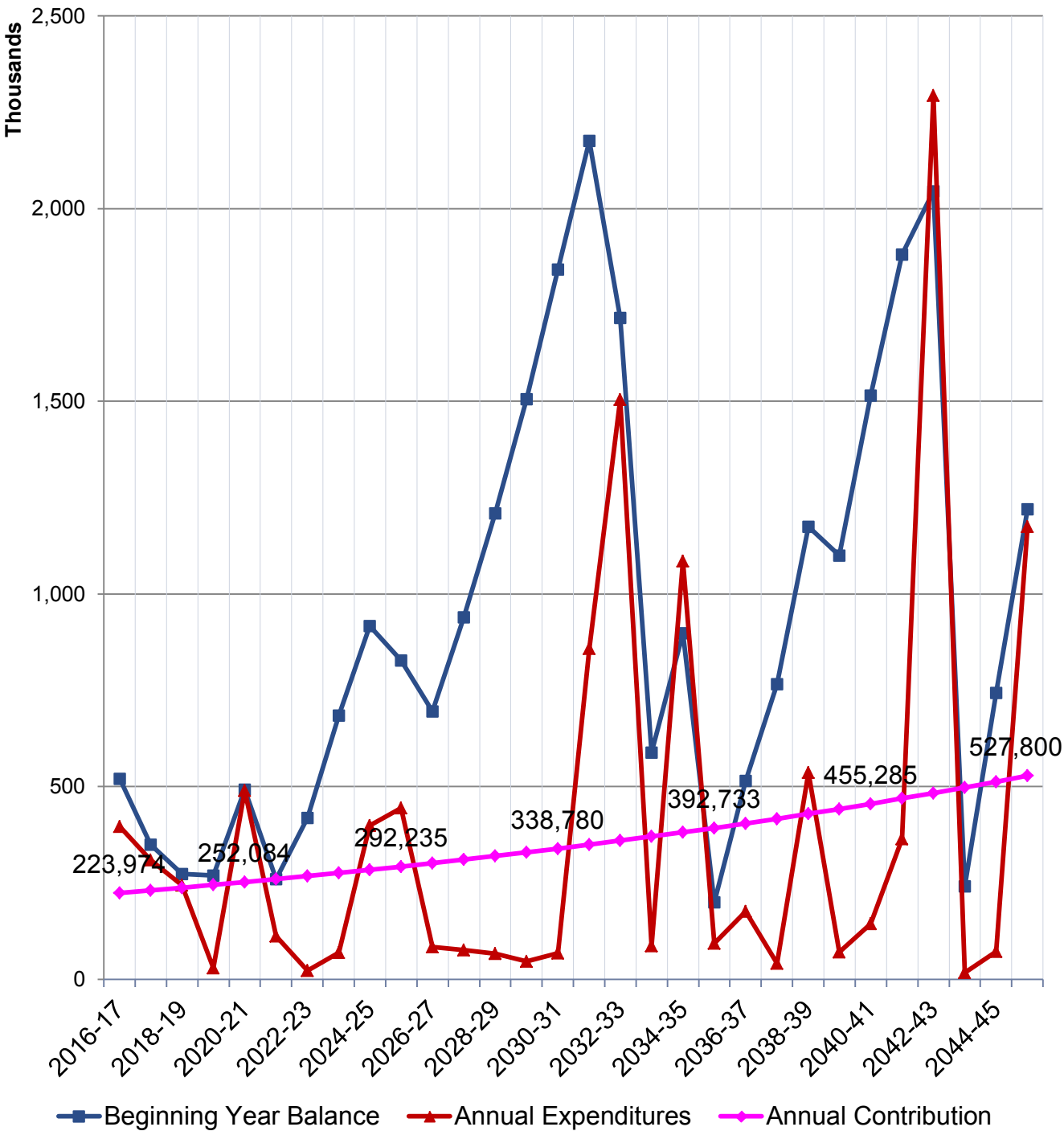
2016-17 Funding Contribution Comparisons



Proposed 2016-17 Straight Line Contribution = Unfunded Balance / Remaining Life

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	3/31/2016 Balance	Unfunded Balance	2016-17 Contribution
Roofs	1,601,730	20-30	17-27	0	1,601,730	77,198
Painting & Waterproofing	246,267	7	2	101,351	144,916	72,458
Paving	547,653	4-30	1-19	7,000	540,653	30,429
Elevators	460,578	15-30	5-6	0	460,578	89,612
Mechanical & Electrical	499,383	5-35	1-27	247,969	251,414	32,568
Misc Building Components	942,768	2-33	1-21	110,920	831,848	106,688
Misc Site Improvements	140,799	2-30	1-19	43,405	97,394	12,179
Furniture, Fixtures & Equipment	54,174	3-20	2-4	9,080	45,094	16,565
Grand Total	4,493,352			519,725	3,973,627	437,697

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Roofs									
Flat Roofs									
Roof, Flat SBS w/Tap Insulation - Bldg A	22	Squares	4,166.00	91,652	20	17	0	91,652	5,391
Roof, Flat SBS w/Tap Insulation - Bldg B	28	Squares	3,352.00	93,856	20	17	0	93,856	5,521
Roof, Flat SBS w/Tap Insulation - Bldg C	28	Squares	3,507.00	98,196	20	17	0	98,196	5,776
Roof, Flat SBS w/Tap Insulation - Bldg D	28	Squares	4,130.00	115,640	20	17	0	115,640	6,802
Roof, Flat SBS w/Tap Insulation - Bldg E	28	Squares	3,507.00	98,196	20	17	0	98,196	5,776
Roof, Flat SBS w/Tap Insulation - Bldg F	28	Squares	4,130.00	115,640	20	17	0	115,640	6,802
Roof, Flat SBS w/Tap Insulation - Bldg G	22	Squares	4,166.00	91,652	20	17	0	91,652	5,391
Roof, Flat SBS w/Tap Insulation - Bldg H	28	Squares	4,130.00	115,640	20	17	0	115,640	6,802
Tile Roofs									
Roof, Concrete Barrel Tile - Bldg A	86	Squares	889.00	76,454	30	27	0	76,454	2,832
Roof, Concrete Barrel Tile - Bldg B	111	Squares	846.00	93,906	30	27	0	93,906	3,478
Roof, Concrete Barrel Tile - Bldg C	109	Squares	842.00	91,778	30	27	0	91,778	3,399
Roof, Concrete Barrel Tile - Bldg C Garage	14	Squares	937.00	13,118	30	27	0	13,118	486
Roof, Concrete Barrel Tile - Bldg D	133	Squares	748.00	99,484	30	27	0	99,484	3,685
Roof, Concrete Barrel Tile - Bldg E	109	Squares	842.00	91,778	30	27	0	91,778	3,399
Roof, Concrete Barrel Tile - Bldg E Garage	14	Squares	937.00	13,118	30	27	0	13,118	486
Roof, Concrete Barrel Tile - Bldg F	133	Squares	748.00	99,484	30	27	0	99,484	3,685
Roof, Concrete Barrel Tile - Bldg G	86	Squares	889.00	76,454	30	27	0	76,454	2,832
Roof, Concrete Barrel Tile - Bldg H	133	Squares	748.00	99,484	30	27	0	99,484	3,685
Roof, Concrete Barrel Tile - Clubhouse Bldg	20	Squares	1,310.00	26,200	30	27	0	26,200	970
Roofs Total	19	Components		1,601,730	20-30	17-27	0	1,601,730	77,198
Painting & Waterproofing									
Paint Exterior and Waterproof - All Bldgs	1	Total	199,454.00	199,454	7	2	82,085	117,369	58,684
Paint Exterior Window Frames - Condo Bldgs	1	Total	24,232.00	24,232	7	2	9,973	14,259	7,130
Paint Interior - Clubhouse Bldg	1	Total	3,033.00	3,033	7	2	1,248	1,785	892
Paint Interior - Garages @ Bldg D, F, & H	1	Total	19,548.00	19,548	7	2	8,045	11,503	5,752
Painting & Waterproofing Total	4	Components		246,267	7	2	101,351	144,916	72,458
Paving									
Brick Pavers, Deferred Maintenance Allowance	1	Total	10,000.00	10,000	7	4	0	10,000	2,500
Brick Pavers, Replacement	88,002	Sq Ft	6.03	530,653	30	19	0	530,653	27,929
Pressure Wash - Drives, Walks, Curbs	1	Total	7,000.00	7,000	4	1	7,000	0	0
Paving Total	3	Components		547,653	4-30	1-19	7,000	540,653	30,429

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Elevators									
Elevator Cab Refurbishment Allowance - Bldg C	1	Each	6,374.00	6,374	15	6	0	6,374	1,062
Elevator Cab Refurbishment Allowance - Bldg D	2	Each	6,374.00	12,748	15	5	0	12,748	2,550
Elevator Cab Refurbishment Allowance - Bldg E	1	Each	6,374.00	6,374	15	6	0	6,374	1,062
Elevator Cab Refurbishment Allowance - Bldg F	2	Each	6,374.00	12,748	15	5	0	12,748	2,550
Elevator Cab Refurbishment Allowance - Bldg H	2	Each	6,374.00	12,748	15	5	0	12,748	2,550
Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg C	1	Each	31,165.00	31,165	30	6	0	31,165	5,194
Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg E	1	Each	31,165.00	31,165	30	6	0	31,165	5,194
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg D	2	Each	57,876.00	115,752	30	5	0	115,752	23,150
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg F	2	Each	57,876.00	115,752	30	5	0	115,752	23,150
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg H	2	Each	57,876.00	115,752	30	5	0	115,752	23,150
Elevators Total	10	Components		460,578	15-30	5-6	0	460,578	89,612

Mechanical & Electrical

Access Control

Access Control, Enterphone Panel - Bldg D	1	Each	5,416.00	5,416	14	12	0	5,416	451
Access Control, Enterphone Panel - Bldg F	1	Each	5,416.00	5,416	14	12	0	5,416	451
Access Control, Enterphone Panel - Bldg H	1	Each	5,416.00	5,416	14	12	0	5,416	451

Domestic Water

Domestic Water Pump System Control Panel - Bldg D	1	Each	8,325.00	8,325	28	3	0	8,325	2,775
Domestic Water Pump System Control Panel - Bldg F	1	Each	8,325.00	8,325	28	3	0	8,325	2,775
Domestic Water Pump System Control Panel - Bldg H	1	Each	8,325.00	8,325	28	3	0	8,325	2,775
Domestic Water Pump VFD - Bldg D	1	Each	3,600.00	3,600	8	6	0	3,600	600
Domestic Water Pump VFD - Bldg D	1	Each	3,600.00	3,600	8	1	3,600	0	0
Domestic Water Pump VFD - Bldg F	1	Each	3,600.00	3,600	8	1	3,600	0	0
Domestic Water Pump VFD - Bldg F	1	Each	3,600.00	3,600	8	1	3,600	0	0
Domestic Water Pump VFD - Bldg H	1	Each	3,600.00	3,600	8	1	3,600	0	0
Domestic Water Pump VFD - Bldg H	1	Each	3,600.00	3,600	8	1	3,600	0	0
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	4,186.00	4,186	8	1	4,186	0	0
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	4,186.00	4,186	8	3	0	4,186	1,395
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,186.00	4,186	8	1	4,186	0	0
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,186.00	4,186	8	8	0	4,186	523
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,186.00	4,186	8	2	1,723	2,463	1,232
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,186.00	4,186	8	1	4,186	0	0
Domestic Water Pump/Motor, 3 Hp - Bldg D	1	Each	4,904.00	4,904	8	1	4,904	0	0
Domestic Water Pump/Motor, 3 Hp - Bldg F	1	Each	4,904.00	4,904	8	2	2,018	2,886	1,443
Domestic Water Pump/Motor, 3 Hp - Bldg H	1	Each	4,904.00	4,904	8	2	2,018	2,886	1,443

Fire Protection

Fire Alarm Control Panel - Bldg C	1	Total	4,592.00	4,592	26	1	4,592	0	0
Fire Alarm Control Panel - Bldg E	1	Total	4,592.00	4,592	26	1	4,592	0	0
Fire Alarm System - Bldg D	1	Total	61,680.00	61,680	26	1	61,680	0	0
Fire Alarm System - Bldg F	1	Total	61,680.00	61,680	26	1	61,680	0	0
Fire Alarm System - Bldg H	1	Total	61,680.00	61,680	26	1	61,680	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Fire Hydrant Replacement Allowance	1	Each	8,095.00	8,095	5	1	8,095	0	0
Fire Jockey Pump/Motor - Bldg D	1	Each	1,889.00	1,889	9	2	777	1,112	556
Fire Jockey Pump/Motor - Bldg F	1	Each	1,889.00	1,889	9	2	777	1,112	556
Fire Jockey Pump/Motor - Bldg H	1	Each	1,889.00	1,889	9	5	0	1,889	378
Fire Pump/Motor/Controller, 40 Hp - Bldg D	1	Each	38,955.00	38,955	35	27	0	38,955	1,443
Fire Pump/Motor/Controller, 40 Hp - Bldg F	1	Each	38,955.00	38,955	35	10	0	38,955	3,896
Fire Pump/Motor/Controller, 40 Hp - Bldg H	1	Each	38,955.00	38,955	35	10	0	38,955	3,896
Fire Standpipe Replacement - Bldgs C & E	1	Total	51,198.00	51,198	25	19	0	51,198	2,695
HVAC									
A/C Air Handler Unit, 4 Ton - Clubhouse Bldg	1	Each	2,915.00	2,915	12	3	0	2,915	972
A/C Condensing Unit, 4 Ton - Clubhouse Bldg	1	Each	2,993.00	2,993	12	3	0	2,993	998
A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	1	Total	2,875.00	2,875	15	9	0	2,875	319
A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	1	Total	2,875.00	2,875	15	1	2,875	0	0
A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	1	Total	2,875.00	2,875	15	13	0	2,875	221
Lighting									
Light Fixture, Emergency	150	Each	41.00	6,150	22	19	0	6,150	324
Mechanical & Electrical Total	40	Components		499,383	5-35	1-27	247,969	251,414	32,568

Misc Building Components

Awnings

Awning Fabric - Bldg D	1	Total	428.00	428	7	2	176	252	126
Awning Fabric - Bldg F	1	Total	428.00	428	7	2	176	252	126
Awning Fabric - Bldg H	1	Total	428.00	428	7	2	176	252	126
Awning Fabric - Clubhouse Bldg	1	Total	3,272.00	3,272	7	2	1,347	1,925	962
Awning Frame, Aluminum - Bldg D	1	Total	461.00	461	28	2	190	271	136
Awning Frame, Aluminum - Bldg F	1	Total	461.00	461	28	2	190	271	136
Awning Frame, Aluminum - Bldg H	1	Total	461.00	461	28	2	190	271	136
Awning Frame, Aluminum - Clubhouse Bldg	1	Total	3,372.00	3,372	28	10	0	3,372	337

Fascia

Wood Fascia - Bldg A	1,046	Ln Ft	5.63	5,889	25	1	5,889	0	0
Wood Fascia - Bldg B	1,303	Ln Ft	5.63	7,336	25	1	7,336	0	0
Wood Fascia - Bldg C	1,312	Ln Ft	5.63	7,387	25	1	7,387	0	0
Wood Fascia - Bldg C Garage	164	Ln Ft	5.63	924	25	1	924	0	0
Wood Fascia - Bldg D	964	Ln Ft	5.63	5,428	25	1	5,428	0	0
Wood Fascia - Bldg E	1,312	Ln Ft	5.63	7,387	25	1	7,387	0	0
Wood Fascia - Bldg E Garage	164	Ln Ft	5.63	924	25	1	924	0	0
Wood Fascia - Bldg F	964	Ln Ft	5.63	5,428	25	1	5,428	0	0
Wood Fascia - Bldg G	1,046	Ln Ft	5.63	5,889	25	1	5,889	0	0
Wood Fascia - Bldg H	964	Ln Ft	5.63	5,428	25	1	5,428	0	0
Wood Fascia - Clubhouse Bldg	278	Ln Ft	5.63	1,566	25	1	1,566	0	0

Finishes

Finish, Carpet - Clubhouse Bldg	132	Sq Yds	46.75	6,171	10	2	2,540	3,631	1,816
Finish, Ceramic Tile Floor - Bldg D Lobby	170	Sq Ft	13.08	2,224	30	5	0	2,224	445

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Finish, Ceramic Tile Floor - Bldg F Lobby	170	Sq Ft	13.08	2,224	30	5	0	2,224	445
Finish, Ceramic Tile Floor - Bldg H Lobby	170	Sq Ft	13.08	2,224	30	5	0	2,224	445
Finish, Ceramic Tile Floor - Clubhouse Bldg	391	Sq Ft	13.08	5,115	30	21	0	5,115	244
Finish, Tile - Bldg A Entrys	172	Sq Ft	9.86	1,696	20	10	0	1,696	170
Finish, Tile - Bldg B Entrys	215	Sq Ft	9.86	2,120	20	10	0	2,120	212
Finish, Tile - Bldg C Walkways	1,718	Sq Ft	9.86	16,940	20	10	0	16,940	1,694
Finish, Tile - Bldg D Walkways	6,608	Sq Ft	9.86	65,155	20	10	0	65,155	6,516
Finish, Tile - Bldg E Walkways	1,718	Sq Ft	9.86	16,940	20	10	0	16,940	1,694
Finish, Tile - Bldg F Walkways	6,608	Sq Ft	9.86	65,155	20	10	0	65,155	6,516
Finish, Tile - Bldg G Entrys	172	Sq Ft	9.86	1,696	20	10	0	1,696	170
Finish, Tile - Bldg H Walkways	6,608	Sq Ft	9.86	65,155	20	10	0	65,155	6,516
Gutters & Downspouts									
Gutters & Downspouts - Bldg A	384	Ln Ft	5.62	2,159	25	1	2,159	0	0
Gutters & Downspouts - Bldg B	480	Ln Ft	5.62	2,698	25	1	2,698	0	0
Gutters & Downspouts - Bldg C	996	Ln Ft	5.62	5,598	25	1	5,598	0	0
Gutters & Downspouts - Bldg D	338	Ln Ft	5.62	1,900	25	1	1,900	0	0
Gutters & Downspouts - Bldg E	996	Ln Ft	5.62	5,598	25	1	5,598	0	0
Gutters & Downspouts - Bldg F	338	Ln Ft	5.62	1,900	25	1	1,900	0	0
Gutters & Downspouts - Bldg G	384	Ln Ft	5.62	2,159	25	1	2,159	0	0
Gutters & Downspouts - Bldg H	338	Ln Ft	5.62	1,900	25	1	1,900	0	0
Gutters & Downspouts - Clubhouse Bldg	149	Ln Ft	5.62	838	25	1	838	0	0
Misc Items									
Built-In Cabinets & Counters - Clubhouse Bldg Kitchen	1	Total	9,200.00	9,200	30	21	0	9,200	438
Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	56	Each	967.00	54,152	24	17	0	54,152	3,185
Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	12	Each	1,512.00	18,144	2	1	18,144	0	0
Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	280	Sq Ft	17.75	4,970	20	13	0	4,970	382
Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	280	Sq Ft	17.75	4,970	20	13	0	4,970	382
Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	280	Sq Ft	17.75	4,970	20	13	0	4,970	382
Vanity/Partition/Accessories - Clubhouse Restrooms	1	Total	11,895.00	11,895	30	5	0	11,895	2,379
Railings & Screens									
Railing, Aluminum - Bldg A French Balconies	36	Ln Ft	70.00	2,520	28	3	0	2,520	840
Railing, Aluminum - Bldg B French Balconies	45	Ln Ft	70.00	3,150	28	3	0	3,150	1,050
Railing, Aluminum - Bldg C Common Walkways	1	Total	12,318.00	12,318	28	21	0	12,318	587
Railing, Aluminum - Bldg C French Balconies	90	Ln Ft	71.00	6,390	28	3	0	6,390	2,130
Railing, Aluminum - Bldg D Common Walkways	459	Ln Ft	71.00	32,589	28	3	0	32,589	10,863
Railing, Aluminum - Bldg E Common Walkways	1	Total	12,318.00	12,318	28	21	0	12,318	587
Railing, Aluminum - Bldg E French Balconies	90	Ln Ft	71.00	6,390	28	3	0	6,390	2,130
Railing, Aluminum - Bldg F Common Walkways	459	Ln Ft	71.00	32,589	28	3	0	32,589	10,863
Railing, Aluminum - Bldg G French Balconies	36	Ln Ft	71.00	2,556	28	3	0	2,556	852
Railing, Aluminum - Bldg H Common Walkways	459	Ln Ft	71.00	32,589	28	3	0	32,589	10,863
Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	71	Ln Ft	70.92	5,036	21	16	0	5,036	315
Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	84	Ln Ft	70.92	5,958	21	16	0	5,958	372
Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	168	Ln Ft	70.92	11,915	21	16	0	11,915	745
Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	1,120	Ln Ft	70.92	79,431	21	16	0	79,431	4,964
Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	168	Ln Ft	70.92	11,915	21	16	0	11,915	745
Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	1,120	Ln Ft	70.92	79,431	21	16	0	79,431	4,964
Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	71	Ln Ft	70.92	5,036	21	16	0	5,036	315

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	1,120	Ln Ft	70.92	79,431	21	16	0	79,431	4,964
Screen Enclosure, Alum - Bldg A Lanai	71	Ln Ft	55.45	3,937	28	3	0	3,937	1,312
Screen Enclosure, Alum - Bldg B Lanai	84	Ln Ft	55.45	4,658	28	3	0	4,658	1,553
Screen Enclosure, Alum - Bldg C Lanai	84	Ln Ft	55.45	4,658	28	3	0	4,658	1,553
Screen Enclosure, Alum - Bldg E Lanai	84	Ln Ft	55.45	4,658	28	3	0	4,658	1,553
Screen Enclosure, Alum - Bldg G Lanai	71	Ln Ft	55.45	3,937	28	3	0	3,937	1,312
Trash									
Trash Chute Guillotine - Bldg C	1	Each	1,891.00	1,891	25	1	1,891	0	0
Trash Chute Guillotine - Bldg D	1	Each	1,891.00	1,891	25	1	1,891	0	0
Trash Chute Guillotine - Bldg E	1	Each	1,891.00	1,891	25	1	1,891	0	0
Trash Chute Guillotine - Bldg F	1	Each	1,891.00	1,891	25	1	1,891	0	0
Trash Chute Guillotine - Bldg H	1	Each	1,891.00	1,891	25	1	1,891	0	0
Trash Chute Intake Door/Throat Plate - Bldg C	1	Each	2,420.00	2,420	33	8	0	2,420	302
Trash Chute Intake Door/Throat Plate - Bldg D	5	Each	2,420.00	12,100	33	8	0	12,100	1,512
Trash Chute Intake Door/Throat Plate - Bldg E	1	Each	2,420.00	2,420	33	8	0	2,420	302
Trash Chute Intake Door/Throat Plate - Bldg F	5	Each	2,420.00	12,100	33	8	0	12,100	1,512
Trash Chute Intake Door/Throat Plate - Bldg H	5	Each	2,420.00	12,100	33	8	0	12,100	1,512
Misc Building Components Total	81	Components		942,768	2-33	1-21	110,920	831,848	106,688

Misc Site Improvements

Lighting

Light Fixture, Landscape Uplight	4	Each	449.00	1,796	12	11	0	1,796	163
Light Fixture, Sign Uplight - Entry Sign	2	Each	746.00	1,492	12	11	0	1,492	136
Light Pole & Fixture - Parking Lot	13	Each	926.00	12,038	19	18	0	12,038	669
Light Pole & Fixture, Globe - Pool Deck	7	Each	478.00	3,346	19	18	0	3,346	186

Misc Items

Aerator, Single Phase Pump - Lake	3	Each	3,649.00	10,947	10	1	10,947	0	0
Drinking Fountain, Outdoor - Clubhouse Patio	1	Each	1,158.00	1,158	14	5	0	1,158	232
Entrance Circle Improvements	1	Total	30,000.00	30,000	25	1	30,000	0	0
Fence w/Gates, 42" Alum Picket - Pool Deck	238	Ln Ft	50.77	12,084	28	3	0	12,084	4,028
Lake Fountain	1	Total	6,962.00	6,962	15	4	0	6,962	1,740
Park, BBQ Gas Grill - Pool Deck	2	Each	900.00	1,800	5	1	1,800	0	0

Pool & Spa

Pool & Spa Pump/Motor/Filter Equip Allowance	1	Total	1,600.00	1,600	2	2	658	942	471
Pool Deck Brick Pavers	3,038	Sq Ft	6.22	18,897	30	19	0	18,897	995
Pool Equipment, Heater, Gas	1	Each	3,515.00	3,515	8	6	0	3,515	586
Pool Finish, Ceramic Tile Trim	1	Total	2,743.00	2,743	12	12	0	2,743	229
Pool Finish, Exposed Aggregate	1,340	Sq Ft	7.08	9,488	12	12	0	9,488	791
Spa Equipment, Collection Tank	1	Total	15,583.00	15,583	20	14	0	15,583	1,113
Spa Equipment, Heater, Gas	1	Each	2,728.00	2,728	6	6	0	2,728	455
Spa Finish, Ceramic Tile Trim	1	Total	1,109.00	1,109	12	12	0	1,109	92
Spa Finish, Exposed Aggregate	1	Total	3,513.00	3,513	12	12	0	3,513	293

Misc Site Improvements Total	19	Components		140,799	2-30	1-19	43,405	97,394	12,179
-------------------------------------	----	------------	--	---------	------	------	--------	--------	--------

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/16 Balance	Unfunded Balance	2016-17 Contribution
Furniture, Fixtures & Equipment									
Appliance Allowance - Clubhouse Kitchen	1	Each	3,300.00	3,300	12	3	0	3,300	1,100
Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	1	Each	1,700.00	1,700	4	4	0	1,700	425
Fitness, Cardio, Glide Bike	1	Each	1,000.00	1,000	10	3	0	1,000	333
Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	1	Each	2,750.00	2,750	10	3	0	2,750	917
Fitness, Cardio, Treadmill - Freemotion 830	1	Each	1,700.00	1,700	4	4	0	1,700	425
Fitness, Weight Machine, Mult-Station - Pacific	1	Each	4,159.00	4,159	20	4	0	4,159	1,040
Furnishings Allowance - Clubhouse Card Rm	1	Total	4,200.00	4,200	12	3	0	4,200	1,400
Furnishings Allowance - Clubhouse Lounge Area	1	Total	7,457.10	7,458	10	2	3,069	4,389	2,194
Furnishings Allowance - Clubhouse Office	1	Total	3,300.00	3,300	12	3	0	3,300	1,100
Furnishings Allowance - Clubhouse Patio	1	Total	10,000.00	10,000	12	3	0	10,000	3,333
Furniture, Outdoor - Pool Deck	1	Total	8,872.00	8,872	8	2	3,651	5,221	2,610
Furniture, Outdoor Umbrella	7	Each	332.00	2,324	3	2	956	1,368	684
Maint, Utility Vehicle, Golf Cart	1	Each	3,411.00	3,411	6	2	1,404	2,007	1,004
Furniture, Fixtures & Equipment Total	13	Components		54,174	3-20	2-4	9,080	45,094	16,565
Grand Total	189	Components		4,493,352			519,725	3,973,627	437,697

Section 4

Pooled Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

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	2016-17	519,725	223,974	0.53%	0	396,338	3.00%	1,737	0.50%	349,098
2	2017-18	349,098	230,693	3.00%	0	308,810	3.00%	2,032	0.75%	273,013
3	2018-19	273,013	237,614	3.00%	0	244,506	3.00%	2,661	1.00%	268,782
4	2019-20	268,782	244,742	3.00%	0	28,544	3.00%	7,275	1.50%	492,255
5	2020-21	492,255	252,084	3.00%	0	489,126	3.00%	5,104	2.00%	260,317
6	2021-22	260,317	259,647	3.00%	0	111,772	3.00%	10,205	2.50%	418,397
7	2022-23	418,397	267,436	3.00%	0	21,665	3.00%	19,925	3.00%	684,093
8	2023-24	684,093	275,459	3.00%	0	68,946	3.00%	26,718	3.00%	917,324
9	2024-25	917,324	283,723	3.00%	0	398,148	3.00%	24,087	3.00%	826,986
10	2025-26	826,986	292,235	3.00%	0	444,412	3.00%	20,244	3.00%	695,053
11	2026-27	695,053	301,002	3.00%	0	84,079	3.00%	27,359	3.00%	939,335
12	2027-28	939,335	310,032	3.00%	0	75,383	3.00%	35,220	3.00%	1,209,204
13	2028-29	1,209,204	319,333	3.00%	0	66,553	3.00%	43,860	3.00%	1,505,844
14	2029-30	1,505,844	328,913	3.00%	0	46,879	3.00%	53,636	3.00%	1,841,514
15	2030-31	1,841,514	338,780	3.00%	0	67,843	3.00%	63,374	3.00%	2,175,825
16	2031-32	2,175,825	348,943	3.00%	0	858,336	3.00%	49,993	3.00%	1,716,425
17	2032-33	1,716,425	359,411	3.00%	0	1,504,496	3.00%	17,140	3.00%	588,480
18	2033-34	588,480	370,193	3.00%	0	86,904	3.00%	26,153	3.00%	897,922
19	2034-35	897,922	381,294	3.00%	0	1,085,041	3.00%	5,825	3.00%	200,000
20	2035-36	200,000	392,733	3.00%	0	92,510	3.00%	15,007	3.00%	515,230
21	2036-37	515,230	404,515	3.00%	0	176,429	3.00%	22,299	3.00%	765,615
22	2037-38	765,615	416,650	3.00%	0	41,566	3.00%	34,221	3.00%	1,174,920
23	2038-39	1,174,920	429,150	3.00%	0	536,926	3.00%	32,014	3.00%	1,099,158
24	2039-40	1,099,158	442,024	3.00%	0	70,656	3.00%	44,116	3.00%	1,514,642
25	2040-41	1,514,642	455,285	3.00%	0	143,527	3.00%	54,792	3.00%	1,881,192
26	2041-42	1,881,192	468,944	3.00%	0	364,599	3.00%	59,566	3.00%	2,045,103
27	2042-43	2,045,103	483,012	3.00%	0	2,293,477	3.00%	7,039	3.00%	241,677
28	2043-44	241,677	497,502	3.00%	0	17,492	3.00%	21,651	3.00%	743,338
29	2044-45	743,338	512,427	3.00%	0	71,488	3.00%	35,528	3.00%	1,219,805
30	2045-46	1,219,805	527,800	3.00%	0	1,174,762	3.00%	17,185	3.00%	590,028
Grand Total			10,655,550		0	11,371,213		785,966		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2016-17		
Paving	Pressure Wash - Drives, Walks, Curbs	7,000
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	3,600
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	3,600
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	3,600
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	3,600
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	3,600
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	4,186
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	4,186
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	4,186
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	4,904
Mechanical & Electrical	Fire Alarm Control Panel - Bldg C	4,592
Mechanical & Electrical	Fire Alarm Control Panel - Bldg E	4,592
Mechanical & Electrical	Fire Alarm System - Bldg D	61,680
Mechanical & Electrical	Fire Alarm System - Bldg F	61,680
Mechanical & Electrical	Fire Alarm System - Bldg H	61,680
Mechanical & Electrical	Fire Hydrant Replacement Allowance	8,095
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	2,875
Misc Building Components	Wood Fascia - Bldg A	5,889
Misc Building Components	Wood Fascia - Bldg B	7,336
Misc Building Components	Wood Fascia - Bldg C	7,387
Misc Building Components	Wood Fascia - Bldg C Garage	924
Misc Building Components	Wood Fascia - Bldg D	5,428
Misc Building Components	Wood Fascia - Bldg E	7,387
Misc Building Components	Wood Fascia - Bldg E Garage	924
Misc Building Components	Wood Fascia - Bldg F	5,428
Misc Building Components	Wood Fascia - Bldg G	5,889
Misc Building Components	Wood Fascia - Bldg H	5,428
Misc Building Components	Wood Fascia - Clubhouse Bldg	1,566
Misc Building Components	Gutters & Downspouts - Bldg A	2,159
Misc Building Components	Gutters & Downspouts - Bldg B	2,698
Misc Building Components	Gutters & Downspouts - Bldg C	5,598
Misc Building Components	Gutters & Downspouts - Bldg D	1,900
Misc Building Components	Gutters & Downspouts - Bldg E	5,598
Misc Building Components	Gutters & Downspouts - Bldg F	1,900
Misc Building Components	Gutters & Downspouts - Bldg G	2,159
Misc Building Components	Gutters & Downspouts - Bldg H	1,900
Misc Building Components	Gutters & Downspouts - Clubhouse Bldg	838
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	18,144
Misc Building Components	Trash Chute Guillotine - Bldg C	1,891
Misc Building Components	Trash Chute Guillotine - Bldg D	1,891
Misc Building Components	Trash Chute Guillotine - Bldg E	1,891
Misc Building Components	Trash Chute Guillotine - Bldg F	1,891
Misc Building Components	Trash Chute Guillotine - Bldg H	1,891

Category	Description	Cost
Misc Site Improvements	Aerator, Single Phase Pump - Lake	10,947
Misc Site Improvements	Entrance Circle Improvements	30,000
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	1,800
Year 1 Total		396,338

Year 2: 2017-18

Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	205,438
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	24,959
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	3,124
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	20,134
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	4,312
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	5,051
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	5,051
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	1,946
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	1,946
Misc Building Components	Awning Fabric - Bldg D	441
Misc Building Components	Awning Fabric - Bldg F	441
Misc Building Components	Awning Fabric - Bldg H	441
Misc Building Components	Awning Fabric - Clubhouse Bldg	3,370
Misc Building Components	Awning Frame, Aluminum - Bldg D	475
Misc Building Components	Awning Frame, Aluminum - Bldg F	475
Misc Building Components	Awning Frame, Aluminum - Bldg H	475
Misc Building Components	Finish, Carpet - Clubhouse Bldg	6,356
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,648
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	7,682
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	9,138
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,394
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	3,513
Year 2 Total		308,810

Year 3: 2018-19

Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg D	8,832
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg F	8,832
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg H	8,832
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	4,441
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse Bldg	3,093
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse Bldg	3,175
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	19,249
Misc Building Components	Railing, Aluminum - Bldg A French Balconies	2,673
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	3,342
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	6,779
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	34,574
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	6,779
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	34,574

Category	Description	Cost
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	2,712
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	34,574
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	4,177
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	4,942
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	4,942
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	4,942
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	4,177
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	12,820
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	3,501
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,061
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fitness	2,917
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	4,456
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	3,501
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	10,609
Year 3 Total		244,506

Year 4: 2019-20

Paving	Brick Pavers, Deferred Maintenance Allowance	10,927
Misc Site Improvements	Lake Fountain	7,608
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,748
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	1,858
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	1,858
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Mult-Station - Pacific	4,545
Year 4 Total		28,544

Year 5: 2020-21

Paving	Pressure Wash - Drives, Walks, Curbs	7,879
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	14,348
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	14,348
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	14,348
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg D	130,280
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg F	130,280
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg H	130,280
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	2,126
Misc Building Components	Finish, Ceramic Tile Floor - Bldg D Lobby	2,503
Misc Building Components	Finish, Ceramic Tile Floor - Bldg F Lobby	2,503
Misc Building Components	Finish, Ceramic Tile Floor - Bldg H Lobby	2,503
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	20,421
Misc Building Components	Vanity/Partition/Accessories - Clubhouse Restrooms	13,388
Misc Site Improvements	Drinking Fountain, Outdoor - Clubhouse Patio	1,303
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,616
Year 5 Total		489,126

Category	Description	Cost
Year 6: 2021-22		
Elevators	Elevator Cab Refurbishment Allowance - Bldg C	7,389
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	7,389
Elevators	Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg C	36,129
Elevators	Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg E	36,129
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	4,173
Mechanical & Electrical	Fire Hydrant Replacement Allowance	9,384
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,087
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,855
Misc Site Improvements	Pool Equipment, Heater, Gas	4,075
Misc Site Improvements	Spa Equipment, Heater, Gas	3,162
Year 6 Total		111,772
Year 7: 2022-23		
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	21,665
Year 7 Total		21,665
Year 8: 2023-24		
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	5,148
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg C	2,976
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg D	14,881
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg E	2,976
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg F	14,881
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg H	14,881
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,968
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,091
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,091
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,858
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	4,195
Year 8 Total		68,946
Year 9: 2024-25		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	252,662
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	30,696
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	3,842
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	24,763
Paving	Pressure Wash - Drives, Walks, Curbs	8,867
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	4,560
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	4,560
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	4,560
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	4,560
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	4,560
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	5,303

Category	Description	Cost
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	5,303
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	5,303
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	6,212
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	3,642
Misc Building Components	Awning Fabric - Bldg D	542
Misc Building Components	Awning Fabric - Bldg F	542
Misc Building Components	Awning Fabric - Bldg H	542
Misc Building Components	Awning Fabric - Clubhouse Bldg	4,145
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	22,984
Year 9 Total		398,148

Year 10: 2025-26

Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	5,462
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	6,399
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	6,399
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg F	50,827
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg H	50,827
Misc Building Components	Awning Frame, Aluminum - Clubhouse Bldg	4,400
Misc Building Components	Finish, Tile - Bldg A Entrys	2,213
Misc Building Components	Finish, Tile - Bldg B Entrys	2,766
Misc Building Components	Finish, Tile - Bldg C Walkways	22,103
Misc Building Components	Finish, Tile - Bldg D Walkways	85,012
Misc Building Components	Finish, Tile - Bldg E Walkways	22,103
Misc Building Components	Finish, Tile - Bldg F Walkways	85,012
Misc Building Components	Finish, Tile - Bldg G Entrys	2,213
Misc Building Components	Finish, Tile - Bldg H Walkways	85,012
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,088
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	11,576
Year 10 Total		444,412

Year 11: 2026-27

Paving	Brick Pavers, Deferred Maintenance Allowance	13,439
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	5,626
Mechanical & Electrical	Fire Hydrant Replacement Allowance	10,879
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	2,539
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	2,539
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	24,384
Misc Site Improvements	Light Fixture, Landscape Uplight	2,414
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	2,005
Misc Site Improvements	Aerator, Single Phase Pump - Lake	14,712
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,419
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,123
Year 11 Total		84,079

Category	Description	Cost
Year 12: 2027-28		
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	7,497
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	7,497
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	7,497
Misc Building Components	Finish, Carpet - Clubhouse Bldg	8,542
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,215
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	3,797
Misc Site Improvements	Pool Finish, Exposed Aggregate	13,134
Misc Site Improvements	Spa Equipment, Heater, Gas	3,776
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	1,535
Misc Site Improvements	Spa Finish, Exposed Aggregate	4,863
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,353
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,353
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	10,324
Year 12 Total		75,383
Year 13: 2028-29		
Paving	Pressure Wash - Drives, Walks, Curbs	9,980
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	4,099
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	25,869
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	7,086
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	7,086
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	7,086
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,426
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fitness	3,921
Year 13 Total		66,553
Year 14: 2029-30		
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	5,287
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	2,774
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,350
Misc Site Improvements	Pool Equipment, Heater, Gas	5,162
Misc Site Improvements	Spa Equipment, Collection Tank	22,884
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,413
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	5,009
Year 14 Total		46,879
Year 15: 2030-31		
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse Bldg	4,409
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse Bldg	4,527
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	27,444
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	4,992
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	6,353

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	4,992
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	15,126
Year 15 Total		67,843

Year 16: 2031-32

Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	310,743
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	37,753
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	4,725
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	30,455
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,522
Mechanical & Electrical	Fire Hydrant Replacement Allowance	12,612
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	4,479
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 Fabric - Clubhouse Bldg	5,098
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	7,846
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	9,282
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	18,563
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	123,751
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	18,563
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	123,751
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	7,846
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	123,751
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,804
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,493
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,649
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,649
Year 16 Total		858,336

Year 17: 2032-33

Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	147,074
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	150,611
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	157,576
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	185,568
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	157,576
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	185,568
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	147,074
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	185,568
Paving	Pressure Wash - Drives, Walks, Curbs	11,233
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	5,777
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	5,777
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	5,777
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	5,777
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	5,777

Category	Description	Cost
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,717
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,717
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,717
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	7,869
Misc Building Components	Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	86,898
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	29,116
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,729
Year 17 Total		1,504,496

Year 18: 2033-34

Paving	Brick Pavers, Deferred Maintenance Allowance	16,528
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,919
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	8,106
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	8,106
Misc Site Improvements	Light Pole & Fixture - Parking Lot	19,897
Misc Site Improvements	Light Pole & Fixture, Globe - Pool Deck	5,530
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,645
Misc Site Improvements	Spa Equipment, Heater, Gas	4,509
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	14,664
Year 18 Total		86,904

Year 19: 2034-35

Paving	Brick Pavers, Replacement	903,401
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	7,126
Mechanical & Electrical	Fire Standpipe Replacement - Bldgs C & E	87,161
Mechanical & Electrical	Light Fixture, Emergency	10,470
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	30,889
Misc Site Improvements	Drinking Fountain, Outdoor - Clubhouse Patio	1,971
Misc Site Improvements	Lake Fountain	11,852
Misc Site Improvements	Pool Deck Brick Pavers	32,171
Year 19 Total		1,085,041

Year 20: 2035-36

Elevators	Elevator Cab Refurbishment Allowance - Bldg D	22,354
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	22,354
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	22,354
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	3,312
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	3,312
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,806
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,981
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,981
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,075
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	5,981
Year 20 Total		92,510

Category	Description	Cost
Year 21: 2036-37		
Paving	Pressure Wash - Drives, Walks, Curbs	12,643
Elevators	Elevator Cab Refurbishment Allowance - Bldg C	11,512
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	11,512
Mechanical & Electrical	Fire Hydrant Replacement Allowance	14,620
Misc Building Components	Finish, Ceramic Tile Floor - Clubhouse Bldg	9,238
Misc Building Components	Built-In Cabinets & Counters - Clubhouse Bldg Kitchen	16,616
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	32,770
Misc Building Components	Railing, Aluminum - Bldg C Common Walkways	22,248
Misc Building Components	Railing, Aluminum - Bldg E Common Walkways	22,248
Misc Site Improvements	Aerator, Single Phase Pump - Lake	19,771
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,251
Year 21 Total		176,429
Year 22: 2037-38		
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	6,697
Misc Building Components	Finish, Carpet - Clubhouse Bldg	11,480
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,976
Misc Site Improvements	Pool Equipment, Heater, Gas	6,539
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	13,874
Year 22 Total		41,566
Year 23: 2038-39		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	382,174
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	46,431
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	5,812
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	37,456
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	3,620
Misc Building Components	Awning Fabric - Bldg D	820
Misc Building Components	Awning Fabric - Bldg F	820
Misc Building Components	Awning Fabric - Bldg H	820
Misc Building Components	Awning Fabric - Clubhouse Bldg	6,269
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	34,766
Misc Site Improvements	Light Fixture, Landscape Uplight	3,441
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	2,859
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,916
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fitness	5,269
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,453
Year 23 Total		536,926
Year 24: 2039-40		
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	8,261
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	5,674
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,158

Category	Description	Cost
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	5,414
Misc Site Improvements	Pool Finish, Exposed Aggregate	18,725
Misc Site Improvements	Spa Equipment, Heater, Gas	5,384
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	2,189
Misc Site Improvements	Spa Finish, Exposed Aggregate	6,933
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	3,355
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,355
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Station - Pacific	8,208
Year 24 Total		70,656

Year 25: 2040-41

Paving	Brick Pavers, Deferred Maintenance Allowance	20,328
Paving	Pressure Wash - Drives, Walks, Curbs	14,230
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	7,318
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	7,318
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	7,318
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	7,318
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	7,318
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	8,509
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	8,509
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	8,509
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	9,969
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	36,883
Year 25 Total		143,527

Year 26: 2041-42

Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	11,340
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	11,340
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	11,340
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	8,765
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	10,268
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	10,268
Mechanical & Electrical	Fire Hydrant Replacement Allowance	16,949
Misc Building Components	Wood Fascia - Bldg A	12,330
Misc Building Components	Wood Fascia - Bldg B	15,360
Misc Building Components	Wood Fascia - Bldg C	15,467
Misc Building Components	Wood Fascia - Bldg C Garage	1,935
Misc Building Components	Wood Fascia - Bldg D	11,365
Misc Building Components	Wood Fascia - Bldg E	15,467
Misc Building Components	Wood Fascia - Bldg E Garage	1,935
Misc Building Components	Wood Fascia - Bldg F	11,365
Misc Building Components	Wood Fascia - Bldg G	12,330
Misc Building Components	Wood Fascia - Bldg H	11,365
Misc Building Components	Wood Fascia - Clubhouse Bldg	3,279
Misc Building Components	Gutters & Downspouts - Bldg A	4,520
Misc Building Components	Gutters & Downspouts - Bldg B	5,649

Category	Description	Cost
Misc Building Components	Gutters & Downspouts - Bldg C	11,721
Misc Building Components	Gutters & Downspouts - Bldg D	3,978
Misc Building Components	Gutters & Downspouts - Bldg E	11,721
Misc Building Components	Gutters & Downspouts - Bldg F	3,978
Misc Building Components	Gutters & Downspouts - Bldg G	4,520
Misc Building Components	Gutters & Downspouts - Bldg H	3,978
Misc Building Components	Gutters & Downspouts - Clubhouse Bldg	1,755
Misc Building Components	Trash Chute Guillotine - Bldg C	3,959
Misc Building Components	Trash Chute Guillotine - Bldg D	3,959
Misc Building Components	Trash Chute Guillotine - Bldg E	3,959
Misc Building Components	Trash Chute Guillotine - Bldg F	3,959
Misc Building Components	Trash Chute Guillotine - Bldg H	3,959
Misc Site Improvements	Entrance Circle Improvements	62,813
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,769
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,350
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	18,576
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,866
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	7,142
Year 26 Total		364,599

Year 27: 2042-43

Roofs	Roof, Concrete Barrel Tile - Bldg A	164,880
Roofs	Roof, Concrete Barrel Tile - Bldg B	202,517
Roofs	Roof, Concrete Barrel Tile - Bldg C	197,927
Roofs	Roof, Concrete Barrel Tile - Bldg C Garage	28,290
Roofs	Roof, Concrete Barrel Tile - Bldg D	214,546
Roofs	Roof, Concrete Barrel Tile - Bldg E	197,927
Roofs	Roof, Concrete Barrel Tile - Bldg E Garage	28,290
Roofs	Roof, Concrete Barrel Tile - Bldg F	214,546
Roofs	Roof, Concrete Barrel Tile - Bldg G	164,880
Roofs	Roof, Concrete Barrel Tile - Bldg H	214,546
Roofs	Roof, Concrete Barrel Tile - Clubhouse Bldg	56,503
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	9,027
Mechanical & Electrical	Fire Alarm Control Panel - Bldg C	9,903
Mechanical & Electrical	Fire Alarm Control Panel - Bldg E	9,903
Mechanical & Electrical	Fire Alarm System - Bldg D	133,018
Mechanical & Electrical	Fire Alarm System - Bldg F	133,018
Mechanical & Electrical	Fire Alarm System - Bldg H	133,018
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg D	84,010
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse Bldg	6,286
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse Bldg	6,455
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	39,129
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	7,117
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	9,058
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	7,117
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	21,566
Year 27 Total		2,293,477

Category	Description	Cost
Year 28: 2043-44		
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	6,386
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,554
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	3,776
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,776
Year 28 Total		17,492
Year 29: 2044-45		
Paving	Pressure Wash - Drives, Walks, Curbs	16,015
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	4,322
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	4,322
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	41,512
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,317
Year 29 Total		71,488
Year 30: 2045-46		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	470,026
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	57,104
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	7,147
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	46,066
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	8,484
Misc Building Components	Awning Fabric - Bldg D	1,009
Misc Building Components	Awning Fabric - Bldg F	1,009
Misc Building Components	Awning Fabric - Bldg H	1,009
Misc Building Components	Awning Fabric - Clubhouse Bldg	7,711
Misc Building Components	Awning Frame, Aluminum - Bldg D	1,086
Misc Building Components	Awning Frame, Aluminum - Bldg F	1,086
Misc Building Components	Awning Frame, Aluminum - Bldg H	1,086
Misc Building Components	Finish, Tile - Bldg A Entrys	3,997
Misc Building Components	Finish, Tile - Bldg B Entrys	4,996
Misc Building Components	Finish, Tile - Bldg C Walkways	39,920
Misc Building Components	Finish, Tile - Bldg D Walkways	153,542
Misc Building Components	Finish, Tile - Bldg E Walkways	39,920
Misc Building Components	Finish, Tile - Bldg F Walkways	153,542
Misc Building Components	Finish, Tile - Bldg G Entrys	3,997
Misc Building Components	Finish, Tile - Bldg H Walkways	153,542
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,771
Misc Site Improvements	Pool Equipment, Heater, Gas	8,283
Misc Site Improvements	Spa Equipment, Heater, Gas	6,429
Year 30 Total		1,174,762

Section 5

Photographs

This section of the report includes various photographs of the property and were taken during the initial field inspection.



Building A



Building A



Building B



Building B



Building C



Building C



Building C Garage



Building C Garage



Building D



Building D



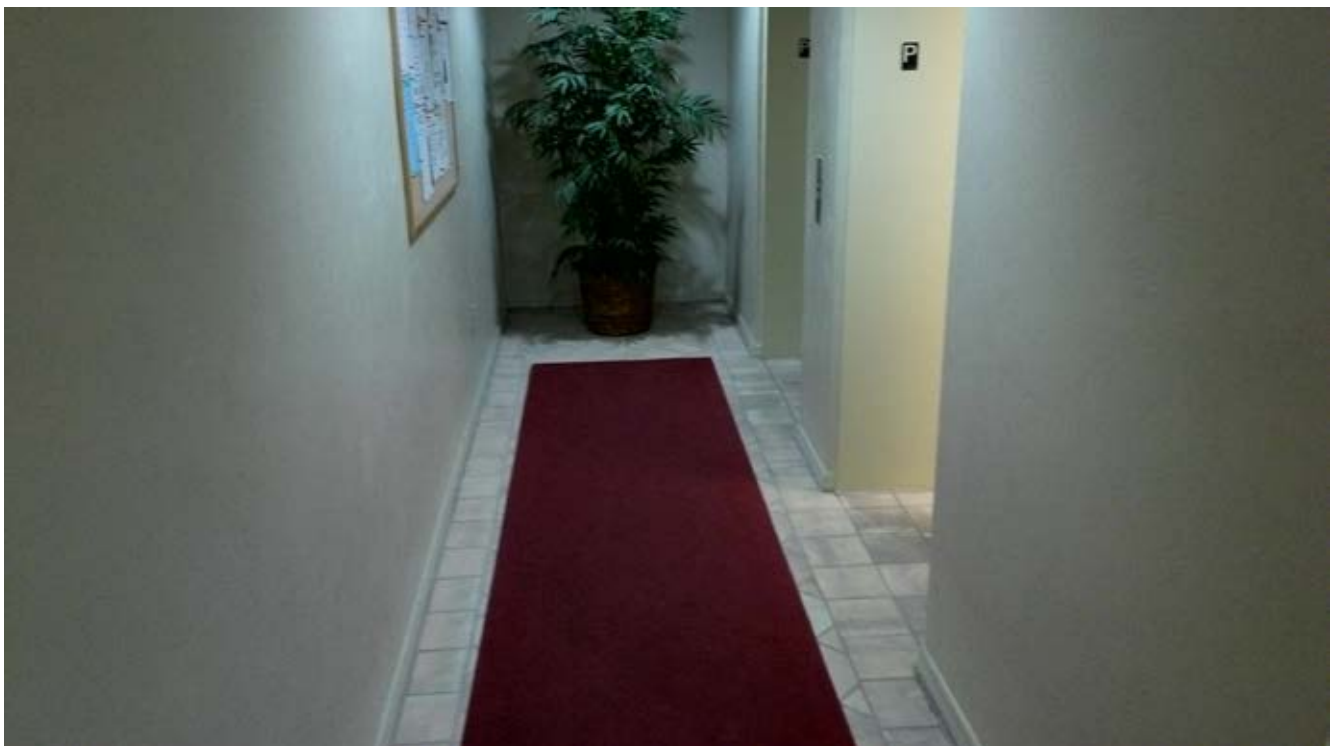
Building D Common Walkway



Building D Common Walkway



Building D Domestic Water Pump System



Building D Elevator Lobby - Garage



Building D Elevator Lobby - Upper Floor



Building D Entry Gate



Building D Fire Alarm Control Panel



Building D Fire Pump



Building D Fire Pump Controller



Building D Garage Level



Building D Main Lobby



Building D Stairway



Building E



Building E



Building E Common Walkway



Building E Garage



Building E Garage



Building E Stairway



Building F



Building F



Building F Common Walkway



Building F Common Walkway and Railings



Building F Domestic Water Pump System



Building F Fire Alarm Control Panel



Building F Fire Pump



Building F Enterphone



Building F Lower Level



Building F Lower Level



Building G



Building G



Building H



Building H



Building H Common Walkway - Upper Floor



Building H Domestic Water Pump System



Building H Elevator Lobby - First Floor



Building H Elevator Lobby - Upper Floor



Building H Fire Alarm Control Panel



Building H Fire Pump



Building H Garage Level



Building H Main Entrance



Clubhouse



Clubhouse



Clubhouse Main Room



Clubhouse Card Room



Clubhouse Fitness Room



Clubhouse Kitchen



Swimming Pool



Spa



Swimming Pool Deck



Swimming Pool and Spa Equipment, Heaters



Pool Area Fence



Barbecue Grills



Pool Area Patio Furniture



Pool Area Furniture



Sign Monument, Property Name (1 of 2)



Entry Sidewall and Rail (1 of 2)



Light Pole Fixture (Typical)



Pavers



Lake Fountain



Aerator Compressor