

2021-22 Reserve Study



Calais at Pelican Bay Condominium Association, Inc.

7064 Pelican Boulevard
Naples, Florida 34108

Report No: 7296 Version 3

April 1, 2021 - March 31, 2022



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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.



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March 2, 2021

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

Re: Reserve Study Re-Inspection Report

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

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

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

In this report we have taken two approaches to calculating the 2021-22 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2021-22 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 2021-22 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

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

Prepared By,



Dreux Isaac
President

Summary of Recommendations and Findings

1. General Information

Property Name:	Calais at Pelican Bay Condominium Association, Inc.		
Property Location:	Naples, Florida		
Property Number:	1175	Report Run Date:	03/02/2021
Property Type:	Condominium	Report No:	7296 Version 3
Total Units:	131	Budget Year Begins:	04/01/2021
Phase:	Phase 1 (1 of 1)	Budget Year Ends:	03/31/2022

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	183
Total current cost of all scheduled reserve components:	\$5,913,016
Estimated Beginning Year Reserve Balance:	\$1,256,492
Total number of components scheduled for replacement in the 2021-22 Budget Year:	38
Total cost of components scheduled for replacement in the 2021-22 Budget Year:	\$1,345,594

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$273,600
Recommended Annual Reserve Funding Contribution Amount:	\$558,934
Increase (decrease) between Current & Recommended Contribution Amounts:	\$285,334
Increase (decrease) between Current & Recommended Contribution Amounts:	104.29%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$273,600
Recommended 2021-22 Reserve Funding Contribution Amount:	\$308,231
Recommended 2021-22 Planned Special Assessment Amount:	\$0
Total 2021-22 Reserve Funding and Planned Special Assessment Amount:	\$308,231
Increase (decrease) between Current & Recommended Contribution Amounts:	\$34,631
Increase (decrease) between Current & Recommended Contribution Amounts:	12.66%

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, 2021 and ending March 31, 2022.

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

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

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

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

Florida Statutory Reserve Requirements

(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

(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.

03/31/2021 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.

2021-22 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

2021-22 Current Reserve Component Costs

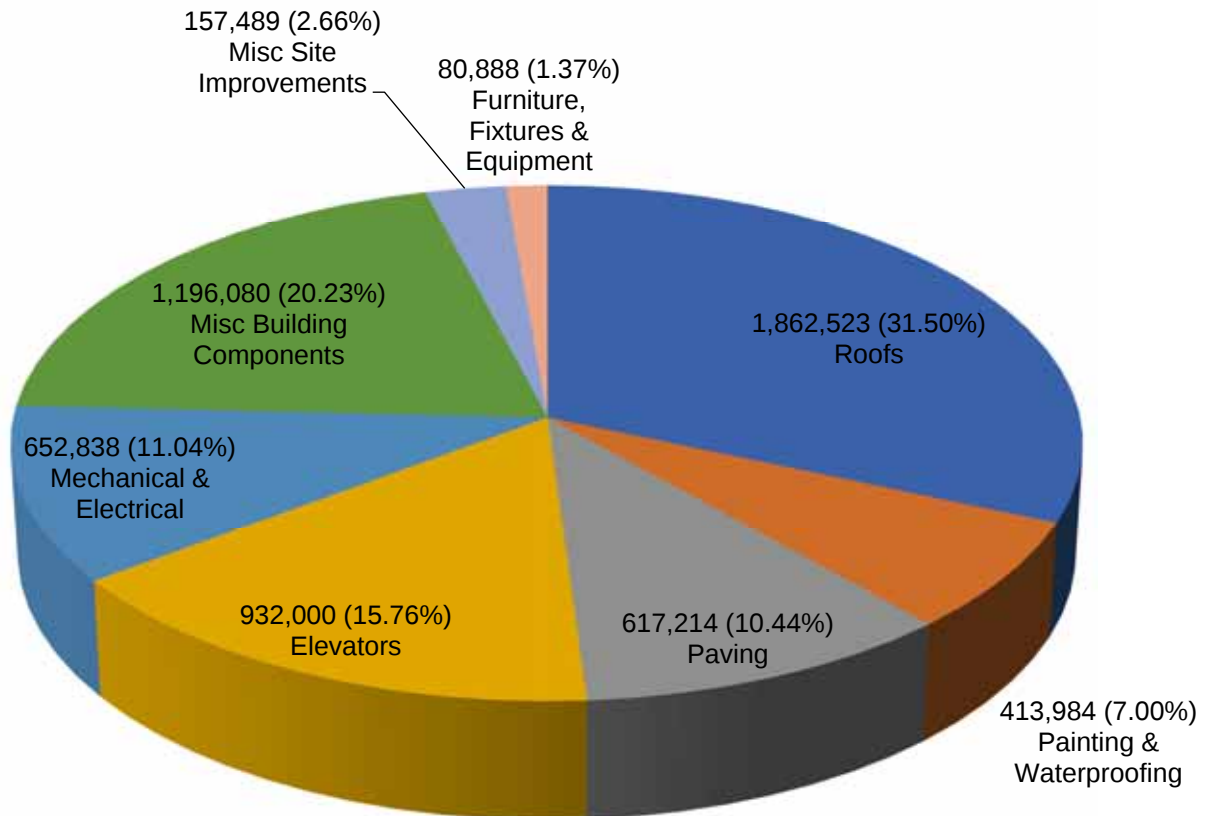
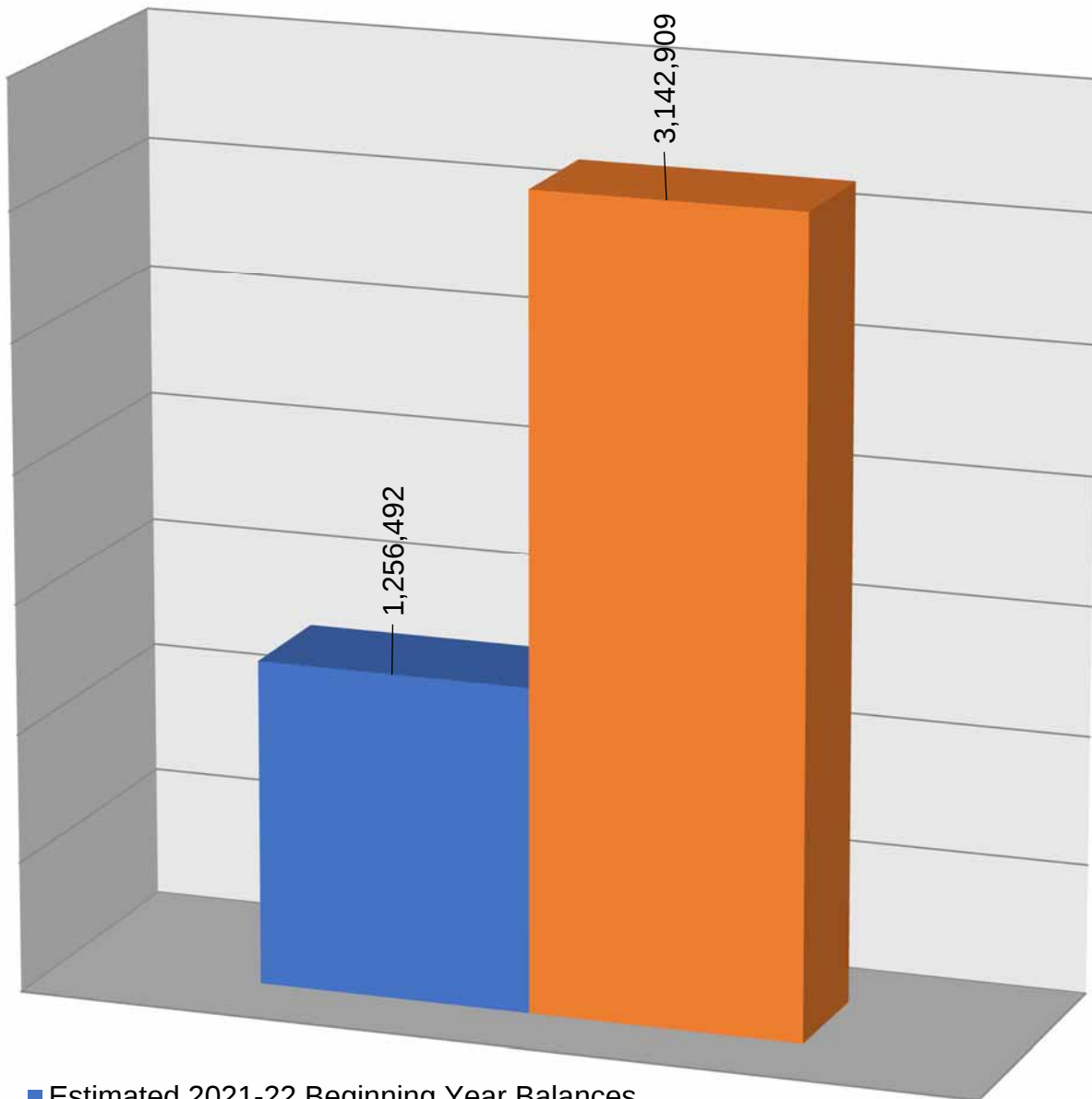


Chart B

2021-22 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2021-22 Beginning Year Balances

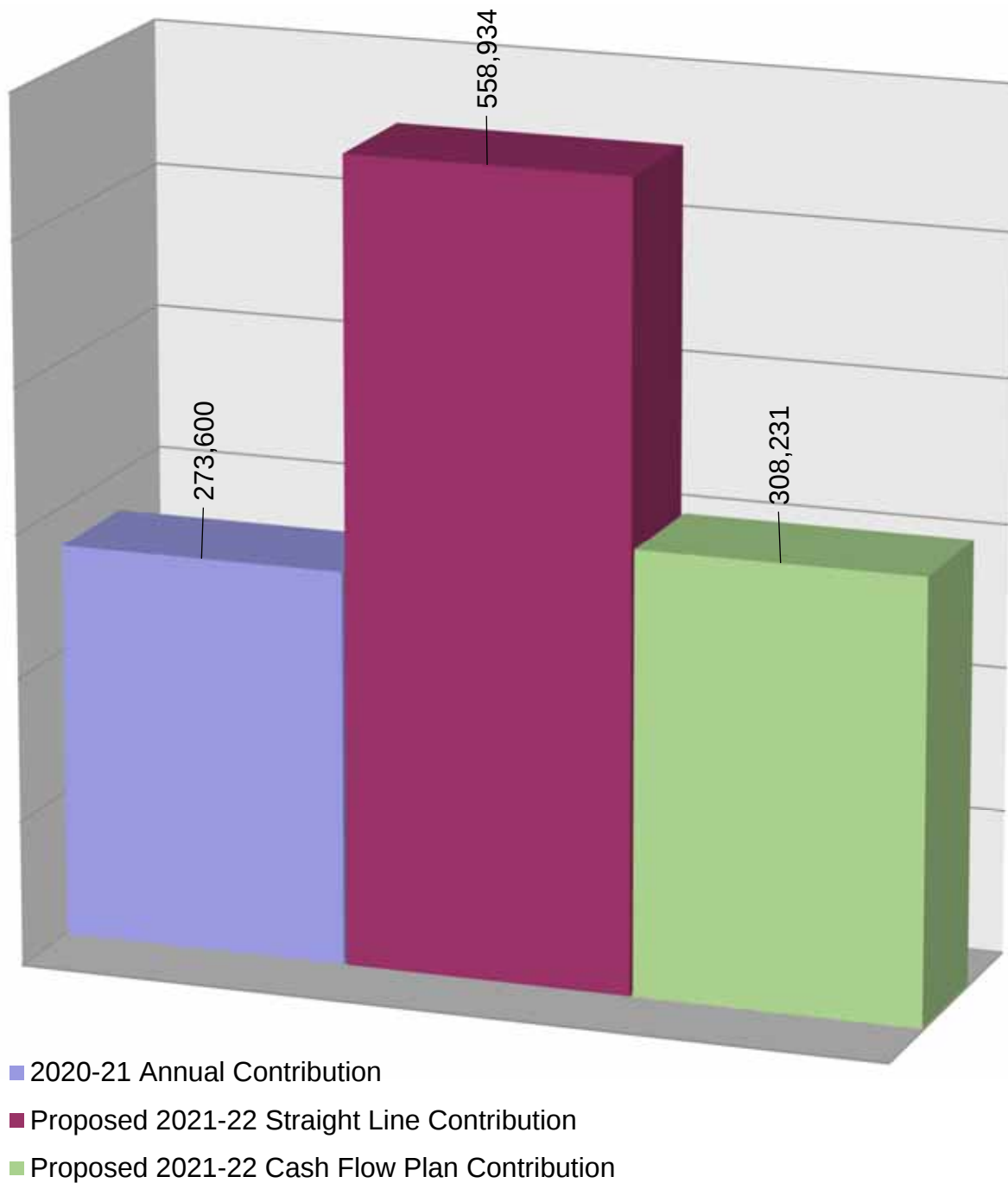
■ 100% Funded Straight Line 2021-22 Beginning Year Balances

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

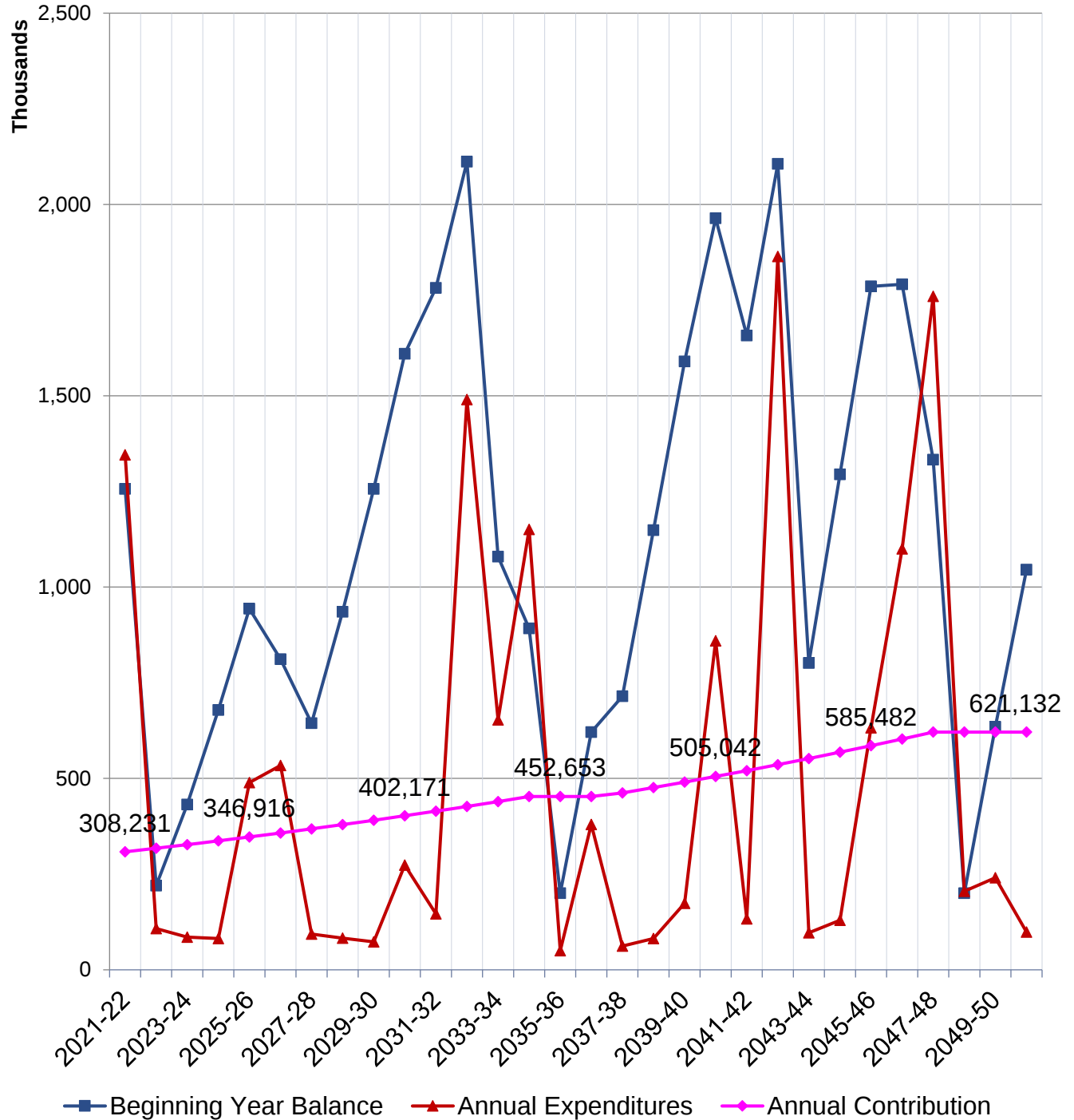
2021-22 Funding Contribution Comparisons



Proposed 2021-22 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	3/31/2021 Balance	Unfunded Balance	2021-22 Contribution
Roofs	1,862,523	2-30	1-22	21,010	1,841,513	120,837
Painting & Waterproofing	413,984	7-10	2-6	0	413,984	70,158
Paving	617,214	7-30	7-14	0	617,214	44,801
Elevators	932,000	15-30	1	870,285	61,715	61,715
Mechanical & Electrical	652,838	5-35	1-22	309,109	343,729	77,825
Misc Building Components	1,196,080	2-40	1-26	31,145	1,164,935	134,094
Misc Site Improvements	157,489	2-30	1-18	22,302	135,187	18,437
Furniture, Fixtures & Equipment	80,888	4-22	1-5	2,641	78,247	31,067
Grand Total	5,913,016			1,256,492	4,656,524	558,934

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Roofs									
Flat Roofs									
Roof, Flat SBS w/Tap Insulation - Bldg A	22	Squares	4,787.00	105,314	20	12	0	105,314	8,776
Roof, Flat SBS w/Tap Insulation - Bldg B	28	Squares	3,852.00	107,856	20	12	0	107,856	8,988
Roof, Flat SBS w/Tap Insulation - Bldg C	28	Squares	4,030.00	112,840	20	12	0	112,840	9,403
Roof, Flat SBS w/Tap Insulation - Bldg D	28	Squares	4,745.00	132,860	20	12	0	132,860	11,072
Roof, Flat SBS w/Tap Insulation - Bldg E	28	Squares	4,030.00	112,840	20	12	0	112,840	9,403
Roof, Flat SBS w/Tap Insulation - Bldg F	28	Squares	4,745.00	132,860	20	12	0	132,860	11,072
Roof, Flat SBS w/Tap Insulation - Bldg G	22	Squares	4,787.00	105,314	20	12	0	105,314	8,776
Roof, Flat SBS w/Tap Insulation - Bldg H	28	Squares	4,745.00	132,860	20	12	0	132,860	11,072
Tile Roofs									
Roof, Concrete Barrel Tile - Bldg A	86	Squares	1,021.00	87,806	30	22	0	87,806	3,991
Roof, Concrete Barrel Tile - Bldg B	111	Squares	972.00	107,892	30	22	0	107,892	4,904
Roof, Concrete Barrel Tile - Bldg C	109	Squares	967.00	105,403	30	22	0	105,403	4,791
Roof, Concrete Barrel Tile - Bldg C Garage	14	Squares	1,076.00	15,064	30	22	0	15,064	685
Roof, Concrete Barrel Tile - Bldg D	133	Squares	859.00	114,247	30	22	0	114,247	5,193
Roof, Concrete Barrel Tile - Bldg E	109	Squares	967.00	105,403	30	22	0	105,403	4,791
Roof, Concrete Barrel Tile - Bldg E Garage	14	Squares	1,076.00	15,064	30	22	0	15,064	685
Roof, Concrete Barrel Tile - Bldg F	133	Squares	859.00	114,247	30	22	0	114,247	5,193
Roof, Concrete Barrel Tile - Bldg G	86	Squares	1,021.00	87,806	30	22	0	87,806	3,991
Roof, Concrete Barrel Tile - Bldg H	133	Squares	859.00	114,247	30	22	0	114,247	5,193
Roof, Concrete Barrel Tile - Clubhouse	20	Squares	1,505.00	30,100	30	22	0	30,100	1,368
Roofs, Cleaning/Treatment	1	Total	22,500.00	22,500	2	1	21,010	1,490	1,490
Roofs Total	20	Components		1,862,523	2-30	1-22	21,010	1,841,513	120,837
Painting & Waterproofing									
Paint Exterior and Waterproof - All Bldgs	1	Total	296,000.00	296,000	7	6	0	296,000	49,333
Paint Exterior Railings - Condo Bldgs	1	Total	74,000.00	74,000	7	6	0	74,000	12,333
Paint Interior - Bldg's D, F, & H Garages/Storage Areas	3	Each	13,500.00	40,500	7	6	0	40,500	6,750
Paint Interior - Clubhouse Bldg	1	Total	3,484.00	3,484	10	2	0	3,484	1,742
Painting & Waterproofing Total	4	Components		413,984	7-10	2-6	0	413,984	70,158
Paving									
Brick Pavers, Deferred Maintenance Allowance	1	Total	10,000.00	10,000	7	7	0	10,000	1,429
Brick Pavers, Replacement	88,002	Sq Ft	6.90	607,214	30	14	0	607,214	43,372
Paving Total	2	Components		617,214	7-30	7-14	0	617,214	44,801

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Elevators									
Elevator Cab Refurbishment Allowance - Bldg C	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg E	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	16,500.00	16,500	15	1	15,407	1,093	1,093
Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,383	6,617	6,617
Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	100,000.00	100,000	30	1	93,378	6,622	6,622
Elevators Total	16	Components		932,000	15-30	1	870,285	61,715	61,715

Mechanical & Electrical

Access Control

Access Control, Enterphone Panel - Bldg D	1	Each	6,223.00	6,223	12	4	0	6,223	1,556
Access Control, Enterphone Panel - Bldg F	1	Each	6,223.00	6,223	12	4	0	6,223	1,556
Access Control, Enterphone Panel - Bldg H	1	Each	6,223.00	6,223	12	4	0	6,223	1,556

Domestic Water

Domestic Water Pump System Control Panel - Bldg D	1	Each	9,565.00	9,565	28	1	8,932	633	633
Domestic Water Pump System Control Panel - Bldg F	1	Each	9,565.00	9,565	28	1	8,932	633	633
Domestic Water Pump System Control Panel - Bldg H	1	Each	9,565.00	9,565	28	1	8,932	633	633
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	4,810.00	4,810	8	3	0	4,810	1,603
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,810.00	4,810	8	3	0	4,810	1,603
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	4,810.00	4,810	8	3	0	4,810	1,603
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,810.00	4,810	8	3	0	4,810	1,603
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	4,810.00	4,810	8	3	0	4,810	1,603
Domestic Water Pump/Motor, 2.0 Hp - Bldg D	1	Each	5,050.00	5,050	8	3	0	5,050	1,683
Domestic Water Pump/Motor, 3 Hp - Bldg D	1	Each	5,635.00	5,635	8	3	0	5,635	1,878
Domestic Water Pump/Motor, 3 Hp - Bldg F	1	Each	5,635.00	5,635	8	3	0	5,635	1,878
Domestic Water Pump/Motor, 3 Hp - Bldg H	1	Each	5,635.00	5,635	8	3	0	5,635	1,878

Fire Protection

Fire Alarm System - Bldg C	1	Total	44,650.00	44,650	26	1	41,693	2,957	2,957
Fire Alarm System - Bldg D	1	Total	69,910.00	69,910	26	1	65,281	4,629	4,629
Fire Alarm System - Bldg E	1	Total	44,650.00	44,650	26	1	41,693	2,957	2,957
Fire Alarm System - Bldg F	1	Total	69,910.00	69,910	26	1	65,281	4,629	4,629

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Fire Alarm System - Bldg H	1	Total	69,910.00	69,910	26	1	65,281	4,629	4,629
Fire Hydrant Replacement Allowance	1	Each	9,301.00	9,301	5	2	0	9,301	4,650
Fire Jockey Pump/Motor - Bldg D	1	Each	2,309.00	2,309	9	2	0	2,309	1,154
Fire Jockey Pump/Motor - Bldg F	1	Each	2,309.00	2,309	9	2	0	2,309	1,154
Fire Jockey Pump/Motor - Bldg H	1	Each	2,309.00	2,309	9	2	0	2,309	1,154
Fire Pump/Motor/Controller, 40 Hp - Bldg D	1	Each	44,758.00	44,758	35	22	0	44,758	2,034
Fire Pump/Motor/Controller, 40 Hp - Bldg F	1	Each	44,758.00	44,758	35	5	0	44,758	8,952
Fire Pump/Motor/Controller, 40 Hp - Bldg H	1	Each	44,758.00	44,758	35	5	0	44,758	8,952
Fire Standpipe Replacement - Bldgs C & E	1	Total	58,825.00	58,825	25	14	0	58,825	4,202
HVAC									
A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	1	Total	3,303.00	3,303	15	14	0	3,303	236
A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	1	Total	3,303.00	3,303	15	1	3,084	219	219
A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	1	Total	3,303.00	3,303	15	8	0	3,303	413
A/C Split System, 4 Ton - Clubhouse	1	Each	6,871.00	6,871	12	8	0	6,871	859
Dehumidifier, Commercial Grade - Storage Rooms	6	Each	4,447.00	26,682	18	16	0	26,682	1,668
Lighting									
Light Fixture, Emergency	150	Each	51.00	7,650	18	16	0	7,650	478
Mechanical & Electrical Total	34	Components		652,838	5-35	1-22	309,109	343,729	77,825

Misc Building Components

Awnings

Awning Fabric - Bldg D	1	Total	492.00	492	7	2	0	492	246
Awning Fabric - Bldg F	1	Total	492.00	492	7	2	0	492	246
Awning Fabric - Bldg H	1	Total	492.00	492	7	2	0	492	246
Awning Fabric - Clubhouse	1	Total	3,759.00	3,759	7	2	0	3,759	1,880
Awning Frame, Aluminum - Bldg D	1	Total	530.00	530	28	2	0	530	265
Awning Frame, Aluminum - Bldg F	1	Total	530.00	530	28	2	0	530	265
Awning Frame, Aluminum - Bldg H	1	Total	530.00	530	28	2	0	530	265
Awning Frame, Aluminum - Clubhouse	1	Total	3,874.00	3,874	28	7	0	3,874	553

Finishes

Finish, Carpet - Clubhouse	132	Sq Yds	53.71	7,090	10	2	0	7,090	3,545
Finish, Tile - Bldg A Entrys	172	Sq Ft	11.32	1,948	20	5	0	1,948	390
Finish, Tile - Bldg B Entrys	215	Sq Ft	11.32	2,434	20	5	0	2,434	487
Finish, Tile - Bldg C Walkways	1,718	Sq Ft	11.32	19,448	20	5	0	19,448	3,890
Finish, Tile - Bldg D Walkways	6,608	Sq Ft	11.32	74,803	20	5	0	74,803	14,961
Finish, Tile - Bldg E Walkways	1,718	Sq Ft	11.32	19,448	20	5	0	19,448	3,890
Finish, Tile - Bldg F Walkways	6,608	Sq Ft	11.32	74,803	20	5	0	74,803	14,961
Finish, Tile - Bldg G Entrys	172	Sq Ft	11.32	1,948	20	5	0	1,948	390
Finish, Tile - Bldg H Walkways	6,608	Sq Ft	11.32	74,803	20	5	0	74,803	14,961
Finish, Tile Floor - Bldg D Lobby	170	Sq Ft	15.03	2,556	30	1	2,387	169	169
Finish, Tile Floor - Bldg F Lobby	170	Sq Ft	15.03	2,556	30	1	2,387	169	169
Finish, Tile Floor - Bldg H Lobby	170	Sq Ft	15.03	2,556	30	1	2,387	169	169
Finish, Tile Floor - Clubhouse	391	Sq Ft	15.03	5,877	30	16	0	5,877	367

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Gutters & Downspouts									
Gutters & Downspouts - Bldg A	384	Ln Ft	6.41	2,462	25	21	0	2,462	117
Gutters & Downspouts - Bldg B	480	Ln Ft	6.41	3,077	25	21	0	3,077	147
Gutters & Downspouts - Bldg C	996	Ln Ft	6.41	6,385	25	21	0	6,385	304
Gutters & Downspouts - Bldg D	338	Ln Ft	6.41	2,167	25	21	0	2,167	103
Gutters & Downspouts - Bldg E	996	Ln Ft	6.41	6,385	25	21	0	6,385	304
Gutters & Downspouts - Bldg F	338	Ln Ft	6.41	2,167	25	21	0	2,167	103
Gutters & Downspouts - Bldg G	384	Ln Ft	6.41	2,462	25	21	0	2,462	117
Gutters & Downspouts - Bldg H	338	Ln Ft	6.41	2,167	25	21	0	2,167	103
Gutters & Downspouts - Clubhouse	149	Ln Ft	6.41	956	25	21	0	956	46
Misc Items									
Built-In Cabinets & Counters - Clubhouse Kitchen	1	Total	10,000.00	10,000	30	16	0	10,000	625
Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	56	Each	1,111.00	62,216	24	12	0	62,216	5,185
Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	12	Each	1,887.00	22,644	2	2	0	22,644	11,322
Exterior Restoration Allowance	1	Total	20,000.00	20,000	7	6	0	20,000	3,333
Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	280	Sq Ft	20.40	5,712	20	8	0	5,712	714
Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	280	Sq Ft	20.40	5,712	20	8	0	5,712	714
Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	280	Sq Ft	20.40	5,712	20	8	0	5,712	714
Vanity/Partition/Accessories - Clubhouse Restrooms	1	Total	14,537.00	14,537	30	1	13,574	963	963
Railings & Screens									
Railing, Aluminum - Bldg A French Balconies	36	Ln Ft	91.00	3,276	40	10	0	3,276	328
Railing, Aluminum - Bldg B French Balconies	45	Ln Ft	91.00	4,095	40	10	0	4,095	410
Railing, Aluminum - Bldg C Common Walkways	1	Total	14,152.00	14,152	36	24	0	14,152	590
Railing, Aluminum - Bldg C French Balconies	90	Ln Ft	91.00	8,190	40	10	0	8,190	819
Railing, Aluminum - Bldg D Common Walkways	459	Ln Ft	91.00	41,769	40	10	0	41,769	4,177
Railing, Aluminum - Bldg E Common Walkways	1	Total	14,152.00	14,152	36	24	0	14,152	590
Railing, Aluminum - Bldg E French Balconies	90	Ln Ft	91.00	8,190	40	10	0	8,190	819
Railing, Aluminum - Bldg F Common Walkways	459	Ln Ft	91.00	41,769	40	10	0	41,769	4,177
Railing, Aluminum - Bldg G French Balconies	36	Ln Ft	91.00	3,276	40	10	0	3,276	328
Railing, Aluminum - Bldg H Common Walkways	459	Ln Ft	91.00	41,769	40	10	0	41,769	4,177
Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	71	Ln Ft	116.00	8,236	36	26	0	8,236	317
Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	84	Ln Ft	116.00	9,744	36	26	0	9,744	375
Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	168	Ln Ft	116.00	19,488	36	26	0	19,488	750
Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	1,120	Ln Ft	116.00	129,920	36	26	0	129,920	4,997
Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	168	Ln Ft	116.00	19,488	36	26	0	19,488	750
Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	1,120	Ln Ft	116.00	129,920	36	26	0	129,920	4,997
Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	71	Ln Ft	116.00	8,236	36	26	0	8,236	317
Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	1,120	Ln Ft	116.00	129,920	36	26	0	129,920	4,997
Screen Enclosure, Alum - Bldg A Lanai	71	Ln Ft	63.72	4,525	40	10	0	4,525	452
Screen Enclosure, Alum - Bldg B Lanai	84	Ln Ft	63.72	5,353	40	10	0	5,353	535
Screen Enclosure, Alum - Bldg C Lanai	84	Ln Ft	63.72	5,353	40	10	0	5,353	535
Screen Enclosure, Alum - Bldg E Lanai	84	Ln Ft	63.72	5,353	40	10	0	5,353	535
Screen Enclosure, Alum - Bldg G Lanai	71	Ln Ft	63.72	4,525	40	10	0	4,525	452

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Trash									
Trash Chute Guillotine - Bldg C	1	Each	2,230.00	2,230	25	1	2,082	148	148
Trash Chute Guillotine - Bldg D	1	Each	2,230.00	2,230	25	1	2,082	148	148
Trash Chute Guillotine - Bldg E	1	Each	2,230.00	2,230	25	1	2,082	148	148
Trash Chute Guillotine - Bldg F	1	Each	2,230.00	2,230	25	1	2,082	148	148
Trash Chute Guillotine - Bldg H	1	Each	2,230.00	2,230	25	1	2,082	148	148
Trash Chute Intake Door/Throat Plate - Bldg C	1	Each	2,853.00	2,853	35	5	0	2,853	571
Trash Chute Intake Door/Throat Plate - Bldg D	5	Each	2,853.00	14,265	35	5	0	14,265	2,853
Trash Chute Intake Door/Throat Plate - Bldg E	1	Each	2,853.00	2,853	35	5	0	2,853	571
Trash Chute Intake Door/Throat Plate - Bldg F	5	Each	2,853.00	14,265	35	5	0	14,265	2,853
Trash Chute Intake Door/Throat Plate - Bldg H	5	Each	2,853.00	14,265	35	5	0	14,265	2,853
Misc Building Components Total	71	Components		1,196,080	2-40	1-26	31,145	1,164,935	134,094
Misc Site Improvements									
Lighting									
Light Fixture, Landscape Uplight	8	Each	558.00	4,464	12	11	0	4,464	406
Light Fixture, Sign Uplight - Entry Sign	4	Each	929.00	3,716	12	11	0	3,716	338
Light Pole & Fixture - Parking Lot	13	Each	1,780.00	23,140	19	14	0	23,140	1,653
Light Pole & Fixture, Decorative - Pool Deck	9	Each	795.00	7,155	19	18	0	7,155	398
Misc Items									
Aeration System - Lake	3	Each	3,018.00	9,054	10	9	0	9,054	1,006
Drinking Fountain - Clubhouse Patio	1	Each	1,416.00	1,416	18	4	0	1,416	354
Entrance Circle Fountain Allowance	1	Total	5,000.00	5,000	4	3	0	5,000	1,667
Fence w/Gates, 42" Alum Picket - Pool Deck	238	Ln Ft	58.33	13,883	28	1	12,964	919	919
Lake Fountain	1	Total	7,179.00	7,179	16	8	0	7,179	897
Park, BBQ Gas Grill - Pool Deck	2	Each	1,035.00	2,070	5	3	0	2,070	690
Stormwater Drainage System Allowance	1	Total	10,000.00	10,000	10	1	9,338	662	662
Pool & Spa									
Pool & Spa Pump/Motor/Filter Equip Allowance	1	Total	4,000.00	4,000	2	2	0	4,000	2,000
Pool Deck Brick Pavers	3,038	Sq Ft	7.15	21,722	30	14	0	21,722	1,552
Pool Equipment, Heater, Gas	1	Each	4,039.00	4,039	8	7	0	4,039	577
Pool Finish, Exposed Aggregate	1,340	Sq Ft	8.20	10,988	12	7	0	10,988	1,570
Pool Finish, Tile Trim	1	Total	3,151.00	3,151	12	7	0	3,151	450
Spa Equipment, Collection Tank	1	Total	17,904.00	17,904	20	9	0	17,904	1,989
Spa Equipment, Heater, Gas	1	Each	3,333.00	3,333	6	6	0	3,333	556
Spa Finish, Exposed Aggregate	1	Total	4,000.00	4,000	12	7	0	4,000	571
Spa Finish, Tile Trim	1	Total	1,275.00	1,275	12	7	0	1,275	182
Misc Site Improvements Total	20	Components		157,489	2-30	1-18	22,302	135,187	18,437

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	3/31/21 Balance	Unfunded Balance	2021-22 Contribution
Furniture, Fixtures & Equipment									
Appliance Allowance - Clubhouse Kitchen	1	Each	3,600.00	3,600	14	2	0	3,600	1,800
Camera Surveillance System	1	Total	10,000.00	10,000	7	4	0	10,000	2,500
Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	1	Each	1,886.00	1,886	5	2	0	1,886	943
Fitness, Cardio, Glide Bike	1	Each	1,149.00	1,149	10	2	0	1,149	574
Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	1	Each	3,051.00	3,051	10	2	0	3,051	1,526
Fitness, Cardio, Treadmill - Freemotion 830	1	Each	1,887.00	1,887	5	2	0	1,887	944
Fitness, Weight Machine, Multi-Station - Pacific	1	Each	4,616.00	4,616	22	3	0	4,616	1,539
Furnishings Allowance - Clubhouse Card Rm	1	Total	4,802.82	4,803	12	2	0	4,803	2,402
Furnishings Allowance - Clubhouse Lounge Area	1	Total	8,567.96	8,568	12	2	0	8,568	4,284
Furnishings Allowance - Clubhouse Office	1	Total	3,760.80	3,761	12	2	0	3,761	1,880
Furnishings Allowance - Clubhouse Patio	1	Total	11,500.00	11,500	12	2	0	11,500	5,750
Furniture, Outdoor - Pool Deck	1	Total	13,800.00	13,800	8	4	0	13,800	3,450
Furniture, Outdoor Umbrella	7	Each	404.00	2,828	4	1	2,641	187	187
Maint Utility Vehicle, Golf Cart - No 1	1	Each	4,000.00	4,000	6	2	0	4,000	2,000
Maint Utility Vehicle, Golf Cart - No 2	1	Each	4,000.00	4,000	6	4	0	4,000	1,000
Office Computer	1	Each	1,439.00	1,439	5	5	0	1,439	288
Furniture, Fixtures & Equipment Total	16	Components		80,888	4-22	1-5	2,641	78,247	31,067
Grand Total	183	Components		5,913,016			1,256,492	4,656,524	558,934

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	2021-22	1,256,492	308,231	12.66%	0	1,345,594	3.00%	548	0.25%	219,677
2	2022-23	219,677	317,478	3.00%	0	107,612	3.00%	2,148	0.50%	431,691
3	2023-24	431,691	327,002	3.00%	0	85,074	3.00%	5,052	0.75%	678,671
4	2024-25	678,671	336,812	3.00%	0	81,440	3.00%	9,340	1.00%	943,383
5	2025-26	943,383	346,916	3.00%	0	488,940	3.00%	10,017	1.25%	811,376
6	2026-27	811,376	357,323	3.00%	0	533,819	3.00%	9,523	1.50%	644,403
7	2027-28	644,403	368,043	3.00%	0	93,017	3.00%	16,090	1.75%	935,519
8	2028-29	935,519	379,084	3.00%	0	82,649	3.00%	24,639	2.00%	1,256,593
9	2029-30	1,256,593	390,457	3.00%	0	72,864	3.00%	35,419	2.25%	1,609,605
10	2030-31	1,609,605	402,171	3.00%	0	273,381	3.00%	43,460	2.50%	1,781,855
11	2031-32	1,781,855	414,236	3.00%	0	145,964	3.00%	61,504	3.00%	2,111,631
12	2032-33	2,111,631	426,663	3.00%	0	1,490,244	3.00%	31,442	3.00%	1,079,492
13	2033-34	1,079,492	439,463	3.00%	0	652,852	3.00%	25,983	3.00%	892,086
14	2034-35	892,086	452,653	3.00%	0	1,150,564	3.00%	5,825	3.00%	200,000
15	2035-36	200,000	452,653	0.00%	0	49,882	3.00%	18,083	3.00%	620,854
16	2036-37	620,854	452,653	0.00%	0	379,612	3.00%	20,817	3.00%	714,712
17	2037-38	714,712	462,184	2.11%	0	61,623	3.00%	33,458	3.00%	1,148,731
18	2038-39	1,148,731	476,050	3.00%	0	81,322	3.00%	46,304	3.00%	1,589,763
19	2039-40	1,589,763	490,332	3.00%	0	173,603	3.00%	57,195	3.00%	1,963,687
20	2040-41	1,963,687	505,042	3.00%	0	859,534	3.00%	48,276	3.00%	1,657,471
21	2041-42	1,657,471	520,193	3.00%	0	132,851	3.00%	61,344	3.00%	2,106,157
22	2042-43	2,106,157	535,799	3.00%	0	1,863,911	3.00%	23,341	3.00%	801,386
23	2043-44	801,386	551,873	3.00%	0	96,432	3.00%	37,705	3.00%	1,294,532
24	2044-45	1,294,532	568,429	3.00%	0	129,190	3.00%	52,013	3.00%	1,785,784
25	2045-46	1,785,784	585,482	3.00%	0	632,236	3.00%	52,171	3.00%	1,791,201
26	2046-47	1,791,201	603,046	3.00%	0	1,100,021	3.00%	38,827	3.00%	1,333,053
27	2047-48	1,333,053	621,132	3.00%	0	1,760,010	3.00%	5,825	3.00%	200,000
28	2048-49	200,000	621,132	0.00%	0	205,067	3.00%	18,482	3.00%	634,547
29	2049-50	634,547	621,132	0.00%	0	240,447	3.00%	30,457	3.00%	1,045,689
30	2050-51	1,045,689	621,132	0.00%	0	98,599	3.00%	47,047	3.00%	1,615,269
Grand Total			13,954,796		0	14,468,354		872,335		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2021-22		
Roofs	Roofs, Cleaning/Treatment	22,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg C	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	16,500
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	16,500
Elevators	Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	100,000
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	100,000
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	100,000
Elevators	Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	100,000
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	100,000
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	100,000
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	100,000
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	100,000
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg D	9,565
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg F	9,565
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg H	9,565
Mechanical & Electrical	Fire Alarm System - Bldg C	44,650
Mechanical & Electrical	Fire Alarm System - Bldg D	69,910
Mechanical & Electrical	Fire Alarm System - Bldg E	44,650
Mechanical & Electrical	Fire Alarm System - Bldg F	69,910
Mechanical & Electrical	Fire Alarm System - Bldg H	69,910
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	3,303
Misc Building Components	Finish, Tile Floor - Bldg D Lobby	2,556
Misc Building Components	Finish, Tile Floor - Bldg F Lobby	2,556
Misc Building Components	Finish, Tile Floor - Bldg H Lobby	2,556
Misc Building Components	Vanity/Partition/Accessories - Clubhouse Restrooms	14,537
Misc Building Components	Trash Chute Guillotine - Bldg C	2,230
Misc Building Components	Trash Chute Guillotine - Bldg D	2,230
Misc Building Components	Trash Chute Guillotine - Bldg E	2,230
Misc Building Components	Trash Chute Guillotine - Bldg F	2,230
Misc Building Components	Trash Chute Guillotine - Bldg H	2,230
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	13,883
Misc Site Improvements	Stormwater Drainage System Allowance	10,000
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	2,828
Year 1 Total		1,345,594

Category	Description	Cost
Year 2: 2022-23		
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	3,589
Mechanical & Electrical	Fire Hydrant Replacement Allowance	9,580
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	2,378
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	2,378
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	2,378
Misc Building Components	Awning Fabric - Bldg D	507
Misc Building Components	Awning Fabric - Bldg F	507
Misc Building Components	Awning Fabric - Bldg H	507
Misc Building Components	Awning Fabric - Clubhouse	3,872
Misc Building Components	Awning Frame, Aluminum - Bldg D	546
Misc Building Components	Awning Frame, Aluminum - Bldg F	546
Misc Building Components	Awning Frame, Aluminum - Bldg H	546
Misc Building Components	Finish, Carpet - Clubhouse	7,303
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	23,323
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	4,120
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	3,708
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	1,943
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,183
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	3,143
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	1,944
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	4,947
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	8,825
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	3,874
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	11,845
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 1	4,120
Year 2 Total		107,612
Year 3: 2023-24		
Roofs	Roofs, Cleaning/Treatment	23,870
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	5,103
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	5,103
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	5,103
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	5,103
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	5,103
Mechanical & Electrical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	5,358
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	5,978
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	5,978
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	5,978
Misc Site Improvements	Entrance Circle Fountain Allowance	5,304
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,196
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Station - Pacific	4,897
Year 3 Total		85,074

Category	Description	Cost
Year 4: 2024-25		
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	6,800
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	6,800
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	6,800
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	24,744
Misc Site Improvements	Drinking Fountain - Clubhouse Patio	1,547
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	4,371
Furniture, Fixtures & Equipment	Camera Surveillance System	10,927
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	15,080
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 2	4,371
Year 4 Total		81,440
Year 5: 2025-26		
Roofs	Roofs, Cleaning/Treatment	25,324
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg F	50,376
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg H	50,376
Misc Building Components	Finish, Tile - Bldg A Entrys	2,192
Misc Building Components	Finish, Tile - Bldg B Entrys	2,739
Misc Building Components	Finish, Tile - Bldg C Walkways	21,889
Misc Building Components	Finish, Tile - Bldg D Walkways	84,191
Misc Building Components	Finish, Tile - Bldg E Walkways	21,889
Misc Building Components	Finish, Tile - Bldg F Walkways	84,191
Misc Building Components	Finish, Tile - Bldg G Entrys	2,192
Misc Building Components	Finish, Tile - Bldg H Walkways	84,191
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg C	3,211
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg D	16,055
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg E	3,211
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg F	16,055
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg H	16,055
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,183
Furniture, Fixtures & Equipment	Office Computer	1,620
Year 5 Total		488,940
Year 6: 2026-27		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	343,145
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	85,786
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	46,951
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	26,251
Misc Building Components	Exterior Restoration Allowance	23,185
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	4,637
Misc Site Improvements	Spa Equipment, Heater, Gas	3,864
Year 6 Total		533,819

Category	Description	Cost
Year 7: 2027-28		
Roofs	Roofs, Cleaning/Treatment	26,866
Paving	Brick Pavers, Deferred Maintenance Allowance	11,941
Mechanical & Electrical	Fire Hydrant Replacement Allowance	11,106
Misc Building Components	Awning Frame, Aluminum - Clubhouse	4,626
Misc Site Improvements	Entrance Circle Fountain Allowance	5,970
Misc Site Improvements	Pool Equipment, Heater, Gas	4,823
Misc Site Improvements	Pool Finish, Exposed Aggregate	13,120
Misc Site Improvements	Pool Finish, Tile Trim	3,762
Misc Site Improvements	Spa Finish, Exposed Aggregate	4,776
Misc Site Improvements	Spa Finish, Tile Trim	1,522
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	2,252
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,253
Year 7 Total		93,017
Year 8: 2028-29		
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	4,062
Mechanical & Electrical	A/C Split System, 4 Ton - Clubhouse	8,450
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	27,849
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	7,025
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	7,025
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	7,025
Misc Site Improvements	Lake Fountain	8,829
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,546
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	4,919
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 1	4,919
Year 8 Total		82,649
Year 9: 2029-30		
Roofs	Roofs, Cleaning/Treatment	28,502
Misc Building Components	Awning Fabric - Bldg D	623
Misc Building Components	Awning Fabric - Bldg F	623
Misc Building Components	Awning Fabric - Bldg H	623
Misc Building Components	Awning Fabric - Clubhouse	4,762
Misc Site Improvements	Aeration System - Lake	11,469
Misc Site Improvements	Spa Equipment, Collection Tank	22,680
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,582
Year 9 Total		72,864
Year 10: 2030-31		
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	29,545
Misc Building Components	Railing, Aluminum - Bldg A French Balconies	4,274

Category	Description	Cost
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	5,343
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	10,686
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	54,499
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	10,686
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	54,499
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	4,274
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	54,499
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	5,904
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	6,984
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	6,984
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	6,984
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	5,904
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,219
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 2	5,219
Furniture, Fixtures & Equipment	Office Computer	1,878
Year 10 Total		273,381

Year 11: 2031-32

Roofs	Roofs, Cleaning/Treatment	30,238
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,464
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,464
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,464
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,464
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,464
Mechanical & Electrical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	6,787
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	7,573
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	7,573
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	7,573
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	3,103
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	3,103
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	3,103
Misc Site Improvements	Light Fixture, Landscape Uplight	5,999
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	4,994
Misc Site Improvements	Entrance Circle Fountain Allowance	6,720
Misc Site Improvements	Stormwater Drainage System Allowance	13,439
Furniture, Fixtures & Equipment	Camera Surveillance System	13,439
Year 11 Total		145,964

Year 12: 2032-33

Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	145,779
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	149,298
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	156,197
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	183,909

Category	Description	Cost
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	156,197
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	183,909
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	145,779
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	183,909
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	4,823
Mechanical & Electrical	Fire Hydrant Replacement Allowance	12,875
Misc Building Components	Finish, Carpet - Clubhouse	9,814
Misc Building Components	Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	86,121
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	31,345
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,537
Misc Site Improvements	Spa Equipment, Heater, Gas	4,614
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	2,611
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	1,590
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	4,223
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	2,612
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	19,102
Year 12 Total		1,490,244

Year 13: 2033-34

Roofs	Roofs, Cleaning/Treatment	32,080
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	422,025
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	105,506
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	57,743
Misc Building Components	Exterior Restoration Allowance	28,515
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,951
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,032
Year 13 Total		652,852

Year 14: 2034-35

Paving	Brick Pavers, Deferred Maintenance Allowance	14,685
Paving	Brick Pavers, Replacement	891,714
Mechanical & Electrical	Fire Standpipe Replacement - Bldgs C & E	86,386
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	4,851
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	33,253
Misc Site Improvements	Light Pole & Fixture - Parking Lot	33,982
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,874
Misc Site Improvements	Pool Deck Brick Pavers	31,899
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	7,053
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	12,582
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	5,523
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	16,888
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 1	5,874
Year 14 Total		1,150,564

Category	Description	Cost
Year 15: 2035-36		
Roofs	Roofs, Cleaning/Treatment	34,033
Misc Site Improvements	Entrance Circle Fountain Allowance	7,563
Misc Site Improvements	Pool Equipment, Heater, Gas	6,109
Furniture, Fixtures & Equipment	Office Computer	2,177
Year 15 Total		49,882
Year 16: 2036-37		
Elevators	Elevator Cab Refurbishment Allowance - Bldg C	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	25,706
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	25,706
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	9,695
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	9,695
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	9,695
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	5,146
Mechanical & Electrical	Dehumidifier, Commercial Grade - Storage Rooms	41,570
Mechanical & Electrical	Light Fixture, Emergency	11,918
Misc Building Components	Awning Fabric - Bldg D	767
Misc Building Components	Awning Fabric - Bldg F	767
Misc Building Components	Awning Fabric - Bldg H	767
Misc Building Components	Awning Fabric - Clubhouse	5,856
Misc Building Components	Finish, Tile Floor - Clubhouse	9,156
Misc Building Components	Built-In Cabinets & Counters - Clubhouse Kitchen	15,580
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	35,279
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,232
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	5,609
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 2	6,232
Year 16 Total		379,612
Year 17: 2037-38		
Roofs	Roofs, Cleaning/Treatment	36,106
Mechanical & Electrical	Fire Hydrant Replacement Allowance	14,925
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	3,026
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,028
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,538
Year 17 Total		61,623

Category	Description	Cost
Year 18: 2038-39		
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	37,427
Misc Site Improvements	Light Pole & Fixture, Decorative - Pool Deck	11,826
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,421
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,611
Misc Site Improvements	Spa Equipment, Heater, Gas	5,509
Furniture, Fixtures & Equipment	Camera Surveillance System	16,528
Year 18 Total		81,322
Year 19: 2039-40		
Roofs	Roofs, Cleaning/Treatment	38,305
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	8,189
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	8,189
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	8,189
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	8,189
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	8,189
Mechanical & Electrical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	8,597
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	9,593
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	9,593
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	9,593
Misc Site Improvements	Aeration System - Lake	15,414
Misc Site Improvements	Entrance Circle Fountain Allowance	8,512
Misc Site Improvements	Pool Finish, Exposed Aggregate	18,706
Misc Site Improvements	Pool Finish, Tile Trim	5,364
Misc Site Improvements	Spa Finish, Exposed Aggregate	6,810
Misc Site Improvements	Spa Finish, Tile Trim	2,171
Year 19 Total		173,603
Year 20: 2040-41		
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	519,038
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	129,759
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	71,017
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	4,049
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	4,049
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	4,049
Mechanical & Electrical	A/C Split System, 4 Ton - Clubhouse	12,048
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	39,706
Misc Building Components	Exterior Restoration Allowance	35,070
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,014
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	24,198
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 1	7,014
Furniture, Fixtures & Equipment	Office Computer	2,523
Year 20 Total		859,534

Category	Description	Cost
Year 21: 2041-42		
Roofs	Roofs, Cleaning/Treatment	40,637
Paving	Brick Pavers, Deferred Maintenance Allowance	18,061
Misc Building Components	Gutters & Downspouts - Bldg A	4,447
Misc Building Components	Gutters & Downspouts - Bldg B	5,557
Misc Building Components	Gutters & Downspouts - Bldg C	11,532
Misc Building Components	Gutters & Downspouts - Bldg D	3,914
Misc Building Components	Gutters & Downspouts - Bldg E	11,532
Misc Building Components	Gutters & Downspouts - Bldg F	3,914
Misc Building Components	Gutters & Downspouts - Bldg G	4,447
Misc Building Components	Gutters & Downspouts - Bldg H	3,914
Misc Building Components	Gutters & Downspouts - Clubhouse	1,727
Misc Site Improvements	Stormwater Drainage System Allowance	18,061
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,108
Year 21 Total		132,851
Year 22: 2042-43		
Roofs	Roof, Concrete Barrel Tile - Bldg A	163,345
Roofs	Roof, Concrete Barrel Tile - Bldg B	200,711
Roofs	Roof, Concrete Barrel Tile - Bldg C	196,081
Roofs	Roof, Concrete Barrel Tile - Bldg C Garage	28,023
Roofs	Roof, Concrete Barrel Tile - Bldg D	212,533
Roofs	Roof, Concrete Barrel Tile - Bldg E	196,081
Roofs	Roof, Concrete Barrel Tile - Bldg E Garage	28,023
Roofs	Roof, Concrete Barrel Tile - Bldg F	212,533
Roofs	Roof, Concrete Barrel Tile - Bldg G	163,345
Roofs	Roof, Concrete Barrel Tile - Bldg H	212,533
Roofs	Roof, Concrete Barrel Tile - Clubhouse	55,995
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	6,481
Mechanical & Electrical	Fire Hydrant Replacement Allowance	17,303
Mechanical & Electrical	Fire Pump/Motor/Controller, 40 Hp - Bldg D	83,263
Misc Building Components	Finish, Carpet - Clubhouse	13,189
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	42,124
Misc Site Improvements	Drinking Fountain - Clubhouse Patio	2,634
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,441
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	3,509
Furniture, Fixtures & Equipment	Fitness, Cardio, Glide Bike	2,137
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike, Recumbent - Vision Fit	5,676
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	3,510
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 2	7,441
Year 22 Total		1,863,911

Category	Description	Cost
Year 23: 2043-44		
Roofs	Roofs, Cleaning/Treatment	43,112
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	6,329
Misc Building Components	Awning Fabric - Bldg D	943
Misc Building Components	Awning Fabric - Bldg F	943
Misc Building Components	Awning Fabric - Bldg H	943
Misc Building Components	Awning Fabric - Clubhouse	7,203
Misc Site Improvements	Light Fixture, Landscape Uplight	8,553
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	7,120
Misc Site Improvements	Entrance Circle Fountain Allowance	9,581
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,966
Misc Site Improvements	Pool Equipment, Heater, Gas	7,739
Year 23 Total		96,432
Year 24: 2044-45		
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	44,690
Misc Building Components	Railing, Aluminum - Bldg C Common Walkways	27,930
Misc Building Components	Railing, Aluminum - Bldg E Common Walkways	27,930
Misc Site Improvements	Lake Fountain	14,168
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,894
Misc Site Improvements	Spa Equipment, Heater, Gas	6,578
Year 24 Total		129,190
Year 25: 2045-46		
Roofs	Roofs, Cleaning/Treatment	45,738
Misc Building Components	Finish, Tile - Bldg A Entrys	3,960
Misc Building Components	Finish, Tile - Bldg B Entrys	4,948
Misc Building Components	Finish, Tile - Bldg C Walkways	39,534
Misc Building Components	Finish, Tile - Bldg D Walkways	152,059
Misc Building Components	Finish, Tile - Bldg E Walkways	39,534
Misc Building Components	Finish, Tile - Bldg F Walkways	152,059
Misc Building Components	Finish, Tile - Bldg G Entrys	3,960
Misc Building Components	Finish, Tile - Bldg H Walkways	152,059
Furniture, Fixtures & Equipment	Camera Surveillance System	20,328
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi-Station - Pacific	9,383
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,749
Furniture, Fixtures & Equipment	Office Computer	2,925
Year 25 Total		632,236
Year 26: 2046-47		
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	47,411
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	17,244
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	20,402

Category	Description	Cost
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	40,804
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	272,023
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	40,804
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	272,023
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	17,244
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	272,023
Misc Building Components	Trash Chute Guillotine - Bldg C	4,669
Misc Building Components	Trash Chute Guillotine - Bldg D	4,669
Misc Building Components	Trash Chute Guillotine - Bldg E	4,669
Misc Building Components	Trash Chute Guillotine - Bldg F	4,669
Misc Building Components	Trash Chute Guillotine - Bldg H	4,669
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,375
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Card Rm	10,056
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Lounge Area	17,939
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	7,875
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	24,078
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 1	8,375
Year 26 Total		1,100,021

Year 27: 2047-48

Roofs	Roofs, Cleaning/Treatment	48,523
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	638,351
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	159,588
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	87,342
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	10,373
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	10,373
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	10,373
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	10,373
Mechanical & Electrical	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	10,373
Mechanical & Electrical	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	10,891
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg D	12,152
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg F	12,152
Mechanical & Electrical	Domestic Water Pump/Motor, 3 Hp - Bldg H	12,152
Mechanical & Electrical	Fire Alarm System - Bldg C	96,292
Mechanical & Electrical	Fire Alarm System - Bldg D	150,767
Mechanical & Electrical	Fire Alarm System - Bldg E	96,292
Mechanical & Electrical	Fire Alarm System - Bldg F	150,767
Mechanical & Electrical	Fire Alarm System - Bldg H	150,767
Mechanical & Electrical	Fire Hydrant Replacement Allowance	20,058
Misc Building Components	Exterior Restoration Allowance	43,132
Misc Site Improvements	Entrance Circle Fountain Allowance	10,783
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer - NordicTrack	4,067
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - Freemotion 830	4,069
Year 27 Total		1,760,010

Category	Description	Cost
Year 28: 2048-49		
Paving	Brick Pavers, Deferred Maintenance Allowance	22,213
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg D	13,823
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg F	13,823
Mechanical & Electrical	Access Control, Enterphone Panel - Bldg H	13,823
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	50,299
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	12,688
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	12,688
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	12,688
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,598
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,885
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	30,654
Furniture, Fixtures & Equipment	Maint Utility Vehicle, Golf Cart - No 2	8,885
Year 28 Total		205,067
Year 29: 2049-50		
Roofs	Roofs, Cleaning/Treatment	51,478
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg D	21,884
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg F	21,884
Mechanical & Electrical	Domestic Water Pump System Control Panel - Bldg H	21,884
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg D	5,283
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg F	5,283
Mechanical & Electrical	Fire Jockey Pump/Motor - Bldg H	5,283
Mechanical & Electrical	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	7,557
Misc Site Improvements	Aeration System - Lake	20,715
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	31,763
Misc Site Improvements	Spa Equipment, Collection Tank	40,963
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	6,470
Year 29 Total		240,447
Year 30: 2050-51		
Misc Building Components	Awning Fabric - Bldg D	1,159
Misc Building Components	Awning Fabric - Bldg F	1,159
Misc Building Components	Awning Fabric - Bldg H	1,159
Misc Building Components	Awning Fabric - Clubhouse	8,858
Misc Building Components	Awning Frame, Aluminum - Bldg D	1,249
Misc Building Components	Awning Frame, Aluminum - Bldg F	1,249
Misc Building Components	Awning Frame, Aluminum - Bldg H	1,249
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	53,362
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	9,426
Misc Site Improvements	Spa Equipment, Heater, Gas	7,854
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	8,484
Furniture, Fixtures & Equipment	Office Computer	3,391
Year 30 Total		98,599

Section 5

Photographs

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



Building A



Building A



Building B



Building B



Building C



Building C



Garage, 6 Car (Bldg C)



Garage, 6 Car (Bldg C)



Building C Fire Alarm Control Panel



Building C Elevator Equipment



Building D



Building D



Building D Main Entrance



Building D Lower Level



Building D Elevator Lobby - First Floor



Building D Elevator Lobby - Upper Floor



Building D Common Walkway - First Floor



Building D Common Walkway - Upper Floor



Building D Garage Level



Building D Elevator Equipment



Building D Domestic Water Pump System



Building D Fire Alarm Control Panel



Building D Fire Pump



Building D Fire Pump Controller



Building E



Building E



Building E Fire Alarm Control Panel



Building E Common Walkway



Garage, 6 Car (Bldg E)



Garage, 6 Car (Bldg E)



Building F



Building F



Building F Main Entrance



Building F Enterphone



Building F Elevator Lobby - First Floor



Building F Common Walkway - First Floor



Building F Common Walkway & Railings



Building F Roof - Flat



Building F Elevator Equipment



Building F Domestic Water Pump System



Building F Fire Pump



Building F Fire Alarm Control Panel



Building G



Building G



Building H



Building H



Building H Main Entrance



Building H Elevator Lobby - First Floor



Building H Common Walkway - Upper Floor



Building H Garage Level



Building H Elevator Equipment



Building H Domestic Water Pump System



Building H Fire Pump



Building H Fire Alarm Control Panel



Clubhouse



Clubhouse



Clubhouse Social Room



Clubhouse Kitchen



Clubhouse Card Room



Clubhouse Fitness Room



Swimming Pool



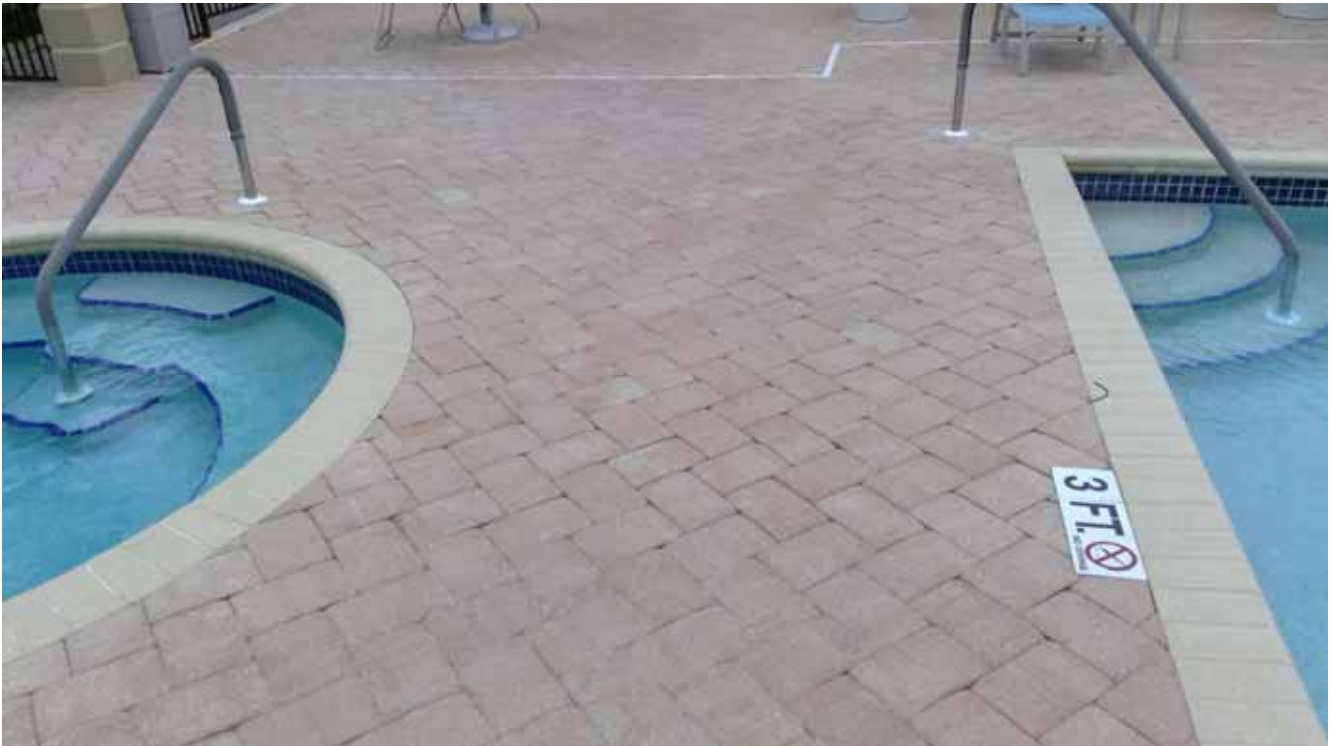
Spa



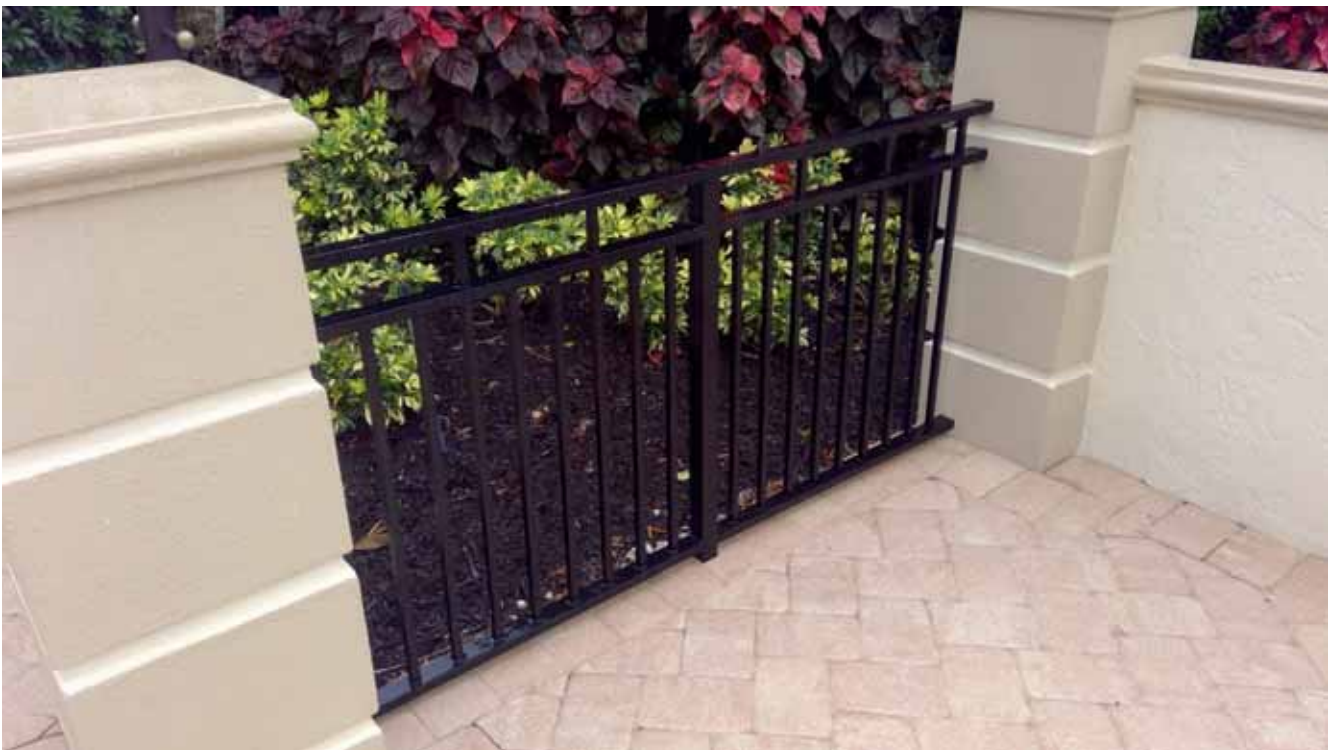
Pool Heater



Spa Heater



Pool Deck



Pool Fence



Pool Furniture



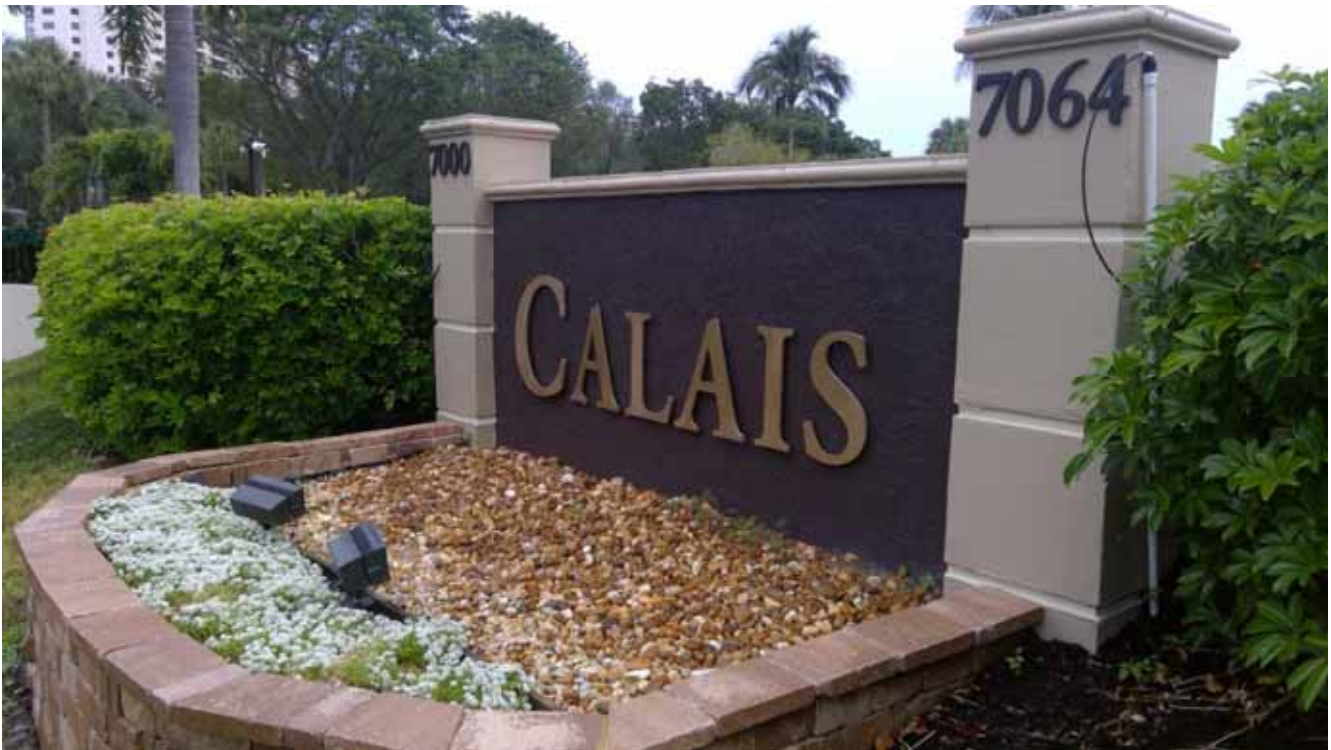
Barbeque Grill Area



Light Pole & Fixture - Pool Area



Light Pole & Fixture - Parking Area



Sign Monument, Property Name (1 of 2)



Entry Fountain



Lake Fountain



Aerator Compressor



Road Pavers



Road Pavers