

2023 Reserve Study Update

This report has been prepared exclusively for:

Castel Del Mare Condominium Association, Inc. 1620 Stickney Point Road Sarasota, Florida 34231

Report No: 8141 Version 2

For the Period

From: January 1, 2023 To: December 31, 2023



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Table of Contents

Introduction

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

Graphs

- 2 - 1 Charts & Graphs

Straight Line Plan / Component Schedule

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

Pooled Cash Flow

- 4 - 1 30 Year Pooled Cash Flow Plan

Section 1

Introduction

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

September 2, 2022

Board of Directors
Castel Del Mare Condominium Association, Inc.
1620 Stickney Point Road
Sarasota, Florida 34231

Re: Reserve Study Update Report

As authorized, this reserve study without site inspection, has been prepared on the Castel Del Mare Condominium Association, Inc. property, located at 1620 Stickney Point Road in Sarasota, Florida. A summary of recommendations and findings can be found on the next page.

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

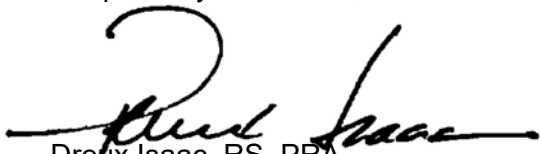
Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

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.

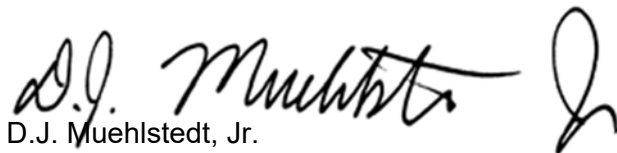
Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan. For further explanation of these two funding methods, please refer to the Reserve Study Accounting page in section 1.

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

Respectfully Submitted,



Dreux Isaac, RS, PRA
President



D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser
Marshall & Swift Cost Approach Certified



Summary of Recommendations and Findings

1. General Information

Property Name:	Castel Del Mare Condominium Association, Inc.	Report Run Date:	09/02/2022
Property Location:	Sarasota, Florida	Report No:	8141 Version 2
Property Number:	1194	Budget Year Begins:	01/01/2023
Property Type:	Condominium	Budget Year Ends:	12/31/2023
Total Units:	185		
Phase:	Phase 1 (1 of 1)		

2. Report Findings

Total number of categories set up in reserve schedule:	9
Total number of components scheduled for reserve funding:	94
Total current cost of all scheduled reserve components:	\$4,212,613
Estimated Beginning Year Reserve Balance:	\$400,000
Total number of components scheduled for replacement in the 2023 Budget Year:	18
Total cost of components scheduled for replacement in the 2023 Budget Year:	\$238,141

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$358,150
Recommended Annual Reserve Funding Contribution Amount:	\$440,778
Increase (decrease) between Current & Recommended Contribution Amounts:	\$82,628
Increase (decrease) between Current & Recommended Contribution Amounts:	23.07%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$358,150
Recommended 2023 Reserve Funding Contribution Amount:	\$412,356
Recommended 2023 Planned Special Assessment Amount:	\$0
Total 2023 Reserve Funding and Planned Special Assessment Amount:	\$412,356
Increase (decrease) between Current & Recommended Contribution Amounts:	\$54,206
Increase (decrease) between Current & Recommended Contribution Amounts:	15.14%

Report Process

The purpose of this report is to provide Castel Del Mare Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2023 and ending December 31, 2023.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

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

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

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

Florida Statutory Reserve Requirements

Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

...(f) Annual budget.

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

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

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

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

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

Florida Administrative Code Reserve Requirements

Note- Part of Chapter 61B-22, Florida Administrative Code, addresses the reserve budget requirements for condominiums. Below are excerpts from this Chapter which address this requirement. Areas underlined or stricken out are the recent amended changes effective 12-23-2002.

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

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

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

61B-22.003 Budgets.

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

Florida Administrative Code Reserve Requirements

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

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

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

Florida Administrative Code Reserve Requirements

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

61B-22.006 Financial Reporting Requirements.

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

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

Reserve Study Accounting

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

Straight Line Funding Plan

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

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

30 Year Pooled Cash Flow Plan

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

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

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

Report Definitions

Reserves

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

Component

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

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

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

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

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

Remaining Life

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

12/31/2022 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.

2023 Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

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

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

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

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

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

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

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

Update Reports

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

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

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

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

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

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

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

Report Notes

1. In the straight line plan the reserve balance has been allocated to those components which have the shortest remaining life. This provides for the lowest straight line plan contribution amount. However, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.
2. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.
3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
4. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.

Section 2

Graphs

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

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

Chart A

2023 Current Reserve Component Costs

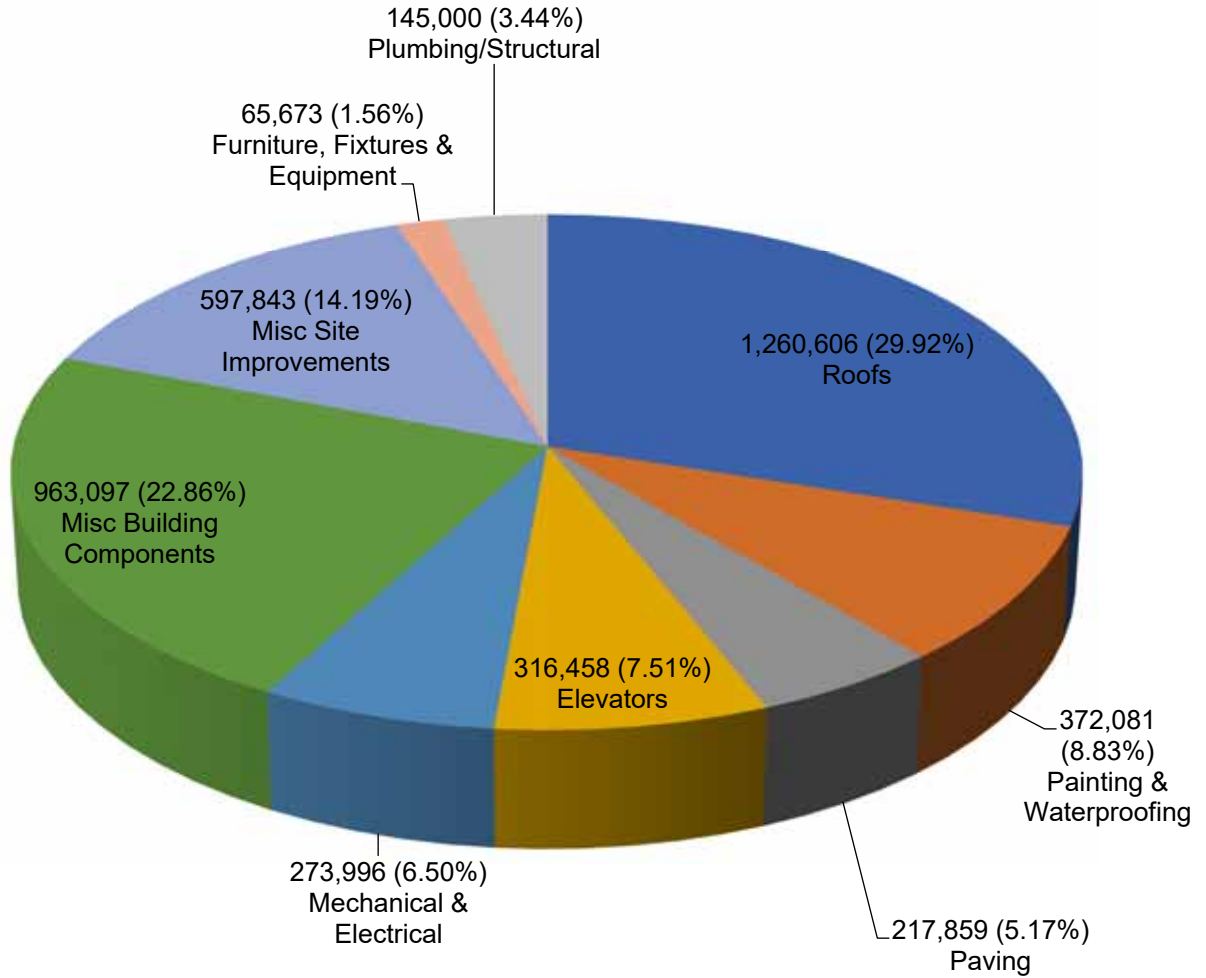
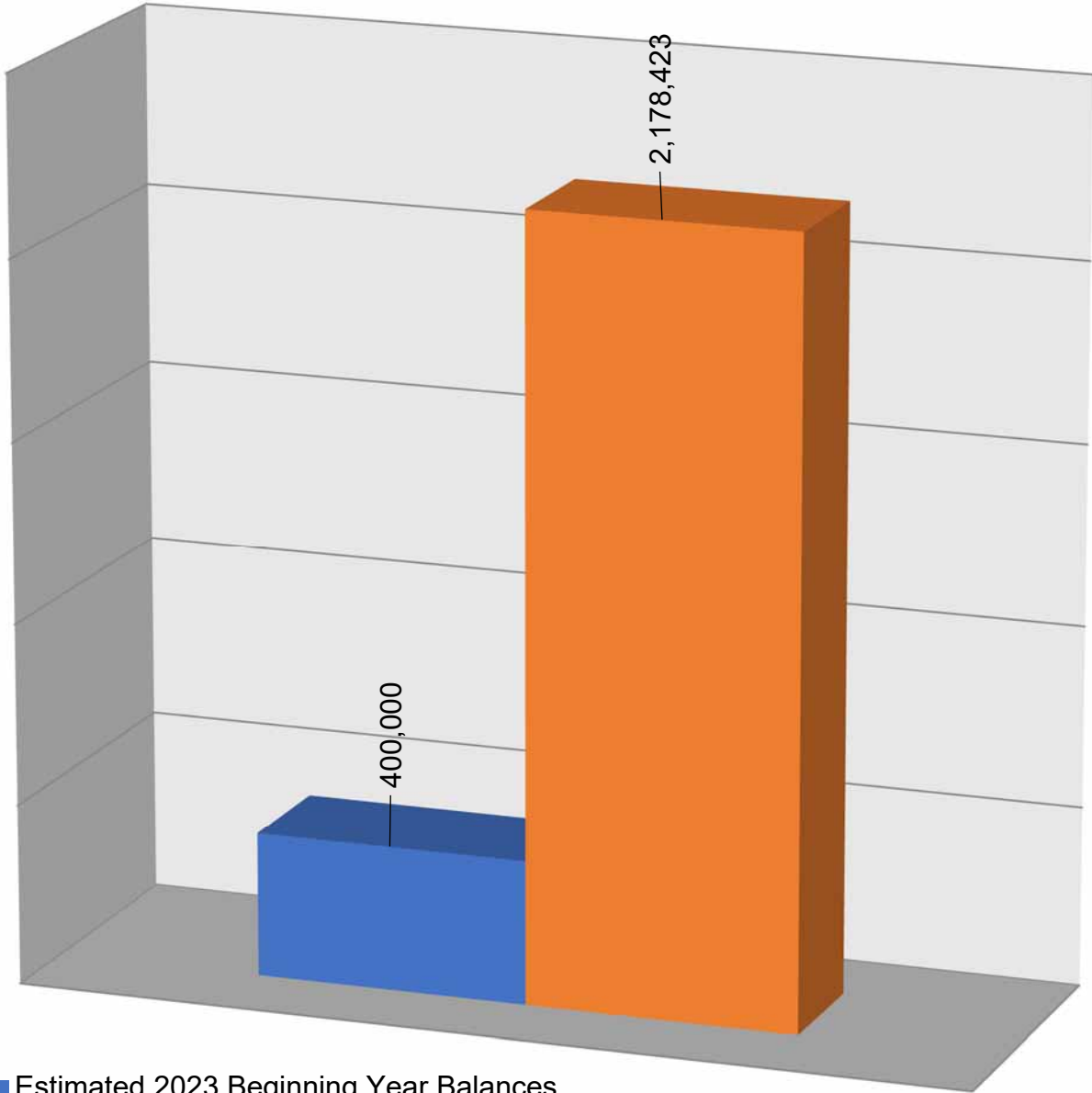


Chart B

2023 Actual vs. 100% Funded Straight Line Reserve Balances



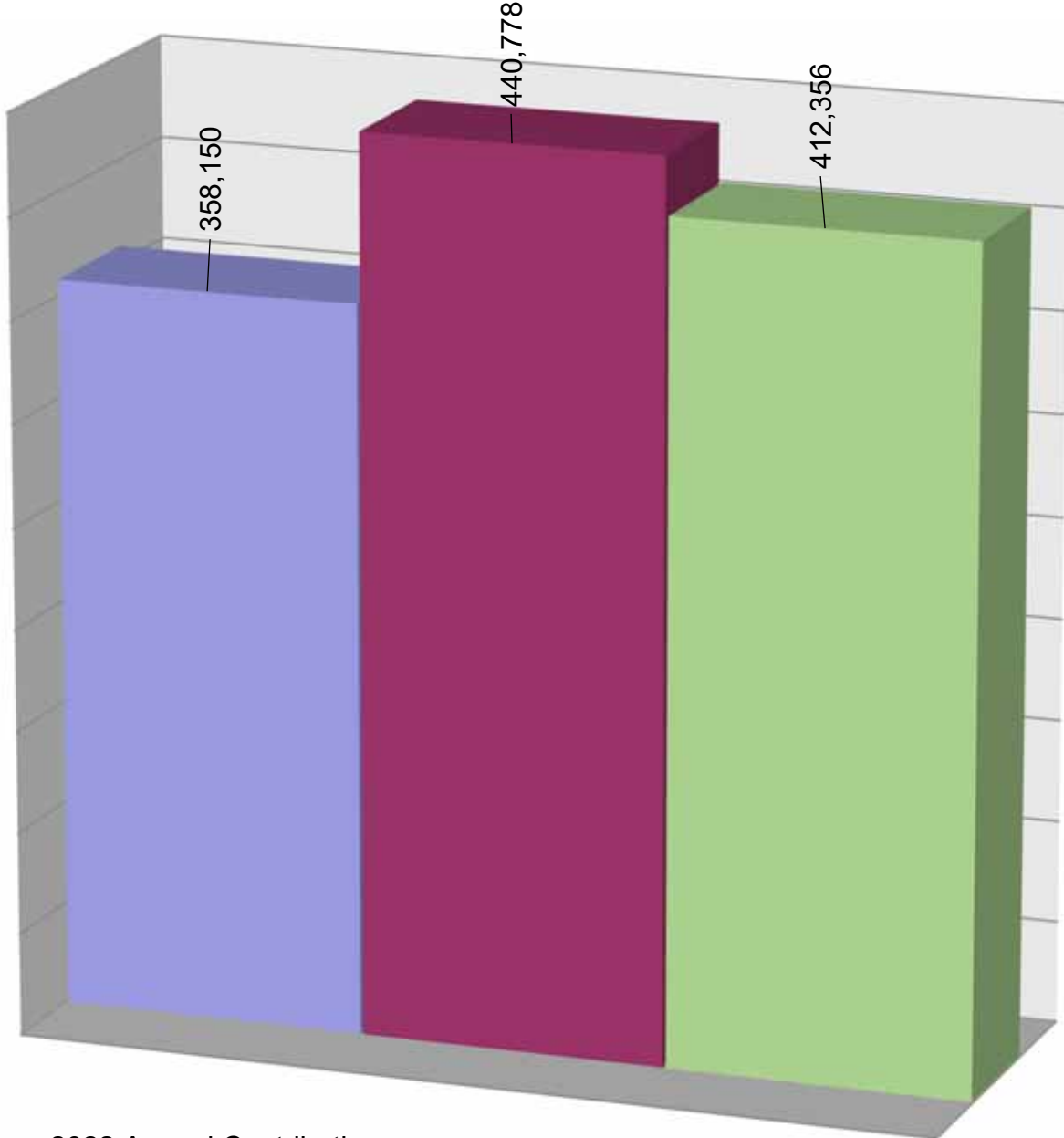
- Estimated 2023 Beginning Year Balances
- 100% Funded Straight Line 2023 Beginning Year Balances

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

2023 Funding Contribution Comparisons

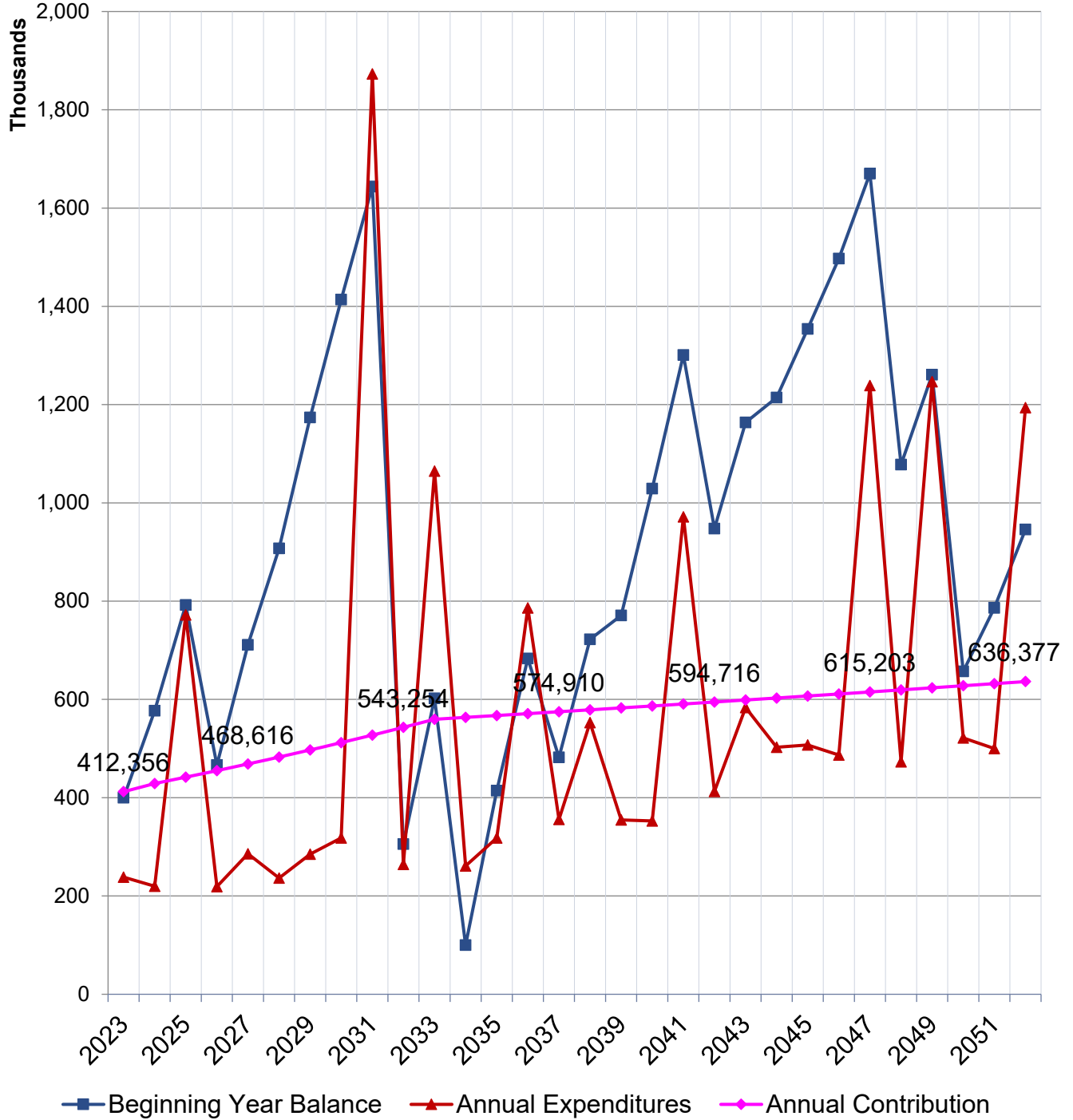


- 2022 Annual Contribution
- Proposed 2023 Straight Line Contribution
- Proposed 2023 Cash Flow Plan Contribution

Proposed 2023 Straight Line Contribution = Unfunded Balance / Remaining Life

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

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

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

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2022 Balance	Unfunded Balance	2023 Contribution
Roofs	1,260,606	8-28	1-9	7,016	1,253,590	140,963
Painting & Waterproofing	372,081	8	2-3	85,966	286,115	95,372
Paving	217,859	4-24	2-16	25,363	192,496	16,297
Elevators	316,458	15-26	3-14	3,111	313,347	25,878
Mechanical & Electrical	273,996	5-40	1-30	9,212	264,784	19,131
Misc Building Components	963,097	10-50	1-30	23,696	939,401	94,939
Misc Site Improvements	597,843	1-36	1-28	54,712	543,131	46,060
Furniture, Fixtures & Equipment	65,673	8-20	1-15	45,924	19,749	2,138
Plumbing/Structural	145,000	1	1	145,000	0	0
Grand Total	4,212,613			400,000	3,812,613	440,778

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/22 Balance	Unfunded Balance	2023 Contribution
Roofs									
Pressure Wash/Treat - Barrel Tile Roofs	103,968	Sq Ft	0.29	30,151	8	6	0	30,151	5,025
Roof, Built-Up - Office/Rec Bldg	1	Squares	1,754.00	1,754	20	1	1,754	0	0
Roof, Concrete Barrel Tile - Bldg 1	155	Squares	1,173.00	181,815	28	9	0	181,815	20,202
Roof, Concrete Barrel Tile - Bldg 2	155	Squares	1,173.00	181,815	28	9	0	181,815	20,202
Roof, Concrete Barrel Tile - Bldg 3	155	Squares	1,173.00	181,815	28	9	0	181,815	20,202
Roof, Concrete Barrel Tile - Bldg 4	100	Squares	1,173.00	117,300	28	9	0	117,300	13,033
Roof, Concrete Barrel Tile - Bldg 5	100	Squares	1,173.00	117,300	28	9	0	117,300	13,033
Roof, Concrete Barrel Tile - Bldg 6	120	Squares	1,173.00	140,760	28	9	0	140,760	15,640
Roof, Concrete Barrel Tile - Bldg 7	120	Squares	1,173.00	140,760	28	9	0	140,760	15,640
Roof, Concrete Barrel Tile - Bldg 8	120	Squares	1,173.00	140,760	28	9	0	140,760	15,640
Roof, Concrete Barrel Tile - Office/Rec Bldg	18	Squares	1,173.00	21,114	28	9	0	21,114	2,346
Roof, Single Ply - Bldg 1	1	Squares	1,754.00	1,754	20	1	1,754	0	0
Roof, Single Ply - Bldg 2	1	Squares	1,754.00	1,754	20	1	1,754	0	0
Roof, Single Ply - Bldg 3	1	Squares	1,754.00	1,754	20	1	1,754	0	0
Roofs Total	14	Components		1,260,606	8-28	1-9	7,016	1,253,590	140,963
Painting & Waterproofing									
Paint Exterior - Carport Structures	1	Total	8,637.00	8,637	8	2	8,637	0	0
Paint Exterior - Property Site Wall	1	Total	10,649.00	10,649	8	2	10,649	0	0
Paint Exterior and Waterproof - All Buildings	185	Units	1,907.00	352,795	8	3	66,680	286,115	95,372
Painting & Waterproofing Total	3	Components		372,081	8	2-3	85,966	286,115	95,372
Paving									
Asphalt Overlay, 1.25" Milled - Carports	1,495	Sq Yds	14.51	21,693	24	2	21,693	0	0
Asphalt Overlay, 1.25" Milled - Except Carports	12,181	Sq Yds	14.51	176,747	20	16	0	176,747	11,047
Asphalt Sealcoat & Restripe Allowance - Carports	13,675	Sq Yds	1.42	19,419	4	3	3,670	15,749	5,250
Paving Total	3	Components		217,859	4-24	2-16	25,363	192,496	16,297
Elevators									
Elevator Cab Refurbishment Allowance - Bldg 1	1	Each	5,486.00	5,486	15	3	1,037	4,449	1,483
Elevator Cab Refurbishment Allowance - Bldg 2	1	Each	5,486.00	5,486	15	3	1,037	4,449	1,483
Elevator Cab Refurbishment Allowance - Bldg 3	1	Each	5,486.00	5,486	15	3	1,037	4,449	1,483
Elevator Modernization Allowance - Bldg 1	4	Stops	25,000.00	100,000	26	14	0	100,000	7,143
Elevator Modernization Allowance - Bldg 2	4	Stops	25,000.00	100,000	26	14	0	100,000	7,143
Elevator Modernization Allowance - Bldg 3	4	Stops	25,000.00	100,000	26	14	0	100,000	7,143
Elevators Total	6	Components		316,458	15-26	3-14	3,111	313,347	25,878

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/22 Balance	Unfunded Balance	2023 Contribution
Mechanical & Electrical									
A/C Split System, 2 Ton - Ofc/Rec Bldg	1	Each	6,137.00	6,137	12	3	1,160	4,977	1,659
A/C Split System, 2.5 Ton - Ofc/Rec Bldg	1	Each	6,831.00	6,831	12	1	6,831	0	0
Electrical Panels - Prorate \$/35 RL	1	Total	175,575.00	175,575	40	30	0	175,575	5,852
Fire Alarm System - Bldgs 1, 2, 3	3	Each	26,331.00	78,993	25	8	0	78,993	9,874
Irrigation Well Pump/Motor	1	Each	6,460.00	6,460	5	3	1,221	5,239	1,746
Mechanical & Electrical Total	5	Components		273,996	5-40	1-30	9,212	264,784	19,131
Misc Building Components									
Floor Finishes									
Finish, Carpet - Office/Rec Bldg	110	Sq Yds	56.75	6,243	12	5	0	6,243	1,249
Finish, Tile Floor - Bldg 5 Laundry Rm	251	Sq Ft	18.40	4,619	24	12	0	4,619	385
Finish, Tile Floor - Bldg 7 Laundry Rm	328	Sq Ft	18.40	6,036	24	12	0	6,036	503
Finish, Tile Floor - Circular Pool R/R	96	Sq Ft	18.40	1,767	24	18	0	1,767	98
Finish, Tile Floor - Office/Rec Bldg R/R	96	Sq Ft	18.40	1,767	24	1	1,767	0	0
Gutters & Downspouts									
Gutters & Downspouts - Bldg 1	1,235	Ln Ft	6.83	8,436	25	5	0	8,436	1,687
Gutters & Downspouts - Bldg 2	1,235	Ln Ft	6.83	8,436	25	5	0	8,436	1,687
Gutters & Downspouts - Bldg 3	1,235	Ln Ft	6.83	8,436	25	5	0	8,436	1,687
Gutters & Downspouts - Bldg 4	666	Ln Ft	6.83	4,549	25	5	0	4,549	910
Gutters & Downspouts - Bldg 5	666	Ln Ft	6.83	4,549	25	5	0	4,549	910
Gutters & Downspouts - Bldg 6	696	Ln Ft	6.83	4,754	25	5	0	4,754	951
Gutters & Downspouts - Bldg 7	696	Ln Ft	6.83	4,754	25	5	0	4,754	951
Gutters & Downspouts - Bldg 8	696	Ln Ft	6.83	4,754	25	5	0	4,754	951
Railings/Stairs/Structural									
Railing Replacement - Bldg 1	1,275	Ln Ft	91.00	116,025	50	3	21,929	94,096	31,365
Railing Replacement - Bldg 2	1,275	Ln Ft	91.00	116,025	50	11	0	116,025	10,548
Railing Replacement - Bldg 3	1,275	Ln Ft	91.00	116,025	50	11	0	116,025	10,548
Staircase Replacement - 2 Story Bldgs (2012)	6	Each	11,280.00	67,680	30	20	0	67,680	3,384
Staircase Replacement - 2 Story Bldgs (2013)	12	Each	11,280.00	135,360	30	21	0	135,360	6,446
Staircase Replacement - 2 Story Bldgs (2014)	6	Each	11,280.00	67,680	30	22	0	67,680	3,076
Staircase Replacement - 2 Story Bldgs (2015)	6	Each	11,280.00	67,680	30	23	0	67,680	2,943
Staircase Replacement - 2 Story Bldgs (2016)	6	Each	11,280.00	67,680	30	24	0	67,680	2,820
Stairs, Steel Pan Restoration Allowance - Bldg 1 Prorate \$/35 RL	2	Each	14,544.16	29,089	40	30	0	29,089	970
Stairs, Steel Pan Restoration Allowance - Bldg 2 Prorate \$/35 RL	2	Each	14,544.16	29,089	40	30	0	29,089	970
Stairs, Steel Pan Restoration Allowance - Bldg 3 Prorate \$/35 RL	2	Each	14,544.16	29,089	40	30	0	29,089	970
Walkways									
Re-Coat Walkways - Bldg 1	4,636	Sq Ft	3.78	17,525	10	7	0	17,525	2,504
Re-Coat Walkways - Bldg 2	4,636	Sq Ft	3.78	17,525	10	6	0	17,525	2,921
Re-Coat Walkways - Bldg 3	4,636	Sq Ft	3.78	17,525	10	5	0	17,525	3,505
Misc Building Components Total	27	Components		963,097	10-50	1-30	23,696	939,401	94,939

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/22 Balance	Unfunded Balance	2023 Contribution
Misc Site Improvements									
Carpports									
Carport Restoration Allowance	1	Total	27,428.00	27,428	18	7	0	27,428	3,918
Carport, Metal Roof & Frame - Bldg 1	9,400	Sq Ft	23.64	222,216	36	25	0	222,216	8,889
Carport, Metal Roof & Frame - Bldg 2	4,048	Sq Ft	23.64	95,695	36	25	0	95,695	3,828
Lift Station									
Lift Station Control Panel	1	Total	3,937.00	3,937	10	1	3,937	0	0
Lift Station Floats	1	Total	2,250.00	2,250	5	3	425	1,825	608
Lift Station Lines	1	Total	33,741.00	33,741	30	4	0	33,741	8,435
Lift Station Pump/Motor	1	Each	10,516.00	10,516	8	2	10,516	0	0
Lift Station Pump/Motor	1	Each	10,516.00	10,516	8	4	0	10,516	2,629
Misc Improvements									
Fence, Alum Picket - Office/Rec Pool Fence	60	Ln Ft	73.12	4,388	24	12	0	4,388	366
Fence, Vinyl Picket - Round Pool Fence	80	Ln Ft	76.85	6,148	20	8	0	6,148	768
Landscaping Allowance	1	Total	5,486.00	5,486	1	1	5,486	0	0
Rebuild Lake Gazebo	1	Total	17,881.00	17,881	24	9	0	17,881	1,987
Swimming Pools									
Pool Deck Pavers - Office/Rec Area	1,736	Sq Ft	9.06	15,729	30	24	0	15,729	655
Pool Deck Pavers - Round	628	Sq Ft	9.06	5,690	30	24	0	5,690	237
Pool Equipment, Heat Pump - Office/Rec Pool	1	Each	7,251.00	7,251	10	5	0	7,251	1,450
Pool Equipment, Heat Pump - Round Pool	1	Each	7,251.00	7,251	10	2	7,251	0	0
Pool Equipment, Heater, LP Gas - Office/Rec Pool	1	Each	4,294.00	4,294	6	1	4,294	0	0
Pool Equipment, Heater, LP Gas - Round Pool	1	Each	4,294.00	4,294	6	3	812	3,482	1,161
Pool Equipment, Pump/Motor/Filter Allow - Circular	1	Total	5,486.00	5,486	2	1	5,486	0	0
Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	1	Total	5,486.00	5,486	2	1	5,486	0	0
Pool Finish, Coping - Office/Rec Pool	1	Total	9,111.00	9,111	30	3	1,722	7,389	2,463
Pool Finish, Coping - Round Pool	1	Total	7,424.00	7,424	30	28	0	7,424	265
Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	1	Total	37,697.00	37,697	15	14	0	37,697	2,693
Pool Finish, Exposed Aggregate/Tile - Round Pool	1	Total	26,656.00	26,656	15	13	0	26,656	2,050
Tennis / Shuffleboard Courts									
Shuffleboard Court, Refinish	2	Each	875.00	1,750	7	7	0	1,750	250
Tennis Court Fencing, VC Chain Link	1	Total	12,608.00	12,608	22	3	2,383	10,225	3,408
Tennis Court Resurfacing, Asphalt	1	Sgl Ct	6,914.00	6,914	7	1	6,914	0	0
Misc Site Improvements Total	27	Components		597,843	1-36	1-28	54,712	543,131	46,060

Furniture, Fixtures & Equipment

Furniture, Outdoor - Office/Rec Pool Deck	1	Total	8,183.63	8,184	8	1	8,184	0	0
Furniture, Outdoor - Round Pool Deck	1	Total	10,646.93	10,647	8	1	10,647	0	0
Golf Maint, Utility Vehicle, Golf Cart (used)	3	Each	5,486.00	16,458	9	1	16,458	0	0
Redecorating Allowance - Office/Rec Bldg	1	Total	5,486.00	5,486	18	15	0	5,486	366
Restroom Renovation Allowance - Circular Pool	1	Total	8,776.80	8,777	20	13	0	8,777	675

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/22 Balance	Unfunded Balance	2023 Contribution
Restroom Renovation Allowance - Office/Rec Bldg	1	Total	5,485.50	5,486	20	5	0	5,486	1,097
Security Camera Surveillance System	1	Total	10,635.00	10,635	8	1	10,635	0	0
Furniture, Fixtures & Equipment Total	7	Components		65,673	8-20	1-15	45,924	19,749	2,138
Plumbing/Structural									
Plumbing Allowance	1	Total	80,000.00	80,000	1	1	80,000	0	0
Structural Restoration Allowance	1	Total	65,000.00	65,000	1	1	65,000	0	0
Plumbing/Structural Total	2	Components		145,000	1	1	145,000	0	0
Grand Total	94	Components		4,212,613			400,000	3,812,613	440,778

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	2023	400,000	412,356	15.14%	0	238,141	5.00%	2,871	0.50%	577,086
2	2024	577,086	428,850	4.00%	0	219,694	4.00%	5,897	0.75%	792,139
3	2025	792,139	441,716	3.00%	0	772,062	3.00%	4,618	1.00%	466,411
4	2026	466,411	454,967	3.00%	0	219,039	3.00%	8,779	1.25%	711,118
5	2027	711,118	468,616	3.00%	0	285,726	3.00%	13,410	1.50%	907,418
6	2028	907,418	482,674	3.00%	0	236,459	3.00%	20,189	1.75%	1,173,822
7	2029	1,173,822	497,154	3.00%	0	284,988	3.00%	27,720	2.00%	1,413,708
8	2030	1,413,708	512,069	3.00%	0	318,065	3.00%	36,174	2.25%	1,643,886
9	2031	1,643,886	527,431	3.00%	0	1,873,108	3.00%	7,455	2.50%	305,664
10	2032	305,664	543,254	3.00%	0	264,234	3.00%	17,541	3.00%	602,225
11	2033	602,225	559,542	3.00%	0	1,064,680	3.00%	2,913	3.00%	100,000
12	2034	100,000	563,345	0.68%	0	261,162	3.00%	12,065	3.00%	414,248
13	2035	414,248	567,174	0.68%	0	318,057	3.00%	19,901	3.00%	683,266
14	2036	683,266	571,029	0.68%	0	786,150	3.00%	14,044	3.00%	482,189
15	2037	482,189	574,910	0.68%	0	355,731	3.00%	21,041	3.00%	722,409
16	2038	722,409	578,818	0.68%	0	552,867	3.00%	22,451	3.00%	770,811
17	2039	770,811	582,752	0.68%	0	354,616	3.00%	29,968	3.00%	1,028,915
18	2040	1,028,915	586,713	0.68%	0	352,546	3.00%	37,892	3.00%	1,300,974
19	2041	1,300,974	590,701	0.68%	0	971,538	3.00%	27,604	3.00%	947,741
20	2042	947,741	594,716	0.68%	0	412,750	3.00%	33,891	3.00%	1,163,598
21	2043	1,163,598	598,758	0.68%	0	583,401	3.00%	35,369	3.00%	1,214,324
22	2044	1,214,324	602,828	0.68%	0	502,608	3.00%	39,436	3.00%	1,353,980
23	2045	1,353,980	606,925	0.68%	0	507,402	3.00%	43,605	3.00%	1,497,108
24	2046	1,497,108	611,050	0.68%	0	486,703	3.00%	48,644	3.00%	1,670,099
25	2047	1,670,099	615,203	0.68%	0	1,238,745	3.00%	31,397	3.00%	1,077,954
26	2048	1,077,954	619,385	0.68%	0	473,069	3.00%	36,728	3.00%	1,260,998
27	2049	1,260,998	623,595	0.68%	0	1,246,708	3.00%	19,137	3.00%	657,022
28	2050	657,022	627,834	0.68%	0	521,637	3.00%	22,897	3.00%	786,116
29	2051	786,116	632,084	0.68%	0	499,995	3.00%	27,546	3.00%	945,751
30	2052	945,751	636,377	0.68%	0	1,193,778	3.00%	11,650	3.00%	400,000
Grand Total			16,712,826		0	17,395,659		682,833		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2023		
Roofs	Roof, Built-Up - Office/Rec Bldg	1,754
Roofs	Roof, Single Ply - Bldg 1	1,754
Roofs	Roof, Single Ply - Bldg 2	1,754
Roofs	Roof, Single Ply - Bldg 3	1,754
Mechanical & Electrical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	6,831
Misc Building Components	Finish, Tile Floor - Office/Rec Bldg R/R	1,767
Misc Site Improvements	Lift Station Control Panel	3,937
Misc Site Improvements	Landscaping Allowance	5,486
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	4,294
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	5,486
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	5,486
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	6,914
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	8,184
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	10,647
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	16,458
Furniture, Fixtures & Equipment	Security Camera Surveillance System	10,635
Plumbing/Structural	Plumbing Allowance	80,000
Plumbing/Structural	Structural Restoration Allowance	65,000
Year 1 Total		238,141
Year 2: 2024		
Painting & Waterproofing	Paint Exterior - Carport Structures	9,069
Painting & Waterproofing	Paint Exterior - Property Site Wall	11,181
Paving	Asphalt Overlay, 1.25" Milled - Carports	22,778
Misc Site Improvements	Lift Station Pump/Motor	11,042
Misc Site Improvements	Landscaping Allowance	5,760
Misc Site Improvements	Pool Equipment, Heat Pump - Round Pool	7,614
Plumbing/Structural	Plumbing Allowance	84,000
Plumbing/Structural	Structural Restoration Allowance	68,250
Year 2 Total		219,694
Year 3: 2025		
Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	385,252
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	21,206
Elevators	Elevator Cab Refurbishment Allowance - Bldg 1	5,991
Elevators	Elevator Cab Refurbishment Allowance - Bldg 2	5,991
Elevators	Elevator Cab Refurbishment Allowance - Bldg 3	5,991
Mechanical & Electrical	A/C Split System, 2 Ton - Ofc/Rec Bldg	6,702
Mechanical & Electrical	Irrigation Well Pump/Motor	7,054
Misc Building Components	Railing Replacement - Bldg 1	126,699
Misc Site Improvements	Lift Station Floats	2,457

Category	Description	Cost
Misc Site Improvements	Landscaping Allowance	5,991
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	4,689
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	5,991
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	5,991
Misc Site Improvements	Pool Finish, Coping - Office/Rec Pool	9,949
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	13,768
Plumbing/Structural	Plumbing Allowance	87,360
Plumbing/Structural	Structural Restoration Allowance	70,980
Year 3 Total		772,062

Year 4: 2026

Misc Site Improvements	Lift Station Lines	37,951
Misc Site Improvements	Lift Station Pump/Motor	11,828
Misc Site Improvements	Landscaping Allowance	6,170
Plumbing/Structural	Plumbing Allowance	89,981
Plumbing/Structural	Structural Restoration Allowance	73,109
Year 4 Total		219,039

Year 5: 2027

Misc Building Components	Finish, Carpet - Office/Rec Bldg	7,233
Misc Building Components	Gutters & Downspouts - Bldg 1	9,773
Misc Building Components	Gutters & Downspouts - Bldg 2	9,773
Misc Building Components	Gutters & Downspouts - Bldg 3	9,773
Misc Building Components	Gutters & Downspouts - Bldg 4	5,270
Misc Building Components	Gutters & Downspouts - Bldg 5	5,270
Misc Building Components	Gutters & Downspouts - Bldg 6	5,508
Misc Building Components	Gutters & Downspouts - Bldg 7	5,508
Misc Building Components	Gutters & Downspouts - Bldg 8	5,508
Misc Building Components	Re-Coat Walkways - Bldg 3	20,303
Misc Site Improvements	Landscaping Allowance	6,356
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	8,400
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	6,356
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	6,356
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	6,356
Plumbing/Structural	Plumbing Allowance	92,680
Plumbing/Structural	Structural Restoration Allowance	75,303
Year 5 Total		285,726

Year 6: 2028

Roofs	Pressure Wash/Treat - Barrel Tile Roofs	35,978
Misc Building Components	Re-Coat Walkways - Bldg 2	20,912
Misc Site Improvements	Landscaping Allowance	6,546
Plumbing/Structural	Plumbing Allowance	95,461

Category	Description	Cost
Plumbing/Structural	Structural Restoration Allowance	77,562
Year 6 Total		236,459

Year 7: 2029

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	23,867
Misc Building Components	Re-Coat Walkways - Bldg 1	21,539
Misc Site Improvements	Carport Restoration Allowance	33,711
Misc Site Improvements	Landscaping Allowance	6,743
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	5,278
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	6,743
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	6,743
Misc Site Improvements	Shuffleboard Court, Refinish	2,151
Plumbing/Structural	Plumbing Allowance	98,324
Plumbing/Structural	Structural Restoration Allowance	79,889
Year 7 Total		284,988

Year 8: 2030

Mechanical & Electrical	Fire Alarm System - Bldgs 1, 2, 3	99,999
Mechanical & Electrical	Irrigation Well Pump/Motor	8,178
Misc Site Improvements	Lift Station Floats	2,848
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	7,783
Misc Site Improvements	Landscaping Allowance	6,945
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	8,753
Plumbing/Structural	Plumbing Allowance	101,274
Plumbing/Structural	Structural Restoration Allowance	82,285
Year 8 Total		318,065

Year 9: 2031

Roofs	Roof, Concrete Barrel Tile - Bldg 1	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 2	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 3	237,069
Roofs	Roof, Concrete Barrel Tile - Bldg 4	152,948
Roofs	Roof, Concrete Barrel Tile - Bldg 5	152,948
Roofs	Roof, Concrete Barrel Tile - Bldg 6	183,538
Roofs	Roof, Concrete Barrel Tile - Bldg 7	183,538
Roofs	Roof, Concrete Barrel Tile - Bldg 8	183,538
Roofs	Roof, Concrete Barrel Tile - Office/Rec Bldg	27,531
Misc Site Improvements	Landscaping Allowance	7,153
Misc Site Improvements	Rebuild Lake Gazebo	23,315
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	5,599
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,153
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,153
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	10,671

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	13,883
Furniture, Fixtures & Equipment	Security Camera Surveillance System	13,867
Plumbing/Structural	Plumbing Allowance	104,312
Plumbing/Structural	Structural Restoration Allowance	84,754
Year 9 Total		1,873,108

Year 10: 2032

Painting & Waterproofing	Paint Exterior - Carport Structures	11,600
Painting & Waterproofing	Paint Exterior - Property Site Wall	14,302
Misc Site Improvements	Lift Station Pump/Motor	14,123
Misc Site Improvements	Landscaping Allowance	7,368
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	22,103
Plumbing/Structural	Plumbing Allowance	107,442
Plumbing/Structural	Structural Restoration Allowance	87,296
Year 10 Total		264,234

Year 11: 2033

Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	488,026
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	26,863
Misc Building Components	Railing Replacement - Bldg 2	160,499
Misc Building Components	Railing Replacement - Bldg 3	160,499
Misc Site Improvements	Lift Station Control Panel	5,446
Misc Site Improvements	Landscaping Allowance	7,589
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,589
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,589
Plumbing/Structural	Plumbing Allowance	110,665
Plumbing/Structural	Structural Restoration Allowance	89,915
Year 11 Total		1,064,680

Year 12: 2034

Misc Building Components	Finish, Tile Floor - Bldg 5 Laundry Rm	6,581
Misc Building Components	Finish, Tile Floor - Bldg 7 Laundry Rm	8,600
Misc Site Improvements	Lift Station Pump/Motor	14,983
Misc Site Improvements	Fence, Alum Picket - Office/Rec Pool Fence	6,252
Misc Site Improvements	Landscaping Allowance	7,817
Misc Site Improvements	Pool Equipment, Heat Pump - Round Pool	10,331
Plumbing/Structural	Plumbing Allowance	113,985
Plumbing/Structural	Structural Restoration Allowance	92,613
Year 12 Total		261,162

Year 13: 2035

Mechanical & Electrical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	10,025
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Category	Description	Cost
Mechanical & Electrical	Irrigation Well Pump/Motor	9,480
Misc Site Improvements	Lift Station Floats	3,302
Misc Site Improvements	Landscaping Allowance	8,051
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	6,302
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,051
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,051
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	39,119
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Circular Pool	12,881
Plumbing/Structural	Plumbing Allowance	117,404
Plumbing/Structural	Structural Restoration Allowance	95,391
Year 13 Total		318,057

Year 14: 2036

Roofs	Pressure Wash/Treat - Barrel Tile Roofs	45,576
Elevators	Elevator Modernization Allowance - Bldg 1	151,158
Elevators	Elevator Modernization Allowance - Bldg 2	151,158
Elevators	Elevator Modernization Allowance - Bldg 3	151,158
Misc Site Improvements	Landscaping Allowance	8,293
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	56,982
Misc Site Improvements	Shuffleboard Court, Refinish	2,645
Plumbing/Structural	Plumbing Allowance	120,927
Plumbing/Structural	Structural Restoration Allowance	98,253
Year 14 Total		786,150

Year 15: 2037

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	30,234
Mechanical & Electrical	A/C Split System, 2 Ton - Ofc/Rec Bldg	9,555
Misc Building Components	Re-Coat Walkways - Bldg 3	27,285
Misc Site Improvements	Landscaping Allowance	8,541
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	11,289
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	6,685
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,541
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,541
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	10,765
Furniture, Fixtures & Equipment	Redecorating Allowance - Office/Rec Bldg	8,541
Plumbing/Structural	Plumbing Allowance	124,554
Plumbing/Structural	Structural Restoration Allowance	101,200
Year 15 Total		355,731

Year 16: 2038

Paving	Asphalt Overlay, 1.25" Milled - Except Carports	283,438
Misc Building Components	Re-Coat Walkways - Bldg 2	28,104
Misc Site Improvements	Landscaping Allowance	8,798

Category	Description	Cost
Plumbing/Structural	Plumbing Allowance	128,291
Plumbing/Structural	Structural Restoration Allowance	104,236
Year 16 Total		552,867
Year 17: 2039		
Misc Building Components	Finish, Carpet - Office/Rec Bldg	10,312
Misc Building Components	Re-Coat Walkways - Bldg 1	28,947
Misc Site Improvements	Landscaping Allowance	9,061
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,061
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,061
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	13,518
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	17,586
Furniture, Fixtures & Equipment	Security Camera Surveillance System	17,566
Plumbing/Structural	Plumbing Allowance	132,140
Plumbing/Structural	Structural Restoration Allowance	107,364
Year 17 Total		354,616
Year 18: 2040		
Painting & Waterproofing	Paint Exterior - Carport Structures	14,694
Painting & Waterproofing	Paint Exterior - Property Site Wall	18,117
Elevators	Elevator Cab Refurbishment Allowance - Bldg 1	9,333
Elevators	Elevator Cab Refurbishment Allowance - Bldg 2	9,333
Elevators	Elevator Cab Refurbishment Allowance - Bldg 3	9,333
Mechanical & Electrical	Irrigation Well Pump/Motor	10,990
Misc Building Components	Finish, Tile Floor - Circular Pool R/R	3,006
Misc Site Improvements	Lift Station Floats	3,828
Misc Site Improvements	Lift Station Pump/Motor	17,891
Misc Site Improvements	Landscaping Allowance	9,333
Plumbing/Structural	Plumbing Allowance	136,104
Plumbing/Structural	Structural Restoration Allowance	110,584
Year 18 Total		352,546
Year 19: 2041		
Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	618,216
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	34,029
Misc Site Improvements	Landscaping Allowance	9,613
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	7,525
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,613
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,613
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	28,840
Plumbing/Structural	Plumbing Allowance	140,187
Plumbing/Structural	Structural Restoration Allowance	113,902
Year 19 Total		971,538

Category	Description	Cost
Year 20: 2042		
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2012)	122,156
Misc Site Improvements	Lift Station Pump/Motor	18,980
Misc Site Improvements	Landscaping Allowance	9,902
Plumbing/Structural	Plumbing Allowance	144,393
Plumbing/Structural	Structural Restoration Allowance	117,319
Year 20 Total		412,750
Year 21: 2043		
Roofs	Roof, Built-Up - Office/Rec Bldg	3,261
Roofs	Roof, Single Ply - Bldg 1	3,261
Roofs	Roof, Single Ply - Bldg 2	3,261
Roofs	Roof, Single Ply - Bldg 3	3,261
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2013)	251,642
Misc Site Improvements	Lift Station Control Panel	7,319
Misc Site Improvements	Landscaping Allowance	10,199
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	7,983
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	10,199
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	10,199
Misc Site Improvements	Shuffleboard Court, Refinish	3,253
Plumbing/Structural	Plumbing Allowance	148,724
Plumbing/Structural	Structural Restoration Allowance	120,839
Year 21 Total		583,401
Year 22: 2044		
Roofs	Pressure Wash/Treat - Barrel Tile Roofs	57,734
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2014)	129,596
Misc Site Improvements	Landscaping Allowance	10,505
Misc Site Improvements	Pool Equipment, Heat Pump - Round Pool	13,884
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	13,239
Plumbing/Structural	Plumbing Allowance	153,186
Plumbing/Structural	Structural Restoration Allowance	124,464
Year 22 Total		502,608
Year 23: 2045		
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	38,300
Mechanical & Electrical	Irrigation Well Pump/Motor	12,741
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2015)	133,483
Misc Site Improvements	Lift Station Floats	4,438
Misc Site Improvements	Landscaping Allowance	10,820
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	10,820
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	10,820

Category	Description	Cost
Plumbing/Structural	Plumbing Allowance	157,782
Plumbing/Structural	Structural Restoration Allowance	128,198
Year 23 Total		507,402
Year 24: 2046		
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2016)	137,488
Misc Site Improvements	Landscaping Allowance	11,144
Misc Site Improvements	Pool Deck Pavers - Office/Rec Area	31,953
Misc Site Improvements	Pool Deck Pavers - Round	11,559
Plumbing/Structural	Plumbing Allowance	162,515
Plumbing/Structural	Structural Restoration Allowance	132,044
Year 24 Total		486,703
Year 25: 2047		
Mechanical & Electrical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	14,293
Misc Building Components	Finish, Tile Floor - Office/Rec Bldg R/R	3,697
Misc Building Components	Re-Coat Walkways - Bldg 3	36,669
Misc Site Improvements	Carport Restoration Allowance	57,390
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 1	464,961
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 2	200,231
Misc Site Improvements	Landscaping Allowance	11,479
Misc Site Improvements	Pool Equipment, Heat Pump - Office/Rec Pool	15,172
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Office/Rec Pool	8,985
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	11,479
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	11,479
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	26,381
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	17,124
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	22,278
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	11,479
Furniture, Fixtures & Equipment	Security Camera Surveillance System	22,252
Plumbing/Structural	Plumbing Allowance	167,391
Plumbing/Structural	Structural Restoration Allowance	136,005
Year 25 Total		1,238,745
Year 26: 2048		
Painting & Waterproofing	Paint Exterior - Carport Structures	18,614
Painting & Waterproofing	Paint Exterior - Property Site Wall	22,950
Paving	Asphalt Overlay, 1.25" Milled - Carports	46,752
Misc Building Components	Re-Coat Walkways - Bldg 2	37,769
Misc Site Improvements	Lift Station Pump/Motor	22,664
Misc Site Improvements	Landscaping Allowance	11,823
Plumbing/Structural	Plumbing Allowance	172,412
Plumbing/Structural	Structural Restoration Allowance	140,085
Year 26 Total		473,069

Category	Description	Cost
Year 27: 2049		
Painting & Waterproofing	Paint Exterior and Waterproof - All Buildings	783,138
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	43,106
Mechanical & Electrical	A/C Split System, 2 Ton - Ofc/Rec Bldg	13,623
Misc Building Components	Re-Coat Walkways - Bldg 1	38,902
Misc Site Improvements	Landscaping Allowance	12,178
Misc Site Improvements	Pool Equipment, Heater, LP Gas - Round Pool	9,532
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	12,178
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	12,178
Plumbing/Structural	Plumbing Allowance	177,585
Plumbing/Structural	Structural Restoration Allowance	144,288
Year 27 Total		1,246,708
Year 28: 2050		
Mechanical & Electrical	Irrigation Well Pump/Motor	14,770
Misc Site Improvements	Lift Station Floats	5,144
Misc Site Improvements	Lift Station Pump/Motor	24,044
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	14,057
Misc Site Improvements	Landscaping Allowance	12,543
Misc Site Improvements	Pool Finish, Coping - Round Pool	16,974
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	60,946
Misc Site Improvements	Shuffleboard Court, Refinish	4,001
Furniture, Fixtures & Equipment	Golf Maint, Utility Vehicle, Golf Cart (used)	37,630
Plumbing/Structural	Plumbing Allowance	182,912
Plumbing/Structural	Structural Restoration Allowance	148,616
Year 28 Total		521,637
Year 29: 2051		
Misc Building Components	Finish, Carpet - Office/Rec Bldg	14,702
Misc Site Improvements	Landscaping Allowance	12,920
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	12,920
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	12,920
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	88,776
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	16,282
Plumbing/Structural	Plumbing Allowance	188,400
Plumbing/Structural	Structural Restoration Allowance	153,075
Year 29 Total		499,995
Year 30: 2052		
Roofs	Pressure Wash/Treat - Barrel Tile Roofs	73,136
Mechanical & Electrical	Electrical Panels - Prorate \$/35 RL	425,883
Misc Building Components	Gutters & Downspouts - Bldg 1	20,463

Category	Description	Cost
Misc Building Components	Gutters & Downspouts - Bldg 2	20,463
Misc Building Components	Gutters & Downspouts - Bldg 3	20,463
Misc Building Components	Gutters & Downspouts - Bldg 4	11,034
Misc Building Components	Gutters & Downspouts - Bldg 5	11,034
Misc Building Components	Gutters & Downspouts - Bldg 6	11,532
Misc Building Components	Gutters & Downspouts - Bldg 7	11,532
Misc Building Components	Gutters & Downspouts - Bldg 8	11,532
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 1 Prorate \$/35 RL	70,560
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 2 Prorate \$/35 RL	70,560
Misc Building Components	Stairs, Steel Pan Restoration Allowance - Bldg 3 Prorate \$/35 RL	70,560
Misc Site Improvements	Landscaping Allowance	13,307
Plumbing/Structural	Plumbing Allowance	194,052
Plumbing/Structural	Structural Restoration Allowance	157,667
Year 30 Total		1,193,778