

2019-20 Reserve Study Update

This report has been prepared exclusively for:

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

Report No: 6329 Version 2

For the Period

From: April 1, 2019 To: March 31, 2020



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

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

June 7, 2019

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

Re: Reserve Study Update Report

As authorized, this reserve study update 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 2019-20 reserve contribution amount. Section three titled **"SCHEDULE"** uses straight line accounting method. This schedule will give you the recommended 2019-20 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 2019-20 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,

D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser

Reviewed 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:	06/07/2019
Property Type:	Condominium	Report No:	6329 Version 2
Total Units:	131	Budget Year Begins:	04/01/2019
Phase:	Phase 1 (1 of 1)	Budget Year Ends:	03/31/2020

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	191
Total current cost of all scheduled reserve components:	\$5,030,990
Estimated Beginning Year Reserve Balance:	\$1,215,077
Total number of components scheduled for replacement in the 2019-20 Budget Year:	37
Total cost of components scheduled for replacement in the 2019-20 Budget Year:	\$615,619

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$244,506
Recommended Annual Reserve Funding Contribution Amount:	\$411,259
Increase (decrease) between Current & Recommended Contribution Amounts:	\$166,753
Increase (decrease) between Current & Recommended Contribution Amounts:	68.20%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$244,506
Recommended 2019-20 Reserve Funding Contribution Amount:	\$256,237
Recommended 2019-20 Planned Special Assessment Amount:	\$0
Total 2019-20 Reserve Funding and Planned Special Assessment Amount:	\$256,237
Increase (decrease) between Current & Recommended Contribution Amounts:	\$11,731
Increase (decrease) between Current & Recommended Contribution Amounts:	4.80%

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, 2019 and ending March 31, 2020.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded 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 estimated revenues and expenses must be detailed and must show the amounts budgeted by accounts and expense classifications, including, at a minimum, any applicable expenses listed in s. 718.504(21). A multicondominium 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 to it must show the amount budgeted for this maintenance. 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.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of 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 a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget 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 less reserves than required by this subsection.

b. Before 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 the voting interests allocated to its units to waive the reserves or reduce the funding of reserves through the period expiring at the end of the second fiscal year after the fiscal year in which the certificate of a surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit is recorded, whichever occurs first, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper 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 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 may 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. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests, voting in person or by limited proxy at a duly called meeting of the association.

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

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), F.S., 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 amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
 6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

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.

03/31/2019 Balance

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.

2019-20 Contribution

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

2019-20 Current Reserve Component Costs

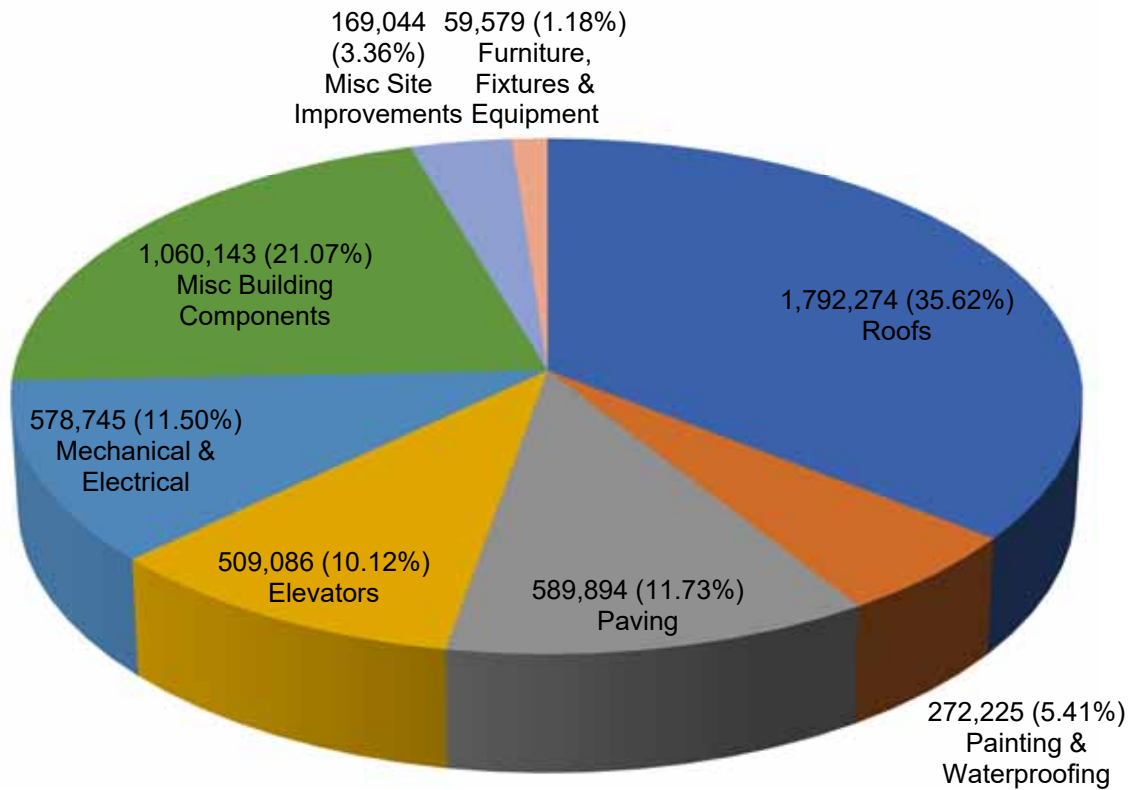
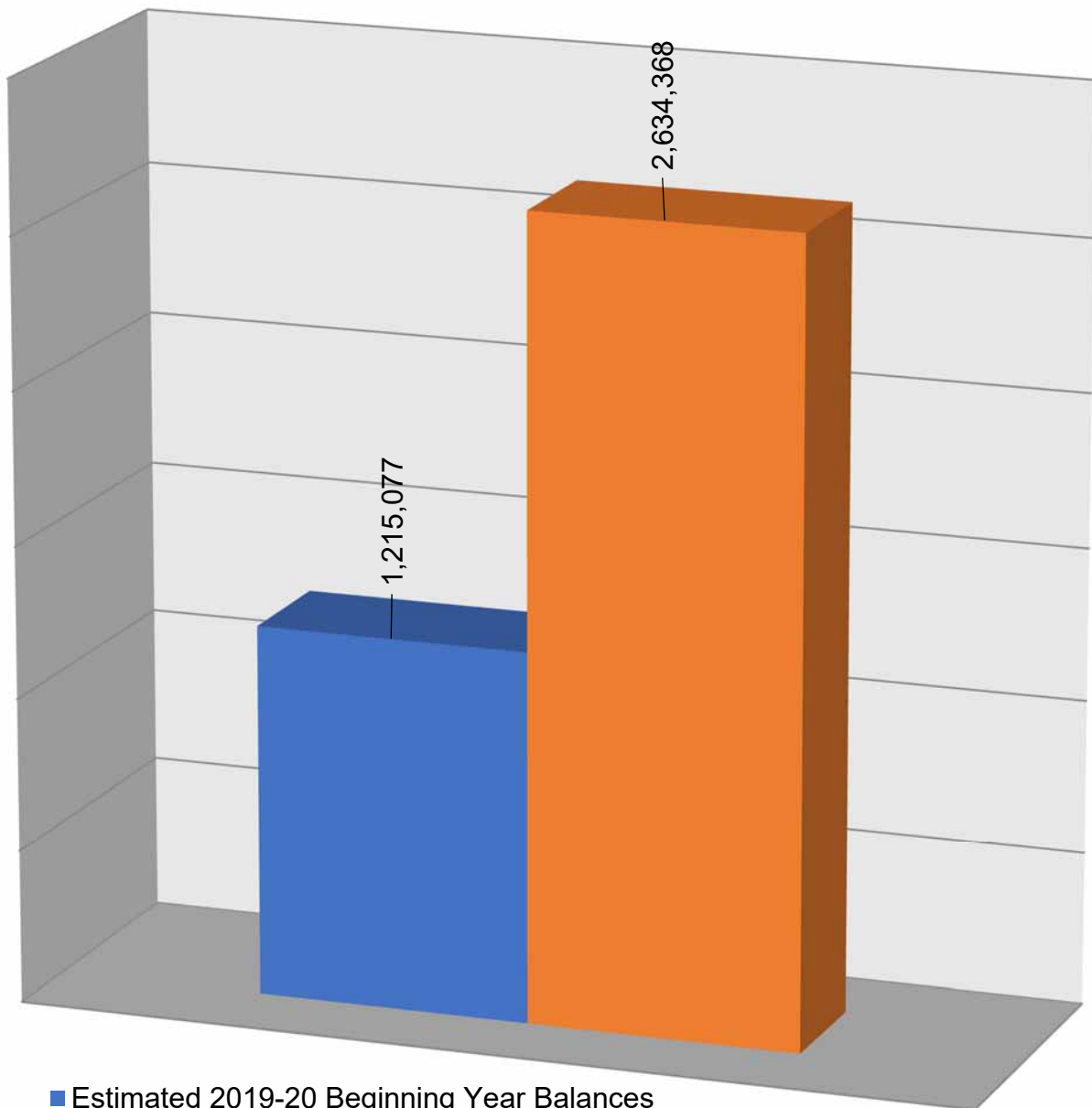


Chart B

2019-20 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2019-20 Beginning Year Balances

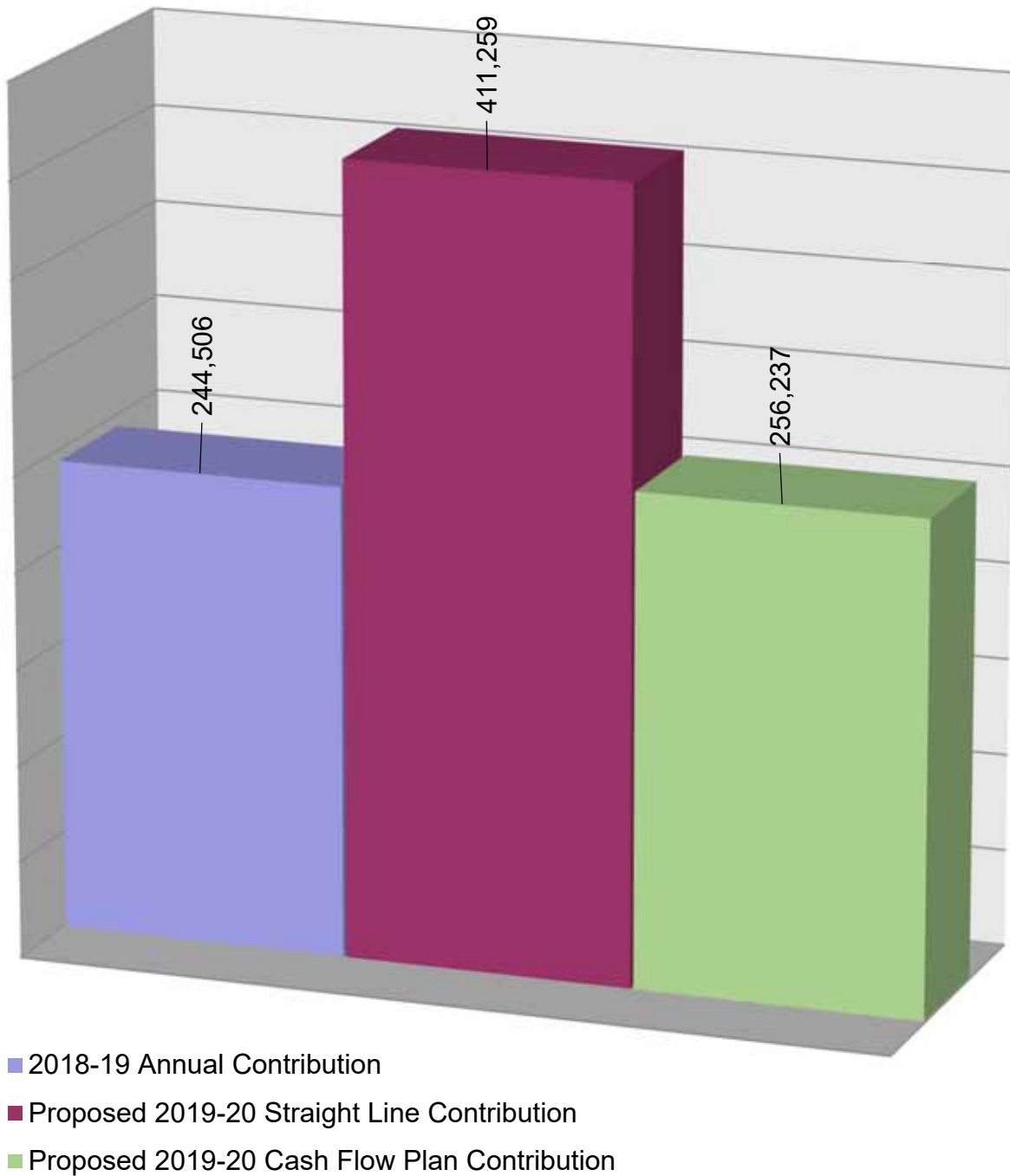
■ 100% Funded Straight Line 2019-20 Beginning Year Balances

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

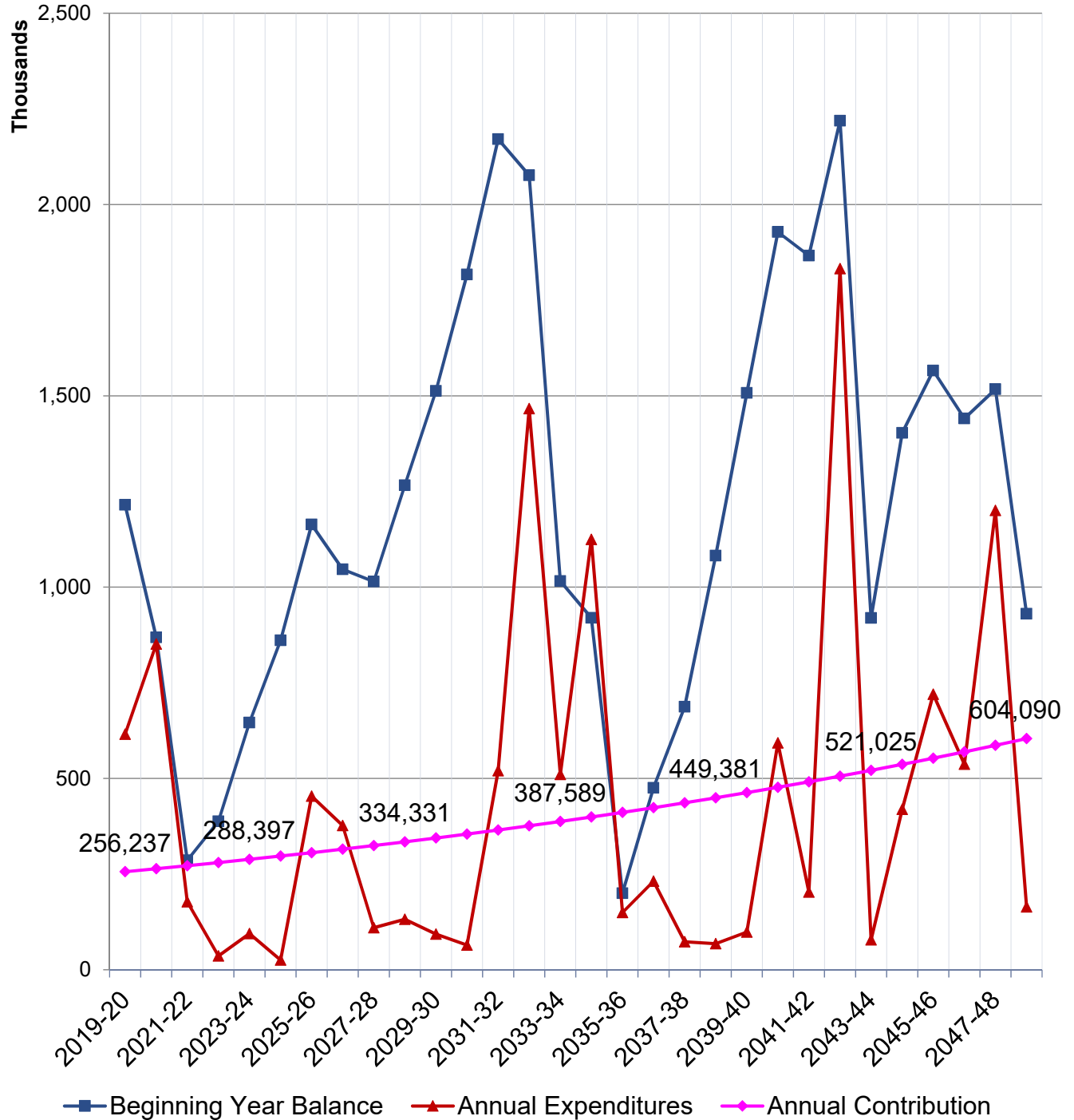
2019-20 Funding Contribution Comparisons



Proposed 2019-20 Straight Line Contribution = $\text{Unfunded Balance} / \text{Remaining Life}$

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	3/31/2019 Balance	Unfunded Balance	2019-20 Contribution
Roofs	1,792,274	2-30	2-24	15,958	1,776,316	103,775
Painting & Waterproofing	272,225	7	1	272,225	0	0
Paving	589,894	4-30	1-16	14,254	575,640	37,179
Elevators	509,086	15-30	2-3	309,087	199,999	86,169
Mechanical & Electrical	578,745	5-35	1-24	246,491	332,254	64,711
Misc Building Components	1,060,143	2-33	1-23	275,784	784,359	87,685
Misc Site Improvements	169,044	2-30	1-16	74,166	94,878	13,803
Furniture, Fixtures & Equipment	59,579	3-20	2-3	7,112	52,467	17,937
Grand Total	5,030,990			1,215,077	3,815,913	411,259

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Roofs									
Flat Roofs									
Roof, Flat SBS w/Tap Insulation - Bldg A	22	Squares	4,605.00	101,310	20	14	0	101,310	7,236
Roof, Flat SBS w/Tap Insulation - Bldg B	28	Squares	3,705.00	103,740	20	14	0	103,740	7,410
Roof, Flat SBS w/Tap Insulation - Bldg C	28	Squares	3,877.00	108,556	20	14	0	108,556	7,754
Roof, Flat SBS w/Tap Insulation - Bldg D	28	Squares	4,565.00	127,820	20	14	0	127,820	9,130
Roof, Flat SBS w/Tap Insulation - Bldg E	28	Squares	3,877.00	108,556	20	14	0	108,556	7,754
Roof, Flat SBS w/Tap Insulation - Bldg F	28	Squares	4,565.00	127,820	20	14	0	127,820	9,130
Roof, Flat SBS w/Tap Insulation - Bldg G	22	Squares	4,605.00	101,310	20	14	0	101,310	7,236
Roof, Flat SBS w/Tap Insulation - Bldg H	28	Squares	4,565.00	127,820	20	14	0	127,820	9,130
Tile Roofs									
Roof, Concrete Barrel Tile - Bldg A	86	Squares	982.00	84,452	30	24	0	84,452	3,519
Roof, Concrete Barrel Tile - Bldg B	111	Squares	935.00	103,785	30	24	0	103,785	4,324
Roof, Concrete Barrel Tile - Bldg C	109	Squares	930.00	101,370	30	24	0	101,370	4,224
Roof, Concrete Barrel Tile - Bldg C Garage	14	Squares	1,035.00	14,490	30	24	0	14,490	604
Roof, Concrete Barrel Tile - Bldg D	133	Squares	827.00	109,991	30	24	0	109,991	4,583
Roof, Concrete Barrel Tile - Bldg E	109	Squares	930.00	101,370	30	24	0	101,370	4,224
Roof, Concrete Barrel Tile - Bldg E Garage	14	Squares	1,035.00	14,490	30	24	0	14,490	604
Roof, Concrete Barrel Tile - Bldg F	133	Squares	827.00	109,991	30	24	0	109,991	4,583
Roof, Concrete Barrel Tile - Bldg G	86	Squares	982.00	84,452	30	24	0	84,452	3,519
Roof, Concrete Barrel Tile - Bldg H	133	Squares	827.00	109,991	30	24	0	109,991	4,583
Roof, Concrete Barrel Tile - Clubhouse	20	Squares	1,448.00	28,960	30	24	0	28,960	1,207
Roofs, Cleaning/Treatment	1	Total	22,000.00	22,000	2	2	15,958	6,042	3,021
Roofs Total	20	Components		1,792,274	2-30	2-24	15,958	1,776,316	103,775
Painting & Waterproofing									
Paint Exterior and Waterproof - All Bldgs	1	Total	220,479.00	220,479	7	1	220,479	0	0
Paint Exterior Window Frames - Condo Bldgs	1	Total	26,786.00	26,786	7	1	26,786	0	0
Paint Interior - Clubhouse Bldg	1	Total	3,352.00	3,352	7	1	3,352	0	0
Paint Interior - Garages @ Bldg D, F, & H	1	Total	21,608.00	21,608	7	1	21,608	0	0
Painting & Waterproofing Total	4	Components		272,225	7	1	272,225	0	0
Paving									
Brick Pavers, Deferred Maintenance Allowance	1	Total	10,000.00	10,000	7	2	7,254	2,746	1,373
Brick Pavers, Replacement	88,002	Sq Ft	6.51	572,894	30	16	0	572,894	35,806
Pressure Wash - Drives, Walks, Curbs	1	Total	7,000.00	7,000	4	1	7,000	0	0
Paving Total	3	Components		589,894	4-30	1-16	14,254	575,640	37,179

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Elevators									
Elevator Cab Refurbishment Allowance - Bldg C	1	Each	7,046.00	7,046	15	3	0	7,046	2,349
Elevator Cab Refurbishment Allowance - Bldg D	2	Each	7,046.00	14,092	15	2	10,222	3,870	1,935
Elevator Cab Refurbishment Allowance - Bldg E	1	Each	7,046.00	7,046	15	3	0	7,046	2,349
Elevator Cab Refurbishment Allowance - Bldg F	2	Each	7,046.00	14,092	15	2	10,222	3,870	1,935
Elevator Cab Refurbishment Allowance - Bldg H	2	Each	7,046.00	14,092	15	2	10,222	3,870	1,935
Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg C	1	Each	34,446.00	34,446	30	3	0	34,446	11,482
Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg E	1	Each	34,446.00	34,446	30	3	0	34,446	11,482
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg D	2	Each	63,971.00	127,942	30	2	92,806	35,136	17,568
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg F	2	Each	63,971.00	127,942	30	2	92,809	35,133	17,566
Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg H	2	Each	63,971.00	127,942	30	2	92,806	35,136	17,568
Elevators Total	10	Components		509,086	15-30	2-3	309,087	199,999	86,169

Mechanical & Electrical

Access Control

Access Control, Enterphone Panel - Bldg D	1	Each	5,986.00	5,986	14	9	0	5,986	665
Access Control, Enterphone Panel - Bldg F	1	Each	5,986.00	5,986	14	9	0	5,986	665
Access Control, Enterphone Panel - Bldg H	1	Each	5,986.00	5,986	14	9	0	5,986	665

Domestic Water

Domestic Water Pump System Control Panel - Bldg D	1	Each	9,202.00	9,202	28	1	9,202	0	0
Domestic Water Pump System Control Panel - Bldg F	1	Each	9,202.00	9,202	28	1	9,202	0	0
Domestic Water Pump System Control Panel - Bldg H	1	Each	9,202.00	9,202	28	1	9,202	0	0
Domestic Water Pump VFD - Bldg D	1	Each	3,980.00	3,980	8	3	0	3,980	1,327
Domestic Water Pump VFD - Bldg D	1	Each	3,980.00	3,980	8	2	2,887	1,093	546
Domestic Water Pump VFD - Bldg F	1	Each	3,980.00	3,980	8	2	2,887	1,093	546
Domestic Water Pump VFD - Bldg F	1	Each	3,980.00	3,980	8	2	2,887	1,093	546
Domestic Water Pump VFD - Bldg H	1	Each	3,980.00	3,980	8	2	2,887	1,093	546
Domestic Water Pump VFD - Bldg H	1	Each	3,980.00	3,980	8	2	2,887	1,093	546
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	4,627.00	4,627	8	2	3,356	1,271	636
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	4,627.00	4,627	8	2	3,356	1,271	636
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,627.00	4,627	8	5	0	4,627	925
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,627.00	4,627	8	2	3,356	1,271	636
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,627.00	4,627	8	2	3,356	1,271	636
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,627.00	4,627	8	2	3,356	1,271	636
Domestic Water Pump/Motor, 3 Hp - Bldg D	1	Each	5,421.00	5,421	8	2	3,932	1,489	744
Domestic Water Pump/Motor, 3 Hp - Bldg F	1	Each	5,421.00	5,421	8	2	3,932	1,489	744
Domestic Water Pump/Motor, 3 Hp - Bldg H	1	Each	5,421.00	5,421	8	2	3,932	1,489	744

Fire Protection

Fire Alarm Control Panel - Bldg C	1	Total	5,075.00	5,075	26	2	3,681	1,394	697
Fire Alarm Control Panel - Bldg E	1	Total	5,075.00	5,075	26	2	3,681	1,394	697
Fire Alarm System - Bldg D	1	Total	68,178.00	68,178	26	2	49,455	18,723	9,362
Fire Alarm System - Bldg F	1	Total	68,178.00	68,178	26	2	49,455	18,723	9,362

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Fire Alarm System - Bldg H	1	Total	68,178.00	68,178	26	2	49,455	18,723	9,362
Fire Hydrant Replacement Allowance	1	Each	8,948.00	8,948	5	2	6,491	2,457	1,228
Fire Jockey Pump/Motor - Bldg D	1	Each	2,208.00	2,208	9	2	1,602	606	303
Fire Jockey Pump/Motor - Bldg F	1	Each	2,208.00	2,208	9	2	1,602	606	303
Fire Jockey Pump/Motor - Bldg H	1	Each	2,208.00	2,208	9	2	1,602	606	303
Fire Pump/Motor/Controller, 40 Hp - Bldg D	1	Each	43,057.00	43,057	35	24	0	43,057	1,794
Fire Pump/Motor/Controller, 40 Hp - Bldg F	1	Each	43,057.00	43,057	35	7	0	43,057	6,151
Fire Pump/Motor/Controller, 40 Hp - Bldg H	1	Each	43,057.00	43,057	35	7	0	43,057	6,151
Fire Standpipe Replacement - Bldgs C & E	1	Total	56,590.00	56,590	25	16	0	56,590	3,537
HVAC									
A/C Air Handler Unit, 4 Ton - Clubhouse	1	Each	3,229.00	3,229	12	1	3,229	0	0
A/C Condensing Unit, 4 Ton - Clubhouse	1	Each	3,316.00	3,316	12	1	3,316	0	0
A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	1	Total	3,178.00	3,178	15	13	0	3,178	244
A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	1	Total	3,178.00	3,178	15	2	2,305	873	436
A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	1	Total	3,178.00	3,178	15	10	0	3,178	318
Dehumidifier, Commercial Grade - Storage Rooms	6	Each	4,330.00	25,980	18	16	0	25,980	1,624
Lighting									
Light Fixture, Emergency	150	Each	48.00	7,200	22	16	0	7,200	450
Mechanical & Electrical Total	41	Components		578,745	5-35	1-24	246,491	332,254	64,711

Misc Building Components

Awnings

Awning Fabric - Bldg D	1	Total	473.00	473	7	2	343	130	65
Awning Fabric - Bldg F	1	Total	473.00	473	7	2	343	130	65
Awning Fabric - Bldg H	1	Total	473.00	473	7	2	343	130	65
Awning Fabric - Clubhouse	1	Total	3,616.00	3,616	7	2	2,623	993	496
Awning Frame, Aluminum - Bldg D	1	Total	509.00	509	28	2	369	140	70
Awning Frame, Aluminum - Bldg F	1	Total	509.00	509	28	2	369	140	70
Awning Frame, Aluminum - Bldg H	1	Total	509.00	509	28	2	369	140	70
Awning Frame, Aluminum - Clubhouse	1	Total	3,727.00	3,727	28	9	0	3,727	414

Fascia

Wood Fascia - Bldg A	1,046	Ln Ft	6.22	6,507	25	1	6,507	0	0
Wood Fascia - Bldg B	1,303	Ln Ft	6.22	8,105	25	1	8,105	0	0
Wood Fascia - Bldg C	1,312	Ln Ft	6.22	8,161	25	1	8,161	0	0
Wood Fascia - Bldg C Garage	164	Ln Ft	6.22	1,021	25	1	1,021	0	0
Wood Fascia - Bldg D	964	Ln Ft	6.22	5,997	25	1	5,997	0	0
Wood Fascia - Bldg E	1,312	Ln Ft	6.22	8,161	25	1	8,161	0	0
Wood Fascia - Bldg E Garage	164	Ln Ft	6.22	1,021	25	1	1,021	0	0
Wood Fascia - Bldg F	964	Ln Ft	6.22	5,997	25	1	5,997	0	0
Wood Fascia - Bldg G	1,046	Ln Ft	6.22	6,507	25	1	6,507	0	0
Wood Fascia - Bldg H	964	Ln Ft	6.22	5,997	25	1	5,997	0	0
Wood Fascia - Clubhouse	278	Ln Ft	6.22	1,730	25	1	1,730	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Finishes									
Finish, Carpet - Clubhouse	132	Sq Yds	51.67	6,821	10	2	4,948	1,873	936
Finish, Ceramic Tile Floor - Bldg D Lobby	170	Sq Ft	14.46	2,459	30	2	1,784	675	338
Finish, Ceramic Tile Floor - Bldg F Lobby	170	Sq Ft	14.46	2,459	30	2	1,784	675	338
Finish, Ceramic Tile Floor - Bldg H Lobby	170	Sq Ft	14.46	2,459	30	2	1,784	675	338
Finish, Ceramic Tile Floor - Clubhouse	391	Sq Ft	14.46	5,654	30	18	0	5,654	314
Finish, Tile - Bldg A Entrys	172	Sq Ft	10.89	1,874	20	7	0	1,874	268
Finish, Tile - Bldg B Entrys	215	Sq Ft	10.89	2,342	20	7	0	2,342	335
Finish, Tile - Bldg C Walkways	1,718	Sq Ft	10.89	18,710	20	7	0	18,710	2,673
Finish, Tile - Bldg D Walkways	6,608	Sq Ft	10.89	71,962	20	7	0	71,962	10,280
Finish, Tile - Bldg E Walkways	1,718	Sq Ft	10.89	18,710	20	7	0	18,710	2,673
Finish, Tile - Bldg F Walkways	6,608	Sq Ft	10.89	71,962	20	7	0	71,962	10,280
Finish, Tile - Bldg G Entrys	172	Sq Ft	10.89	1,874	20	7	0	1,874	268
Finish, Tile - Bldg H Walkways	6,608	Sq Ft	10.89	71,962	20	7	0	71,962	10,280
Gutters & Downspouts									
Gutters & Downspouts - Bldg A	384	Ln Ft	5.93	2,278	25	23	0	2,278	99
Gutters & Downspouts - Bldg B	480	Ln Ft	5.93	2,847	25	23	0	2,847	124
Gutters & Downspouts - Bldg C	996	Ln Ft	5.93	5,907	25	23	0	5,907	257
Gutters & Downspouts - Bldg D	338	Ln Ft	5.93	2,005	25	23	0	2,005	87
Gutters & Downspouts - Bldg E	996	Ln Ft	5.93	5,907	25	23	0	5,907	257
Gutters & Downspouts - Bldg F	338	Ln Ft	5.93	2,005	25	23	0	2,005	87
Gutters & Downspouts - Bldg G	384	Ln Ft	5.93	2,278	25	23	0	2,278	99
Gutters & Downspouts - Bldg H	338	Ln Ft	5.93	2,005	25	23	0	2,005	87
Gutters & Downspouts - Clubhouse	149	Ln Ft	5.93	884	25	23	0	884	38
Misc Items									
Built-In Cabinets & Counters - Clubhouse Kitchen	1	Total	9,800.00	9,800	30	18	0	9,800	544
Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	56	Each	1,069.00	59,864	24	14	0	59,864	4,276
Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	12	Each	1,671.00	20,052	2	1	20,052	0	0
Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	280	Sq Ft	19.62	5,494	20	10	0	5,494	549
Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	280	Sq Ft	19.62	5,494	20	10	0	5,494	549
Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	280	Sq Ft	19.62	5,494	20	10	0	5,494	549
Vanity/Partition/Accessories - Clubhouse Restrooms	1	Total	13,899.00	13,899	30	2	10,082	3,817	1,908
Railings & Screens									
Railing, Aluminum - Bldg A French Balconies	36	Ln Ft	87.00	3,132	28	1	3,132	0	0
Railing, Aluminum - Bldg B French Balconies	45	Ln Ft	87.00	3,915	28	1	3,915	0	0
Railing, Aluminum - Bldg C Common Walkways	1	Total	13,614.00	13,614	28	18	0	13,614	756
Railing, Aluminum - Bldg C French Balconies	90	Ln Ft	88.00	7,920	28	1	7,920	0	0
Railing, Aluminum - Bldg D Common Walkways	459	Ln Ft	88.00	40,392	28	1	40,392	0	0
Railing, Aluminum - Bldg E Common Walkways	1	Total	13,614.00	13,614	28	18	0	13,614	756
Railing, Aluminum - Bldg E French Balconies	90	Ln Ft	88.00	7,920	28	1	7,920	0	0
Railing, Aluminum - Bldg F Common Walkways	459	Ln Ft	88.00	40,392	28	1	40,392	0	0
Railing, Aluminum - Bldg G French Balconies	36	Ln Ft	88.00	3,168	28	1	3,168	0	0
Railing, Aluminum - Bldg H Common Walkways	459	Ln Ft	88.00	40,392	28	1	40,392	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	71	Ln Ft	78.39	5,566	21	13	0	5,566	428
Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	84	Ln Ft	78.39	6,585	21	13	0	6,585	507
Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	168	Ln Ft	78.39	13,170	21	13	0	13,170	1,013
Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	1,120	Ln Ft	78.39	87,797	21	13	0	87,797	6,754
Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	168	Ln Ft	78.39	13,170	21	13	0	13,170	1,013
Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	1,120	Ln Ft	78.39	87,797	21	13	0	87,797	6,754
Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	71	Ln Ft	78.39	5,566	21	13	0	5,566	428
Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	1,120	Ln Ft	78.39	87,797	21	13	0	87,797	6,754
Screen Enclosure, Alum - Bldg A Lanai	71	Ln Ft	61.30	4,353	28	1	4,353	0	0
Screen Enclosure, Alum - Bldg B Lanai	84	Ln Ft	61.30	5,150	28	1	5,150	0	0
Screen Enclosure, Alum - Bldg C Lanai	84	Ln Ft	61.30	5,150	28	1	5,150	0	0
Screen Enclosure, Alum - Bldg E Lanai	84	Ln Ft	61.30	5,150	28	1	5,150	0	0
Screen Enclosure, Alum - Bldg G Lanai	71	Ln Ft	61.30	4,353	28	1	4,353	0	0
Trash									
Trash Chute Guillotine - Bldg C	1	Each	2,210.00	2,210	25	4	0	2,210	552
Trash Chute Guillotine - Bldg D	1	Each	2,210.00	2,210	25	4	0	2,210	552
Trash Chute Guillotine - Bldg E	1	Each	2,210.00	2,210	25	4	0	2,210	552
Trash Chute Guillotine - Bldg F	1	Each	2,210.00	2,210	25	4	0	2,210	552
Trash Chute Guillotine - Bldg H	1	Each	2,210.00	2,210	25	4	0	2,210	552
Trash Chute Intake Door/Throat Plate - Bldg C	1	Each	2,828.00	2,828	33	5	0	2,828	566
Trash Chute Intake Door/Throat Plate - Bldg D	5	Each	2,828.00	14,140	33	5	0	14,140	2,828
Trash Chute Intake Door/Throat Plate - Bldg E	1	Each	2,828.00	2,828	33	5	0	2,828	566
Trash Chute Intake Door/Throat Plate - Bldg F	5	Each	2,828.00	14,140	33	5	0	14,140	2,828
Trash Chute Intake Door/Throat Plate - Bldg H	5	Each	2,828.00	14,140	33	5	0	14,140	2,828
Misc Building Components Total	81	Components		1,060,143	2-33	1-23	275,784	784,359	87,685

Misc Site Improvements

Lighting

Light Fixture, Landscape Uplight	4	Each	523.00	2,092	12	8	0	2,092	262
Light Fixture, Sign Uplight - Entry Sign	2	Each	871.00	1,742	12	8	0	1,742	218
Light Pole & Fixture - Parking Lot	13	Each	1,023.00	13,299	19	15	0	13,299	887
Light Pole & Fixture, Globe - Pool Deck	7	Each	558.00	3,906	19	15	0	3,906	260

Misc Items

Aerator, Single Phase Pump - Lake	3	Each	2,901.00	8,703	10	2	6,313	2,390	1,195
Drinking Fountain, Outdoor - Clubhouse Patio	1	Each	1,354.00	1,354	14	2	982	372	186
Entrance Circle/Fountain Improvements	1	Total	50,000.00	50,000	25	1	50,000	0	0
Fence w/Gates, 42" Alum Picket - Pool Deck	238	Ln Ft	56.12	13,357	28	2	9,689	3,668	1,834
Lake Fountain	1	Total	7,695.00	7,695	15	2	5,582	2,113	1,056
Park, BBQ Gas Grill - Pool Deck	2	Each	995.00	1,990	5	3	0	1,990	663

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/19 Balance	Unfunded Balance	2019-20 Contribution
Pool & Spa									
Pool & Spa Pump/Motor/Filter Equip Allowance	1	Total	1,600.00	1,600	2	1	1,600	0	0
Pool Deck Brick Pavers	3,038	Sq Ft	6.88	20,902	30	16	0	20,902	1,306
Pool Equipment, Heater, Gas	1	Each	3,885.00	3,885	8	3	0	3,885	1,295
Pool Finish, Ceramic Tile Trim	1	Total	3,032.00	3,032	12	9	0	3,032	337
Pool Finish, Exposed Aggregate	1,340	Sq Ft	7.50	10,050	12	9	0	10,050	1,117
Spa Equipment, Collection Tank	1	Total	17,223.00	17,223	20	11	0	17,223	1,566
Spa Equipment, Heater, Gas	1	Each	3,188.00	3,188	6	3	0	3,188	1,063
Spa Finish, Ceramic Tile Trim	1	Total	1,226.00	1,226	12	9	0	1,226	136
Spa Finish, Exposed Aggregate	1	Total	3,800.00	3,800	12	9	0	3,800	422
Misc Site Improvements Total	19	Components		169,044	2-30	1-16	74,166	94,878	13,803
Furniture, Fixtures & Equipment									
Appliance Allowance - Clubhouse Kitchen	1	Each	3,500.00	3,500	12	2	2,539	961	480
Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	1	Each	1,857.00	1,857	4	3	0	1,857	619
Fitness, Cardio, Glide Bike	1	Each	1,106.00	1,106	10	3	0	1,106	369
Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	1	Each	3,004.00	3,004	10	3	0	3,004	1,001
Fitness, Cardio, Treadmill - Freemotion 830	1	Each	1,857.00	1,857	4	3	0	1,857	619
Fitness, Weight Machine, Multi-Station - Pacific	1	Each	4,545.00	4,545	20	3	0	4,545	1,515
Furnishings Allowance - Clubhouse Card Rm	1	Total	4,620.42	4,621	12	3	0	4,621	1,540
Furnishings Allowance - Clubhouse Lounge Area	1	Total	8,300.00	8,300	10	3	0	8,300	2,767
Furnishings Allowance - Clubhouse Office	1	Total	3,700.00	3,700	12	3	0	3,700	1,233
Furnishings Allowance - Clubhouse Patio	1	Total	11,100.00	11,100	12	3	0	11,100	3,700
Furniture, Outdoor - Pool Deck	1	Total	9,684.00	9,684	8	3	0	9,684	3,228
Furniture, Outdoor Umbrella	7	Each	362.00	2,534	3	2	1,838	696	348
Maint, Utility Vehicle, Golf Cart	1	Each	3,771.00	3,771	6	2	2,735	1,036	518
Furniture, Fixtures & Equipment Total	13	Components		59,579	3-20	2-3	7,112	52,467	17,937
Grand Total	191	Components		5,030,990			1,215,077	3,815,913	411,259

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	2019-20	1,215,077	256,237	4.80%	0	615,619	3.00%	12,835	1.50%	868,530
2	2020-21	868,530	263,924	3.00%	0	851,196	3.00%	4,922	1.75%	286,180
3	2021-22	286,180	271,842	3.00%	0	177,649	3.00%	7,607	2.00%	387,980
4	2022-23	387,980	279,997	3.00%	0	36,115	3.00%	14,217	2.25%	646,079
5	2023-24	646,079	288,397	3.00%	0	94,420	3.00%	21,001	2.50%	861,057
6	2024-25	861,057	297,049	3.00%	0	25,504	3.00%	31,147	2.75%	1,163,749
7	2025-26	1,163,749	305,960	3.00%	0	453,527	3.00%	30,485	3.00%	1,046,667
8	2026-27	1,046,667	315,139	3.00%	0	376,775	3.00%	29,551	3.00%	1,014,582
9	2027-28	1,014,582	324,593	3.00%	0	109,788	3.00%	36,882	3.00%	1,266,269
10	2028-29	1,266,269	334,331	3.00%	0	131,725	3.00%	44,066	3.00%	1,512,941
11	2029-30	1,512,941	344,361	3.00%	0	93,126	3.00%	52,925	3.00%	1,817,101
12	2030-31	1,817,101	354,692	3.00%	0	64,328	3.00%	63,224	3.00%	2,170,689
13	2031-32	2,170,689	365,333	3.00%	0	520,187	3.00%	60,475	3.00%	2,076,310
14	2032-33	2,076,310	376,293	3.00%	0	1,466,479	3.00%	29,584	3.00%	1,015,708
15	2033-34	1,015,708	387,589	3.00%	0	510,355	3.00%	26,788	3.00%	919,730
16	2034-35	919,730	399,227	3.00%	0	1,124,782	3.00%	5,825	3.00%	200,000
17	2035-36	200,000	411,215	3.00%	0	149,694	3.00%	13,846	3.00%	475,367
18	2036-37	475,367	423,563	3.00%	0	231,501	3.00%	20,023	3.00%	687,452
19	2037-38	687,452	436,281	3.00%	0	73,059	3.00%	31,520	3.00%	1,082,194
20	2038-39	1,082,194	449,381	3.00%	0	67,971	3.00%	43,908	3.00%	1,507,512
21	2039-40	1,507,512	462,875	3.00%	0	98,568	3.00%	56,155	3.00%	1,927,974
22	2040-41	1,927,974	476,774	3.00%	0	592,870	3.00%	54,356	3.00%	1,866,234
23	2041-42	1,866,234	491,090	3.00%	0	203,019	3.00%	64,629	3.00%	2,218,934
24	2042-43	2,218,934	505,836	3.00%	0	1,832,275	3.00%	26,775	3.00%	919,270
25	2043-44	919,270	521,025	3.00%	0	78,009	3.00%	40,869	3.00%	1,403,155
26	2044-45	1,403,155	536,670	3.00%	0	419,395	3.00%	45,613	3.00%	1,566,043
27	2045-46	1,566,043	552,785	3.00%	0	720,017	3.00%	41,964	3.00%	1,440,775
28	2046-47	1,440,775	569,383	3.00%	0	537,222	3.00%	44,188	3.00%	1,517,124
29	2047-48	1,517,124	586,480	3.00%	0	1,200,483	3.00%	27,094	3.00%	930,215
30	2048-49	930,215	604,090	3.00%	0	164,382	3.00%	41,098	3.00%	1,411,021
Grand Total			12,192,412		0	13,020,040		1,023,572		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019-20		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	220,479
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	26,786
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	3,352
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	21,608
Paving	Pressure Wash - Drives, Walks, Curbs	7,000
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg D	9,202
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg F	9,202
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg H	9,202
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse	3,229
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse	3,316
Misc Building Components	Wood Fascia - Bldg A	6,507
Misc Building Components	Wood Fascia - Bldg B	8,105
Misc Building Components	Wood Fascia - Bldg C	8,161
Misc Building Components	Wood Fascia - Bldg C Garage	1,021
Misc Building Components	Wood Fascia - Bldg D	5,997
Misc Building Components	Wood Fascia - Bldg E	8,161
Misc Building Components	Wood Fascia - Bldg E Garage	1,021
Misc Building Components	Wood Fascia - Bldg F	5,997
Misc Building Components	Wood Fascia - Bldg G	6,507
Misc Building Components	Wood Fascia - Bldg H	5,997
Misc Building Components	Wood Fascia - Clubhouse	1,730
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	20,052
Misc Building Components	Railing, Aluminum - Bldg A French Balconies	3,132
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	3,915
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	7,920
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	40,392
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	7,920
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	40,392
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	3,168
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	40,392
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	4,353
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	5,150
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	5,150
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	5,150
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	4,353
Misc Site Improvements	Entrance Circle/Fountain Improvements	50,000
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,600
Year 1 Total		615,619

Category	Description	Cost
Year 2: 2020-21		
Roofs	Roofs, Cleaning/Treatment	22,660
Paving	Brick Pavers, Deferred Maintenance Allowance	10,300
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	14,515
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	14,515
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	14,515
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg D	131,780
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg F	131,780
Elevators	Elevator Controller, Hydraulic, 2500#, 6 stop - Bldg H	131,780
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	4,099
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	4,099
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	4,099
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	4,099
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	4,099
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	4,766
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	4,766
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	4,766
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	4,766
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	4,766
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	5,584
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	5,584
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	5,584
Mechanical & Electrical	Fire Alarm Control Panel - Bldg C	5,227
Mechanical & Electrical	Fire Alarm Control Panel - Bldg E	5,227
Mechanical & Electrical	Fire Alarm System - Bldg D	70,223
Mechanical & Electrical	Fire Alarm System - Bldg F	70,223
Mechanical & Electrical	Fire Alarm System - Bldg H	70,223
Mechanical & Electrical	Fire Hydrant Replacement Allowance	9,216
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	2,274
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	2,274
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	2,274
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	3,273
Misc Building Components	Awning Fabric - Bldg D	487
Misc Building Components	Awning Fabric - Bldg F	487
Misc Building Components	Awning Fabric - Bldg H	487
Misc Building Components	Awning Fabric - Clubhouse	3,724
Misc Building Components	Awning Frame, Aluminum - Bldg D	524
Misc Building Components	Awning Frame, Aluminum - Bldg F	524
Misc Building Components	Awning Frame, Aluminum - Bldg H	524
Misc Building Components	Finish, Carpet - Clubhouse	7,026
Misc Building Components	Finish, Ceramic Tile Floor - Bldg D Lobby	2,533
Misc Building Components	Finish, Ceramic Tile Floor - Bldg F Lobby	2,533
Misc Building Components	Finish, Ceramic Tile Floor - Bldg H Lobby	2,533

Category	Description	Cost
Misc Building Components	Vanity/Partition/Accessories - Clubhouse Restrooms	14,316
Misc Site Improvements	Aerator, Single Phase Pump - Lake	8,964
Misc Site Improvements	Drinking Fountain, Outdoor - Clubhouse Patio	1,395
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	13,758
Misc Site Improvements	Lake Fountain	7,926
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	3,605
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,610
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	3,884
Year 2 Total		851,196

Year 3: 2021-22

Elevators	Elevator Cab Refurbishment Allowance - Bldg C	7,475
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	7,475
Elevators	Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg C	36,544
Elevators	Elevator Controller, Hydraulic, 2100#, 2 stop - Bldg E	36,544
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	4,222
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	21,273
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,111
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,697
Misc Site Improvements	Pool Equipment, Heater, Gas	4,122
Misc Site Improvements	Spa Equipment, Heater, Gas	3,382
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	1,970
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,173
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	3,187
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	1,970
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Station - Pacific	4,822
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	4,902
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	8,805
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	3,925
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	11,776
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	10,274
Year 3 Total		177,649

Year 4: 2022-23

Roofs	Roofs, Cleaning/Treatment	24,040
Misc Building Components	Trash Chute Guillotine - Bldg C	2,415
Misc Building Components	Trash Chute Guillotine - Bldg D	2,415
Misc Building Components	Trash Chute Guillotine - Bldg E	2,415
Misc Building Components	Trash Chute Guillotine - Bldg F	2,415
Misc Building Components	Trash Chute Guillotine - Bldg H	2,415
Year 4 Total		36,115

Category	Description	Cost
Year 5: 2023-24		
Paving	Pressure Wash - Drives, Walks, Curbs	7,879
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	5,208
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	22,569
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg C	3,183
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg D	15,915
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg E	3,183
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg F	15,915
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg H	15,915
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,801
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,852
Year 5 Total		94,420
Year 6: 2024-25		
Roofs	Roofs, Cleaning/Treatment	25,504
Year 6 Total		25,504
Year 7: 2025-26		
Mechanical & Electrical	Fire Hydrant Replacement Allowance	10,684
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg F	51,412
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg H	51,412
Misc Building Components	Finish, Tile - Bldg A Entrys	2,238
Misc Building Components	Finish, Tile - Bldg B Entrys	2,796
Misc Building Components	Finish, Tile - Bldg C Walkways	22,341
Misc Building Components	Finish, Tile - Bldg D Walkways	85,926
Misc Building Components	Finish, Tile - Bldg E Walkways	22,341
Misc Building Components	Finish, Tile - Bldg F Walkways	85,926
Misc Building Components	Finish, Tile - Bldg G Entrys	2,238
Misc Building Components	Finish, Tile - Bldg H Walkways	85,926
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	23,943
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	1,910
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,217
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,217
Year 7 Total		453,527
Year 8: 2026-27		
Roofs	Roofs, Cleaning/Treatment	27,057
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	271,161
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	32,943
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	4,123
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	26,575
Misc Site Improvements	Light Fixture, Landscape Uplight	2,573
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	2,142

Category	Description	Cost
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,447
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,116
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	4,638
Year 8 Total		376,775
Year 9: 2027-28		
Paving	Brick Pavers, Deferred Maintenance Allowance	12,668
Paving	Pressure Wash - Drives, Walks, Curbs	8,867
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	7,583
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	7,583
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	7,583
Misc Building Components	Awning Fabric - Bldg D	599
Misc Building Components	Awning Fabric - Bldg F	599
Misc Building Components	Awning Fabric - Bldg H	599
Misc Building Components	Awning Fabric - Clubhouse	4,581
Misc Building Components	Awning Frame, Aluminum - Clubhouse	4,721
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	25,401
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,027
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	3,841
Misc Site Improvements	Pool Finish, Exposed Aggregate	12,731
Misc Site Improvements	Spa Equipment, Heater, Gas	4,038
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	1,553
Misc Site Improvements	Spa Finish, Exposed Aggregate	4,814
Year 9 Total		109,788
Year 10: 2028-29		
Roofs	Roofs, Cleaning/Treatment	28,705
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	5,193
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	5,193
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	5,193
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	5,193
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	5,193
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,037
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,037
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,037
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,037
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,037
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	7,073
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	7,073
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	7,073
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	4,147
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	7,168
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	7,168
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	7,168
Year 10 Total		131,725

Category	Description	Cost
Year 11: 2029-30		
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	5,349
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	2,967
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	2,967
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	2,967
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	26,948
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,150
Misc Site Improvements	Pool Equipment, Heater, Gas	5,221
Misc Site Improvements	Spa Equipment, Collection Tank	23,146
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,496
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,496
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	13,014
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,405
Year 11 Total		93,126
Year 12: 2030-31		
Roofs	Roofs, Cleaning/Treatment	30,453
Mechanical & Electrical	Fire Hydrant Replacement Allowance	12,386
Misc Building Components	Finish, Carpet - Clubhouse	9,442
Misc Site Improvements	Aerator, Single Phase Pump - Lake	12,047
Year 12 Total		64,328
Year 13: 2031-32		
Paving	Pressure Wash - Drives, Walks, Curbs	9,980
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,597
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse	4,604
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse	4,728
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	4,531
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	28,589
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	7,936
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	9,389
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	18,777
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	125,177
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	18,777
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	125,177
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	7,936
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	125,177
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,837
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,281
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,577
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	4,283
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	11,834
Year 13 Total		520,187

Category	Description	Cost
Year 14: 2032-33		
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	148,777
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	152,346
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	159,418
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	187,708
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	159,418
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	187,708
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	148,777
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	187,708
Roofs	Roofs, Cleaning/Treatment	32,308
Misc Building Components	Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	87,912
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	5,140
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,721
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	5,538
Year 14 Total		1,466,479
Year 15: 2033-34		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	333,494
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	40,516
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	5,070
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	32,684
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	30,330
Misc Site Improvements	Light Pole & Fixture - Parking Lot	20,116
Misc Site Improvements	Light Pole & Fixture, Globe - Pool Deck	5,908
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,420
Misc Site Improvements	Spa Equipment, Heater, Gas	4,822
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	2,809
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,809
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	6,990
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	5,597
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	16,790
Year 15 Total		510,355
Year 16: 2034-35		
Roofs	Roofs, Cleaning/Treatment	34,275
Paving	Brick Pavers, Deferred Maintenance Allowance	15,580
Paving	Brick Pavers, Replacement	892,550
Mechanical & Electrical	Fire Standpipe Replacement - Bldgs C & E	88,165
Mechanical & Electrical	Dehumidifier, Commercial Grade - Storage Rooms	40,476
Mechanical & Electrical	Light Fixture, Emergency	11,217
Misc Building Components	Awning Fabric - Bldg D	737
Misc Building Components	Awning Fabric - Bldg F	737

Category	Description	Cost
Misc Building Components	Awning Fabric - Bldg H	737
Misc Building Components	Awning Fabric - Clubhouse	5,634
Misc Site Improvements	Drinking Fountain, Outdoor - Clubhouse Patio	2,109
Misc Site Improvements	Pool Deck Brick Pavers	32,565
Year 16 Total		1,124,782

Year 17: 2035-36

Paving	Pressure Wash - Drives, Walks, Curbs	11,233
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	22,614
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	22,614
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	22,614
Mechanical & Electrical	Fire Hydrant Replacement Allowance	14,359
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	5,100
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	32,178
Misc Site Improvements	Lake Fountain	12,348
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,568
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,066
Year 17 Total		149,694

Year 18: 2036-37

Roofs	Roofs, Cleaning/Treatment	36,363
Elevators	Elevator Cab Refurbishment Allowance - Bldg C	11,646
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	11,646
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	6,578
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	6,578
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	6,578
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	6,578
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	6,578
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	7,648
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	7,648
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	7,648
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,648
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,648
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	8,960
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	8,960
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	8,960
Misc Building Components	Finish, Ceramic Tile Floor - Clubhouse	9,345
Misc Building Components	Built-In Cabinets & Counters - Clubhouse Kitchen	16,198
Misc Building Components	Railing, Aluminum - Bldg C Common Walkways	22,502
Misc Building Components	Railing, Aluminum - Bldg E Common Walkways	22,502
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,289
Year 18 Total		231,501

Category	Description	Cost
Year 19: 2037-38		
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	6,776
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	34,137
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,724
Misc Site Improvements	Pool Equipment, Heater, Gas	6,614
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	3,161
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,161
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	16,486
Year 19 Total		73,059
Year 20: 2038-39		
Roofs	Roofs, Cleaning/Treatment	38,577
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	3,872
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	3,872
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	3,872
Misc Site Improvements	Light Fixture, Landscape Uplight	3,668
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	3,055
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,443
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	6,612
Year 20 Total		67,971
Year 21: 2039-40		
Paving	Pressure Wash - Drives, Walks, Curbs	12,643
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	8,357
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	36,216
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	2,890
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	5,476
Misc Site Improvements	Pool Finish, Exposed Aggregate	18,151
Misc Site Improvements	Spa Equipment, Heater, Gas	5,758
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	2,214
Misc Site Improvements	Spa Finish, Exposed Aggregate	6,863
Year 21 Total		98,568
Year 22: 2040-41		
Roofs	Roofs, Cleaning/Treatment	40,926
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	410,156
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	49,830
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	6,236
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	40,197
Mechanical & Electrical	Fire Hydrant Replacement Allowance	16,646
Misc Building Components	Finish, Carpet - Clubhouse	12,689
Misc Site Improvements	Aerator, Single Phase Pump - Lake	16,190
Year 22 Total		592,870

Category	Description	Cost
Year 23: 2041-42		
Paving	Brick Pavers, Deferred Maintenance Allowance	19,161
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	11,470
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	11,470
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	11,470
Misc Building Components	Awning Fabric - Bldg D	906
Misc Building Components	Awning Fabric - Bldg F	906
Misc Building Components	Awning Fabric - Bldg H	906
Misc Building Components	Awning Fabric - Clubhouse	6,929
Misc Building Components	Gutters & Downspouts - Bldg A	4,365
Misc Building Components	Gutters & Downspouts - Bldg B	5,455
Misc Building Components	Gutters & Downspouts - Bldg C	11,318
Misc Building Components	Gutters & Downspouts - Bldg D	3,842
Misc Building Components	Gutters & Downspouts - Bldg E	11,318
Misc Building Components	Gutters & Downspouts - Bldg F	3,842
Misc Building Components	Gutters & Downspouts - Bldg G	4,365
Misc Building Components	Gutters & Downspouts - Bldg H	3,842
Misc Building Components	Gutters & Downspouts - Clubhouse	1,694
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	38,422
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,813
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,066
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	3,558
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	2,119
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	5,756
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,558
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Station - Pacific	8,709
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	15,904
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,855
Year 23 Total		203,019
Year 24: 2042-43		
Roofs	Roof, Concrete Barrel Tile - Bldg A	166,673
Roofs	Roof, Concrete Barrel Tile - Bldg B	204,829
Roofs	Roof, Concrete Barrel Tile - Bldg C	200,062
Roofs	Roof, Concrete Barrel Tile - Bldg C Garage	28,597
Roofs	Roof, Concrete Barrel Tile - Bldg D	217,077
Roofs	Roof, Concrete Barrel Tile - Bldg E	200,062
Roofs	Roof, Concrete Barrel Tile - Bldg E Garage	28,597
Roofs	Roof, Concrete Barrel Tile - Bldg F	217,077
Roofs	Roof, Concrete Barrel Tile - Bldg G	166,673
Roofs	Roof, Concrete Barrel Tile - Bldg H	217,077
Roofs	Roof, Concrete Barrel Tile - Clubhouse	57,155
Roofs	Roofs, Cleaning/Treatment	43,419
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg D	84,977
Year 24 Total		1,832,275

Category	Description	Cost
Year 25: 2043-44		
Paving	Pressure Wash - Drives, Walks, Curbs	14,230
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Clubhouse	6,564
Mechanical & Electrical	A/C Condensing Unit, 4 Ton - Clubhouse	6,741
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	6,460
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	40,762
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,252
Year 25 Total		78,009
Year 26: 2044-45		
Roofs	Roofs, Cleaning/Treatment	46,063
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	8,333
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	8,333
Mechanical & Electrical	Domestic Water Pump VFD - Bldg F	8,333
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	8,333
Mechanical & Electrical	Domestic Water Pump VFD - Bldg H	8,333
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	9,688
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	9,688
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	9,688
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,688
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,688
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	11,350
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	11,350
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	11,350
Misc Building Components	Wood Fascia - Bldg A	13,624
Misc Building Components	Wood Fascia - Bldg B	16,970
Misc Building Components	Wood Fascia - Bldg C	17,087
Misc Building Components	Wood Fascia - Bldg C Garage	2,138
Misc Building Components	Wood Fascia - Bldg D	12,556
Misc Building Components	Wood Fascia - Bldg E	17,087
Misc Building Components	Wood Fascia - Bldg E Garage	2,138
Misc Building Components	Wood Fascia - Bldg F	12,556
Misc Building Components	Wood Fascia - Bldg G	13,624
Misc Building Components	Wood Fascia - Bldg H	12,556
Misc Building Components	Wood Fascia - Clubhouse	3,622
Misc Site Improvements	Entrance Circle/Fountain Improvements	104,689
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	7,328
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,306
Furniture, Fixtures & Equipment	Maint, Utility Vehicle, Golf Cart	7,896
Year 26 Total		419,395

Category	Description	Cost
Year 27: 2045-46		
Mechanical & Electrical	Domestic Water Pump VFD - Bldg D	8,583
Mechanical & Electrical	Fire Hydrant Replacement Allowance	19,297
Misc Building Components	Finish, Tile - Bldg A Entrys	4,041
Misc Building Components	Finish, Tile - Bldg B Entrys	5,051
Misc Building Components	Finish, Tile - Bldg C Walkways	40,350
Misc Building Components	Finish, Tile - Bldg D Walkways	155,193
Misc Building Components	Finish, Tile - Bldg E Walkways	40,350
Misc Building Components	Finish, Tile - Bldg F Walkways	155,193
Misc Building Components	Finish, Tile - Bldg G Entrys	4,041
Misc Building Components	Finish, Tile - Bldg H Walkways	155,193
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	43,244
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,451
Misc Site Improvements	Pool Equipment, Heater, Gas	8,378
Misc Site Improvements	Spa Equipment, Heater, Gas	6,875
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - Freemotion 560	4,005
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	4,005
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	9,966
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	7,979
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	23,938
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	20,884
Year 27 Total		720,017
Year 28: 2046-47		
Roofs	Roofs, Cleaning/Treatment	48,868
Mechanical & Electrical	Fire Alarm Control Panel - Bldg C	11,273
Mechanical & Electrical	Fire Alarm Control Panel - Bldg E	11,273
Mechanical & Electrical	Fire Alarm System - Bldg D	151,443
Mechanical & Electrical	Fire Alarm System - Bldg F	151,443
Mechanical & Electrical	Fire Alarm System - Bldg H	151,443
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	7,059
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,420
Year 28 Total		537,222
Year 29: 2047-48		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	504,440
Painting & Waterproofing	Paint Exterior Window Frames - Condo Bldgs	61,284
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	7,669
Painting & Waterproofing	Paint Interior - Garages @ Bldg D, F, & H	49,438
Paving	Pressure Wash - Drives, Walks, Curbs	16,015
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg D	21,053
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg F	21,053
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg H	21,053

Category	Description	Cost
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	10,586
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	5,052
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	5,052
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	5,052
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	45,877
Misc Building Components	Railing, Aluminum - Bldg A French Balconies	7,166
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	8,957
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	18,120
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	92,414
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	18,120
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	92,414
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	7,248
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	92,414
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	9,959
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	11,783
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	11,783
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	11,783
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	9,959
Misc Building Components	Trash Chute Guillotine - Bldg C	5,056
Misc Building Components	Trash Chute Guillotine - Bldg D	5,056
Misc Building Components	Trash Chute Guillotine - Bldg E	5,056
Misc Building Components	Trash Chute Guillotine - Bldg F	5,056
Misc Building Components	Trash Chute Guillotine - Bldg H	5,056
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	3,661
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,798

Year 29 Total **1,200,483**

Year 30: 2048-49

Roofs	Roofs, Cleaning/Treatment	51,844
Paving	Brick Pavers, Deferred Maintenance Allowance	23,566
Misc Building Components	Awning Fabric - Bldg D	1,115
Misc Building Components	Awning Fabric - Bldg F	1,115
Misc Building Components	Awning Fabric - Bldg H	1,115
Misc Building Components	Awning Fabric - Clubhouse	8,521
Misc Building Components	Awning Frame, Aluminum - Bldg D	1,199
Misc Building Components	Awning Frame, Aluminum - Bldg F	1,199
Misc Building Components	Awning Frame, Aluminum - Bldg H	1,199
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	12,947
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	12,947
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	12,947
Misc Site Improvements	Drinking Fountain, Outdoor - Clubhouse Patio	3,191
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	31,477

Year 30 Total **164,382**