

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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Section 1

Introduction

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



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January 1, 202X

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

Re: Reserve Study Report

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

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 | | |

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 |

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% |

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

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

...(f) Annual budget.

1. The proposed annual budget of estimated revenues and expenses must be detailed and must show the amounts budgeted by accounts and expense classifications, including, at a minimum, any applicable expenses listed in s. 718.504(21). A multicondominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached to it must show the amount budgeted for this maintenance. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718.504(21) are not applicable, they need not be listed.

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or less reserves than required by this subsection.

b. Before turnover of control of an association by a developer to unit owners other than a developer pursuant to s. 718.301, the developer may vote the voting interests allocated to its units to waive the reserves or reduce the funding of reserves through the period expiring at the end of the second fiscal year after the fiscal year in which the certificate of a surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit is recorded, whichever occurs first, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests, voting in person or by limited proxy at a duly called meeting of the association.

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

Florida Administrative Code Reserve Requirements

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

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

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

61B-22.003 Budgets.

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

Florida Administrative Code Reserve Requirements

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

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

- (1) Reserves required by statute. Reserves required by section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require \$6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.
- (2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.
- (3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.
 - (a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:
 1. The total amount necessary, if any, to bring a negative account balance to zero; and,
 2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.
 - (b) If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.
- (4) Estimating reserves which are not required by statute. Reserves which are not required by section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.
- (5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account established pursuant to section 718.618, Florida Statutes, shall be the sum of:
 - (a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to section 718.618, Florida Statutes; and,
 - (b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.
- (6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).
- (7) Restrictions on use. In a multi-condominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interest in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority those present in person or by limited proxy, vote to use reserve funds for another purpose.. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

Florida Administrative Code Reserve Requirements

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

61B-22.006 Financial Reporting Requirements.

...(3) Disclosure requirements. The financial statements required by Sections 718.111(13) and 718.301(4), F.S., shall contain the following disclosures within the financial statements, notes, or supplementary information:

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

Reserve Study Accounting

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

Straight Line Funding Plan

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

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

30 Year Pooled Cash Flow Plan

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

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

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

Report Definitions

Reserves

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

Component

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

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

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

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

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

Remaining Life

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

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

Sq Ft - Square Feet

Lp Sm - Lump Sum

DbI Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

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

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

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

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

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

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

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

Update Reports

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

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

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

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

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

Terms and Conditions

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

Unless noted, each component cost is based on replacing that component as a complete unit at one time. While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

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

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

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

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

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

The report data derived and expressed within is not applicable to any other property regardless of similarity. The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

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

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

Report Notes

1. 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

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

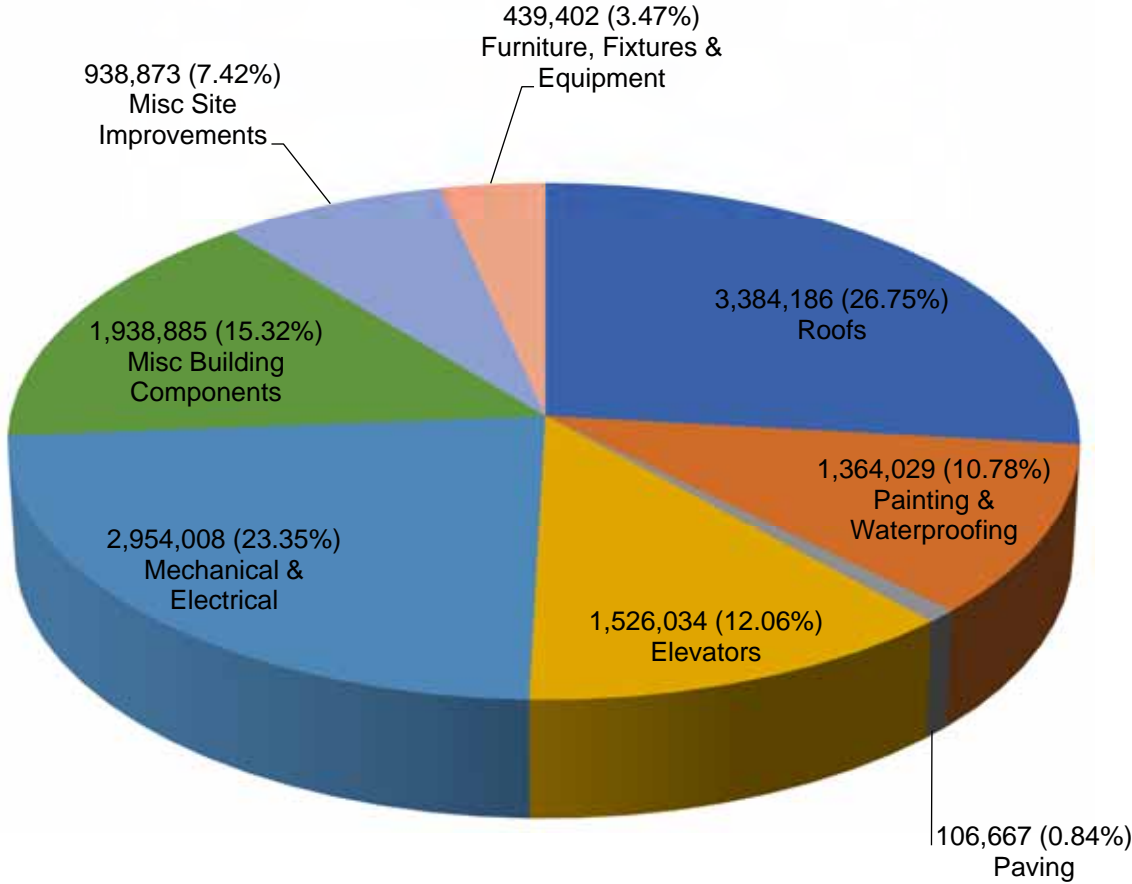
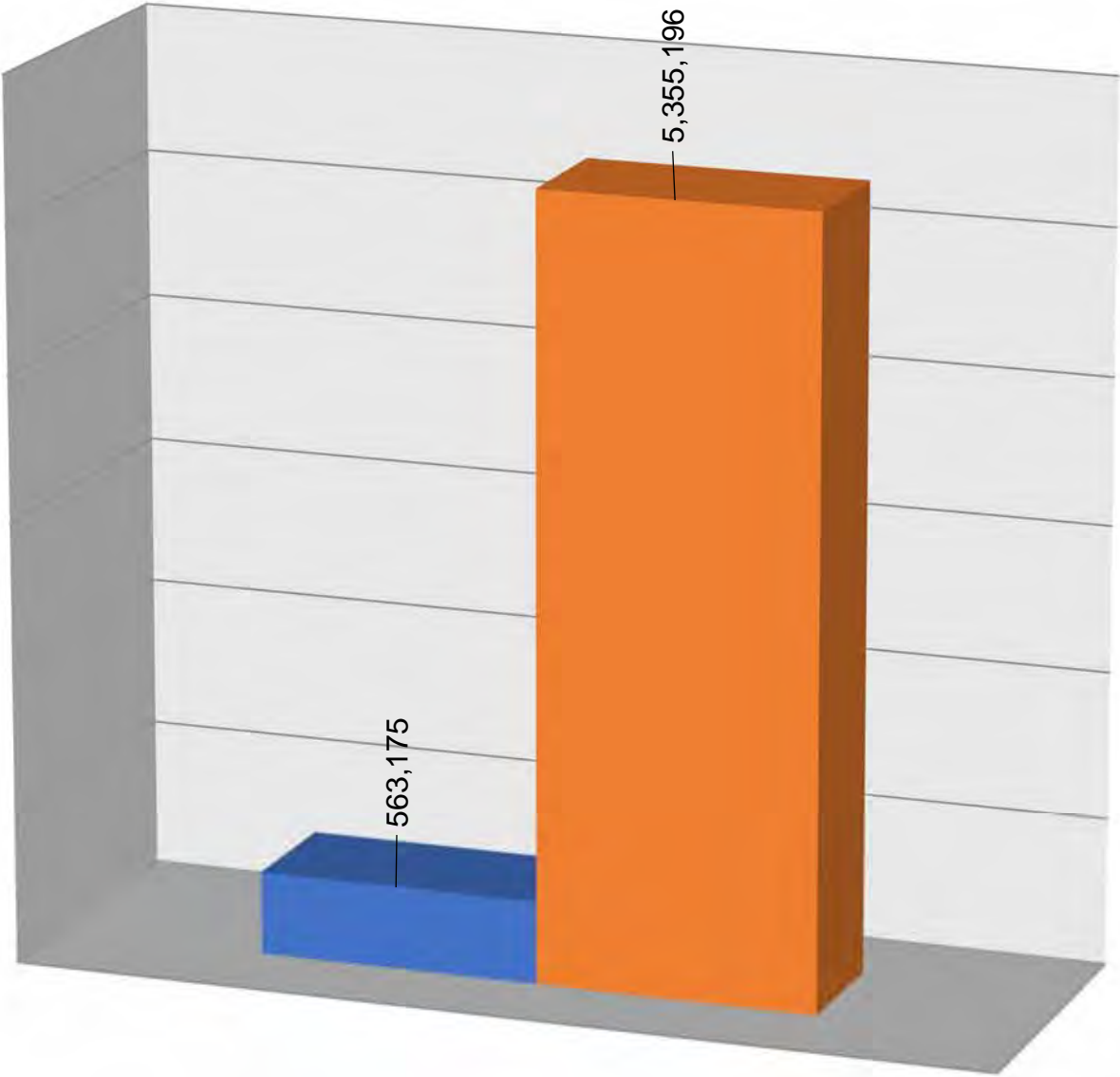


Chart B

2021 Actual vs. 100% Funded Straight Line Reserve Balances



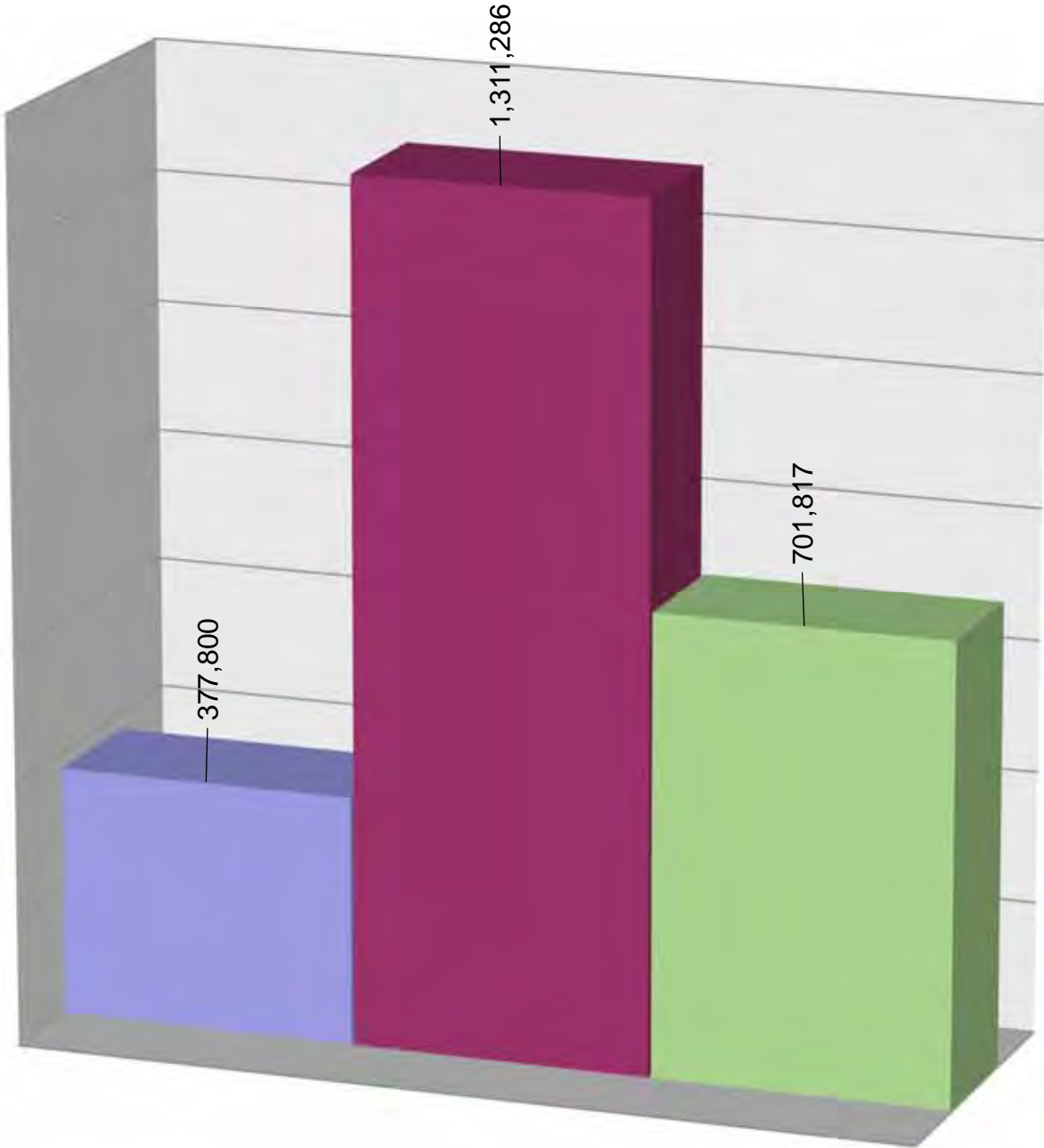
- Estimated 2021 Beginning Year Balances
- 100% Funded Straight Line 2021 Beginning Year Balances

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

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

Chart C

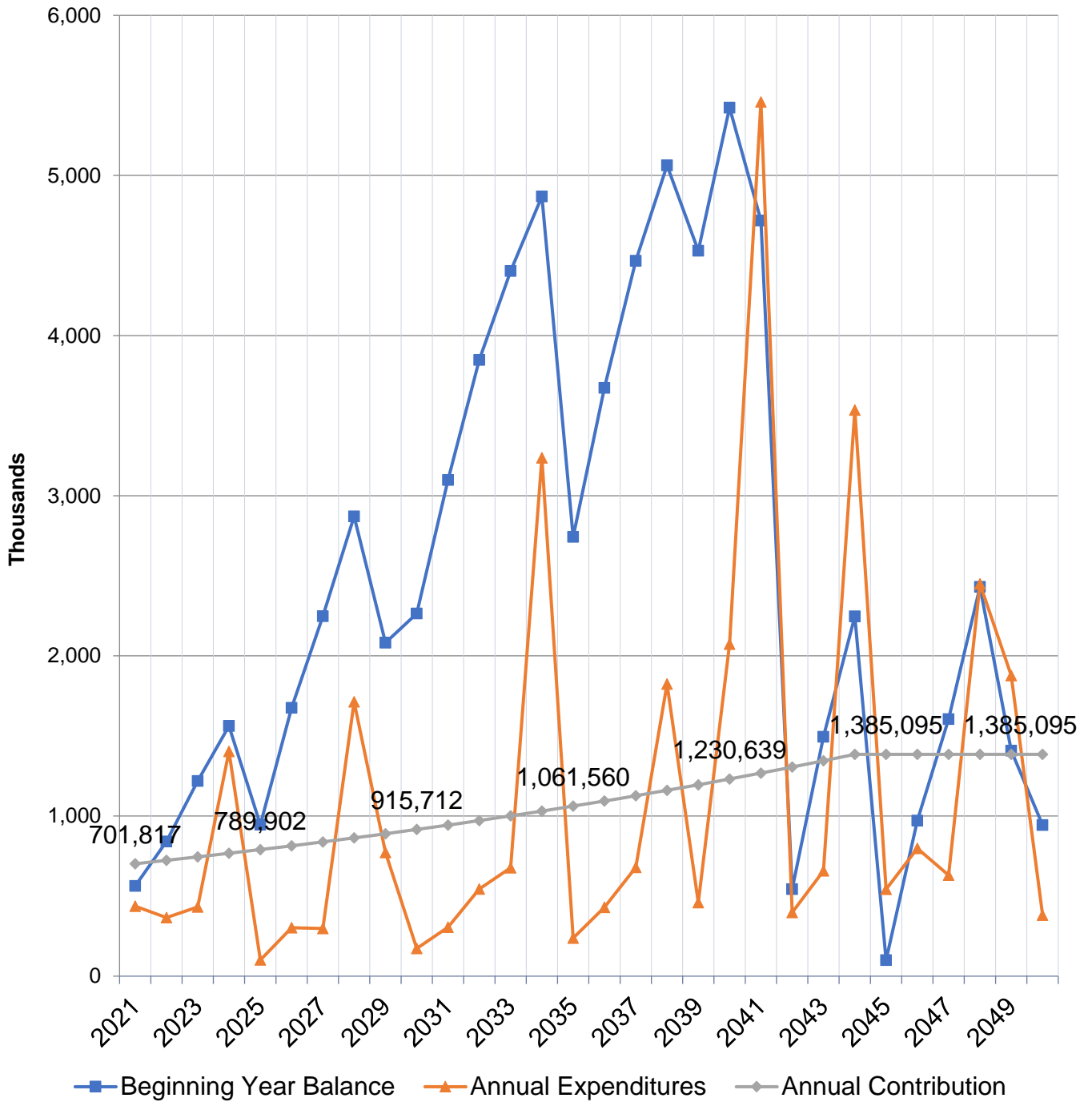
202X Funding Contribution Comparisons



- 2020 Annual Contribution
- Proposed 2021 Straight Line Contribution
- Proposed 2021 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

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

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

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 |
| Grand Total | 12,652,084 | | | 563,175 | 12,088,909 | 1,311,286 |

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 |
|--|-----------|-------------------|---------------|------------------|--------------|--------------|------------------|------------------|-------------------|
| Roofs | | | | | | | | | |
| 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 |
| Roofs Total | 8 | Components | | 3,384,186 | 20-30 | 9-21 | 0 | 3,384,186 | 189,442 |
| Painting & Waterproofing. | | | | | | | | | |
| 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 |
| Painting & Waterproofing Total | 13 | Components | | 1,364,029 | 5-30 | 1-11 | 55,858 | 1,308,171 | 225,105 |
| Paving | | | | | | | | | |
| 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 |
| Paving Total | 4 | Components | | 106,667 | 4-30 | 2-14 | 2,276 | 104,391 | 12,372 |
| Elevators | | | | | | | | | |
| 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 |
| Elevators Total | 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 |
|---|----------|-------|---------------|--------------|-------------|-----------|------------------|------------------|-------------------|
| Mechanical & Electrical | | | | | | | | | |
| 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 |
| Mechanical & Electrical Total | 62 | Components | | 2,954,008 | 8-45 | 1-30 | 217,274 | 2,736,734 | 421,745 |

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 - Masin 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 |
| Misc Building Components Total | 79 | Components | | 1,938,885 | 5-36 | 1-20 | 163,428 | 1,775,457 | 176,021 |

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 |
| Misc Site Improvements Total | 34 | Components | | 938,873 | 2-40 | 2-26 | 11,391 | 927,482 | 121,576 |

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 |
| Furniture, Fixtures & Equipment Total | 40 | Components | | 439,402 | 4-30 | 1-14 | 112,948 | 326,454 | 58,278 |
| Grand Total | 242 | Components | | 12,652,084 | | | 563,175 | 12,088,909 | 1,311,286 |

Section 4

Pooled Cash Flow

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

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

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

Cash Flow Plan Summary

| No | Year | Beginning Year Balance | Annual Reserve Contribution | Annual Increase | Planned Special Assessments | Expenses | Inflation Rate | Earned Interest | Interest Rate | Ending Year Balance |
|--------------------|------|------------------------|-----------------------------|-----------------|-----------------------------|-------------------|----------------|------------------|---------------|---------------------|
| 1 | 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 |
| Grand Total | | | 32,471,640 | | | 33,189,165 | | 2,160,629 | | |

Cash Flow Plan Expenditures

| Category | Description | Cost |
|---------------------------------|---|----------------|
| Year 1: 20XX | | |
| 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 |
| Year 1 Total | | 436,888 |

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 Solvent 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 Solvent 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 |

| Category | Description | Cost |
|---------------------------------|---|------------------|
| Mechanical & Electrical | Plumbing Sovent System Cleaning | 43,709 |
| 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 |
| Year 4 Total | | 1,403,345 |

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 |

| Category | Description | Cost |
|---------------------------------|--|----------------|
| Year 5 Total | | 101,312 |
| Year 6: 2026 | | |
| 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 |
| Year 6 Total | | 302,058 |
| Year 7: 2027 | | |
| 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 |
| Year 7 Total | | 297,931 |
| Year 8: 2028 | | |
| 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 |

| Category | Description | Cost |
|---------------------------------|---|-------------|
| Mechanical & Electrical | Domestic Water Pump System Control Panel | 36,896 |
| Mechanical & Electrical | Water Heater, Electric, 30 Gallon - Pool Bldg | 867 |
| 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 - Masin 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 |

| Category | Description | Cost |
|---------------------|-------------|------------------|
| Year 8 Total | | 1,712,974 |

Year 9: 2029

| | | |
|---------------------------------|--|---------|
| 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 |

| | | |
|---------------------|--|----------------|
| Year 9 Total | | 772,145 |
|---------------------|--|----------------|

Year 10: 2030

| | | |
|---------------------------------|--|--------|
| 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 |

| | | |
|----------------------|--|----------------|
| Year 10 Total | | 172,446 |
|----------------------|--|----------------|

Year 11: 2031

| | | |
|--------------------------|--|--------|
| 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 |

| Category | Description | Cost |
|---------------------------------|---|--------|
| 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 |
| 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 |

Year 11 Total 305,680

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 |

Year 12 Total 544,015

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 |

| Category | Description | Cost |
|---------------------------------|--|----------------|
| Furniture, Fixtures & Equipment | Furnishings/Decorating Allowance - Lobby & Hallways | 71,288 |
| Furniture, Fixtures & Equipment | Furnishings/Decorating Allowance - Management Office | 5,703 |
| Year 13 Total | | 676,805 |

Year 14: 2034

| | | |
|---------------------------------|--|------------------|
| 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 Solvent 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 |
| Year 14 Total | | 3,236,671 |

Year 15: 2035

| | | |
|--------------------------|--|--------|
| 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 |

| Category | Description | Cost |
|---------------------------------|-------------------------------|----------------|
| Furniture, Fixtures & Equipment | Maintenance Equip, Billy Goat | 4,538 |
| Year 15 Total | | 237,635 |

Year 16: 2036

| | | |
|---------------------------------|--|----------------|
| 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 |
| Year 16 Total | | 429,749 |

Year 17: 2037

| | | |
|--------------------------|---|---------|
| 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 |

| Category | Description | Cost |
|---------------------------------|--|----------------|
| Furniture, Fixtures & Equipment | Electronics, Sound System - Media Room | 6,419 |
| Furniture, Fixtures & Equipment | Electronics, TV, Big Screen - Media Room | 6,419 |
| Year 17 Total | | 678,874 |

Year 18: 2038

| | | |
|---------------------------------|---|------------------|
| 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 |
| Year 18 Total | | 1,824,481 |

Year 19: 2039

| | | |
|---------------------------------|--|----------------|
| 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 Solvent 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 |
| Year 19 Total | | 458,981 |

Year 20: 2040

| | | |
|--------------------------|-------------------------------------|---------|
| 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 |

| Category | Description | Cost |
|---------------------------------|---|------------------|
| 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 |
| 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 |
| Year 20 Total | | 2,073,022 |
| 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 Sovent 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 |
| Year 21 Total | | 5,458,880 |
| Year 22: 2042 | | |
| Painting & Waterproofing | Paint Interior - Garage Lobby (x2) | 10,911 |
| Painting & Waterproofing | Paint Interior & Restripe - Parking Garage | 191,951 |

| Category | Description | Cost |
|---------------------------------|---|----------------|
| 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 |
| 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 |
| Year 22 Total | | 397,755 |

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 Solvent 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 |
| Year 23 Total | | 657,537 |

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 Solvent 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 |

| Category | Description | Cost |
|---------------------------------|---|------------------|
| 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 |
| 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 |
| Year 24 Total | | 3,535,022 |

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 |

| Category | Description | Cost |
|---------------------------------|--|----------------|
| 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 |
| Year 25 Total | | 542,402 |

Year 26: 2046

| | | |
|---------------------------------|---|----------------|
| 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 |
| Year 26 Total | | 797,617 |

Year 27: 2047

| | | |
|--------------------------|--|---------|
| 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 |

| Category | Description | Cost |
|---------------------------------|--|----------------|
| 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 |
| Year 27 Total | | 630,152 |

Year 28: 2048

| | | |
|---------------------------------|---|------------------|
| 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 |
| Year 28 Total | | 2,448,946 |

Year 29: 2049

| | | |
|--------------------------|--|---------|
| 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 Solvent 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 |

| Category | Description | Cost |
|---------------------------------|---------------------------------|------------------|
| 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 |
| Year 29 Total | | 1,877,308 |

Year 30: 2050

| | | |
|---------------------------------|--|----------------|
| 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 |
| Year 30 Total | | 380,630 |

Section 5

Photographs

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



Condo Bldg



Condo Bldg



Parking Garage



Parking Garage



Domestic Water Pumps



Fire Pump - Diesel



Controller - Fire Pump



Clay Valve - Fire Sprinklers



Switch Room



Transfer Switch - Generator



Generator - Diesel



Backflow Preventer - Sprinklers



Backflow Preventer - Domestic



Trash Chute - South



A/C Trash Room - South



Trash Chute - North



A/C Trash Room - North



A/C Circulation Pumps



VFD's A/C Circulation Pumps



Plumbing Lines - Entry Fountain



Storage Room - North



Parking Garage



Resident Gate - Garage



Plumbing Lines - Parking Garage



Plumbing Lines - Parking Garage



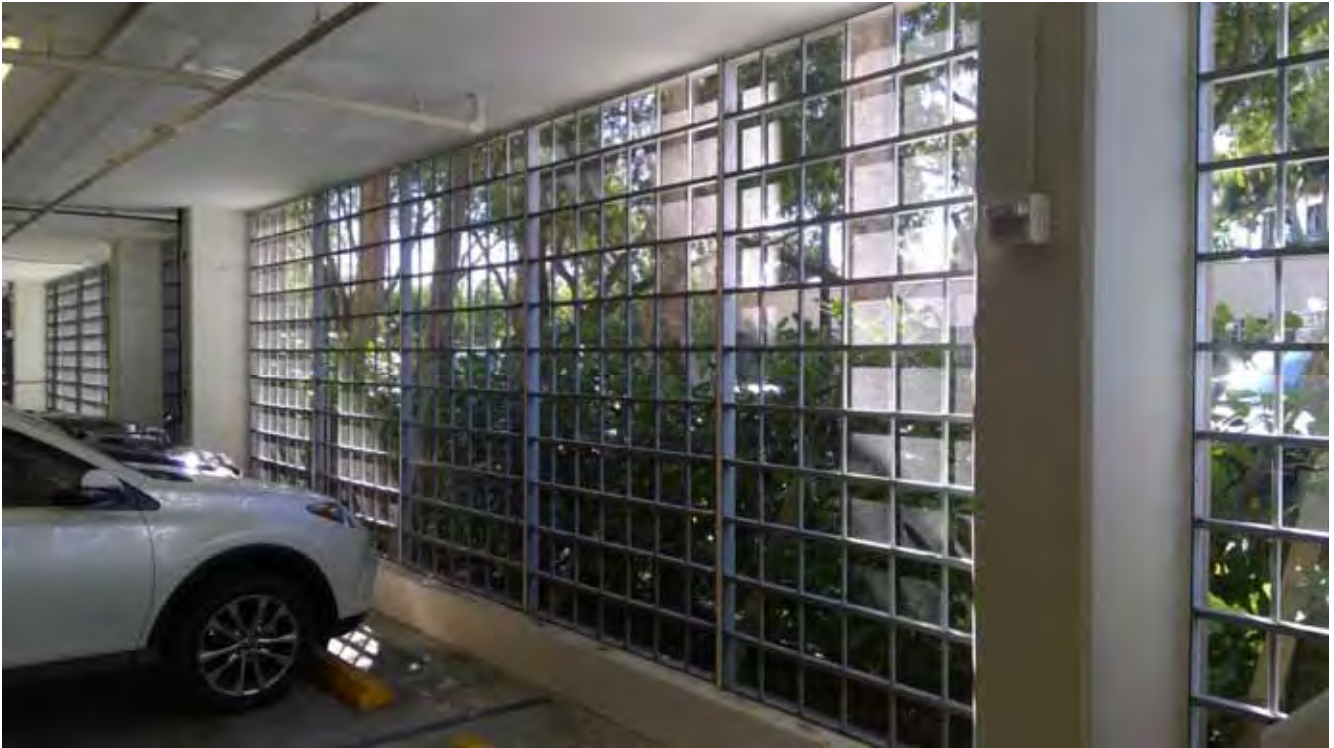
Plumbing Lines - Parking Garage



Plumbing Lines - Parking Garage



Service Gate - Garage



Grille & Screen - Garage Walls



Private Garage



Plumbing Lines - Parking Garage



Plumbing Lines - Parking Garage



Garage Lobby Entrance



Garage Lobby - Typical



Fire Alarm Control Panel



Main Lobby Sitting Room



Lobby Restrooms



Elevator Lobby 4-5-6 South



Guest Suite - Typical



Guest Suite - Typical



Mail Room



Elevator Lobby 1-2-3 North



Media Room



Social Room



Social Room



Kitchen - Social Room



Gym



Gym Restrooms



Mechanical Room



Shared Service Driveway



Asphalt Driveway - Resident Gate



Pavers - Main Entry Drive



Curbing & Sidewalk - Main Entry



Landscape Uplights



Pavers - Arrival Deck



Water Feature - Arrival Deck



Planter - Arrival Deck



Porte Cochere



Pergola - Arrival Deck



Pavers - Arrival Deck



Elevator Equip Room - North



FOB Access Relays - North



Bladder Tanks



Stairwell Pressurization - North



Metal Roof



Tower Roof - Modified Bitumen



Exhaust Fans



Bladder Tanks



VFD's Cooling Towers



Cooling Tower Pumps



A/C Heat Exchangers



A/C Boiler (Heat)



Aaon - RTU Service Halls



Service Hallway



Tower Roof - Mod Bitumen



Bladder Tanks



Stairwell Pressurization - South



Pool Building



Patio - Pool Building



Restrooms - Pool Building



Pool/Spa Equipment



Spa Heater



Pool Heaters



Paver Deck - Pool Building



BBQ Area - Pool Building



Swimming Pool



Spa



Pool Deck



Fence - Pool Deck



Fence & Railing - Pool Deck



Lighting



Shelter - Pool Deck



Water Feature - Pool/Rec Deck



Planter - Rec Deck