

# Sample Reserve Study

ABC Condominium Association, Inc.  
1234 Street  
City, State Zip

Budget Year: January 1, 202X – December 31, 202X  
Report #: 00000



## **Dreux Isaac & Associates, Inc.**

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# Table of Contents

## Introduction

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

## Graphs

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- 2 - 1 Charts & Graphs

## Straight Line Plan / Component Schedule

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

## Pooled Cash Flow

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- 4 - 1 30 Year Pooled Cash Flow Plan

## Photos

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- 5 - 1 Reserve Component Photographs

## Section 1

# Introduction

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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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January 1, 202X

Board of Directors  
ABC Condominium Association, Inc.  
1234 Street  
City, State Zip

Re: Reserve Study Report

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As authorized, this reserve study report has been prepared on the ABC Condominium Association property located at 1234 Street, City, State. 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 reserve contribution amount. Section three titled "SCHEDULE" uses straight line accounting method. This schedule will give you the recommended 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 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,

# Summary of Recommendations and Findings

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## 1. General Information

Property Name:	ABC Condominium Association, Inc.	Report Run Date:	01/01/202X
Property Location:	1234 Street, City, State Zip	Report No:	00000
Property Number:	12345	Budget Year Begins:	01/01/202X
Property Type:	Condominium	Budget Year Ends:	12/31/202X
Total Units:	113		
Phase:	Phase 1 of 1		

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## 2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	242
Total current cost of all scheduled reserve components:	\$12,652,084
Estimated Beginning Year Reserve Balance:	\$563,175
Total number of components scheduled for replacement in the 202X Budget Year:	30
Total cost of components scheduled for replacement in the 202X Budget Year:	\$436,888

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## 3. Straight Line Reserve Funding Plan Analysis

Current 202X Reserve Funding Contribution Amount:	\$377,800
Recommended 202X Reserve Funding Contribution Amount:	\$1,311,286
Increase (decrease) between Current & Recommended Contribution Amounts:	\$933,486
Increase (decrease) between Current & Recommended Contribution Amounts:	247.08%

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## 4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current 202X Reserve Funding Contribution Amount:	\$377,800
Recommended 202X Reserve Funding Contribution Amount:	\$701,817
Recommended 202X Planned Special Assessment Amount:	\$0
Total 202X Reserve Funding and Planned Special Assessment Amount:	\$701,817
Increase (decrease) between Current & Recommended Contribution Amounts:	\$324,017
Increase (decrease) between Current & Recommended Contribution Amounts:	85.76%

# Report Process

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The purpose of this report is to provide ABC Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 202X and ending December 31, 202X.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

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

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...(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 multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached 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 non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves 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 non-developer 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

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*(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

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- (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

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## **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

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- (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

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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

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## **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.

## **12/31/2020 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 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

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**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

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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

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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](mailto:update@dia-corp.com).

# Terms and Conditions

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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

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1. 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.
2. 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.
3. The current reserve schedule includes a small 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.
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. 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.
6. 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).
7. 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.

## Section 2

# Graphs

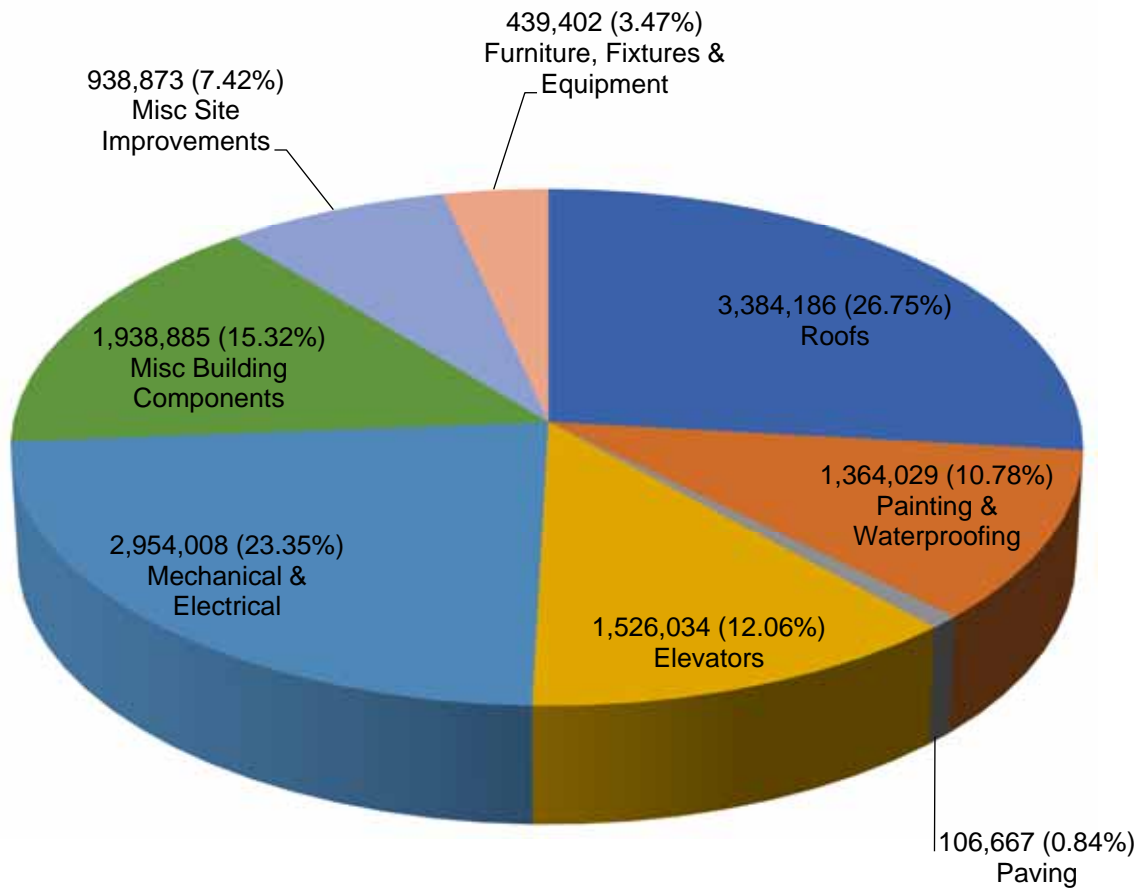
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This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in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

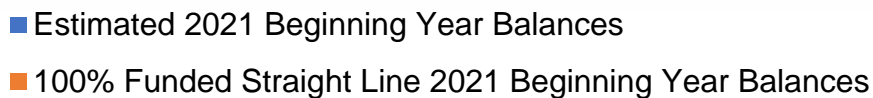
The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.

## Chart A

### 2021 Current Reserve Component Costs



## 2021 Actual vs. 100% Funded Straight Line Reserve Balances



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

**Chart C**  
202X Funding Contribution Comparisons

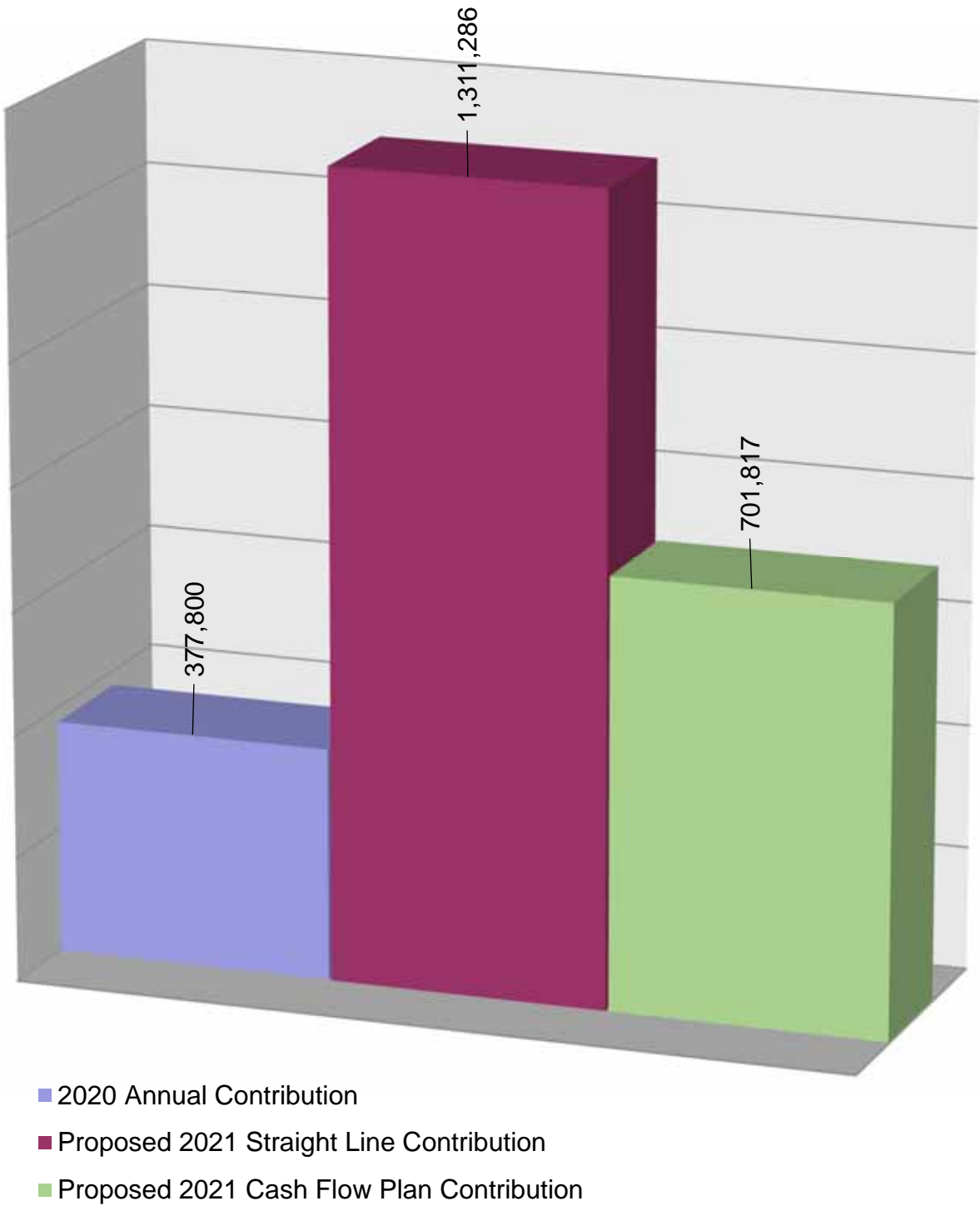
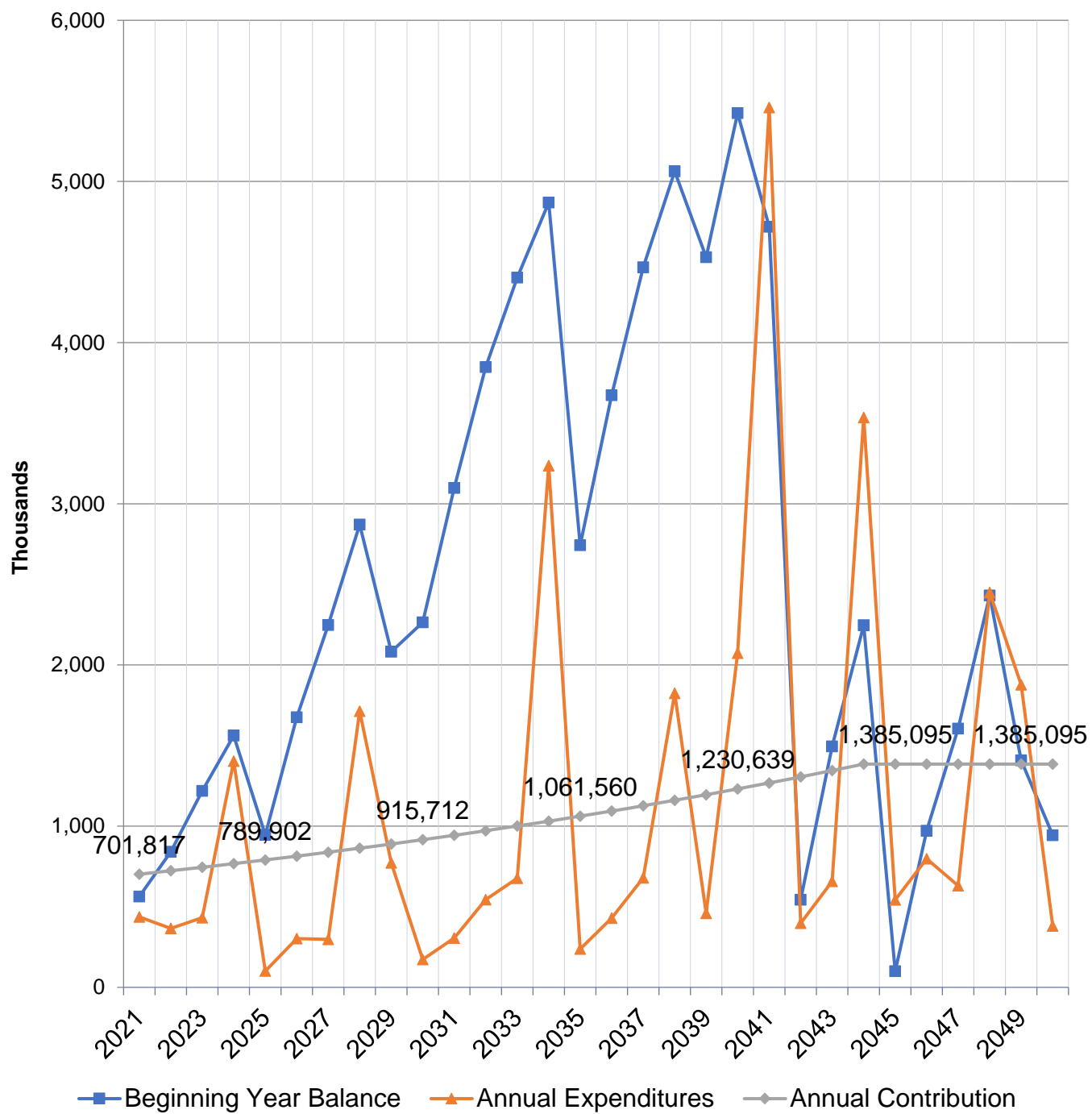


Chart D  
30 Year Pooled Cash Flow Plan



## Section 3

# Schedule

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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.



## Component Schedule | Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs	3,384,186	20-30	9-21	0	3,384,186	189,442
Painting & Waterproofing	1,364,029	5-30	1-11	55,858	1,308,171	225,105
Paving	106,667	4-30	2-14	2,276	104,391	12,372
Elevators	1,526,034	30	14-19	0	1,526,034	106,747
Mechanical & Electrical	2,954,008	8-45	1-30	217,274	2,736,734	421,745
Misc Building Components	1,938,885	5-36	1-20	163,428	1,775,457	176,021
Misc Site Improvements	938,873	2-40	2-26	11,391	927,482	121,576
Furniture, Fixtures & Equipment	439,402	4-30	1-14	112,948	326,454	58,278
<b>Grand Total</b>	<b>12,652,084</b>			<b>563,175</b>	<b>12,088,909</b>	<b>1,311,286</b>

## Component Schedule | Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
<b>Roofs</b>									
Roof, Concrete Barrel Tile - Mechanical Room	18	Squares	1,019.00	18,342	25	9	0	18,342	2,038
Roof, Concrete Barrel Tile - Pool Bldg	17	Squares	1,019.00	17,323	25	9	0	17,323	1,925
Roof, Concrete Barrel Tile - Porte Cochere	19	Squares	1,019.00	19,361	25	9	0	19,361	2,151
Roof, Concrete Barrel Tile - Shelter (x2)	4	Squares	1,019.00	4,076	25	9	0	4,076	453
Roof, Metal - Condo Bldg Upper Tower Roof	75	Squares	1,208.00	90,600	30	14	0	90,600	6,471
Roof, Modified Bitumen - Primary Roof (Coated '201X 10yr Warranty)	141	Squares	2,500.00	352,500	20	9	0	352,500	39,167
Roof, Waterproof Membrane w/Pavers - Arrival & Rec Deck	40,159	Sq Ft	37.00	1,485,883	25	21	0	1,485,883	70,756
Roof, Waterproof Planters - Arrival & Rec Deck	24,493	Sq Ft	57.00	1,396,101	25	21	0	1,396,101	66,481
<b>Roofs Total</b>	8	Components		3,384,186	20-30	9-21	0	3,384,186	189,442
<b>Painting &amp; Waterproofing.</b>									
Paint Exterior - Entry Monument (x2)	2	Each	1,250.00	2,500	10	9	0	2,500	278
Paint Exterior and Waterproof - Condo Bldg	1	Total	584,423.00	584,423	10	8	0	584,423	73,053
Paint Exterior and Waterproof - Pool Bldg	1	Total	2,468.00	2,468	10	8	0	2,468	308
Paint Exterior Railings & Fence	1	Total	287,098.00	287,098	10	8	0	287,098	35,887
Paint Garage Piping	1	Total	20,022.00	20,022	8	3	0	20,022	6,674
Paint Interior - Garage Lobby (x2)	1	Total	5,865.00	5,865	8	6	0	5,865	978
Paint Interior - Guest Suite (x2)	2	Each	2,000.00	4,000	12	8	0	4,000	500
Paint Interior - Lobby Level Commons	1	Total	19,164.00	19,164	8	1	19,164	0	0
Paint Interior - Pool Bldg	1	Total	441.00	441	8	4	0	441	110
Paint Interior - Service Hallways N & S	1	Total	68,949.00	68,949	12	11	0	68,949	6,268
Paint Interior & Restripe - Parking Garage	1	Total	103,183.00	103,183	5	2	36,694	66,489	33,244
Paint Interior Stairwells - Condo Bldg	46	Floors	346.00	15,916	14	3	0	15,916	5,305
Waterproofing, Below Grade - Plaza Deck Wall (1x Expense)	1	Total	250,000.00	250,000	30	4	0	250,000	62,500
<b>Painting &amp; Waterproofing Total</b>	13	Components		1,364,029	5-30	1-11	55,858	1,308,171	225,105
<b>Paving</b>									
Asphalt Overlay, 1" Milled - Service Lot & Resident Entry	1,965	Sq Yds	12.53	24,622	20	6	0	24,622	4,104
Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	1,965	Sq Yds	1.56	3,066	4	3	0	3,066	1,022
Concrete Bumper Replacement Allowance - (+/- 244 Total)	81	Each	79.00	6,399	5	2	2,276	4,123	2,062
Pavers, Interlocking - Driveway Ramp	11,149	Sq Ft	6.51	72,580	30	14	0	72,580	5,184
<b>Paving Total</b>	4	Components		106,667	4-30	2-14	2,276	104,391	12,372
<b>Elevators</b>									
Elevator Cab Refurbishment Allowance	6	Each	20,000.00	120,000	30	19	0	120,000	6,316
Elevator Modernization Allowance	6	Each	234,339.00	1,406,034	30	14	0	1,406,034	100,431
<b>Elevators Total</b>	2	Components		1,526,034	30	14-19	0	1,526,034	106,747

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
<b>Mechanical &amp; Electrical</b>									
A/C Boiler, 1470 MBH Nat Gas	1	Each	26,826.00	26,826	30	14	0	26,826	1,916
A/C Boiler, Refurbishment Allowance	1	Total	10,000.00	10,000	15	5	0	10,000	2,000
A/C Condensing Wtr Pump/Motor, 25 Hp - CTP 1	1	Each	13,175.00	13,175	15	2	4,686	8,489	4,244
A/C Condensing Wtr Pump/Motor, 25 Hp - CTP 2	1	Each	13,175.00	13,175	15	3	0	13,175	4,392
A/C Condensing Wtr Pump/Motor, 50 Hp - CWP 1	1	Each	20,396.00	20,396	15	2	7,254	13,142	6,571
A/C Condensing Wtr Pump/Motor, 50 Hp - CWP 2	1	Each	20,396.00	20,396	15	3	0	20,396	6,799
A/C Cooling Tower, Protec, 210 Tons - CT 1	1	Each	150,000.00	150,000	20	4	0	150,000	37,500
A/C Cooling Tower, Protec, 210 Tons - CT 2	1	Each	150,000.00	150,000	20	4	0	150,000	37,500
A/C Cooling Tower, Protec, 210 Tons - CT 3	1	Each	150,000.00	150,000	20	4	0	150,000	37,500
A/C Cooling Tower, Protec, 210 Tons - CT 4	1	Each	150,000.00	150,000	20	4	0	150,000	37,500
A/C Heat Exchanger, Plate, 1300 GPM - HX 1	1	Each	173,751.00	173,751	40	24	0	173,751	7,240
A/C Heat Exchanger, Plate, 1300 GPM - HX 2	1	Each	173,751.00	173,751	40	24	0	173,751	7,240
A/C Heat Exchanger, Refurbishment Allowance	2	Each	20,000.00	40,000	20	4	0	40,000	10,000
A/C Minisplit System, 2 Ton - Elevator Equip, North	1	Each	4,000.00	4,000	8	1	4,000	0	0
A/C Minisplit System, 2 Ton - Elevator Equip, South	1	Each	4,000.00	4,000	8	1	4,000	0	0
A/C RTU, 30 Ton - Service Hallways, North	1	Each	112,322.00	112,322	10	3	0	112,322	37,441
A/C RTU, 30 Ton - Service Hallways, South	1	Each	112,322.00	112,322	10	3	0	112,322	37,441
A/C Variable Frequency Drive	4	Each	21,658.00	86,632	18	2	30,810	55,822	27,911
A/C WS Heat Pump, <1 Ton - Trash Room, North	1	Each	3,448.00	3,448	14	11	0	3,448	313
A/C WS Heat Pump, <1 Ton - Trash Room, South	1	Each	3,448.00	3,448	14	10	0	3,448	345
A/C WS Heat Pump, 1.5 Ton - Garage Lobby, North	1	Each	4,024.00	4,024	14	13	0	4,024	310
A/C WS Heat Pump, 1.5 Ton - Garage Lobby, South	1	Each	4,024.00	4,024	14	1	4,024	0	0
A/C WS Heat Pump, 1.5 Ton - Guest Suite #1	1	Each	4,024.00	4,024	14	1	4,024	0	0
A/C WS Heat Pump, 1.5 Ton - Guest Suite #2	1	Each	4,024.00	4,024	14	1	4,024	0	0
A/C WS Heat Pump, 3.5 Ton - Owner Storage, North	1	Each	8,335.00	8,335	14	1	8,335	0	0
A/C WS Heat Pump, 3.5 Ton - Owner Storage, South	1	Each	8,335.00	8,335	14	1	8,335	0	0
A/C WS Heat Pump, 8 Ton - Gym	1	Each	15,328.00	15,328	14	1	15,328	0	0
A/C WS Heat Pump, 10 Ton - Social Room	1	Each	18,971.00	18,971	14	1	18,971	0	0
A/C WS Heat Pump, 20 Ton - Lobby/Media Room	1	Each	45,990.00	45,990	14	1	45,990	0	0
Domestic Water Pump System Control Panel	1	Each	30,000.00	30,000	24	8	0	30,000	3,750
Domestic Water Pump/Motor, 10 Hp	1	Each	9,102.00	9,102	8	3	0	9,102	3,034
Domestic Water Pump/Motor, 15 Hp	1	Each	10,541.00	10,541	8	5	0	10,541	2,108
Domestic Water Pump/Motor, 15 Hp	1	Each	10,541.00	10,541	8	6	0	10,541	1,757
Drinking Fountain, Outdoor - Pool Bldg	2	Each	1,381.00	2,762	14	2	982	1,780	890
Electrical Capital Allowance	113	Units	3,000.00	339,000	40	24	0	339,000	14,125
Exhaust Fan Allowance	1	Total	30,865.00	30,865	15	13	0	30,865	2,374
Fire Alarm System Upgrade Allowance	113	Units	1,671.00	188,823	22	20	0	188,823	9,441
Fire Jockey Pump/Motor	1	Each	5,018.00	5,018	9	2	1,785	3,233	1,616
Fire Pump Deferred Maintenance Allowance	1	Each	8,000.00	8,000	10	6	0	8,000	1,333
Fire Pump/Motor, Controller	1	Each	48,878.00	48,878	40	24	0	48,878	2,037

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
Fire Pump/Motor, Diesel - Prorate (\$/36yr RL)	1	Each	68,983.00	68,983	40	30	0	68,983	2,299
Fire Sprinkler Lines & Heads Allowance	1	Total	20,210.00	20,210	20	15	0	20,210	1,347
Generator, Deferred Maintenance Allowance	1	Each	8,000.00	8,000	9	3	0	8,000	2,667
Generator, Diesel, 250 kW w/ATS	1	Each	113,198.00	113,198	36	20	0	113,198	5,660
Plumbing Capital Allowance	113	Units	2,000.00	226,000	45	29	0	226,000	7,793
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	2	14,225	25,775	12,888
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	4	0	40,000	10,000
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	3	0	40,000	13,333
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	9	0	40,000	4,444
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	1	40,000	0	0
Plumbing Sovent System Cleaning	1	Total	40,000.00	40,000	10	10	0	40,000	4,000
Plumbing, Backflow Preventer - Domestic	1	Each	3,864.00	3,864	30	25	0	3,864	155
Plumbing, Backflow Preventer - Fire Sprinklers	1	Each	10,710.00	10,710	30	25	0	10,710	428
Plumbing, Bladder Tank - M/E Rooms Rooftop	5	Each	3,000.00	15,000	20	4	0	15,000	3,750
Plumbing, ByPass Valve - Fire Sprinkler System	1	Each	13,403.00	13,403	15	12	0	13,403	1,117
Stairwell Fan, 12,000 CFM - SF 1	1	Each	4,222.00	4,222	20	4	0	4,222	1,056
Stairwell Fan, 12,000 CFM - SF 2	1	Each	4,222.00	4,222	20	4	0	4,222	1,056
Stairwell Fan, 12,000 CFM - SF 3	1	Each	4,222.00	4,222	20	4	0	4,222	1,056
Stairwell Fan, 12,000 CFM - SF 4	1	Each	4,222.00	4,222	20	4	0	4,222	1,056
Water Heater, Electric - Lobby Commons, North	1	Each	1,410.00	1,410	10	2	501	909	454
Water Heater, Electric - Lobby Commons, South	1	Each	1,410.00	1,410	10	3	0	1,410	470
Water Heater, Electric, 30 Gallon - Pool Bldg	1	Each	705.00	705	12	8	0	705	88
<b>Mechanical &amp; Electrical Total</b>	<b>62</b>	<b>Components</b>		<b>2,954,008</b>	<b>8-45</b>	<b>1-30</b>	<b>217,274</b>	<b>2,736,734</b>	<b>421,745</b>

#### Misc Building Components

Access Control, Camera	16	Each	2,497.00	39,952	8	1	39,952	0	0
Access Control, Enterphone Panel	1	Each	5,250.00	5,250	12	5	0	5,250	1,050
Access Control, FOB Reader	17	Each	1,779.00	30,243	8	4	0	30,243	7,561
Access Control, FOB Relays - Elevators	1	Total	18,000.00	18,000	8	4	0	18,000	4,500
Access Control, Key Pad/Intercom Station	9	Each	1,311.00	11,799	8	1	11,799	0	0
Access Control, Monitor	2	Each	725.00	1,450	8	1	1,450	0	0
Access Control, Recorder, Digital Video	1	Each	5,432.00	5,432	8	1	5,432	0	0
Access Control, Transponder Reader - Resident Gate	1	Each	10,000.00	10,000	8	1	10,000	0	0
Appliance, Ice Machine - Pool Bldg	1	Each	1,766.00	1,766	12	8	0	1,766	221
Appliance, Ice Machine - Social Room Bar	1	Each	1,766.00	1,766	12	8	0	1,766	221
Built-In Cabinets & Counters - Employee Break Room	2	Each	4,370.00	8,740	24	8	0	8,740	1,092
Built-In Cabinets & Counters - Guest Suite (x2)	2	Each	4,203.00	8,406	24	8	0	8,406	1,051
Built-In Cabinets & Counters - Gym	1	Total	4,256.00	4,256	24	8	0	4,256	532
Built-In Cabinets & Counters - Management Office	1	Total	4,528.00	4,528	24	8	0	4,528	566
Built-In Cabinets & Counters - Social Room Kitchen	1	Total	8,699.00	8,699	24	8	0	8,699	1,087

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
Concrete Restoration Allowance - Condo Bldg	113	Units	250.00	28,250	10	8	0	28,250	3,531
Door, Frame & Hardware, Commons - Allowance	1	Total	15,000.00	15,000	5	1	15,000	0	0
Door, Glass Storefront - Garage Lobby	4	Each	5,000.00	20,000	24	4	0	20,000	5,000
Door, Glass Storefront - Main Lobby Entry	2	Each	10,000.00	20,000	24	8	0	20,000	2,500
Door, Glass Storefront - Pool Deck/Rec Deck	3	Each	5,000.00	15,000	24	4	0	15,000	3,750
Door, Hardware (Italian) - Lobby Level Commons	1	Total	22,000.00	22,000	15	14	0	22,000	1,571
Finish, Carpet - Guest Suite (x2)	70	Sq Yds	42.21	2,955	12	8	0	2,955	369
Finish, Carpet - Management Office	43	Sq Yds	52.77	2,270	12	1	2,270	0	0
Finish, Carpet - Media Room	35	Sq Yds	52.77	1,847	12	2	657	1,190	595
Finish, Carpet - Service Hallways N & S	1,420	Sq Yds	42.21	59,939	12	1	59,939	0	0
Finish, Ceramic Tile - Pool Bldg Restrooms	110	Sq Ft	13.00	1,430	20	4	0	1,430	358
Finish, Ceramic Tile Floor - Guest Suite (x2)	481	Sq Ft	13.00	6,253	24	20	0	6,253	313
Finish, Ceramic Tile Floor - Gym Restrooms	194	Sq Ft	13.00	2,522	24	8	0	2,522	315
Finish, Ceramic Tile Floor - Social Room	1,594	Sq Ft	19.12	30,478	24	19	0	30,478	1,604
Finish, Ceramic Tile Floor - Social Room Kitchen	140	Sq Ft	13.00	1,820	24	8	0	1,820	228
Finish, Clg, 2x2 SAT - Employee Break Room	139	Sq Ft	6.17	858	24	8	0	858	107
Finish, Clg, 2x2 SAT - Gym	1,163	Sq Ft	6.17	7,176	24	8	0	7,176	897
Finish, Clg, 2x2 SAT - Management Office	387	Sq Ft	6.17	2,388	24	8	0	2,388	298
Finish, Clg, 2x2 SAT - Service Hallways N & S	12,779	Sq Ft	6.17	78,847	24	8	0	78,847	9,856
Finish, Marble Floor - Pool Bldg Patio	525	Sq Ft	33.15	17,404	24	8	0	17,404	2,176
Finish, Marble Tile Floor - Garage Lobby (x2)	1,205	Sq Ft	18.03	21,727	24	8	0	21,727	2,716
Finish, Marble Tile Floor - Lobby & Hallways	4,111	Sq Ft	18.03	74,122	24	8	0	74,122	9,265
Finish, Marble Tile Floor - Lobby Restrooms	303	Sq Ft	18.03	5,464	24	8	0	5,464	683
Finish, Mirror Wall Panels - Gym	384	Sq Ft	14.94	5,737	20	4	0	5,737	1,434
Finish, Rubber Tile Floor - Gym	1,384	Sq Ft	15.75	21,798	10	5	0	21,798	4,360
Finish, Tile Walls - Guest Suite Restrooms (x2)	322	Sq Ft	13.00	4,186	24	8	0	4,186	523
Finish, Tile Walls - Gym Restrooms	624	Sq Ft	13.00	8,112	24	8	0	8,112	1,014
Finish, Tile Walls - Lobby Restrooms	116	Sq Ft	13.00	1,508	24	8	0	1,508	188
Finish, Tile Walls - Pool Bldg	50	Sq Ft	13.00	650	24	8	0	650	81
Finish, Vinyl Tile - Employee Break Room	139	Sq Ft	5.25	730	24	8	0	730	91
Finish, Wall Covering - Guest Suite (x2)	826	Sq Ft	3.45	2,850	12	8	0	2,850	356
Finish, Wall Covering - Lobby Restrooms	2,571	Sq Ft	5.29	13,601	12	8	0	13,601	1,700
Finish, Wall Covering - Social Room	2,723	Sq Ft	5.29	14,405	12	12	0	14,405	1,200
Garage Door, Metal Overhead, 16 x 8 - Private	8	Each	2,007.00	16,056	16	3	0	16,056	5,352
Garage Door, Metal Roll Up, 16 x 9 (Fire) - Private	1	Each	5,100.00	5,100	20	4	0	5,100	1,275
Garage Door, Overhead Operator - Private	8	Each	1,479.00	11,832	16	3	0	11,832	3,944
Gate, Metal Roll Up, 8 x 9 - Service Entry	1	Each	2,106.00	2,106	16	1	2,106	0	0
Gate, Overhead Operator - Service Entry	1	Each	1,638.00	1,638	12	11	0	1,638	149
Gate, Roll-Up Grille, 20 x 10 w/Operator - Resident Entry	1	Each	14,823.00	14,823	16	1	14,823	0	0
Grille, Aluminum - Parking Garage	3,360	Sq Ft	66.00	221,760	30	14	0	221,760	15,840
Mail Slot Replacement Allowance - Mail Room	1	Total	39,600.00	39,600	25	9	0	39,600	4,400
Railing, Alum Picket, 24"	2,353	Ln Ft	76.00	178,828	36	20	0	178,828	8,941

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
Railing, Concrete - Condo Bldg	483	Ln Ft	200.00	96,600	30	14	0	96,600	6,900
Renovation Allowance - Lobby Reception Desk	1	Total	5,546.00	5,546	24	8	0	5,546	693
Renovation Allowance - Mail Room	1	Total	5,725.00	5,725	24	8	0	5,725	716
Renovation Allowance - Media Room TV Cabinet	1	Total	4,277.00	4,277	24	8	0	4,277	535
Renovation Allowance - Pool Bldg Bar	1	Total	4,370.00	4,370	24	8	0	4,370	546
Renovation Allowance - Pool Deck BBQ	1	Total	2,977.00	2,977	24	8	0	2,977	372
Renovation Allowance - Social Room Bar	1	Total	15,318.00	15,318	24	8	0	15,318	1,915
Renovation Allowance - Social Room TV Cabinet	1	Total	4,935.00	4,935	24	8	0	4,935	617
Restroom Renovation Allowance - Guest Suite (x2)	2	Each	9,484.00	18,968	24	8	0	18,968	2,371
Restroom Renovation Allowance - Gym	1	Total	18,464.00	18,464	24	8	0	18,464	2,308
Restroom Renovation Allowance - Lobby	1	Total	16,569.00	16,569	24	8	0	16,569	2,071
Restroom Renovation Allowance - Management Office	1	Total	4,026.00	4,026	24	8	0	4,026	503
Restroom Renovation Allowance - Pool Bldg	1	Total	5,994.00	5,994	20	4	0	5,994	1,498
Sauna - Gym Restrooms	1	Each	7,400.00	7,400	20	4	0	7,400	1,850
Screen Enclosure, Alum w/Rail - Condo Bldg	3,436	Ln Ft	122.00	419,192	36	20	0	419,192	20,960
Screen Enclosure, Alum - Pool Bldg	432	Sq Ft	9.03	3,901	25	9	0	3,901	433
Trash Chute Guillotine - North	1	Each	2,210.00	2,210	21	5	0	2,210	442
Trash Chute Guillotine - South	1	Each	2,210.00	2,210	21	5	0	2,210	442
Trash Chute Intake Door/Throat Plate - North	20	Each	2,828.00	56,560	30	14	0	56,560	4,040
Trash Chute Intake Door/Throat Plate - South	20	Each	2,828.00	56,560	30	14	0	56,560	4,040
Trash Compactor - North	1	Each	11,863.00	11,863	15	3	0	11,863	3,954
Trash Compactor - South	1	Each	11,863.00	11,863	15	3	0	11,863	3,954
<b>Misc Building Components Total</b>	<b>79</b>	<b>Components</b>		<b>1,938,885</b>	<b>5-36</b>	<b>1-20</b>	<b>163,428</b>	<b>1,775,457</b>	<b>176,021</b>

#### Misc Site Improvements

Fence, Alum Picket, 4' - Pool Deck	497	Ln Ft	60.00	29,820	26	10	0	29,820	2,982
Foot and Body Shower Tower - Pool Deck	2	Each	4,089.00	8,178	10	6	0	8,178	1,363
Fountain Basin Resurfacing - Arrival Deck	933	Sq Ft	23.46	21,889	10	6	0	21,889	3,648
Fountain Basin Resurfacing - Pool Deck	1,276	Sq Ft	23.46	29,935	10	6	0	29,935	4,989
Fountain, Feature Replacement - Pool Deck	1	Each	100,000.00	100,000	20	4	0	100,000	25,000
Fountain, Pump/Motor/Filter Allowance - Arrival Deck	1	Total	15,000.00	15,000	10	6	0	15,000	2,500
Fountain, Pump/Motor/Filter Allowance - Pool Deck	1	Total	15,000.00	15,000	10	6	0	15,000	2,500
Fountain, Underwater Lighting - Arrival Deck	20	Total	557.00	11,140	10	6	0	11,140	1,857
Fountain, Underwater Lighting - Pool Deck	24	Total	557.00	13,368	10	6	0	13,368	2,228
Irrigation System Allowance	1	Total	25,000.00	25,000	10	7	0	25,000	3,571
Landscape Allowance	1	Total	100,000.00	100,000	10	7	0	100,000	14,286
Landscape Allowance - Planter Waterproofing Project	1	Total	100,000.00	100,000	20	16	0	100,000	6,250
Light Fixture, Landscape Uplight - Arrival Deck	40	Each	523.00	20,920	15	11	0	20,920	1,902
Light Fixture, Landscape Uplight - Pool Deck	16	Each	523.00	8,368	15	11	0	8,368	761
Light Fixture, Recessed In-Wall - Arrival & Pool Deck	17	Each	765.00	13,005	15	2	4,625	8,380	4,190

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
Light Fixture, Sign Uplight - Entry Monument (x2)	4	Each	871.00	3,484	16	2	1,239	2,245	1,122
Light Pole & Fixture - Arrival Deck	14	Each	3,338.00	46,732	26	10	0	46,732	4,673
Light Pole & Fixture - Pool Deck BBQ	1	Each	3,338.00	3,338	26	10	0	3,338	334
Pergola, Aluminum - Arrival Deck (2 Total)	3,360	Sq Ft	32.89	110,511	20	18	0	110,511	6,140
Picnic Table - Pool Bldg	2	Each	1,620.00	3,240	20	4	0	3,240	810
Pool & Spa Equipment, Pump/Motor Allowance	1	Total	3,200.00	3,200	2	2	1,138	2,062	1,031
Pool Deck Brick Pavers	18,099	Sq Ft	6.88	124,522	30	26	0	124,522	4,789
Pool Equipment, Filtration System	1	Total	21,000.00	21,000	22	6	0	21,000	3,500
Pool Equipment, Heat Pump	2	Each	6,341.00	12,682	10	6	0	12,682	2,114
Pool Equipment, Heat Pump	2	Each	6,341.00	12,682	10	9	0	12,682	1,409
Pool Equipment, Heat Pump	1	Each	6,341.00	6,341	10	2	2,255	4,086	2,043
Pool Finish, Exposed Aggregate & Tile Trim	1	Total	32,540.00	32,540	10	4	0	32,540	8,135
Signage Lettering - Entry Monument (x2)	2	Total	3,000.00	6,000	12	2	2,134	3,866	1,933
Site Column, Block - Entry Monument (x2)	4	Each	2,000.00	8,000	40	24	0	8,000	333
Site Column, Block & Stucco - Fence Pool Deck	2	Each	1,500.00	3,000	40	24	0	3,000	125
Site Wall, Block & Stucco - Entry Monument (x2)	200	Sq Ft	30.90	6,180	40	24	0	6,180	258
Spa Equipment, Filtration System	1	Total	10,200.00	10,200	22	6	0	10,200	1,700
Spa Equipment, Heater, Gas	1	Each	5,998.00	5,998	8	5	0	5,998	1,200
Spa Finish, Exposed Aggregate & Tile Trim	1	Total	7,600.00	7,600	10	4	0	7,600	1,900
<b>Misc Site Improvements Total</b>	<b>34</b>	<b>Components</b>		<b>938,873</b>	<b>2-40</b>	<b>2-26</b>	<b>11,391</b>	<b>927,482</b>	<b>121,576</b>

#### Furniture, Fixtures & Equipment

Appliance Allowance - Employee Break Room	1	Total	500.00	500	12	8	0	500	62
Appliance Allowance - Guest Suite (x2)	1	Each	3,865.00	3,865	12	7	0	3,865	552
Appliance Allowance - Social Room Kitchen	1	Each	4,426.00	4,426	12	8	0	4,426	553
Appliance, Washer/Dryer Set - Employee Break Room	1	Each	3,000.00	3,000	10	1	3,000	0	0
BBQ Grill, LP Gas - Pool Deck	2	Each	4,406.00	8,812	10	1	8,812	0	0
Computer Workstation - Management	3	Each	1,876.00	5,628	4	2	2,002	3,626	1,813
Electronics, Sound System - Lobby Level Commons	1	Total	18,164.00	18,164	10	2	6,460	11,704	5,852
Electronics, Sound System - Media Room	1	Total	4,000.00	4,000	10	7	0	4,000	571
Electronics, Sound System - Pool Bldg	1	Total	9,687.00	9,687	10	6	0	9,687	1,614
Electronics, Sound System - Social Room	1	Total	4,000.00	4,000	10	1	4,000	0	0
Electronics, Telephone System	1	Total	12,110.00	12,110	10	1	12,110	0	0
Electronics, TV - Guest Suite (x2)	2	Each	1,308.00	2,616	10	6	0	2,616	436
Electronics, TV - Gym	2	Each	1,308.00	2,616	10	6	0	2,616	436
Electronics, TV - Pool Bldg	1	Each	1,308.00	1,308	10	6	0	1,308	218
Electronics, TV, Big Screen - Media Room	1	Each	4,000.00	4,000	10	7	0	4,000	571
Electronics, TV, Big Screen - Social Room	1	Each	4,000.00	4,000	10	1	4,000	0	0
Electronics, WiFi System Network	1	Total	21,482.00	21,482	10	8	0	21,482	2,685
Fire Pump/Motor, Diesel Fuel Tank, DWS	1	Each	13,194.00	13,194	30	14	0	13,194	942



Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2X Balance	Unfunded Balance	202X Contribution
Fitness, Cardio, Elliptical Cross-Trainer	2	Each	6,541.00	13,082	8	6	0	13,082	2,180
Fitness, Cardio, Recumbent Bike	2	Each	3,702.00	7,404	8	5	0	7,404	1,481
Fitness, Cardio, Treadmill	4	Each	5,401.00	21,604	8	5	0	21,604	4,321
Fitness, Weight Machine, Abdominal	1	Each	3,859.00	3,859	20	4	0	3,859	965
Fitness, Weight Machine, Cable Crossover	1	Each	3,859.00	3,859	20	4	0	3,859	965
Fitness, Weight Machine, Lat Pulldown	1	Each	3,079.00	3,079	20	4	0	3,079	770
Fitness, Weight Machine, Leg Curl	1	Each	3,945.00	3,945	20	4	0	3,945	986
Fitness, Weight Machine, Leg Extension	1	Each	3,945.00	3,945	20	4	0	3,945	986
Fitness, Weight Machine, Leg Press	1	Each	5,187.00	5,187	20	4	0	5,187	1,297
Fitness, Weight Machine, Lower Back	1	Each	4,716.00	4,716	20	4	0	4,716	1,179
Fitness, Weight Machine, Smith Press Station	1	Each	4,178.00	4,178	20	4	0	4,178	1,044
Fitness, Weight Machine, Vertical Chest	1	Each	3,859.00	3,859	20	4	0	3,859	965
Furnishings/Decorating Allowance - Garage Lobby	2	Each	6,000.00	12,000	12	1	12,000	0	0
Furnishings/Decorating Allowance - Guest Suite (x2)	2	Each	10,000.00	20,000	12	8	0	20,000	2,500
Furnishings/Decorating Allowance - Lobby & Hallways	1	Total	50,000.00	50,000	12	1	50,000	0	0
Furnishings/Decorating Allowance - Management Office	1	Each	4,000.00	4,000	12	1	4,000	0	0
Furnishings/Decorating Allowance - Media Room	1	Total	15,000.00	15,000	12	2	5,335	9,665	4,832
Furnishings/Decorating Allowance - Social Room	1	Total	100,000.00	100,000	12	12	0	100,000	8,333
Furniture, Outdoor - Pool Bldg	1	Total	9,720.00	9,720	8	4	0	9,720	2,430
Furniture, Outdoor - Pool Deck	1	Total	20,100.00	20,100	8	4	0	20,100	5,025
Maintenance Equip, Billy Goat	1	Each	3,000.00	3,000	10	5	0	3,000	600
Maintenance Equip, Golf Cart	1	Each	3,457.00	3,457	7	2	1,229	2,228	1,114
<b>Furniture, Fixtures &amp; Equipment Total</b>	<b>40</b>	<b>Components</b>		<b>439,402</b>	<b>4-30</b>	<b>1-14</b>	<b>112,948</b>	<b>326,454</b>	<b>58,278</b>
<b>Grand Total</b>	<b>242</b>	<b>Components</b>		<b>12,652,084</b>			<b>563,175</b>	<b>12,088,909</b>	<b>1,311,286</b>

## Section 4

# Pooled Cash Flow

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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	20XX	563,175	701,817	85.76%	0	436,888	3.00%	12,422	1.50%	840,526
2	20XX	840,526	722,872	3.00%	0	365,754	3.00%	20,959	1.75%	1,218,603
3	20XX	1,218,603	744,558	3.00%	0	432,150	3.00%	30,620	2.00%	1,561,631
4	20XX	1,561,631	766,895	3.00%	0	1,403,345	3.00%	20,817	2.25%	945,998
5	20XX	945,998	789,902	3.00%	0	101,312	3.00%	40,865	2.50%	1,675,453
6	20XX	1,675,453	813,599	3.00%	0	302,058	3.00%	60,142	2.75%	2,247,136
7	20XX	2,247,136	838,007	3.00%	0	297,931	3.00%	83,616	3.00%	2,870,828
8	20XX	2,870,828	863,147	3.00%	0	1,712,974	3.00%	60,630	3.00%	2,081,631
9	20XX	2,081,631	889,041	3.00%	0	772,145	3.00%	65,956	3.00%	2,264,483
10	20XX	2,264,483	915,712	3.00%	0	172,446	3.00%	90,232	3.00%	3,097,981
11	20XX	3,097,981	943,183	3.00%	0	305,680	3.00%	112,065	3.00%	3,847,549
12	20XX	3,847,549	971,478	3.00%	0	544,015	3.00%	128,250	3.00%	4,403,262
13	20XX	4,403,262	1,000,622	3.00%	0	676,805	3.00%	141,812	3.00%	4,868,891
14	20XX	4,868,891	1,030,641	3.00%	0	3,236,671	3.00%	79,886	3.00%	2,742,747
15	20XX	2,742,747	1,061,560	3.00%	0	237,635	3.00%	107,000	3.00%	3,673,672
16	20XX	3,673,672	1,093,407	3.00%	0	429,749	3.00%	130,120	3.00%	4,467,450
17	20XX	4,467,450	1,126,209	3.00%	0	678,874	3.00%	147,444	3.00%	5,062,229
18	20XX	5,062,229	1,159,995	3.00%	0	1,824,481	3.00%	131,932	3.00%	4,529,675
19	20XX	4,529,675	1,194,795	3.00%	0	458,981	3.00%	157,965	3.00%	5,423,454
20	20XX	5,423,454	1,230,639	3.00%	0	2,073,022	3.00%	137,432	3.00%	4,718,503
21	20XX	4,718,503	1,267,558	3.00%	0	5,458,880	3.00%	15,815	3.00%	542,996
22	20XX	542,996	1,305,585	3.00%	0	397,755	3.00%	43,525	3.00%	1,494,351
23	20XX	1,494,351	1,344,753	3.00%	0	657,537	3.00%	65,447	3.00%	2,247,014
24	20XX	2,247,014	1,385,095	3.00%	0	3,535,022	3.00%	2,913	3.00%	100,000
25	20XX	100,000	1,385,095	0.00%	0	542,402	3.00%	28,281	3.00%	970,974
26	20XX	970,974	1,385,095	0.00%	0	797,617	3.00%	46,754	3.00%	1,605,206
27	20XX	1,605,206	1,385,095	0.00%	0	630,152	3.00%	70,804	3.00%	2,430,953
28	20XX	2,430,953	1,385,095	0.00%	0	2,448,946	3.00%	41,013	3.00%	1,408,115
29	20XX	1,408,115	1,385,095	0.00%	0	1,877,308	3.00%	27,477	3.00%	943,379
30	20XX	943,379	1,385,095	0.00%	0	380,630	3.00%	58,435	3.00%	2,006,279
<b>Grand Total</b>			<b>32,471,640</b>			<b>33,189,165</b>		<b>2,160,629</b>		

## Cash Flow Plan Expenditures

Category	Description	Cost
<b>Year 1: 20XX</b>		
Painting & Waterproofing	Paint Interior - Lobby Level Commons	19,164
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, North	4,000
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, South	4,000
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Garage Lobby, South	4,024
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #1	4,024
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #2	4,024
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, North	8,335
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, South	8,335
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Gym	15,328
Mechanical & Electrical	A/C WS Heat Pump, 10 Ton - Social Room	18,971
Mechanical & Electrical	A/C WS Heat Pump, 20 Ton - Lobby/Media Room	45,990
Mechanical & Electrical	Plumbing Sovent System Cleaning	40,000
Misc Building Components	Access Control, Camera	39,952
Misc Building Components	Access Control, Key Pad/Intercom Station	11,799
Misc Building Components	Access Control, Monitor	1,450
Misc Building Components	Access Control, Recorder, Digital Video	5,432
Misc Building Components	Access Control, Transponder Reader - Resident Gate	10,000
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	15,000
Misc Building Components	Finish, Carpet - Management Office	2,270
Misc Building Components	Finish, Carpet - Service Hallways N & S	59,939
Misc Building Components	Gate, Metal Roll Up, 8 x 9 - Service Entry	2,106
Misc Building Components	Gate, Roll-Up Grille, 20 x 10 w/Operator - Resident Entry	14,823
Furniture, Fixtures & Equipment	Appliance, Washer/Dryer Set - Employee Break Room	3,000
Furniture, Fixtures & Equipment	BBQ Grill, LP Gas - Pool Deck	8,812
Furniture, Fixtures & Equipment	Electronics, Sound System - Social Room	4,000
Furniture, Fixtures & Equipment	Electronics, Telephone System	12,110
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Social Room	4,000
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Garage Lobby	12,000
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby & Hallways	50,000
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Management Office	4,000
<b>Year 1 Total</b>		<b>436,888</b>

### Year 2: 20XX

Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	106,278
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	6,591
Mechanical & Electrical	A/C Condensing Water Pump/Motor, 25 Hp - CTP 1	13,570
Mechanical & Electrical	A/C Condensing Water Pump/Motor, 50 Hp - CWP 1	21,008
Mechanical & Electrical	A/C Variable Frequency Drive	89,231
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bldg	2,845

Category	Description	Cost
Mechanical & Electrical	Fire Jockey Pump/Motor	5,169
Mechanical & Electrical	Plumbing Sovent System Cleaning	41,200
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, North	1,452
Misc Building Components	Finish, Carpet - Media Room	1,902
Misc Site Improvements	Light Fixture, Recessed In-Wall - Arrival & Pool Deck	13,395
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Monument (x2)	3,589
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	3,296
Misc Site Improvements	Pool Equipment, Heat Pump	6,531
Misc Site Improvements	Signage Lettering - Entry Monument (x2)	6,180
Furniture, Fixtures & Equipment	Computer Workstation - Management	5,797
Furniture, Fixtures & Equipment	Electronics, Sound System - Lobby Level Commons	18,709
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	15,450
Furniture, Fixtures & Equipment	Maintenance Equip, Golf Cart	3,561

**Year 2 Total** **365,754**

#### Year 3: 2023

Painting & Waterproofing	Paint Garage Piping	21,241
Painting & Waterproofing	Paint Interior Stairwells - Condo Bldg	16,885
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	3,253
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 25 Hp - CTP 2	13,977
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 50 Hp - CWP 2	21,638
Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, North	119,162
Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, South	119,162
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	9,656
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	8,487
Mechanical & Electrical	Plumbing Sovent System Cleaning	42,436
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, South	1,496
Misc Building Components	Garage Door, Metal Overhead, 16 x 8 - Private	17,034
Misc Building Components	Garage Door, Overhead Operator - Private	12,553
Misc Building Components	Trash Compactor - North	12,585
Misc Building Components	Trash Compactor - South	12,585

**Year 3 Total** **432,150**

#### Year 4: 2024

Painting & Waterproofing	Paint Interior - Pool Bldg	482
Painting & Waterproofing	Waterproofing, Below Grade - Plaza Deck Wall (1x Expense)	273,182
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 1	163,909
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 2	163,909
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 3	163,909
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 4	163,909
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	43,709
Mechanical & Electrical	Plumbing Sovent System Cleaning	43,709

Category	Description	Cost
Mechanical & Electrical	Plumbing, Bladder Tank - M/E Rooms Rooftop	16,391
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 1	4,613
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 2	4,613
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 3	4,613
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 4	4,613
Misc Building Components	Access Control, FOB Reader	33,047
Misc Building Components	Access Control, FOB Relays - Elevators	19,669
Misc Building Components	Door, Glass Storefront - Garage Lobby	21,855
Misc Building Components	Door, Glass Storefront - Pool Deck/Rec Deck	16,391
Misc Building Components	Finish, Ceramic Tile - Pool Bldg Restrooms	1,563
Misc Building Components	Finish, Mirror Wall Panels - Gym	6,269
Misc Building Components	Garage Door, Metal Roll Up, 16 x 9 (Fire) - Private	5,573
Misc Building Components	Restroom Renovation Allowance - Pool Bldg	6,550
Misc Building Components	Sauna - Gym Restrooms	8,086
Misc Site Improvements	Fountain, Feature Replacement - Pool Deck	109,273
Misc Site Improvements	Picnic Table - Pool Bldg	3,540
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	3,497
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	35,557
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	8,305
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal	4,217
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover	4,217
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown	3,365
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	4,311
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	4,311
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	5,668
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lower Back	5,153
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	4,565
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Vertical Chest	4,217
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Bldg	10,621
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	21,964
<b>Year 4 Total</b>		<b>1,403,345</b>

#### Year 5: 2025

Mechanical & Electrical	A/C Boiler, Refurbishment Allowance	11,255
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	11,864
Misc Building Components	Access Control, Enterphone Panel	5,909
Misc Building Components	Finish, Rubber Tile Floor - Gym	24,534
Misc Building Components	Trash Chute Guillotine - North	2,487
Misc Building Components	Trash Chute Guillotine - South	2,487
Misc Site Improvements	Spa Equipment, Heater, Gas	6,751
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	8,333
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	24,315
Furniture, Fixtures & Equipment	Maintenance Equip, Billy Goat	3,377
<b>Year 5 Total</b>		<b>101,312</b>

Category	Description	Cost
<b>Year 6: 2026</b>		
Painting & Waterproofing	Paint Interior - Garage Lobby (x2)	6,799
Paving	Asphalt Overlay, 1" Milled - Service Lot & Resident Entry	28,544
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	12,220
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,274
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	17,389
Misc Site Improvements	Foot and Body Shower Tower - Pool Deck	9,481
Misc Site Improvements	Fountain Basin Resurfacing - Arrival Deck	25,375
Misc Site Improvements	Fountain Basin Resurfacing - Pool Deck	34,703
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Arrival Deck	17,389
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Pool Deck	17,389
Misc Site Improvements	Fountain, Underwater Lighting - Arrival Deck	12,914
Misc Site Improvements	Fountain, Underwater Lighting - Pool Deck	15,497
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	3,710
Misc Site Improvements	Pool Equipment, Filtration System	24,345
Misc Site Improvements	Pool Equipment, Heat Pump	14,702
Misc Site Improvements	Spa Equipment, Filtration System	11,825
Furniture, Fixtures & Equipment	Computer Workstation - Management	6,524
Furniture, Fixtures & Equipment	Electronics, Sound System - Pool Bldg	11,230
Furniture, Fixtures & Equipment	Electronics, TV - Guest Suite (x2)	3,033
Furniture, Fixtures & Equipment	Electronics, TV - Gym	3,033
Furniture, Fixtures & Equipment	Electronics, TV - Pool Bldg	1,516
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	15,166
<b>Year 6 Total</b>		<b>302,058</b>
<b>Year 7: 2027</b>		
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	123,206
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	3,661
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	7,641
Misc Site Improvements	Irrigation System Allowance	29,851
Misc Site Improvements	Landscape Allowance	119,405
Furniture, Fixtures & Equipment	Appliance Allowance - Guest Suite (x2)	4,615
Furniture, Fixtures & Equipment	Electronics, Sound System - Media Room	4,776
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Media Room	4,776
<b>Year 7 Total</b>		<b>297,931</b>
<b>Year 8: 2028</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg	718,766
Painting & Waterproofing	Paint Exterior and Waterproof - Pool Bldg	3,035
Painting & Waterproofing	Paint Exterior Railings & Fence	353,094
Painting & Waterproofing	Paint Interior - Guest Suite (x2)	4,919
Mechanical & Electrical	Domestic Water Pump System Control Panel	36,896
Mechanical & Electrical	Water Heater, Electric, 30 Gallon - Pool Bldg	867



Category	Description	Cost
Misc Building Components	Appliance, Ice Machine - Pool Bldg	2,172
Misc Building Components	Appliance, Ice Machine - Social Room Bar	2,172
Misc Building Components	Built-In Cabinets & Counters - Employee Break Room	10,749
Misc Building Components	Built-In Cabinets & Counters - Guest Suite (x2)	10,338
Misc Building Components	Built-In Cabinets & Counters - Gym	5,234
Misc Building Components	Built-In Cabinets & Counters - Management Office	5,569
Misc Building Components	Built-In Cabinets & Counters - Social Room Kitchen	10,699
Misc Building Components	Concrete Restoration Allowance - Condo Bldg	34,744
Misc Building Components	Door, Glass Storefront - Main Lobby Entry	24,597
Misc Building Components	Finish, Carpet - Guest Suite (x2)	3,634
Misc Building Components	Finish, Ceramic Tile Floor - Gym Restrooms	3,102
Misc Building Components	Finish, Ceramic Tile Floor - Social Room Kitchen	2,238
Misc Building Components	Finish, Clg, 2x2 SAT - Employee Break Room	1,055
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	8,826
Misc Building Components	Finish, Clg, 2x2 SAT - Management Office	2,937
Misc Building Components	Finish, Clg, 2x2 SAT - Service Hallways N & S	96,972
Misc Building Components	Finish, Marble Floor - Pool Bldg Patio	21,405
Misc Building Components	Finish, Marble Tile Floor - Garage Lobby (x2)	26,721
Misc Building Components	Finish, Marble Tile Floor - Lobby & Hallways	91,161
Misc Building Components	Finish, Marble Tile Floor - Lobby Restrooms	6,720
Misc Building Components	Finish, Tile Walls - Guest Suite Restrooms (x2)	5,148
Misc Building Components	Finish, Tile Walls - Gym Restrooms	9,977
Misc Building Components	Finish, Tile Walls - Lobby Restrooms	1,855
Misc Building Components	Finish, Tile Walls - Pool Bldg	799
Misc Building Components	Finish, Vinyl Tile - Employee Break Room	898
Misc Building Components	Finish, Wall Covering - Guest Suite (x2)	3,505
Misc Building Components	Finish, Wall Covering - Lobby Restrooms	16,728
Misc Building Components	Renovation Allowance - Lobby Reception Desk	6,821
Misc Building Components	Renovation Allowance - Mail Room	7,041
Misc Building Components	Renovation Allowance - Media Room TV Cabinet	5,260
Misc Building Components	Renovation Allowance - Pool Bldg Bar	5,375
Misc Building Components	Renovation Allowance - Pool Deck BBQ	3,661
Misc Building Components	Renovation Allowance - Social Room Bar	18,839
Misc Building Components	Renovation Allowance - Social Room TV Cabinet	6,069
Misc Building Components	Restroom Renovation Allowance - Guest Suite (x2)	23,328
Misc Building Components	Restroom Renovation Allowance - Gym	22,708
Misc Building Components	Restroom Renovation Allowance - Lobby	20,378
Misc Building Components	Restroom Renovation Allowance - Management Office	4,951
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	3,936
Furniture, Fixtures & Equipment	Appliance Allowance - Employee Break Room	615
Furniture, Fixtures & Equipment	Appliance Allowance - Social Room Kitchen	5,443
Furniture, Fixtures & Equipment	Electronics, WiFi System Network	26,420
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Guest Suite (x2)	24,597
<b>Year 8 Total</b>		<b>1,712,974</b>

Category	Description	Cost
<b>Year 9: 2029</b>		
Roofs	Roof, Concrete Barrel Tile - Mechanical Room	23,235
Roofs	Roof, Concrete Barrel Tile - Pool Bldg	21,944
Roofs	Roof, Concrete Barrel Tile - Porte Cochere	24,526
Roofs	Roof, Concrete Barrel Tile - Shelter (x2)	5,163
Roofs	Roof, Modified Bitumen - Primary Roof (Coated '19 10yr Warranty)	446,536
Painting & Waterproofing	Paint Exterior - Entry Monument (x2)	3,167
Painting & Waterproofing	Paint Interior - Lobby Level Commons	24,276
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, North	5,067
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, South	5,067
Mechanical & Electrical	Plumbing Sovent System Cleaning	50,671
Misc Building Components	Access Control, Camera	50,610
Misc Building Components	Access Control, Key Pad/Intercom Station	14,947
Misc Building Components	Access Control, Monitor	1,837
Misc Building Components	Access Control, Recorder, Digital Video	6,881
Misc Building Components	Access Control, Transponder Reader - Resident Gate	12,668
Misc Building Components	Mail Slot Replacement Allowance - Mail Room	50,164
Misc Building Components	Screen Enclosure, Alum - Pool Bldg	4,942
Misc Site Improvements	Pool Equipment, Heat Pump	16,065
Furniture, Fixtures & Equipment	Maintenance Equip, Golf Cart	4,379
<b>Year 9 Total</b>		<b>772,145</b>
<b>Year 10: 2030</b>		
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Trash Room, South	4,499
Mechanical & Electrical	Plumbing Sovent System Cleaning	52,191
Misc Site Improvements	Fence, Alum Picket, 4' - Pool Deck	38,908
Misc Site Improvements	Light Pole & Fixture - Arrival Deck	60,975
Misc Site Improvements	Light Pole & Fixture - Pool Deck BBQ	4,355
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	4,175
Furniture, Fixtures & Equipment	Computer Workstation - Management	7,343
<b>Year 10 Total</b>		<b>172,446</b>
<b>Year 11: 2031</b>		
Painting & Waterproofing	Paint Garage Piping	26,908
Painting & Waterproofing	Paint Interior - Service Hallways N & S	92,662
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	4,120
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Trash Room, North	4,634
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	12,232
Mechanical & Electrical	Fire Jockey Pump/Motor	6,744
Mechanical & Electrical	Plumbing Sovent System Cleaning	53,757
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	20,159
Misc Building Components	Gate, Overhead Operator - Service Entry	2,201
Misc Site Improvements	Light Fixture, Landscape Uplight - Arrival Deck	28,115

Category	Description	Cost
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	11,246
Furniture, Fixtures & Equipment	Appliance, Washer/Dryer Set - Employee Break Room	4,032
Furniture, Fixtures & Equipment	BBQ Grill, LP Gas - Pool Deck	11,843
Furniture, Fixtures & Equipment	Electronics, Sound System - Social Room	5,376
Furniture, Fixtures & Equipment	Electronics, Telephone System	16,275
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Social Room	5,376
<b>Year 11 Total</b>		<b>305,680</b>

#### Year 12: 2032

Painting & Waterproofing	Paint Interior - Pool Bldg	610
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	142,829
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	8,858
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	11,074
Mechanical & Electrical	Plumbing Sovent System Cleaning	55,369
Mechanical & Electrical	Plumbing, ByPass Valve - Fire Sprinkler System	18,553
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, North	1,952
Misc Building Components	Access Control, FOB Reader	41,863
Misc Building Components	Access Control, FOB Relays - Elevators	24,916
Misc Building Components	Finish, Wall Covering - Social Room	19,940
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	4,430
Misc Site Improvements	Pool Equipment, Heat Pump	8,777
Furniture, Fixtures & Equipment	Electronics, Sound System - Lobby Level Commons	25,143
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Social Room	138,423
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Bldg	13,455
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	27,823
<b>Year 12 Total</b>		<b>544,015</b>

#### Year 13: 2033

Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, North	160,144
Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, South	160,144
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Garage Lobby, North	5,737
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	15,029
Mechanical & Electrical	Exhaust Fan Allowance	44,006
Mechanical & Electrical	Plumbing Sovent System Cleaning	57,030
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, South	2,010
Misc Building Components	Finish, Carpet - Management Office	3,236
Misc Building Components	Finish, Carpet - Service Hallways N & S	85,459
Misc Site Improvements	Spa Equipment, Heater, Gas	8,552
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	10,556
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	30,802
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Garage Lobby	17,109
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby & Hallways	71,288
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Management Office	5,703
<b>Year 13 Total</b>		<b>676,805</b>

Category	Description	Cost
<b>Year 14: 2034</b>		
Roofs	Roof, Metal - Condo Bldg Upper Tower Roof	133,049
Painting & Waterproofing	Paint Interior - Garage Lobby (x2)	8,613
Paving	Pavers, Interlocking - Driveway Ramp	106,586
Elevators	Elevator Modernization Allowance	2,064,808
Mechanical & Electrical	A/C Boiler, 1470 MBH Nat Gas	39,395
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	15,480
Mechanical & Electrical	Plumbing Sovent System Cleaning	58,741
Misc Building Components	Door, Hardware (Italian) - Lobby Level Commons	32,308
Misc Building Components	Finish, Carpet - Media Room	2,712
Misc Building Components	Grille, Aluminum - Parking Garage	325,662
Misc Building Components	Railing, Concrete - Condo Bldg	141,860
Misc Building Components	Trash Chute Intake Door/Throat Plate - North	83,060
Misc Building Components	Trash Chute Intake Door/Throat Plate - South	83,060
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	4,699
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	47,786
Misc Site Improvements	Signage Lettering - Entry Monument (x2)	8,811
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	11,161
Furniture, Fixtures & Equipment	Computer Workstation - Management	8,265
Furniture, Fixtures & Equipment	Fire Pump/Motor, Diesel Fuel Tank, DWS	19,376
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	19,211
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	22,028
<b>Year 14 Total</b>		<b>3,236,671</b>
<b>Year 15: 2035</b>		
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	4,638
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Garage Lobby, South	6,087
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #1	6,087
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #2	6,087
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, North	12,607
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, South	12,607
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Gym	23,185
Mechanical & Electrical	A/C WS Heat Pump, 10 Ton - Social Room	28,695
Mechanical & Electrical	A/C WS Heat Pump, 20 Ton - Lobby/Media Room	69,564
Mechanical & Electrical	Fire Sprinkler Lines & Heads Allowance	30,569
Misc Building Components	Finish, Rubber Tile Floor - Gym	32,971
Furniture, Fixtures & Equipment	Maintenance Equip, Billy Goat	4,538
<b>Year 15 Total</b>		<b>237,635</b>

Category	Description	Cost
<b>Year 16: 2036</b>		
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bldg	4,303
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	12,464
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	23,370
Misc Site Improvements	Foot and Body Shower Tower - Pool Deck	12,741
Misc Site Improvements	Fountain Basin Resurfacing - Arrival Deck	34,102
Misc Site Improvements	Fountain Basin Resurfacing - Pool Deck	46,638
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Arrival Deck	23,370
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Pool Deck	23,370
Misc Site Improvements	Fountain, Underwater Lighting - Arrival Deck	17,356
Misc Site Improvements	Fountain, Underwater Lighting - Pool Deck	20,827
Misc Site Improvements	Landscape Allowance - Planter Waterproofing Project	155,797
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	4,985
Misc Site Improvements	Pool Equipment, Heat Pump	19,758
Furniture, Fixtures & Equipment	Electronics, Sound System - Pool Bldg	15,092
Furniture, Fixtures & Equipment	Electronics, TV - Guest Suite (x2)	4,076
Furniture, Fixtures & Equipment	Electronics, TV - Gym	4,076
Furniture, Fixtures & Equipment	Electronics, TV - Pool Bldg	2,038
Furniture, Fixtures & Equipment	Maintenance Equip, Golf Cart	5,386
<b>Year 16 Total</b>		<b>429,749</b>
<b>Year 17: 2037</b>		
Painting & Waterproofing	Paint Interior - Lobby Level Commons	30,753
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	165,578
Painting & Waterproofing	Paint Interior Stairwells - Condo Bldg	25,540
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	10,269
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 25 Hp - CTP 1	21,142
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 50 Hp - CWP 1	32,730
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, North	6,419
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, South	6,419
Misc Building Components	Access Control, Camera	64,111
Misc Building Components	Access Control, Enterphone Panel	8,425
Misc Building Components	Access Control, Key Pad/Intercom Station	18,934
Misc Building Components	Access Control, Monitor	2,327
Misc Building Components	Access Control, Recorder, Digital Video	8,717
Misc Building Components	Access Control, Transponder Reader - Resident Gate	16,047
Misc Building Components	Gate, Metal Roll Up, 8 x 9 - Service Entry	3,380
Misc Building Components	Gate, Roll-Up Grille, 20 x 10 w/Operator - Resident Entry	23,787
Misc Site Improvements	Irrigation System Allowance	40,118
Misc Site Improvements	Landscape Allowance	160,471
Misc Site Improvements	Light Fixture, Recessed In-Wall - Arrival & Pool Deck	20,869
Furniture, Fixtures & Equipment	Electronics, Sound System - Media Room	6,419
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Media Room	6,419
<b>Year 17 Total</b>		<b>678,874</b>

Category	Description	Cost
<b>Year 18: 2038</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg	965,962
Painting & Waterproofing	Paint Exterior and Waterproof - Pool Bldg	4,079
Painting & Waterproofing	Paint Exterior Railings & Fence	474,529
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 25 Hp - CTP 2	21,776
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 50 Hp - CWP 2	33,711
Misc Building Components	Concrete Restoration Allowance - Condo Bldg	46,693
Misc Building Components	Trash Compactor - North	19,608
Misc Building Components	Trash Compactor - South	19,608
Misc Site Improvements	Light Fixture, Sign Uplight - Entry Monument (x2)	5,759
Misc Site Improvements	Pergola, Aluminum - Arrival Deck (2 Total)	182,659
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	5,289
Furniture, Fixtures & Equipment	Computer Workstation - Management	9,302
Furniture, Fixtures & Equipment	Electronics, WiFi System Network	35,506
<b>Year 18 Total</b>		<b>1,824,481</b>
<b>Year 19: 2039</b>		
Painting & Waterproofing	Paint Exterior - Entry Monument (x2)	4,256
Painting & Waterproofing	Paint Garage Piping	34,086
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	5,220
Elevators	Elevator Cab Refurbishment Allowance	204,292
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	15,496
Mechanical & Electrical	Plumbing Sovent System Cleaning	68,097
Misc Building Components	Finish, Ceramic Tile Floor - Social Room	51,887
Misc Building Components	Garage Door, Metal Overhead, 16 x 8 - Private	27,334
Misc Building Components	Garage Door, Overhead Operator - Private	20,143
Misc Site Improvements	Pool Equipment, Heat Pump	21,590
Furniture, Fixtures & Equipment	Appliance Allowance - Guest Suite (x2)	6,580
<b>Year 19 Total</b>		<b>458,981</b>
<b>Year 20: 2040</b>		
Painting & Waterproofing	Paint Interior - Guest Suite (x2)	7,014
Painting & Waterproofing	Paint Interior - Pool Bldg	773
Mechanical & Electrical	A/C Boiler, Refurbishment Allowance	17,535
Mechanical & Electrical	A/C Variable Frequency Drive	151,910
Mechanical & Electrical	Fire Alarm System Upgrade Allowance	331,102
Mechanical & Electrical	Fire Jockey Pump/Motor	8,799
Mechanical & Electrical	Generator, Diesel, 250 kW w/ATS	198,493
Mechanical & Electrical	Plumbing Sovent System Cleaning	70,140
Mechanical & Electrical	Water Heater, Electric, 30 Gallon - Pool Bldg	1,236

Category	Description	Cost
Misc Building Components	Access Control, FOB Reader	53,031
Misc Building Components	Access Control, FOB Relays - Elevators	31,563
Misc Building Components	Appliance, Ice Machine - Pool Bldg	3,097
Misc Building Components	Appliance, Ice Machine - Social Room Bar	3,097
Misc Building Components	Finish, Carpet - Guest Suite (x2)	5,182
Misc Building Components	Finish, Ceramic Tile Floor - Guest Suite (x2)	10,965
Misc Building Components	Finish, Wall Covering - Guest Suite (x2)	4,997
Misc Building Components	Finish, Wall Covering - Lobby Restrooms	23,849
Misc Building Components	Railing, Alum Picket, 24"	313,576
Misc Building Components	Screen Enclosure, Alum w/Rail - Condo Bldg	735,055
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	5,611
Furniture, Fixtures & Equipment	Appliance Allowance - Employee Break Room	877
Furniture, Fixtures & Equipment	Appliance Allowance - Social Room Kitchen	7,761
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Guest Suite (x2)	35,070
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Bldg	17,044
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	35,245
<b>Year 20 Total</b>		<b>2,073,022</b>

#### Year 21: 2041

Roofs	Roof, Waterproof Membrane w/Pavers - Arrival & Rec Deck	2,683,668
Roofs	Roof, Waterproof Planters - Arrival & Rec Deck	2,521,512
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	19,038
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	14,449
Mechanical & Electrical	Plumbing Solvent System Cleaning	72,244
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	27,092
Misc Site Improvements	Spa Equipment, Heater, Gas	10,833
Furniture, Fixtures & Equipment	Appliance, Washer/Dryer Set - Employee Break Room	5,418
Furniture, Fixtures & Equipment	BBQ Grill, LP Gas - Pool Deck	15,915
Furniture, Fixtures & Equipment	Electronics, Sound System - Social Room	7,224
Furniture, Fixtures & Equipment	Electronics, Telephone System	21,872
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Social Room	7,224
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	13,372
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	39,019
<b>Year 21 Total</b>		<b>5,458,880</b>

#### Year 22: 2042

Painting & Waterproofing	Paint Interior - Garage Lobby (x2)	10,911
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	191,951
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	11,904
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	19,609
Mechanical & Electrical	Plumbing Solvent System Cleaning	74,412
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, North	2,623



Category	Description	Cost
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	5,953
Misc Site Improvements	Pool Equipment, Heat Pump	11,796
Furniture, Fixtures & Equipment	Computer Workstation - Management	10,470
Furniture, Fixtures & Equipment	Electronics, Sound System - Lobby Level Commons	33,790
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	24,336
<b>Year 22 Total</b>		<b>397,755</b>

#### Year 23: 2043

Painting & Waterproofing	Paint Interior - Service Hallways N & S	132,113
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	5,875
Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, North	215,220
Mechanical & Electrical	A/C RTU, 30 Ton - Service Hallways, South	215,220
Mechanical & Electrical	Plumbing Sovent System Cleaning	76,644
Mechanical & Electrical	Water Heater, Electric - Lobby Commons, South	2,702
Misc Building Components	Gate, Overhead Operator - Service Entry	3,139
Furniture, Fixtures & Equipment	Maintenance Equip, Golf Cart	6,624
<b>Year 23 Total</b>		<b>657,537</b>

#### Year 24: 2044

Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 1	296,038
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 2	296,038
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 3	296,038
Mechanical & Electrical	A/C Cooling Tower, Protec, 210 Tons - CT 4	296,038
Mechanical & Electrical	A/C Heat Exchanger, Plate, 1300 GPM - HX 1	342,912
Mechanical & Electrical	A/C Heat Exchanger, Plate, 1300 GPM - HX 2	342,912
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	78,943
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Trash Room, South	6,805
Mechanical & Electrical	Electrical Capital Allowance	669,045
Mechanical & Electrical	Fire Pump/Motor, Controller	96,465
Mechanical & Electrical	Plumbing Sovent System Cleaning	78,943
Mechanical & Electrical	Plumbing, Bladder Tank - M/E Rooms Rooftop	29,604
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 1	8,332
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 2	8,332
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 3	8,332
Mechanical & Electrical	Stairwell Fan, 12,000 CFM - SF 4	8,332
Misc Building Components	Finish, Ceramic Tile - Pool Bldg Restrooms	2,822
Misc Building Components	Finish, Mirror Wall Panels - Gym	11,322
Misc Building Components	Finish, Wall Covering - Social Room	28,429
Misc Building Components	Garage Door, Metal Roll Up, 16 x 9 (Fire) - Private	10,065
Misc Building Components	Restroom Renovation Allowance - Pool Bldg	11,830
Misc Building Components	Sauna - Gym Restrooms	14,605



Category	Description	Cost
Misc Site Improvements	Fountain, Feature Replacement - Pool Deck	197,359
Misc Site Improvements	Picnic Table - Pool Bldg	6,394
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	6,315
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	64,220
Misc Site Improvements	Site Column, Block - Entry Monument (x2)	15,789
Misc Site Improvements	Site Column, Block & Stucco - Fence Pool Deck	5,921
Misc Site Improvements	Site Wall, Block & Stucco - Entry Monument (x2)	12,197
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	14,999
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal	7,616
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover	7,616
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown	6,077
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	7,786
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	7,786
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	10,237
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lower Back	9,307
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	8,246
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Vertical Chest	7,616
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Social Room	197,359
<b>Year 24 Total</b>		<b>3,535,022</b>

#### Year 25: 2045

Painting & Waterproofing	Paint Interior - Lobby Level Commons	38,956
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, North	8,131
Mechanical & Electrical	A/C Minisplit System, 2 Ton - Elevator Equip, South	8,131
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Trash Room, North	7,009
Mechanical & Electrical	Plumbing, Backflow Preventer - Domestic	7,855
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire Sprinklers	21,771
Misc Building Components	Access Control, Camera	81,214
Misc Building Components	Access Control, Key Pad/Intercom Station	23,985
Misc Building Components	Access Control, Monitor	2,948
Misc Building Components	Access Control, Recorder, Digital Video	11,042
Misc Building Components	Access Control, Transponder Reader - Resident Gate	20,328
Misc Building Components	Finish, Carpet - Management Office	4,614
Misc Building Components	Finish, Carpet - Service Hallways N & S	121,844
Misc Building Components	Finish, Rubber Tile Floor - Gym	44,311
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Garage Lobby	24,394
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby & Hallways	101,640
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Management Office	8,131
Furniture, Fixtures & Equipment	Maintenance Equip, Billy Goat	6,098
<b>Year 25 Total</b>		<b>542,402</b>

Category	Description	Cost
<b>Year 26: 2046</b>		
Paving	Asphalt Overlay, 1" Milled - Service Lot & Resident Entry	51,553
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	16,750
Misc Building Components	Door, Frame & Hardware, Commons - Allowance	31,407
Misc Building Components	Finish, Carpet - Media Room	3,867
Misc Building Components	Trash Chute Guillotine - North	4,627
Misc Building Components	Trash Chute Guillotine - South	4,627
Misc Site Improvements	Foot and Body Shower Tower - Pool Deck	17,123
Misc Site Improvements	Fountain Basin Resurfacing - Arrival Deck	45,831
Misc Site Improvements	Fountain Basin Resurfacing - Pool Deck	62,677
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Arrival Deck	31,407
Misc Site Improvements	Fountain, Pump/Motor/Filter Allowance - Pool Deck	31,407
Misc Site Improvements	Fountain, Underwater Lighting - Arrival Deck	23,325
Misc Site Improvements	Fountain, Underwater Lighting - Pool Deck	27,990
Misc Site Improvements	Light Fixture, Landscape Uplight - Arrival Deck	43,802
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	17,521
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	6,700
Misc Site Improvements	Pool Deck Brick Pavers	260,721
Misc Site Improvements	Pool Equipment, Heat Pump	26,553
Misc Site Improvements	Signage Lettering - Entry Monument (x2)	12,563
Furniture, Fixtures & Equipment	Computer Workstation - Management	11,784
Furniture, Fixtures & Equipment	Electronics, Sound System - Pool Bldg	20,282
Furniture, Fixtures & Equipment	Electronics, TV - Guest Suite (x2)	5,477
Furniture, Fixtures & Equipment	Electronics, TV - Gym	5,477
Furniture, Fixtures & Equipment	Electronics, TV - Pool Bldg	2,739
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	31,407
<b>Year 26 Total</b>		<b>797,617</b>
<b>Year 27: 2047</b>		
Painting & Waterproofing	Paint Garage Piping	43,179
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	222,523
Paving	Asphalt Sealcoat & Restripe - Service Lot & Resident Entry	6,612
Paving	Concrete Bumper Replacement Allowance - (+/- 244 Total)	13,800
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Garage Lobby, North	8,678
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	19,629
Mechanical & Electrical	Plumbing, ByPass Valve - Fire Sprinkler System	28,905
Misc Site Improvements	Irrigation System Allowance	53,915
Misc Site Improvements	Landscape Allowance	215,659
Furniture, Fixtures & Equipment	Electronics, Sound System - Media Room	8,626
Furniture, Fixtures & Equipment	Electronics, TV, Big Screen - Media Room	8,626
<b>Year 27 Total</b>		<b>630,152</b>

Category	Description	Cost
<b>Year 28: 2048</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg	1,298,171
Painting & Waterproofing	Paint Exterior and Waterproof - Pool Bldg	5,482
Painting & Waterproofing	Paint Exterior Railings & Fence	637,727
Painting & Waterproofing	Paint Interior - Pool Bldg	980
Mechanical & Electrical	Exhaust Fan Allowance	68,560
Misc Building Components	Access Control, FOB Reader	67,178
Misc Building Components	Access Control, FOB Relays - Elevators	39,983
Misc Building Components	Concrete Restoration Allowance - Condo Bldg	62,751
Misc Building Components	Door, Glass Storefront - Garage Lobby	44,426
Misc Building Components	Door, Glass Storefront - Pool Deck/Rec Deck	33,319
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	7,108
Misc Site Improvements	Pool Equipment, Filtration System	46,647
Misc Site Improvements	Spa Equipment, Filtration System	22,657
Furniture, Fixtures & Equipment	Electronics, WiFi System Network	47,718
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Bldg	21,591
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	44,648
<b>Year 28 Total</b>		<b>2,448,946</b>
<b>Year 29: 2049</b>		
Roofs	Roof, Modified Bitumen - Primary Roof (Coated '19 10yr Warranty)	806,494
Painting & Waterproofing	Paint Exterior - Entry Monument (x2)	5,720
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Garage Lobby, South	9,207
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #1	9,207
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Guest Suite #2	9,207
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, North	19,070
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Owner Storage, South	19,070
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Gym	35,069
Mechanical & Electrical	A/C WS Heat Pump, 10 Ton - Social Room	43,404
Mechanical & Electrical	A/C WS Heat Pump, 20 Ton - Lobby/Media Room	105,222
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	24,117
Mechanical & Electrical	Fire Jockey Pump/Motor	11,481
Mechanical & Electrical	Plumbing Capital Allowance	517,071
Mechanical & Electrical	Plumbing Sovent System Cleaning	91,517
Misc Building Components	Access Control, Enterphone Panel	12,012
Misc Building Components	Door, Hardware (Italian) - Lobby Level Commons	50,334
Misc Site Improvements	Pool Equipment, Heat Pump	29,015
Misc Site Improvements	Spa Equipment, Heater, Gas	13,723
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	16,940
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	49,428
<b>Year 29 Total</b>		<b>1,877,308</b>

Category	Description	Cost
<b>Year 30: 2050</b>		
Painting & Waterproofing	Paint Interior - Garage Lobby (x2)	13,821
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp	24,841
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Bldg	6,509
Mechanical & Electrical	Fire Pump/Motor, Diesel - Prorate (\$/36yr RL)	162,563
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	18,853
Mechanical & Electrical	Plumbing Solvent System Cleaning	94,263
Misc Site Improvements	Pool & Spa Equipment, Pump/Motor Allowance	7,541
Furniture, Fixtures & Equipment	Computer Workstation - Management	13,263
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	30,829
Furniture, Fixtures & Equipment	Maintenance Equip, Golf Cart	8,147
<b>Year 30 Total</b>		<b>380,630</b>

## Section 5

# Photographs

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



Condo Bldg



Condo Bldg





Domestic Water Pumps



Fire Pump - Diesel



Generator - Diesel



Backflow Preventer - Sprinklers





A/C Trash Room - North



A/C Circulation Pumps



Storage Room - North



Parking Garage



Garage Lobby Entrance



Garage Lobby - Typical





Fire Alarm Control Panel



Main Lobby Sitting Room



Media Room



Social Room



Gym



Gym Restrooms





Mechanical Room



Shared Service Driveway



Pavers - Arrival Deck



Water Feature - Arrival Deck





Pergola - Arrival Deck



Pavers - Arrival Deck



Elevator Equip Room - North



FOB Access Relays - North



Metal Roof



Tower Roof - Modified Bitumen





VFD's Cooling Towers



Cooling Tower Pumps



A/C Boiler (Heat)



AAON - RTU Service Halls



Stairwell Pressurization - South



Pool Building





Pool/Spa Equipment



Spa Heater



Pool Heaters



Paver Deck - Pool Building





BBQ Area - Pool Building



Swimming Pool