

2023-24 Reserve Study



Calais at Pelican Bay Condominium Association, Inc.

7064 Pelican Boulevard
Naples, Florida 34108

Report No: 9055

April 1, 2023 - March 31, 2024



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction

December 6, 2023

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 with site inspection has been prepared on the Calais at Pelican Bay Condominium Association, Inc. property, located at 7064 Pelican Boulevard in Naples, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.

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.

Section three titled "SCHEDULE" includes a component schedule of every reserve item including its quantity, current cost, useful life and remaining life.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan.

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

Prepared By,



Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser



Reviewed By,



Dreux Isaac, RS, PRA
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:	12/05/2023
Property Type:	Condominium	Report No:	9055
Total Units:	131	Budget Year Begins:	04/01/2023
Phase:	Phase 1 (1 of 1)	Budget Year Ends:	03/31/2024

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	200
Total current cost of all scheduled reserve components:	\$8,658,615
Estimated Beginning Year Reserve Balance:	\$697,631
Total number of components scheduled for replacement in the 2023-24 Budget Year:	0
Total cost of components scheduled for replacement in the 2023-24 Budget Year:	\$0

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$317,478
Recommended 2023-24 Reserve Funding Contribution Amount:	\$505,370
Recommended 2023-24 Planned Special Assessment Amount:	\$0
Total 2023-24 Reserve Funding and Planned Special Assessment Amount:	\$505,370
Increase (decrease) between Current & Recommended Contribution Amounts:	\$187,892
Increase (decrease) between Current & Recommended Contribution Amounts:	59.18%

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, 2023 and ending March 31, 2024.

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 Statute Chapter 718 Reserve Excerpts

718.103 Definitions

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

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

718.112(2)(e) Budget meeting

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

718.112(2)(f) Annual budget

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.
4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.
5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.
6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.
7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.
8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1).

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

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

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

Reserve Study Accounting

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.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the property's common elements.

Component

The individual line items in the Reserve Study developed or updated in the Physical Analysis.

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.

03/31/2023 Balance

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

2023-24 Contribution

This is the total annual contribution amount for the current budget year.

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

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced



Dreux Isaac is president of Dreux Isaac & Associates. With over 38 years of experience in the construction industry as an architect, reserve analyst and insurance appraiser, having performed thousands of inspections and studies. Dreux is a certified Reserve Specialist (RS) and Professional Reserve Analyst (PRA).

Born and raised in New Orleans, Dreux earned his Bachelor of Architecture degree from LSU. Dreux has been a member of the American Association of Cost Engineers, the American Society of Appraisers, Association of Construction Inspectors, Jaycees International, and the Foundation for Architectural Education at LSU. Dreux has also been a speaker at seminars and continuing education classes with various organizations involved in the community association industry. Dreux is also currently president of his homeowners association in Winter Park, Florida.

In 2021, shortly after the collapse of the Champlain Towers South building in Surfside, Florida, Dreux made a presentation to the Florida Bar Condominium Law and Policy Life Safety Task Force on the subject of reserves, reserve studies and reserve funding methodologies. This information was used by the task force to provide recommended changes to Florida's condominium laws.

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

This reserve study meets current Florida Statutory requirements for the budget year this study was prepared for. This study does not meet or comply with new Florida condominium reserve requirements signed into law on May 26, 2022, but do not go into effect until December 31, 2024.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
4. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
5. The current reserve schedule includes a capital allowance for plumbing re-piping work. It should be noted that large-scale plumbing/repiping work is very difficult to predict due to the large number of variables and unknowns associated with this type of a repair/replacement including the life expectancy and more specifically the potential scope of work, which is directly related to the cost. It is highly recommended that a licensed professional plumber be brought in to periodically inspect the primary supply and waste lines. Maintenance staff should routinely check the system for potential large-scale problems through preventative maintenance programs. If a scope of work with associated costs becomes available it could be incorporated into a future update report to better reflect the short term budgeting for large-scale plumbing/repiping work.
6. The current reserve schedule includes a general allowance for concrete restoration work. Because of the variables and unknowns associated with this type of work it is recommended that a licensed structural engineer periodically evaluate the building's structure. The maintenance staff should also routinely check for spalling (missing concrete) and staining (from exposed rebar) of the building's exterior especially along the balcony edges. If a scope of work with associated costs becomes available it should be incorporated into a future update report to better reflect the budgeting needs for any such work.
7. The current reserve schedule includes a capital allowance for electrical equipment/rewiring work. It is highly recommended that a licensed engineer be brought in to periodically inspect the electrical system. If a scope of work with associated costs becomes available it could be incorporated into a future update reports to better reflect the short term budgeting for potential electrical work.
8. This 2023-2024 reserve study meets current Florida Statutory requirements which will be in effect for the 2023-2024 budget year. This study does not comply with all of the new Florida Condominium reserve requirements signed into law in 2022 and 2023. These new requirements do not go into effect until December 31, 2024.

Section 2

Graphs

Chart A

2023-24 Current Reserve Component Costs

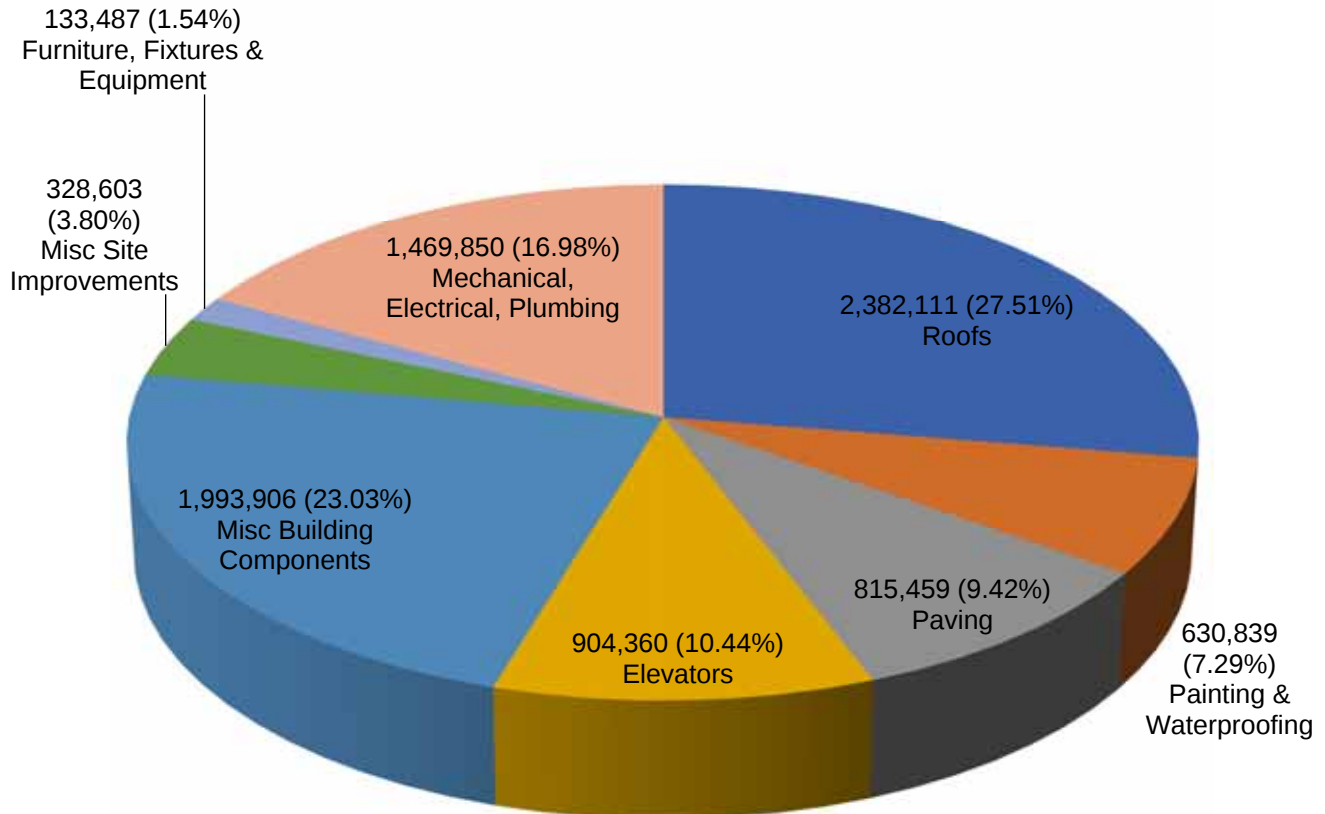


Chart B
2023-24 Actual vs. 100% Funded Reserve Balances

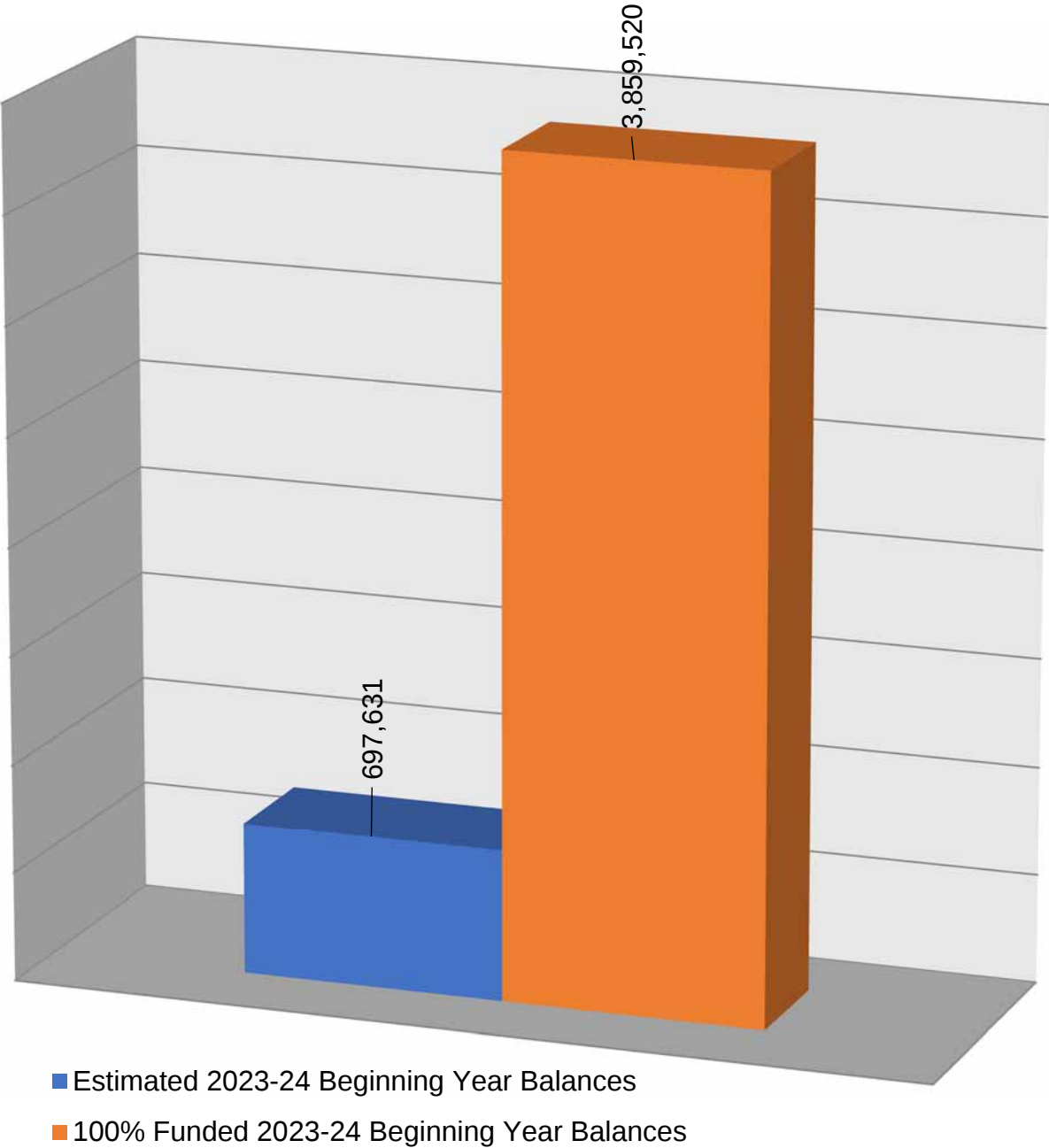
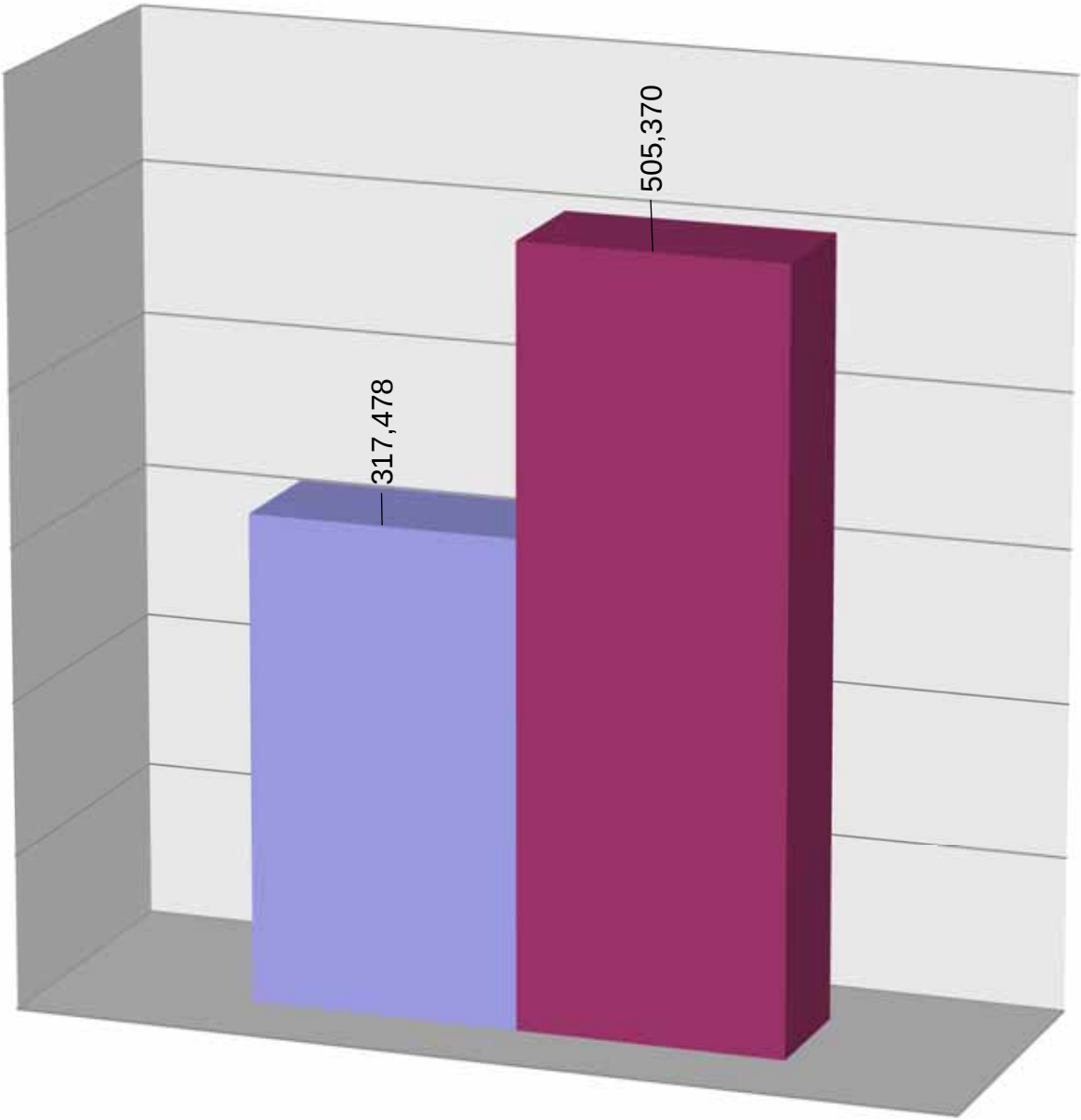


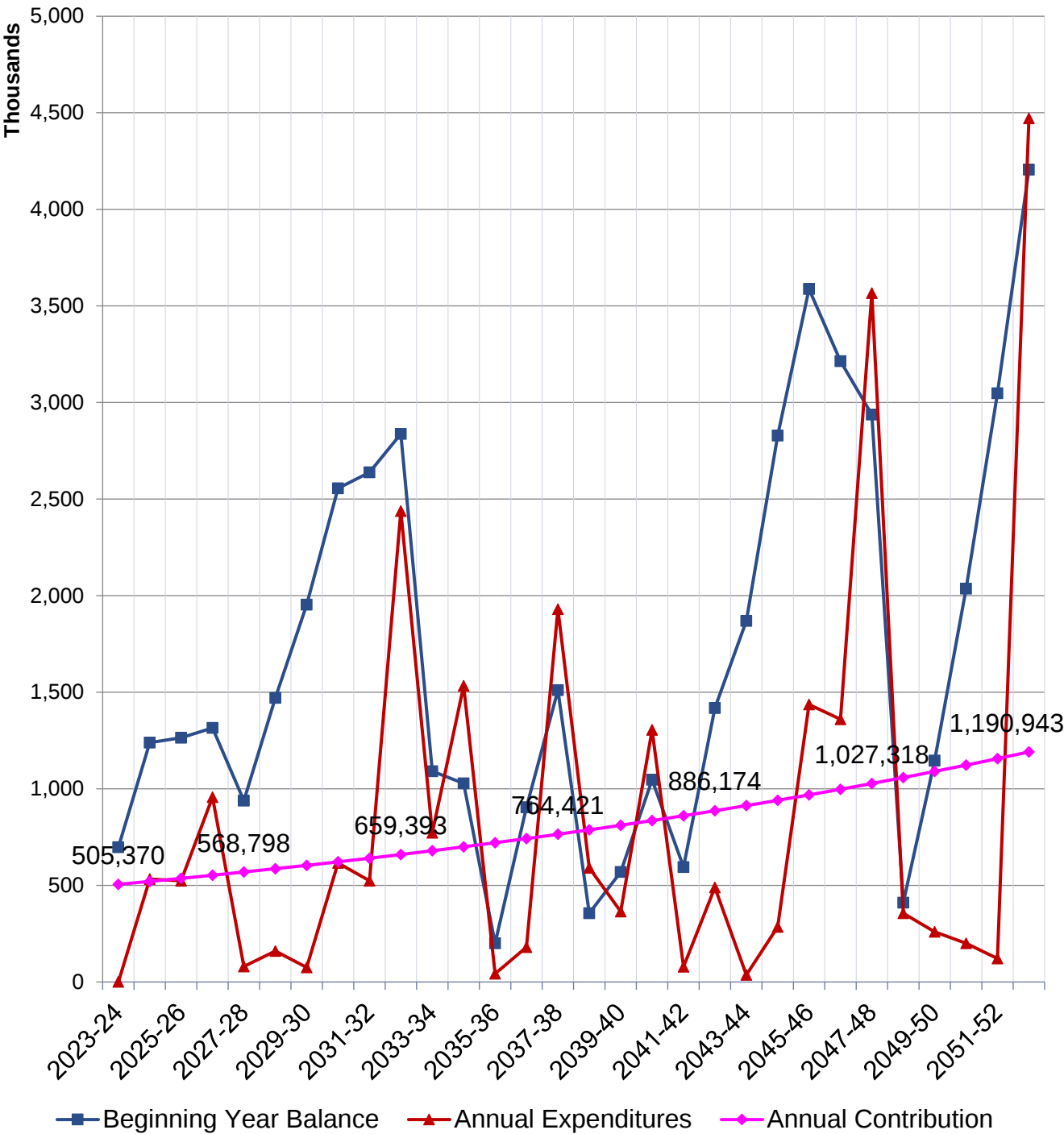
Chart C
2023-24 Funding Contribution Comparisons



■ 2022-23 Annual Contribution ■ Proposed 2023-24 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	2,382,111	2-25	2-15
Painting & Waterproofing	630,839	7-14	4-10
Paving	815,459	7-30	5-12
Elevators	904,360	18-26	17-25
Misc Building Components	1,993,906	2-40	2-30
Misc Site Improvements	328,603	2-30	2-16
Furniture, Fixtures & Equipment	133,487	4-22	3-22
Mechanical, Electrical, Plumbing	1,469,850	5-40	2-25
Grand Total	8,658,615		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Flat Roofs						
Roof, Flat SBS w/Tap Insulation - Bldg A	22	Squares	5,965.00	131,230	20	10
Roof, Flat SBS w/Tap Insulation - Bldg B	28	Squares	4,855.00	135,940	20	10
Roof, Flat SBS w/Tap Insulation - Bldg C	28	Squares	5,021.00	140,588	20	10
Roof, Flat SBS w/Tap Insulation - Bldg D	28	Squares	5,965.00	167,020	20	10
Roof, Flat SBS w/Tap Insulation - Bldg E	28	Squares	5,021.00	140,588	20	10
Roof, Flat SBS w/Tap Insulation - Bldg F	28	Squares	5,895.00	165,060	20	10
Roof, Flat SBS w/Tap Insulation - Bldg G	22	Squares	5,965.00	131,230	20	10
Roof, Flat SBS w/Tap Insulation - Bldg H	28	Squares	5,895.00	165,060	20	10
Tile Roofs						
Roof, Concrete Barrel Tile - Bldg A	86	Squares	1,277.00	109,822	25	15
Roof, Concrete Barrel Tile - Bldg B	111	Squares	1,235.00	137,085	25	15
Roof, Concrete Barrel Tile - Bldg C	109	Squares	1,235.00	134,615	25	15
Roof, Concrete Barrel Tile - Bldg C Garage	14	Squares	1,387.00	19,418	25	15
Roof, Concrete Barrel Tile - Bldg D	133	Squares	1,200.00	159,600	25	15
Roof, Concrete Barrel Tile - Bldg E	109	Squares	1,235.00	134,615	25	15
Roof, Concrete Barrel Tile - Bldg E Garage	14	Squares	1,387.00	19,418	25	15
Roof, Concrete Barrel Tile - Bldg F	133	Squares	1,200.00	159,600	25	15
Roof, Concrete Barrel Tile - Bldg G	86	Squares	1,277.00	109,822	25	15
Roof, Concrete Barrel Tile - Bldg H	133	Squares	1,200.00	159,600	25	15
Roof, Concrete Barrel Tile - Clubhouse	20	Squares	1,790.00	35,800	25	15
Roofs, Cleaning/Treatment	1	Total	26,000.00	26,000	2	2
Roofs Total	20	Components		2,382,111	2-25	2-15
Painting & Waterproofing						
Door/Window Sealant Replacement Allowance - All Bldgs	1	Total	110,500.00	110,500	14	4
Paint Exterior and Waterproof - All Bldgs	1	Total	367,869.00	367,869	7	4
Paint Exterior Railings - Condo Bldgs	1	Total	91,968.00	91,968	7	4
Paint Interior - Bldg's D, F, & H Garage Lobbies	3	Total	995.00	2,985	10	10
Paint Interior - Bldg's D, F, & H Garages/Storage Areas	3	Each	16,778.00	50,334	7	4
Paint Interior - Clubhouse Bldg	1	Total	7,183.00	7,183	10	10
Painting & Waterproofing Total	6	Components		630,839	7-14	4-10
Paving						
Brick Pavers, Deferred Maintenance Allowance	1	Total	12,000.00	12,000	7	5
Brick Pavers, Replacement	88,002	Sq Ft	9.13	803,459	30	12
Paving Total	2	Components		815,459	7-30	5-12

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Elevators						
Elevator Cab Refurbishment Allowance - Bldg C	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg D	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg E	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg F	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	18,000.00	18,000	18	17
Elevator Cab Refurbishment Allowance - Bldg H	1	Each	18,000.00	18,000	18	17
Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	1	Each	36,878.00	36,878	26	25
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	1	Each	36,878.00	36,878	26	25
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	1	Each	114,434.00	114,434	26	25
Elevators Total	16	Components		904,360	18-26	17-25

Misc Building Components

Awnings

Awning Fabric - Bldg D	1	Total	612.00	612	7	3
Awning Fabric - Bldg F	1	Total	612.00	612	7	3
Awning Fabric - Bldg H	1	Total	612.00	612	7	3
Awning Fabric - Clubhouse	1	Total	4,698.00	4,698	7	5
Awning Frame, Aluminum - Bldg D	1	Total	695.00	695	28	3
Awning Frame, Aluminum - Bldg F	1	Total	695.00	695	28	3
Awning Frame, Aluminum - Bldg H	1	Total	695.00	695	28	3
Awning Frame, Aluminum - Clubhouse	1	Total	4,878.00	4,878	28	5

Finishes

Finish, Rubber Floor - Clubhouse Fitness Rm	270	Sq Ft	19.98	5,395	10	10
Finish, Tile - Bldg A Entry	172	Sq Ft	16.00	2,752	20	3
Finish, Tile - Bldg B Entry	215	Sq Ft	16.00	3,440	20	3
Finish, Tile - Bldg C Walkways	1,718	Sq Ft	16.00	27,488	20	3
Finish, Tile - Bldg D Walkways	6,608	Sq Ft	16.00	105,728	20	3
Finish, Tile - Bldg E Walkways	1,718	Sq Ft	16.00	27,488	20	3
Finish, Tile - Bldg F Walkways	6,608	Sq Ft	16.00	105,728	20	3
Finish, Tile - Bldg G Entry	172	Sq Ft	16.00	2,752	20	3
Finish, Tile - Bldg H Walkways	6,608	Sq Ft	16.00	105,728	20	3
Finish, Tile Floor - Bldg D Garage Lobby	132	Sq Ft	18.00	2,376	24	24
Finish, Tile Floor - Bldg D Main Lobby	170	Sq Ft	18.00	3,060	30	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Finish, Tile Floor - Bldg F Garage Lobby	132	Sq Ft	18.00	2,376	24	24
Finish, Tile Floor - Bldg F Main Lobby	170	Sq Ft	18.00	3,060	30	3
Finish, Tile Floor - Bldg H Garage Lobby	132	Sq Ft	18.00	2,376	24	24
Finish, Tile Floor - Bldg H Main Lobby	170	Sq Ft	18.00	3,060	30	3
Finish, Tile Floor - Clubhouse	1,405	Sq Ft	18.00	25,290	30	30
Gutters & Downspouts						
Gutters & Downspouts - Bldg A	384	Ln Ft	8.07	3,099	25	15
Gutters & Downspouts - Bldg B	480	Ln Ft	8.07	3,874	25	15
Gutters & Downspouts - Bldg C	996	Ln Ft	8.07	8,038	25	15
Gutters & Downspouts - Bldg D	338	Ln Ft	8.07	2,728	25	15
Gutters & Downspouts - Bldg E	996	Ln Ft	8.07	8,038	25	15
Gutters & Downspouts - Bldg F	338	Ln Ft	8.07	2,728	25	15
Gutters & Downspouts - Bldg G	384	Ln Ft	8.07	3,099	25	15
Gutters & Downspouts - Bldg H	338	Ln Ft	8.07	2,728	25	15
Gutters & Downspouts - Clubhouse	149	Ln Ft	8.07	1,203	25	15
Misc Items						
Built-In Cabinets & Counters - Clubhouse Kitchen	1	Total	24,400.00	24,400	30	30
Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	56	Each	1,385.00	77,560	24	10
Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	12	Each	3,188.00	38,256	2	2
Door/Window Replacement, IR Glass - Bldgs D, E, F & H	691	Sq Ft	145.00	100,195	35	9
Exterior Restoration/Structural/Engineering Allowance	1	Total	300,000.00	300,000	7	2
Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	280	Sq Ft	24.93	6,981	20	6
Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	280	Sq Ft	24.93	6,981	20	6
Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	280	Sq Ft	24.93	6,981	20	6
Renovation Allowance - Clubhouse	1	Total	55,000.00	55,000	30	30
Renovation Allowance - Clubhouse Restrooms	1	Total	23,260.00	23,260	30	30
Railings & Screens						
Railing, Aluminum - Bldg A French Balconies	36	Ln Ft	110.64	3,984	40	8
Railing, Aluminum - Bldg B French Balconies	45	Ln Ft	110.64	4,979	40	8
Railing, Aluminum - Bldg C Common Walkways	1	Total	17,296.00	17,296	36	22
Railing, Aluminum - Bldg C French Balconies	90	Ln Ft	110.64	9,958	40	8
Railing, Aluminum - Bldg D Common Walkways	459	Ln Ft	110.64	50,784	40	8
Railing, Aluminum - Bldg E Common Walkways	1	Total	17,296.00	17,296	36	22
Railing, Aluminum - Bldg E French Balconies	90	Ln Ft	110.64	9,958	40	8
Railing, Aluminum - Bldg F Common Walkways	459	Ln Ft	110.64	50,784	40	8
Railing, Aluminum - Bldg G French Balconies	36	Ln Ft	110.64	3,984	40	8
Railing, Aluminum - Bldg H Common Walkways	459	Ln Ft	110.64	50,784	40	8
Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	71	Ln Ft	140.00	9,940	36	24
Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	84	Ln Ft	140.00	11,760	36	24
Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	168	Ln Ft	140.00	23,520	36	24
Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	1,120	Ln Ft	140.00	156,800	36	24
Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	168	Ln Ft	140.00	23,520	36	24
Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	1,120	Ln Ft	140.00	156,800	36	24

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	71	Ln Ft	140.00	9,940	36	24
Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	1,120	Ln Ft	140.00	156,800	36	24
Screen Enclosure, Alum - Bldg A Lanai	71	Ln Ft	79.79	5,666	40	8
Screen Enclosure, Alum - Bldg B Lanai	84	Ln Ft	79.79	6,703	40	8
Screen Enclosure, Alum - Bldg C Lanai	84	Ln Ft	79.79	6,703	40	8
Screen Enclosure, Alum - Bldg E Lanai	84	Ln Ft	79.79	6,703	40	8
Screen Enclosure, Alum - Bldg G Lanai	71	Ln Ft	79.79	5,666	40	8
Trash						
Trash Chute Guillotine - Bldg C	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg D	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg E	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg F	1	Each	2,872.00	2,872	25	4
Trash Chute Guillotine - Bldg H	1	Each	2,872.00	2,872	25	4
Trash Chute Intake Door/Throat Plate - Bldg C	1	Each	3,675.00	3,675	35	4
Trash Chute Intake Door/Throat Plate - Bldg D	5	Each	3,675.00	18,375	35	4
Trash Chute Intake Door/Throat Plate - Bldg E	1	Each	3,675.00	3,675	35	4
Trash Chute Intake Door/Throat Plate - Bldg F	5	Each	3,675.00	18,375	35	4
Trash Chute Intake Door/Throat Plate - Bldg H	5	Each	3,675.00	18,375	35	4
Misc Building Components Total	76	Components		1,993,906	2-40	2-30

Misc Site Improvements

Lighting

Light Fixture, Landscape Uplight	8	Each	747.00	5,976	12	9
Light Fixture, Sign Uplight - Entry Sign	4	Each	1,242.00	4,968	12	9
Light Pole & Fixture - Parking Lot	13	Each	2,380.00	30,940	19	12
Light Pole & Fixture, Decorative - Pool Deck	9	Each	1,063.00	9,567	19	16

Misc Items

Aeration System - Lake	3	Each	3,660.00	10,980	10	7
Entrance Circle Fountain Allowance	1	Total	6,000.00	6,000	4	3
Fence w/Gates, 42" Alum Picket - Pool Deck	238	Ln Ft	69.35	16,506	28	2
Irrigation System Allowance	1	Total	20,000.00	20,000	5	2
Lake Fountain	1	Total	9,311.00	9,311	16	6
Landscape Allowance	1	Total	110,500.00	110,500	10	10
Park, BBQ Gas Grill - Pool Deck	2	Each	1,064.00	2,128	5	4
Stormwater Drainage System Allowance	1	Total	12,000.00	12,000	10	3

Pool & Spa

Pool & Spa Pump/Motor/Filter Equip Allowance	1	Total	5,000.00	5,000	2	2
Pool Deck Brick Pavers	3,038	Sq Ft	9.51	28,892	30	12
Pool Equipment, Heater, Gas	1	Each	5,299.00	5,299	8	5
Pool Finish, Exposed Aggregate	1,340	Sq Ft	10.09	13,521	12	5
Pool Finish, Tile Trim	1	Total	3,912.00	3,912	12	5
Spa Equipment, Collection Tank	1	Total	22,400.00	22,400	20	7

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Spa Equipment, Heater, Gas	1	Each	4,323.00	4,323	6	5
Spa Finish, Exposed Aggregate	1	Total	4,800.00	4,800	12	5
Spa Finish, Tile Trim	1	Total	1,580.00	1,580	12	5
Misc Site Improvements Total	21	Components		328,603	2-30	2-16

Furniture, Fixtures & Equipment

Appliance Allowance - Clubhouse Kitchen	1	Each	8,100.00	8,100	14	14
Camera Surveillance System	1	Total	12,075.00	12,075	7	3
Fitness, Cardio, Elliptical Cross-Trainer	1	Each	7,311.00	7,311	5	5
Fitness, Cardio, Recumbent Bike	1	Each	4,408.00	4,408	10	10
Fitness, Cardio, Treadmill	1	Each	8,494.00	8,494	5	5
Fitness, Weight Bench	1	Each	1,333.00	1,333	6	6
Fitness, Weight Machine, Functional Trainer	1	Each	5,894.00	5,894	22	22
Fitness, Weight Set, Dumbbells	1	Each	2,588.00	2,588	18	18
Furnishings Allowance - Clubhouse	1	Total	24,400.00	24,400	12	12
Furnishings Allowance - Clubhouse Office	1	Total	4,500.00	4,500	12	12
Furnishings Allowance - Clubhouse Patio	1	Total	14,300.00	14,300	12	3
Furniture, Outdoor - Pool Deck	1	Total	17,600.00	17,600	8	3
Furniture, Outdoor Umbrella	7	Each	513.00	3,591	4	3
Golf Cart - Maintenance	1	Each	9,070.00	9,070	6	6
Golf Cart - Manager	1	Each	8,005.00	8,005	6	6
Office Computer	1	Each	1,818.00	1,818	5	3
Furniture, Fixtures & Equipment Total	16	Components		133,487	4-22	3-22

Mechanical, Electrical, Plumbing

Access Control

Access Control, Enterphone Panel - Bldg D	1	Each	7,114.00	7,114	12	3
Access Control, Enterphone Panel - Bldg F	1	Each	7,114.00	7,114	12	3
Access Control, Enterphone Panel - Bldg H	1	Each	7,114.00	7,114	12	3

Domestic Water

Domestic Water Pump System Control Panel - Bldg D	1	Each	11,012.00	11,012	28	2
Domestic Water Pump System Control Panel - Bldg F	1	Each	11,012.00	11,012	28	2
Domestic Water Pump System Control Panel - Bldg H	1	Each	11,012.00	11,012	28	2
Domestic Water Pump/Motor, 1.5 Hp - Bldg D	1	Each	5,914.00	5,914	8	2
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	5,914.00	5,914	8	2
Domestic Water Pump/Motor, 1.5 Hp - Bldg F	1	Each	5,914.00	5,914	8	2
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	5,914.00	5,914	8	2
Domestic Water Pump/Motor, 1.5 Hp - Bldg H	1	Each	5,914.00	5,914	8	2
Domestic Water Pump/Motor, 2.0 Hp - Bldg D	1	Each	6,336.00	6,336	8	2
Domestic Water Pump/Motor, 3 Hp - Bldg D	1	Each	7,017.00	7,017	8	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Domestic Water Pump/Motor, 3 Hp - Bldg F	1	Each	7,017.00	7,017	8	2
Domestic Water Pump/Motor, 3 Hp - Bldg H	1	Each	7,017.00	7,017	8	2
Domestic Water Variable Frequency Drive - Bldg D	1	Each	7,343.00	7,343	14	6
Fire Protection						
Fire Alarm System - Bldg C	1	Total	72,546.00	72,546	26	25
Fire Alarm System - Bldg D	1	Total	107,613.00	107,613	26	25
Fire Alarm System - Bldg E	1	Total	72,546.00	72,546	26	25
Fire Alarm System - Bldg F	1	Total	107,613.00	107,613	26	25
Fire Alarm System - Bldg H	1	Total	107,613.00	107,613	26	25
Fire Hydrant Replacement Allowance	1	Each	10,800.00	10,800	5	3
Fire Jockey Pump/Motor - Bldg D	1	Each	2,995.00	2,995	9	8
Fire Jockey Pump/Motor - Bldg F	1	Each	2,995.00	2,995	9	8
Fire Jockey Pump/Motor - Bldg H	1	Each	2,995.00	2,995	9	2
Fire Protection Deferred Maintenance Allowance	1	Each	14,100.00	14,100	10	2
Fire Pump/Motor/Controller, 40 Hp - Bldg D	1	Each	53,028.00	53,028	35	20
Fire Pump/Motor/Controller, 40 Hp - Bldg F	1	Each	53,028.00	53,028	35	4
Fire Pump/Motor/Controller, 40 Hp - Bldg H	1	Each	53,028.00	53,028	35	4
Fire Standpipe Replacement - Bldgs C & E	1	Total	72,855.00	72,855	25	12
HVAC						
A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	1	Total	3,898.00	3,898	15	12
A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	1	Total	3,898.00	3,898	15	2
A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	1	Total	3,898.00	3,898	15	6
A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	1	Each	5,191.00	5,191	12	11
A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	1	Each	5,191.00	5,191	12	11
A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	1	Each	6,530.00	6,530	12	11
A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	1	Each	6,530.00	6,530	12	11
A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	1	Each	6,530.00	6,530	12	11
A/C Split System, 4 Ton - Clubhouse	1	Each	8,911.00	8,911	12	6
Dehumidifier, Commercial Grade - Storage Rooms	6	Each	5,440.00	32,640	18	14
Lighting						
Light Fixture, Emergency	150	Each	68.00	10,200	18	14
Misc Items						
Electrical Capital Allowance	1	Total	196,500.00	196,500	30	8
Plumbing Repiping Allowance	1	Total	327,500.00	327,500	40	10
Mechanical, Electrical, Plumbing Total	43	Components		1,469,850	5-40	2-25
Grand Total						
	200	Components		8,658,615		

Section 4

Pooled Cash Flow

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	2023-24	697,631	505,370	59.18%	0	0	3.00%	36,090	3.00%	1,239,091
2	2024-25	1,239,091	520,531	3.00%	0	532,249	3.00%	36,821	3.00%	1,264,194
3	2025-26	1,264,194	536,147	3.00%	0	523,797	3.00%	38,296	3.00%	1,314,840
4	2026-27	1,314,840	552,231	3.00%	0	956,075	3.00%	27,330	3.00%	938,326
5	2027-28	938,326	568,798	3.00%	0	79,704	3.00%	42,823	3.00%	1,470,243
6	2028-29	1,470,243	585,862	3.00%	0	160,061	3.00%	56,881	3.00%	1,952,925
7	2029-30	1,952,925	603,438	3.00%	0	75,191	3.00%	74,435	3.00%	2,555,607
8	2030-31	2,555,607	621,541	3.00%	0	616,191	3.00%	76,829	3.00%	2,637,786
9	2031-32	2,637,786	640,187	3.00%	0	523,514	3.00%	82,634	3.00%	2,837,093
10	2032-33	2,837,093	659,393	3.00%	0	2,437,543	3.00%	31,768	3.00%	1,090,711
11	2033-34	1,090,711	679,175	3.00%	0	772,284	3.00%	29,928	3.00%	1,027,530
12	2034-35	1,027,530	699,553	3.00%	0	1,532,908	3.00%	5,825	3.00%	200,000
13	2035-36	200,000	720,540	3.00%	0	42,654	3.00%	26,337	3.00%	904,223
14	2036-37	904,223	742,156	3.00%	0	179,637	3.00%	44,002	3.00%	1,510,744
15	2037-38	1,510,744	764,421	3.00%	0	1,930,017	3.00%	10,354	3.00%	355,502
16	2038-39	355,502	787,354	3.00%	0	590,194	3.00%	16,580	3.00%	569,242
17	2039-40	569,242	810,975	3.00%	0	364,134	3.00%	30,482	3.00%	1,046,565
18	2040-41	1,046,565	835,304	3.00%	0	1,304,772	3.00%	17,313	3.00%	594,410
19	2041-42	594,410	860,363	3.00%	0	78,341	3.00%	41,293	3.00%	1,417,725
20	2042-43	1,417,725	886,174	3.00%	0	489,048	3.00%	54,446	3.00%	1,869,297
21	2043-44	1,869,297	912,759	3.00%	0	36,377	3.00%	82,370	3.00%	2,828,049
22	2044-45	2,828,049	940,142	3.00%	0	284,910	3.00%	104,498	3.00%	3,587,779
23	2045-46	3,587,779	968,346	3.00%	0	1,436,325	3.00%	93,594	3.00%	3,213,394
24	2046-47	3,213,394	997,396	3.00%	0	1,359,425	3.00%	85,541	3.00%	2,936,906
25	2047-48	2,936,906	1,027,318	3.00%	0	3,566,064	3.00%	11,945	3.00%	410,105
26	2048-49	410,105	1,058,138	3.00%	0	355,619	3.00%	33,379	3.00%	1,146,003
27	2049-50	1,146,003	1,089,882	3.00%	0	259,030	3.00%	59,306	3.00%	2,036,161
28	2050-51	2,036,161	1,122,578	3.00%	0	199,857	3.00%	88,766	3.00%	3,047,648
29	2051-52	3,047,648	1,156,255	3.00%	0	121,073	3.00%	122,485	3.00%	4,205,315
30	2052-53	4,205,315	1,190,943	3.00%	0	4,470,538	3.00%	27,772	3.00%	953,492
Grand Total			24,043,270		0	25,277,532		1,490,123		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2023-24	No Expenses	
Year 2: 2024-25		
Roofs	Roofs, Cleaning/Treatment	26,780
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	39,404
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	309,000
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	17,001
Misc Site Improvements	Irrigation System Allowance	20,600
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,150
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg D	11,342
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg F	11,342
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg H	11,342
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	6,091
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,091
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	6,091
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,091
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	6,091
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	6,526
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg D	7,228
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg F	7,228
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg H	7,228
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg H	3,085
Mechanical, Electrical, Plumbing	Fire Protection Deferred Maintenance Allowance	14,523
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	4,015
Year 2 Total		532,249
Year 3: 2025-26		
Misc Building Components	Awning Fabric - Bldg D	649
Misc Building Components	Awning Fabric - Bldg F	649
Misc Building Components	Awning Fabric - Bldg H	649
Misc Building Components	Awning Frame, Aluminum - Bldg D	737
Misc Building Components	Awning Frame, Aluminum - Bldg F	737
Misc Building Components	Awning Frame, Aluminum - Bldg H	737
Misc Building Components	Finish, Tile - Bldg A Entry	2,920
Misc Building Components	Finish, Tile - Bldg B Entry	3,649
Misc Building Components	Finish, Tile - Bldg C Walkways	29,162
Misc Building Components	Finish, Tile - Bldg D Walkways	112,167
Misc Building Components	Finish, Tile - Bldg E Walkways	29,162
Misc Building Components	Finish, Tile - Bldg F Walkways	112,167
Misc Building Components	Finish, Tile - Bldg G Entry	2,920
Misc Building Components	Finish, Tile - Bldg H Walkways	112,167
Misc Building Components	Finish, Tile Floor - Bldg D Main Lobby	3,246

Category	Description	Cost
Misc Building Components	Finish, Tile Floor - Bldg F Main Lobby	3,246
Misc Building Components	Finish, Tile Floor - Bldg H Main Lobby	3,246
Misc Site Improvements	Entrance Circle Fountain Allowance	6,365
Misc Site Improvements	Stormwater Drainage System Allowance	12,731
Furniture, Fixtures & Equipment	Camera Surveillance System	12,810
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	15,171
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	18,672
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	3,810
Furniture, Fixtures & Equipment	Office Computer	1,929
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg D	7,547
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg F	7,547
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg H	7,547
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	11,458
Year 3 Total		523,797

Year 4: 2026-27

Roofs	Roofs, Cleaning/Treatment	28,411
Painting & Waterproofing	Door/Window Sealant Replacement Allowance - All Bldgs	120,746
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	401,980
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	100,496
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	55,001
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	41,803
Misc Building Components	Trash Chute Guillotine - Bldg C	3,138
Misc Building Components	Trash Chute Guillotine - Bldg D	3,138
Misc Building Components	Trash Chute Guillotine - Bldg E	3,138
Misc Building Components	Trash Chute Guillotine - Bldg F	3,138
Misc Building Components	Trash Chute Guillotine - Bldg H	3,138
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg C	4,016
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg D	20,079
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg E	4,016
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg F	20,079
Misc Building Components	Trash Chute Intake Door/Throat Plate - Bldg H	20,079
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,325
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,464
Mechanical, Electrical, Plumbing	Fire Pump/Motor/Controller, 40 Hp - Bldg F	57,945
Mechanical, Electrical, Plumbing	Fire Pump/Motor/Controller, 40 Hp - Bldg H	57,945
Year 4 Total		956,075

Year 5: 2027-28

Paving	Brick Pavers, Deferred Maintenance Allowance	13,506
Misc Building Components	Awning Fabric - Clubhouse	5,288
Misc Building Components	Awning Frame, Aluminum - Clubhouse	5,490
Misc Site Improvements	Pool Equipment, Heater, Gas	5,964

Category	Description	Cost
Misc Site Improvements	Pool Finish, Exposed Aggregate	15,218
Misc Site Improvements	Pool Finish, Tile Trim	4,403
Misc Site Improvements	Spa Equipment, Heater, Gas	4,866
Misc Site Improvements	Spa Finish, Exposed Aggregate	5,402
Misc Site Improvements	Spa Finish, Tile Trim	1,778
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	8,229
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	9,560
Year 5 Total		79,704

Year 6: 2028-29

Roofs	Roofs, Cleaning/Treatment	30,141
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	44,349
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	8,093
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	8,093
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	8,093
Misc Site Improvements	Lake Fountain	10,794
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	5,796
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,545
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	10,515
Furniture, Fixtures & Equipment	Golf Cart - Manager	9,280
Mechanical, Electrical, Plumbing	Domestic Water Variable Frequency Drive - Bldg D	8,513
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	4,519
Mechanical, Electrical, Plumbing	A/C Split System, 4 Ton - Clubhouse	10,330
Year 6 Total		160,061

Year 7: 2029-30

Misc Site Improvements	Aeration System - Lake	13,111
Misc Site Improvements	Entrance Circle Fountain Allowance	7,164
Misc Site Improvements	Irrigation System Allowance	23,881
Misc Site Improvements	Spa Equipment, Collection Tank	26,747
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,288
Year 7 Total		75,191

Year 8: 2030-31

Roofs	Roofs, Cleaning/Treatment	31,977
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	47,050
Misc Building Components	Railing, Aluminum - Bldg A French Balconies	4,900
Misc Building Components	Railing, Aluminum - Bldg B French Balconies	6,124
Misc Building Components	Railing, Aluminum - Bldg C French Balconies	12,247
Misc Building Components	Railing, Aluminum - Bldg D Common Walkways	62,458
Misc Building Components	Railing, Aluminum - Bldg E French Balconies	12,247
Misc Building Components	Railing, Aluminum - Bldg F Common Walkways	62,458
Misc Building Components	Railing, Aluminum - Bldg G French Balconies	4,900

Category	Description	Cost
Misc Building Components	Railing, Aluminum - Bldg H Common Walkways	62,458
Misc Building Components	Screen Enclosure, Alum - Bldg A Lanai	6,968
Misc Building Components	Screen Enclosure, Alum - Bldg B Lanai	8,244
Misc Building Components	Screen Enclosure, Alum - Bldg C Lanai	8,244
Misc Building Components	Screen Enclosure, Alum - Bldg E Lanai	8,244
Misc Building Components	Screen Enclosure, Alum - Bldg G Lanai	6,968
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,149
Furniture, Fixtures & Equipment	Office Computer	2,236
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	13,283
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg D	3,683
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg F	3,683
Mechanical, Electrical, Plumbing	Electrical Capital Allowance	241,670
Year 8 Total		616,191

Year 9: 2031-32

Misc Building Components	Door/Window Replacement, IR Glass - Bldgs D, E, F & H	126,924
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	380,031
Misc Site Improvements	Light Fixture, Landscape Uplight	7,570
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	6,293
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	2,696
Year 9 Total		523,514

Year 10: 2032-33

Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	171,225
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	177,371
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	183,435
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	217,923
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	183,435
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	215,366
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	171,225
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	215,366
Roofs	Roofs, Cleaning/Treatment	33,924
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garage Lobbies	3,895
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	9,372
Misc Building Components	Awning Fabric - Bldg D	799
Misc Building Components	Awning Fabric - Bldg F	799
Misc Building Components	Awning Fabric - Bldg H	799
Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	7,039
Misc Building Components	Door, 8 x 7 Aluminum Garage - Bldgs A, B, C, E & G	101,198
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	49,915
Misc Site Improvements	Landscape Allowance	144,177
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,524
Furniture, Fixtures & Equipment	Camera Surveillance System	15,755

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	9,539
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	5,751
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	11,083
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	7,716
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	7,716
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	7,716
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,716
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	7,716
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	8,267
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg D	9,156
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg F	9,156
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg H	9,156
Mechanical, Electrical, Plumbing	Plumbing Repiping Allowance	427,313
Year 10 Total		2,437,543

Year 11: 2033-34

Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	494,385
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	123,597
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	67,645
Misc Site Improvements	Entrance Circle Fountain Allowance	8,063
Misc Site Improvements	Spa Equipment, Heater, Gas	5,810
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	23,653
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	4,826
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg H	4,025
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	6,976
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	6,976
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	8,776
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	8,776
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	8,776
Year 11 Total		772,284

Year 12: 2034-35

Roofs	Roofs, Cleaning/Treatment	35,990
Paving	Brick Pavers, Deferred Maintenance Allowance	16,611
Paving	Brick Pavers, Replacement	1,112,175
Misc Building Components	Awning Fabric - Clubhouse	6,503
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	52,955
Misc Site Improvements	Light Pole & Fixture - Parking Lot	42,828
Misc Site Improvements	Irrigation System Allowance	27,685
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	6,921
Misc Site Improvements	Pool Deck Brick Pavers	39,993
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,845
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse	33,775

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	6,229
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	12,555
Furniture, Fixtures & Equipment	Golf Cart - Manager	11,081
Mechanical, Electrical, Plumbing	Fire Protection Deferred Maintenance Allowance	19,518
Mechanical, Electrical, Plumbing	Fire Standpipe Replacement - Bldgs C & E	100,848
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	5,396
Year 12 Total		1,532,908

Year 13: 2035-36

Misc Site Improvements	Stormwater Drainage System Allowance	17,109
Misc Site Improvements	Pool Equipment, Heater, Gas	7,555
Furniture, Fixtures & Equipment	Office Computer	2,592
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	15,398
Year 13 Total		42,654

Year 14: 2036-37

Roofs	Roofs, Cleaning/Treatment	38,182
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	56,180
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,125
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,343
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	11,895
Mechanical, Electrical, Plumbing	Dehumidifier, Commercial Grade - Storage Rooms	47,933
Mechanical, Electrical, Plumbing	Light Fixture, Emergency	14,979
Year 14 Total		179,637

Year 15: 2037-38

Roofs	Roof, Concrete Barrel Tile - Bldg A	166,116
Roofs	Roof, Concrete Barrel Tile - Bldg B	207,353
Roofs	Roof, Concrete Barrel Tile - Bldg C	203,617
Roofs	Roof, Concrete Barrel Tile - Bldg C Garage	29,371
Roofs	Roof, Concrete Barrel Tile - Bldg D	241,409
Roofs	Roof, Concrete Barrel Tile - Bldg E	203,617
Roofs	Roof, Concrete Barrel Tile - Bldg E Garage	29,371
Roofs	Roof, Concrete Barrel Tile - Bldg F	241,409
Roofs	Roof, Concrete Barrel Tile - Bldg G	166,116
Roofs	Roof, Concrete Barrel Tile - Bldg H	241,409
Roofs	Roof, Concrete Barrel Tile - Clubhouse	54,151
Misc Building Components	Gutters & Downspouts - Bldg A	4,688
Misc Building Components	Gutters & Downspouts - Bldg B	5,860
Misc Building Components	Gutters & Downspouts - Bldg C	12,158
Misc Building Components	Gutters & Downspouts - Bldg D	4,126
Misc Building Components	Gutters & Downspouts - Bldg E	12,158
Misc Building Components	Gutters & Downspouts - Bldg F	4,126

Category	Description	Cost
Misc Building Components	Gutters & Downspouts - Bldg G	4,688
Misc Building Components	Gutters & Downspouts - Bldg H	4,126
Misc Building Components	Gutters & Downspouts - Clubhouse	1,820
Misc Site Improvements	Entrance Circle Fountain Allowance	9,076
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	11,059
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	12,848
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	21,630
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	5,432
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg D	10,761
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg F	10,761
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg H	10,761
Year 15 Total		1,930,017

Year 16: 2038-39

Roofs	Roofs, Cleaning/Treatment	40,507
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	59,602
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	467,390
Misc Site Improvements	Light Pole & Fixture, Decorative - Pool Deck	14,905
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	7,790
Year 16 Total		590,194

Year 17: 2039-40

Elevators	Elevator Cab Refurbishment Allowance - Bldg C	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg D	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg E	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg F	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	28,885
Elevators	Elevator Cab Refurbishment Allowance - Bldg H	28,885
Misc Building Components	Awning Fabric - Bldg D	982
Misc Building Components	Awning Fabric - Bldg F	982
Misc Building Components	Awning Fabric - Bldg H	982
Misc Site Improvements	Aeration System - Lake	17,620
Misc Site Improvements	Irrigation System Allowance	32,094
Misc Site Improvements	Pool Finish, Exposed Aggregate	21,697
Misc Site Improvements	Pool Finish, Tile Trim	6,278
Misc Site Improvements	Spa Equipment, Heater, Gas	6,937
Misc Site Improvements	Spa Finish, Exposed Aggregate	7,703
Misc Site Improvements	Spa Finish, Tile Trim	2,535
Furniture, Fixtures & Equipment	Camera Surveillance System	19,377
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg D	4,806
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg F	4,806

Category	Description	Cost
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg F Lobby	6,255
Year 17 Total		364,134

Year 18: 2040-41

Roofs	Roofs, Cleaning/Treatment	42,974
Painting & Waterproofing	Door/Window Sealant Replacement Allowance - All Bldgs	182,640
Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	608,031
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	152,009
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	83,194
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	63,231
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,264
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,203
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	4,278
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	14,991
Furniture, Fixtures & Equipment	Golf Cart - Manager	13,231
Furniture, Fixtures & Equipment	Office Computer	3,005
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	9,775
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	9,775
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	9,775
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,775
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	9,775
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	10,472
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg D	11,598
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg F	11,598
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg H	11,598
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	17,851
Mechanical, Electrical, Plumbing	A/C Split System, 4 Ton - Clubhouse	14,729
Year 18 Total		1,304,772

Year 19: 2041-42

Paving	Brick Pavers, Deferred Maintenance Allowance	20,429
Misc Building Components	Awning Fabric - Clubhouse	7,998
Misc Site Improvements	Entrance Circle Fountain Allowance	10,215
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	3,623
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	29,963
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	6,113
Year 19 Total		78,341

Year 20: 2042-43

Roofs	Roofs, Cleaning/Treatment	45,591
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garage Lobbies	5,234
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	12,595
Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	9,460

Category	Description	Cost
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	67,082
Misc Site Improvements	Landscape Allowance	193,762
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	8,768
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	12,820
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	7,729
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	14,894
Mechanical, Electrical, Plumbing	Domestic Water Variable Frequency Drive - Bldg D	12,876
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg H	5,252
Mechanical, Electrical, Plumbing	Fire Pump/Motor/Controller, 40 Hp - Bldg D	92,985
Year 20 Total		489,048

Year 21: 2043-44

Misc Site Improvements	Light Fixture, Landscape Uplight	10,793
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Sign	8,973
Misc Site Improvements	Pool Equipment, Heater, Gas	9,571
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg H Lobby	7,040
Year 21 Total		36,377

Year 22: 2044-45

Roofs	Roofs, Cleaning/Treatment	48,368
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	71,167
Misc Building Components	Railing, Aluminum - Bldg C Common Walkways	32,176
Misc Building Components	Railing, Aluminum - Bldg E Common Walkways	32,176
Misc Site Improvements	Irrigation System Allowance	37,206
Misc Site Improvements	Lake Fountain	17,321
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	9,301
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Functional Trainer	10,965
Mechanical, Electrical, Plumbing	Fire Protection Deferred Maintenance Allowance	26,230
Year 22 Total		284,910

Year 23: 2045-46

Misc Building Components	Finish, Tile - Bldg A Entry	5,273
Misc Building Components	Finish, Tile - Bldg B Entry	6,591
Misc Building Components	Finish, Tile - Bldg C Walkways	52,670
Misc Building Components	Finish, Tile - Bldg D Walkways	202,586
Misc Building Components	Finish, Tile - Bldg E Walkways	52,670
Misc Building Components	Finish, Tile - Bldg F Walkways	202,586
Misc Building Components	Finish, Tile - Bldg G Entry	5,273
Misc Building Components	Finish, Tile - Bldg H Walkways	202,586
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	574,831
Misc Site Improvements	Entrance Circle Fountain Allowance	11,497
Misc Site Improvements	Stormwater Drainage System Allowance	22,993
Misc Site Improvements	Spa Equipment, Heater, Gas	8,283

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	6,881
Furniture, Fixtures & Equipment	Office Computer	3,483
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	20,694
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1 Ton - Bldg C Elev Equip Rm	9,946
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1 Ton - Bldg E Elev Equip Rm	9,946
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg D Elev Equip Rm	12,512
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg F Elev Equip Rm	12,512
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 2 Ton - Bldg H Elev Equip Rm	12,512
Year 23 Total		1,436,325

Year 24: 2046-47

Roofs	Roofs, Cleaning/Treatment	51,313
Misc Building Components	Awning Fabric - Bldg D	1,208
Misc Building Components	Awning Fabric - Bldg F	1,208
Misc Building Components	Awning Fabric - Bldg H	1,208
Misc Building Components	Finish, Tile Floor - Bldg D Garage Lobby	4,689
Misc Building Components	Finish, Tile Floor - Bldg F Garage Lobby	4,689
Misc Building Components	Finish, Tile Floor - Bldg H Garage Lobby	4,689
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	75,501
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg A Lanai Balc	19,617
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg B Lanai Balc	23,209
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg C Lanai Balc	46,419
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg D Lanai Balc	309,458
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg E Lanai Balc	46,419
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg F Lanai Balc	309,458
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg G Lanai Balc	19,617
Misc Building Components	Railing/Screen Enclosure, Alum - Bldg H Lanai Balc	309,458
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,200
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	9,868
Furniture, Fixtures & Equipment	Camera Surveillance System	23,831
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,631
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse	48,155
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Office	8,881
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	17,900
Furniture, Fixtures & Equipment	Golf Cart - Manager	15,799
Year 24 Total		1,359,425

Year 25: 2047-48

Painting & Waterproofing	Paint Exterior and Waterproof - All Bldgs	747,801
Painting & Waterproofing	Paint Exterior Railings - Condo Bldgs	186,952
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garages/Storage Areas	102,319
Elevators	Elevator Modernization - Bldg C Hydraulic 2100# 2 Stop	74,965
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	232,621

Category	Description	Cost
Elevators	Elevator Modernization - Bldg D Hydraulic 2500# 6 Stop	232,621
Elevators	Elevator Modernization - Bldg E Hydraulic 2100# 2 Stop	74,965
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	232,621
Elevators	Elevator Modernization - Bldg F Hydraulic 2500# 6 Stop	232,621
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	232,621
Elevators	Elevator Modernization - Bldg H Hydraulic 2500# 6 Stop	232,621
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	14,862
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	17,267
Mechanical, Electrical, Plumbing	Fire Alarm System - Bldg C	147,471
Mechanical, Electrical, Plumbing	Fire Alarm System - Bldg D	218,755
Mechanical, Electrical, Plumbing	Fire Alarm System - Bldg E	147,471
Mechanical, Electrical, Plumbing	Fire Alarm System - Bldg F	218,755
Mechanical, Electrical, Plumbing	Fire Alarm System - Bldg H	218,755
Year 25 Total		3,566,064

Year 26: 2048-49

Roofs	Roofs, Cleaning/Treatment	54,438
Paving	Brick Pavers, Deferred Maintenance Allowance	25,125
Misc Building Components	Awning Fabric - Clubhouse	9,837
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	80,100
Misc Building Components	Louver Panel, Alum - Bldg D Equip/Trash Rms Roofs	14,617
Misc Building Components	Louver Panel, Alum - Bldg F Equip/Trash Rms Roofs	14,617
Misc Building Components	Louver Panel, Alum - Bldg H Equip/Trash Rms Roofs	14,617
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	10,469
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg D	12,383
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	12,383
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg F	12,383
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	12,383
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 1.5 Hp - Bldg H	12,383
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 2.0 Hp - Bldg D	13,266
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg D	14,692
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg F	14,692
Mechanical, Electrical, Plumbing	Domestic Water Pump/Motor, 3 Hp - Bldg H	14,692
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg D	6,271
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg F	6,271
Year 26 Total		355,619

Year 27: 2049-50

Misc Site Improvements	Aeration System - Lake	23,679
Misc Site Improvements	Entrance Circle Fountain Allowance	12,940
Misc Site Improvements	Irrigation System Allowance	43,132
Misc Site Improvements	Spa Equipment, Collection Tank	48,308
Furniture, Fixtures & Equipment	Furnishings Allowance - Clubhouse Patio	30,839

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	37,956
Furniture, Fixtures & Equipment	Furniture, Outdoor Umbrella	7,744
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg D	15,342
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg F	15,342
Mechanical, Electrical, Plumbing	Access Control, Enterphone Panel - Bldg H	15,342
Mechanical, Electrical, Plumbing	A/C Mini Split Unit, 1/2 Ton - Bldg D Lobby	8,406
Year 27 Total		259,030

Year 28: 2050-51

Roofs	Roofs, Cleaning/Treatment	57,753
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	84,978
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	11,106
Furniture, Fixtures & Equipment	Appliance Allowance - Clubhouse Kitchen	17,992
Furniture, Fixtures & Equipment	Office Computer	4,038
Mechanical, Electrical, Plumbing	Fire Hydrant Replacement Allowance	23,990
Year 28 Total		199,857

Year 29: 2051-52

Misc Building Components	Trash Chute Guillotine - Bldg C	6,571
Misc Building Components	Trash Chute Guillotine - Bldg D	6,571
Misc Building Components	Trash Chute Guillotine - Bldg E	6,571
Misc Building Components	Trash Chute Guillotine - Bldg F	6,571
Misc Building Components	Trash Chute Guillotine - Bldg H	6,571
Misc Site Improvements	Park, BBQ Gas Grill - Pool Deck	4,869
Misc Site Improvements	Pool Equipment, Heater, Gas	12,124
Misc Site Improvements	Pool Finish, Exposed Aggregate	30,935
Misc Site Improvements	Pool Finish, Tile Trim	8,950
Misc Site Improvements	Spa Equipment, Heater, Gas	9,891
Misc Site Improvements	Spa Finish, Exposed Aggregate	10,982
Misc Site Improvements	Spa Finish, Tile Trim	3,615
Mechanical, Electrical, Plumbing	Fire Jockey Pump/Motor - Bldg H	6,852
Year 29 Total		121,073

Year 30: 2052-53

Roofs	Roof, Flat SBS w/Tap Insulation - Bldg A	309,252
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg B	320,351
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg C	331,305
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg D	393,593
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg E	331,305
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg F	388,974
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg G	309,252
Roofs	Roof, Flat SBS w/Tap Insulation - Bldg H	388,974
Roofs	Roofs, Cleaning/Treatment	61,271

Category	Description	Cost
Painting & Waterproofing	Paint Interior - Bldg's D, F, & H Garage Lobbies	7,034
Painting & Waterproofing	Paint Interior - Clubhouse Bldg	16,927
Misc Building Components	Finish, Rubber Floor - Clubhouse Fitness Rm	12,714
Misc Building Components	Finish, Tile Floor - Clubhouse	59,597
Misc Building Components	Built-In Cabinets & Counters - Clubhouse Kitchen	57,500
Misc Building Components	Door, Hollow Metal, Allowance - (59 Total, 10 Yr Life)	90,153
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	706,969
Misc Building Components	Renovation Allowance - Clubhouse	129,611
Misc Building Components	Renovation Allowance - Clubhouse Restrooms	54,814
Misc Site Improvements	Fence w/Gates, 42" Alum Picket - Pool Deck	38,897
Misc Site Improvements	Landscape Allowance	260,400
Misc Site Improvements	Pool & Spa Pump/Motor/Filter Equip Allowance	11,783
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	17,229
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	10,388
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	20,017
Furniture, Fixtures & Equipment	Fitness, Weight Bench	3,141
Furniture, Fixtures & Equipment	Golf Cart - Maintenance	21,374
Furniture, Fixtures & Equipment	Golf Cart - Manager	18,864
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg D	25,950
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg F	25,950
Mechanical, Electrical, Plumbing	Domestic Water Pump System Control Panel - Bldg H	25,950
Mechanical, Electrical, Plumbing	A/C Split System, 4 Ton - Clubhouse	20,999
Year 30 Total		4,470,538

Section 5

Photographs



Building A



Building A



Building B



Building B



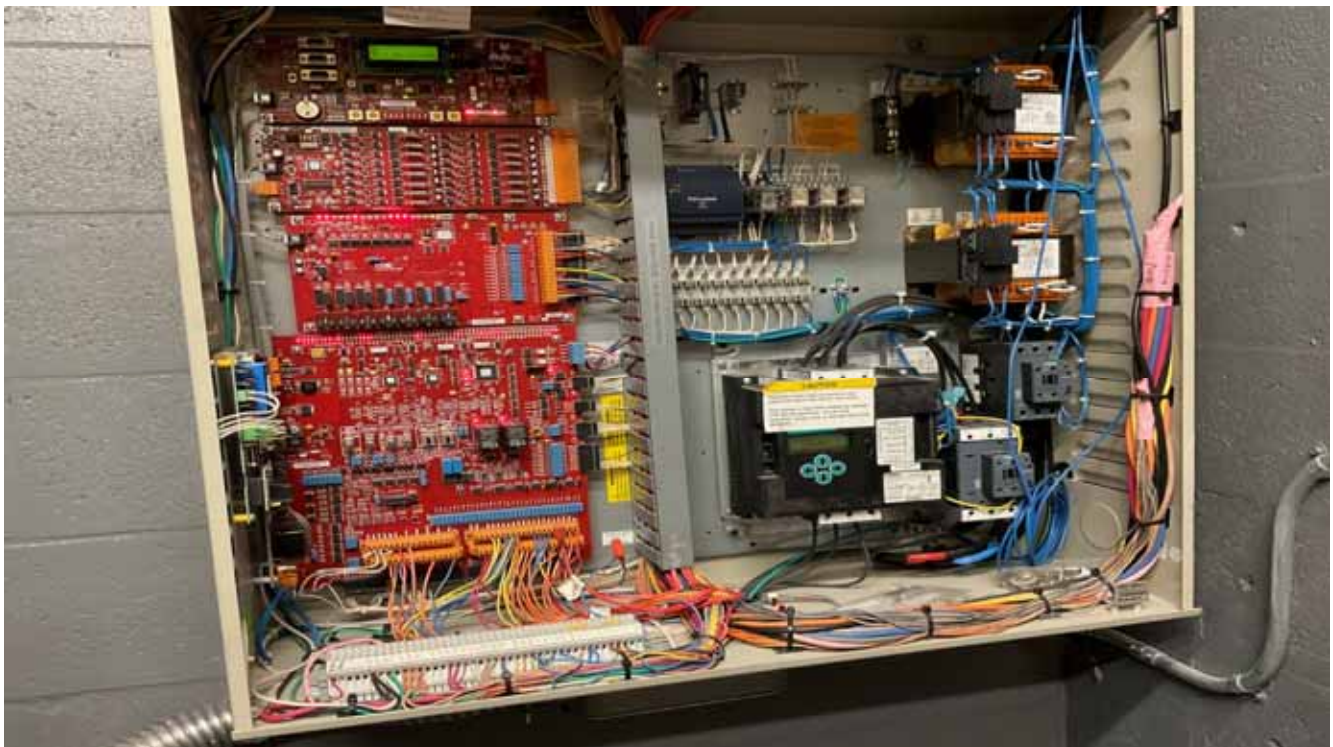
Building C



Building C



Building C Fire Alarm Panel



Building C Elevator Equipment



Building C Walkway - Upper Floor



Building C Roof - Lower



Building D



Building D



Building D Main Entrance



Building D Enterphone



Building D Elevator Lobby - Garage



Building D Garage



Building D Elevator Lobby - First Floor



Building D Walkway - First Floor



Building D Walkway - Upper Floor



Building D Domestic Water Pump System



Building D Fire Alarm Panel



Building D Fire Pump



Building D Fire Pump Controller



Building D Fire Jockey Pump



Building D Elevator Equipment



Building D Trash Chute Door



Building E



Building E



Building E Walkway - Upper Floor



Building E Roof - Lower



Building E Fire Alarm Panel



Building E Elevator Equipment



Building E Elevator Cab Interior



Building E Elevator Cab Interior



Building E Trash Chute Door



Building E Trash Chute Guillotine



Building F



Building F



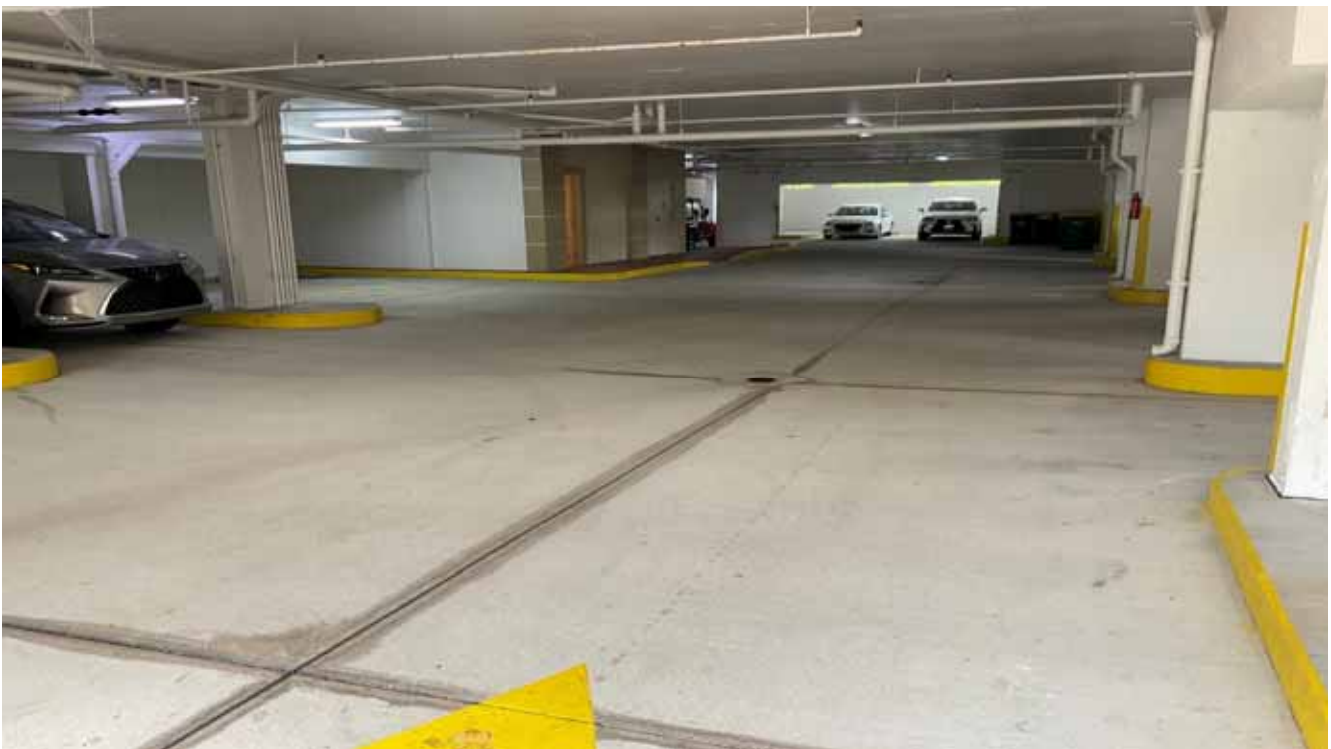
Building F Main Entrance



Building F Enterphone



Building F Elevator Lobby - Garage



Building F Garage



Building F Elevator Lobby - First Floor



Building F Elevator Lobby - Upper Floor



Building F Elevator Lobby Windows - Upper Floor



Building F Walkway - Upper Floor



Building F Walkway Railing



Building F Domestic Water Pump System



Building F Fire Alarm Panel



Building F Fire Pump



Building F Fire Pump Controller



Building F Fire Jockey Pump



Building F Elevator Equipment



Building F Elevator Cab Interior



Building F Trash Chute Door



Building F Trash Chute Guillotine



Building G



Building G



Building H



Building H



Building H Main Entrance



Building H Interphone



Building H Garage



Building H Elevator Lobby - First Floor



Building H Elevator Lobby - Upper Floor



Building H Walkway - Upper Floor



Building H Roof - Pump Room



Building H Domestic Water Pump System



Building H Fire Alarm Panel



Building H Fire Pump



Building H Fire Pump Controller



Building H Fire Jockey Pump



Building H Elevator Equipment



Building H Elevator Equipment



Garage, 6 Car (Bldg C)



Garage, 6 Car (Bldg C)



Garage, 6 Car (Bldg E)



Garage, 6 Car (Bldg E)



Clubhouse



Clubhouse



Clubhouse Awning



Clubhouse Social Room



Clubhouse Fitness Room



Clubhouse Kitchen



Clubhouse Office



Clubhouse Patio



Clubhouse Restroom, Women's



Clubhouse Restroom, Men's



Swimming Pool



Pool Equipment, Heater



Spa



Spa Equipment, Heater



Pool & Spa Equipment



Pool Fence



Pool Fence



Pool Deck



Pool Furniture



Pool Furniture



Light Pole & Fixture - Pool Area



Light Pole & Fixture - Parking Lot



Lake Fountain



Lake Aerator Compressor



Entry Fountain



Irrigation Control Station (1 of 6)



Road Pavers



Road Pavers



Road Pavers



Road Pavers



Stormwater Drainage



Stormwater Drainage