

# 2018 Reserve Study



## **Renaissance I Association, Inc.**

**750 North Tamiami Trail  
Sarasota, Florida 34236**

Report No: 5166 Version 2

January 1, 2018 - December 31, 2018



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## **Section 1**

# **Introduction**

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

September 29, 2017

Board of Directors  
Renaissance I Association, Inc.  
750 North Tamiami Trail  
Sarasota, Florida 34236

Re: Reserve Study Re-Inspection Report

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As authorized, this reserve study re-inspection report has been prepared on the Renaissance I Association, Inc. property, located at 750 North Tamiami Trail in Sarasota, Florida. A summary of our recommendations and findings can be found on the next page.

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

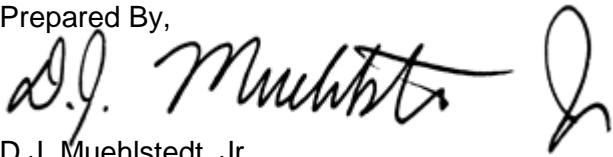
Section two of the report titled "**GRAPHS**" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

In this report we have taken two approaches to calculating the 2018 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2018 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 2018 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,



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

Reviewed By,



Dreux Isaac  
President

# Summary of Recommendations and Findings

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## 1. General Information

Property Name:	<b>Renaissance I Association, Inc.</b>	Report Run Date:	<b>09/29/2017</b>
Property Location:	<b>Sarasota, Florida</b>	Report No:	<b>5166 Version 2</b>
Property Number:	<b>3807</b>	Budget Year Begins:	<b>01/01/2018</b>
Property Type:	<b>Condominium</b>	Budget Year Ends:	<b>12/31/2018</b>
Total Units:	<b>244</b>		
Phase:	<b>Phase 1 (1 of 1)</b>		

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## 2. Report Findings

Total number of categories set up in reserve schedule:	<b>8</b>
Total number of components scheduled for reserve funding:	<b>217</b>
Total current cost of all scheduled reserve components:	<b>\$7,620,513</b>
Estimated Beginning Year Reserve Balance:	<b>\$947,455</b>
Total number of components scheduled for replacement in the 2018 Budget Year:	<b>29</b>
Total cost of components scheduled for replacement in the 2018 Budget Year:	<b>\$854,241</b>

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## 3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	<b>\$421,607</b>
Recommended Annual Reserve Funding Contribution Amount:	<b>\$655,805</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>\$234,198</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>55.55%</b>

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

Current Annual Reserve Funding Contribution Amount:	<b>\$421,607</b>
Recommended 2018 Reserve Funding Contribution Amount:	<b>\$434,217</b>
Recommended 2018 Planned Special Assessment Amount:	<b>\$0</b>
Total 2018 Reserve Funding and Planned Special Assessment Amount:	<b>\$434,217</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>\$12,610</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>2.99%</b>

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# Report Process

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The purpose of this report is to provide Renaissance I Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2018 and ending December 31, 2018.

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

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

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

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

# Florida Statutory Reserve Requirements

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*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 common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in s. 718.504(21). A multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached thereto shall show amounts budgeted therefore. 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. In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall 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 for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula which is 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 the reserve item caused by deferred maintenance. This subsection does not apply to an adopted budgets 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 reserves less adequate than required by this subsection. However, prior to 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 to waive the reserves or reduce the funding of reserves for the first 2 fiscal years of the association's operations, beginning with the fiscal year in which the initial declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves, and no such result is achieved or a quorum is not attained, the reserves as 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 shall 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. Prior to 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 shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

# Florida Administrative Code Reserve Requirements

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*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

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

# Florida Administrative Code Reserve Requirements

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## **61B-22.005 Reserves.** Reserves required by statute.

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

# Florida Administrative Code Reserve Requirements

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

## **61B-22.006 Financial Reporting Requirements.**

- ...(3) Disclosure requirements. The financial statements required by sections 718.111(13) and 718.301(4), Florida Statutes, 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 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,
  6. If the developer has established converter reserves pursuant to section 718.618(1), Florida Statutes, each converter reserve account shall be identified and include the disclosures required by this rule.

# Reserve Study Accounting

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

## **Straight Line Funding Plan**

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

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

## **30 Year Pooled Cash Flow Plan**

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

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

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

# Report Definitions

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## Reserves

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

## Component

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

## Quantity

The quantity or amount of each reserve component element.

## Units

The unit of measurement for each quantity.

## Cost Per Unit

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

## Current Cost

The estimated current cost to replace a reserve component.

## Useful Life

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

## Remaining Life

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

## 12/31/2017 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.

## 2018 Contribution

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

# Unit Abbreviations

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**Sq Ft** - Square Feet

**Lp Sm** - Lump Sum

**Dbt Ct** - Double Tennis Court

**Ln Ft** - Linear Feet

**Allow** - Allowance

**Court** - Court

**Each** - Each

**Hp** - Horsepower

**Units** - Units

**Sq Yds** - Square Yards

**Cu Ft** - Cubic Feet

**Cu Yds** - Cubic Yards

**Kw** - Kilowatts

**Pair** - Pair

**Squares** - Squares (roofing)

# Company Information

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

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

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

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

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

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

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

## Update Reports

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

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

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

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

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

# Terms and Conditions

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

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

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

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

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

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

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

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

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

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

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.

# Report Notes

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1. 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. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any component whose remaining lives is currently greater than 30 years has been shortened to 30 years and their cost proportionally reduced. This provides for full funding of the component, over its' remaining life, within a 30 year pooled plan.
4. 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).
5. 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.
6. 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.
7. The current reserve schedule includes a capital allowance for electrical work.
8. The current reserve schedule includes a capital allowance for plumbing re-piping work.
9. A landscaping allowance has been included in this reserve schedule. This allowance is for the replacement of mature landscaping on an as-needed basis.
10. The irrigation system consists of in-ground PVC piping, heads, valves and timers. Replacement of these items is an ongoing operational expense and as such no reserve funding has been recommended for these irrigation expenses.



# Report Notes

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11. It should be noted that we are aware of water quality issues in the building which are believed to be the cause of problems with some of the mechanical components and where shortened life expectancies have occurred based on the history of the property. The current reserve schedule has assumed the water quality issue will be addressed and presently the 30 year projection reflects average life expectancies of all components included. The current reserve schedule also includes a one time expense for cleaning out all the plumbing drain stacks due to blockage which is believed to be related to the water quality issues and as a result is being shown as a one time expense.

## **Section 2**

# **Graphs**

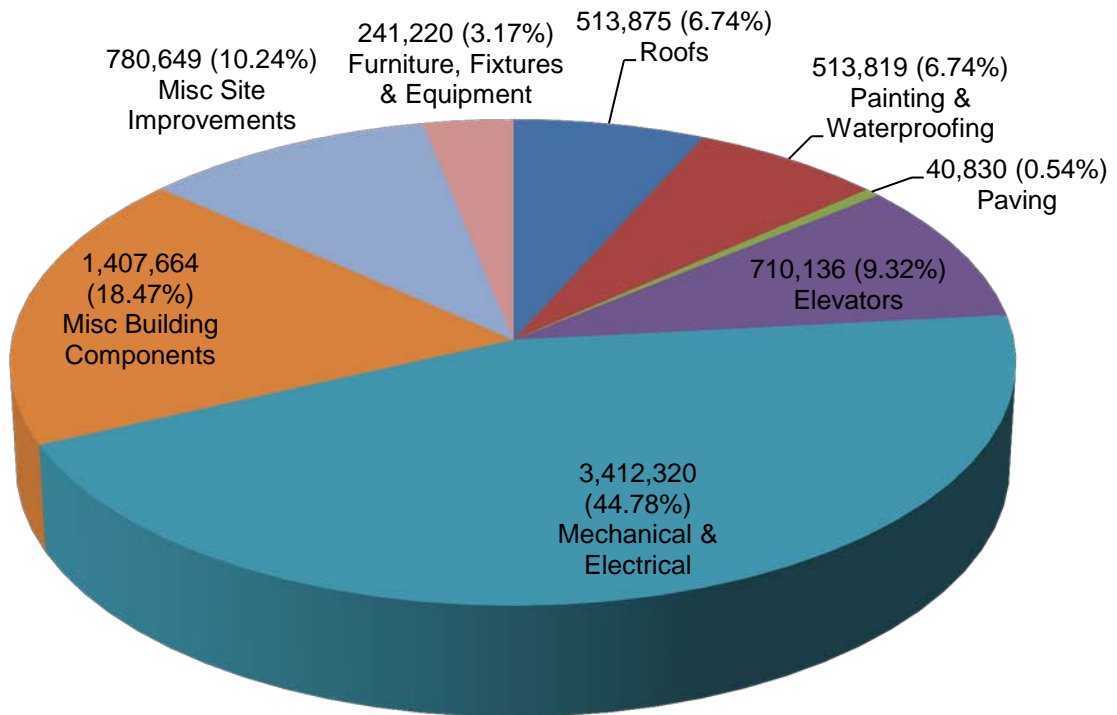
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This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in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

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

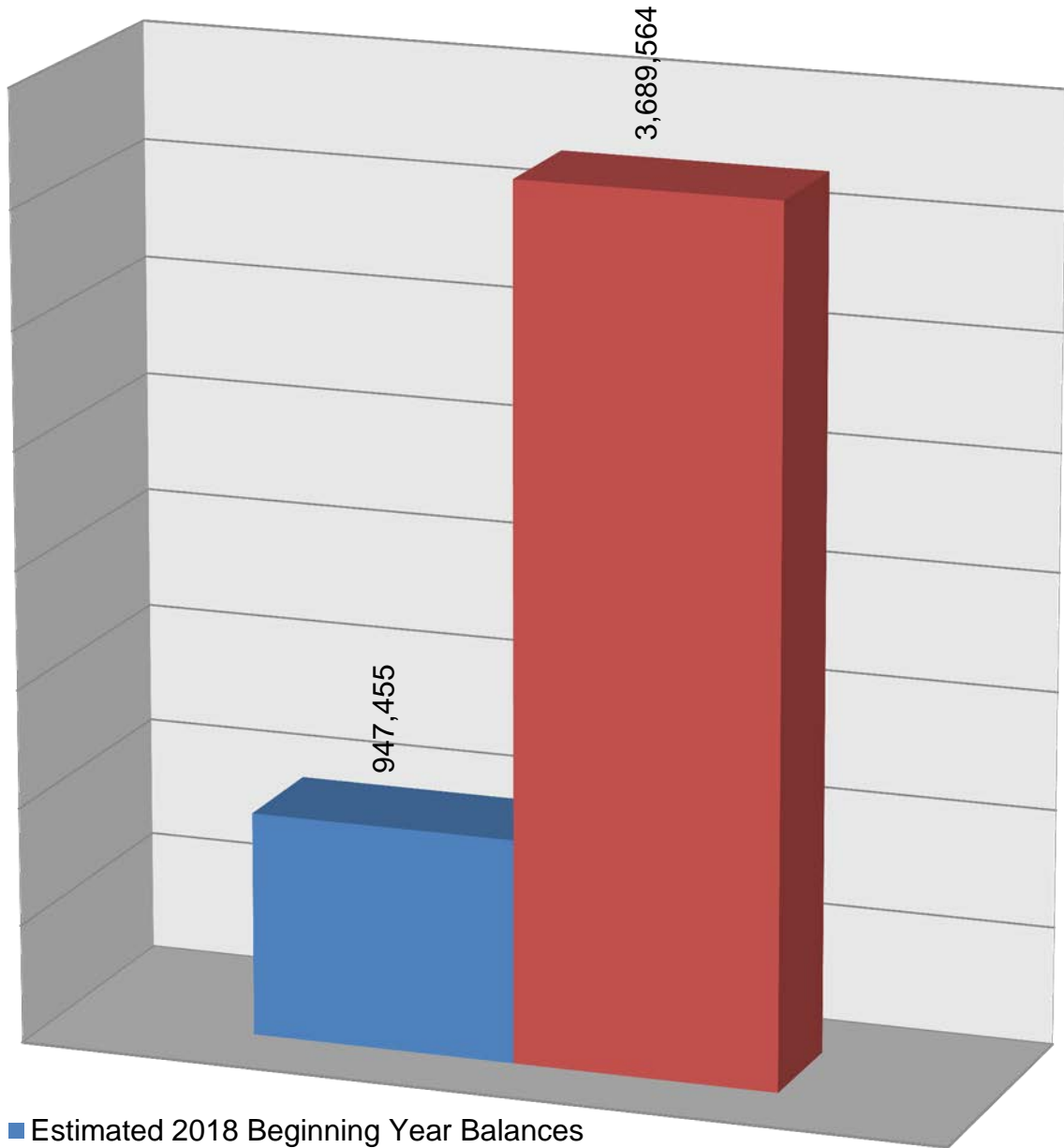
# Chart A

## 2018 Current Reserve Component Costs



# Chart B

## 2018 Actual vs. 100% Funded Straight Line Reserve Balances



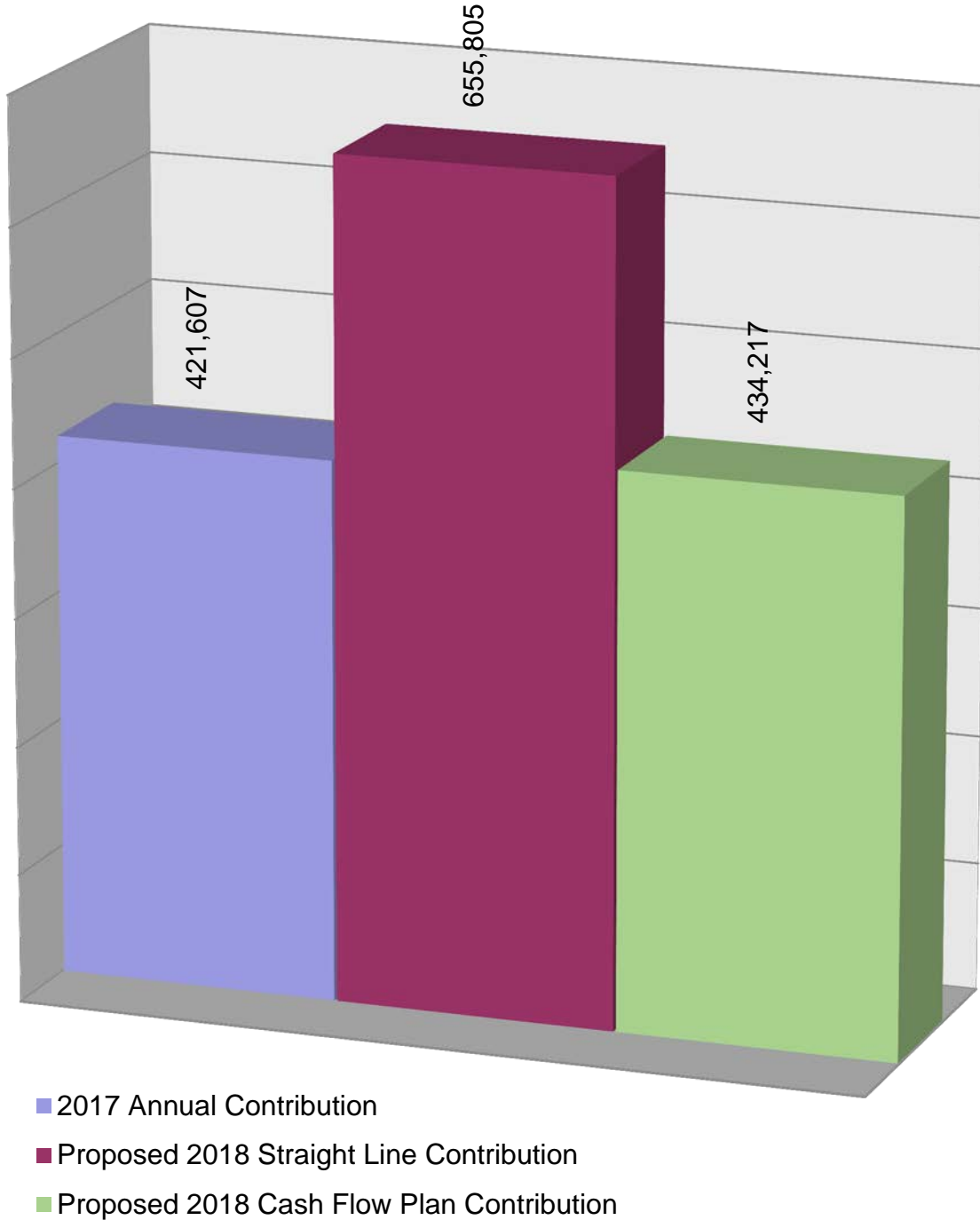
- Estimated 2018 Beginning Year Balances
- 100% Funded Straight Line 2018 Beginning Year Balances

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

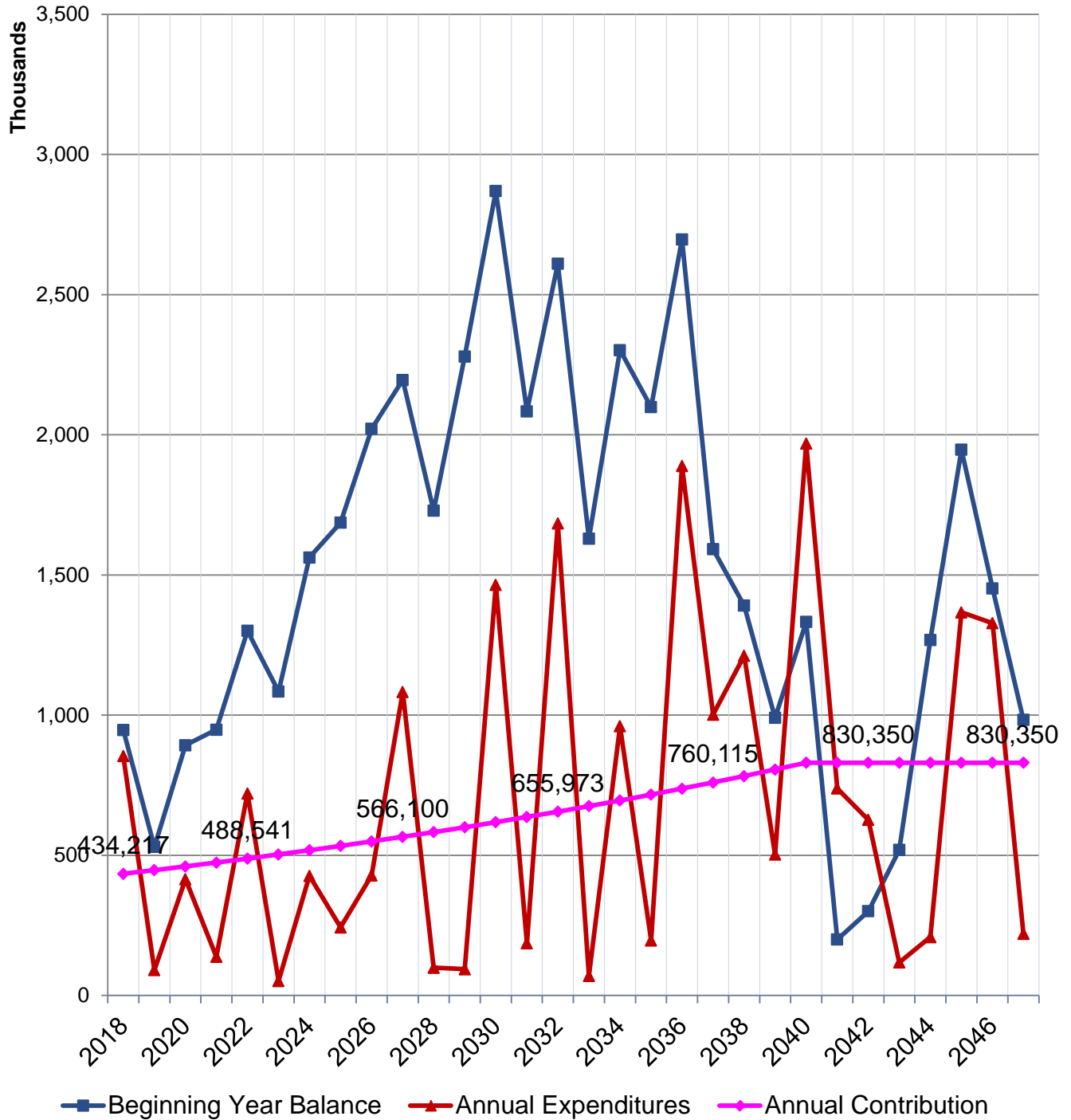
## 2018 Funding Contribution Comparisons



Proposed 2018 Straight Line Contribution = Unfunded Balance / Remaining Life

# Chart D

## 30 Year Pooled Cash Flow Plan



## **Section 3**

# **Schedule**

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

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

## Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2017 Balance	Unfunded Balance	2018 Contribution
Roofs	513,875	12-24	1-19	9,780	504,095	31,899
Painting & Waterproofing	513,819	5-12	1-7	182,702	331,117	101,380
Paving	40,830	30	13	0	40,830	3,141
Elevators	710,136	15-32	4-15	0	710,136	60,176
Mechanical & Electrical	3,412,320	8-45	1-28	331,531	3,080,789	186,504
Misc Building Components	1,407,664	7-36	1-23	50,782	1,356,882	158,866
Misc Site Improvements	780,649	4-30	1-13	332,561	448,088	88,107
Furniture, Fixtures & Equipment	241,220	4-18	1-18	40,099	201,121	25,732
<b>Grand Total</b>	<b>7,620,513</b>			<b>947,455</b>	<b>6,673,058</b>	<b>655,805</b>



## Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
<b>Roofs</b>									
Roof, Coating (12 Yr Warranty)	1	Total	59,483.00	59,483	12	7	0	59,483	8,498
Roof, Modified Membrane - Condo Bldg	237	Squares	1,876.00	444,612	24	19	0	444,612	23,401
Roof, Modified Membrane - Gazebo Pool Deck (3 Total)	6	Squares	978.00	5,868	18	1	5,868	0	0
Roof, Modified Membrane - Pool Equipment Bldg	4	Squares	978.00	3,912	18	1	3,912	0	0
<b>Roofs Total</b>	4	Components		513,875	12-24	1-19	9,780	504,095	31,899
<b>Painting &amp; Waterproofing</b>									
Paint Exterior and Waterproof - Condo Bldg & Garage	1	Total	277,130.00	277,130	7	3	3,502	273,628	91,209
Paint Exterior Piping - A/C (Roof)	1	Total	3,300.00	3,300	5	4	0	3,300	825
Paint Exterior Piping - Sprinklers (Garage)	1	Total	14,362.00	14,362	5	2	14,362	0	0
Paint Interior - Commons Level 1	1	Total	13,952.00	13,952	8	6	0	13,952	2,325
Paint Interior - Gym, Locker Rooms, Aerobics, Massage	1	Total	6,810.00	6,810	8	7	0	6,810	973
Paint Interior - Unit Corridors L2-16	1	Total	22,272.46	22,273	8	5	0	22,273	4,455
Paint Interior Stairwells	33	Floors	338.00	11,154	12	7	0	11,154	1,593
Waterproof Coating - Parking Garage Upper Deck	47,367	Sq Ft	3.48	164,838	7	1	164,838	0	0
<b>Painting &amp; Waterproofing Total</b>	8	Components		513,819	5-12	1-7	182,702	331,117	101,380
<b>Paving</b>									
Pavers, Interlocking - Tranquility Park & Sidewalks	6,639	Sq Ft	6.15	40,830	30	13	0	40,830	3,141
<b>Paving Total</b>	1	Components		40,830	30	13	0	40,830	3,141
<b>Elevators</b>									
Elevator Cab Refurbishment Allowance - Passenger	3	Each	20,000.00	60,000	15	4	0	60,000	15,000
Elevator Cab Refurbishment Allowance - Service	1	Each	10,000.00	10,000	15	4	0	10,000	2,500
Elevator Modernization Allowance	4	Each	160,034.00	640,136	32	15	0	640,136	42,676
<b>Elevators Total</b>	3	Components		710,136	15-32	4-15	0	710,136	60,176
<b>Mechanical &amp; Electrical</b>									
<b>Electrical</b>									
Electrical Capital Allowance	244	Units	2,950.00	719,800	40	23	0	719,800	31,296
Generator, Deferred Maintenance Allowance	1	Each	10,698.00	10,698	9	8	0	10,698	1,337
Generator, Diesel, 400 kW w/ATS	1	Each	150,554.00	150,554	36	19	0	150,554	7,924
Generator, Fuel Tank	1	Each	19,658.00	19,658	30	27	0	19,658	728
Lighting Replacement Allowance	1	Total	130,000.00	130,000	20	15	0	130,000	8,667
Lightning Detection System Allowance	1	Total	3,297.00	3,297	12	7	0	3,297	471

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
<b>Fire Alarm System</b>									
Fire Alarm System Upgrade Allowance	244	Units	1,497.00	365,268	22	10	0	365,268	36,527
Fire Jockey Pump/Motor	1	Each	4,442.00	4,442	9	1	4,442	0	0
Fire Pump Deferred Maintenance Allowance	1	Each	8,187.00	8,187	10	6	0	8,187	1,364
Fire Pump/Motor/Controller, 125 Hp	1	Each	142,075.00	142,075	40	23	0	142,075	6,177
<b>HVAC</b>									
A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	2	Each	5,683.00	11,366	15	1	11,366	0	0
A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	2	Each	7,388.00	14,776	15	10	0	14,776	1,478
A/C Control Panel, Energy Management System	1	Total	5,683.00	5,683	20	15	0	5,683	379
A/C Cooling Tower, Stainless Steel, 250 Tons	2	Each	236,413.00	472,826	25	20	0	472,826	23,641
A/C Heat Exchanger, Plate	1	Each	85,245.00	85,245	30	13	0	85,245	6,557
A/C Heat Exchanger, Refurbishment Allowance	1	Total	11,273.00	11,273	15	10	0	11,273	1,127
A/C Package Unit, 5 Ton - Elevator Equip Rm	1	Each	8,523.00	8,523	12	7	0	8,523	1,218
A/C Package Unit, 20 Ton - Hallways (Rooftop)	1	Each	43,191.00	43,191	14	9	0	43,191	4,799
A/C Package Unit, 20 Ton - Hallways (Rooftop)	1	Each	43,191.00	43,191	14	9	0	43,191	4,799
A/C WS Heat Pump, <1 Ton - Guest Suite 1	1	Each	4,124.00	4,124	14	1	4,124	0	0
A/C WS Heat Pump, <1 Ton - Guest Suite 2	1	Each	4,124.00	4,124	14	1	4,124	0	0
A/C WS Heat Pump, 1.5 Ton - Fourth Floor Storage	1	Each	3,259.00	3,259	14	1	3,259	0	0
A/C WS Heat Pump, 1.5 Ton - Massage Rm 1	1	Each	3,259.00	3,259	14	1	3,259	0	0
A/C WS Heat Pump, 1.5 Ton - Massage Rm 2	1	Each	3,259.00	3,259	14	1	3,259	0	0
A/C WS Heat Pump, 2 Ton - Hallway, Vending	1	Each	4,231.00	4,231	14	1	4,231	0	0
A/C WS Heat Pump, 3.5 Ton - Third Floor Storage	1	Each	5,401.00	5,401	14	1	5,401	0	0
A/C WS Heat Pump, 4 Ton - Business Center	1	Each	5,646.00	5,646	14	13	0	5,646	434
A/C WS Heat Pump, 5 Ton - Bike Storage	1	Each	6,023.00	6,023	14	1	6,023	0	0
A/C WS Heat Pump, 5 Ton - Club Room	1	Each	6,023.00	6,023	14	1	6,023	0	0
A/C WS Heat Pump, 5 Ton - Fitness Room	1	Each	6,023.00	6,023	14	8	0	6,023	753
A/C WS Heat Pump, 8 Ton - Second Floor	1	Each	9,932.00	9,932	14	1	9,932	0	0
A/C WS Heat Pump, +/- 2 Ton - Mgmt Offices	2	Each	4,231.00	8,462	14	1	8,462	0	0
Cooling Tower Drain Pump System Control Panel	1	Each	11,366.00	11,366	24	18	0	11,366	631
Cooling Tower Drain Pump/Motor, 5 Hp	2	Each	3,268.00	6,536	8	2	6,536	0	0
Exhaust Fan - (Rooftop)	2	Each	2,186.00	4,372	18	1	4,372	0	0
<b>Plumbing</b>									
Boiler, 1825 MBH Nat Gas	1	Each	42,672.00	42,672	30	13	0	42,672	3,282
Boiler, 3500 MBH Nat Gas	1	Each	81,836.00	81,836	30	13	0	81,836	6,295
Boiler, Refurbishment Allowance	2	Total	6,903.00	13,806	15	14	0	13,806	986
Domestic Water PR Valves	1	Total	12,175.00	12,175	15	10	0	12,175	1,218
Domestic Water Pump System Control Panel	1	Each	11,273.00	11,273	24	7	0	11,273	1,610
Domestic Water Pump VFD	3	Each	3,700.00	11,100	8	3	140	10,960	3,653
Domestic Water Pump, 15 Hp	3	Each	3,826.00	11,478	8	1	11,478	0	0
Drinking Fountain, Indoor	2	Each	1,222.00	2,444	20	3	31	2,413	804
Hot Water Circulating Pump/Motor, 7.5 Hp	2	Each	2,501.00	5,002	8	2	5,002	0	0
Plumbing Repiping Allowance	244	Units	2,274.00	554,856	45	28	0	554,856	19,816
Plumbing, Backflow Preventer - Domestic	1	Each	5,325.00	5,325	20	20	0	5,325	266
Plumbing, Backflow Preventer - Fire	1	Each	5,325.00	5,325	20	3	67	5,258	1,753
Plumbing, Drain Stack Cleaning - (1x Expense)	1	Total	230,000.00	230,000	14	1	230,000	0	0
Water Softening System Resin Bed Replacement	1	Each	22,171.00	22,171	10	9	0	22,171	2,463
Water Softening Systems	1	Total	60,764.00	60,764	20	15	0	60,764	4,051
<b>Mechanical &amp; Electrical Total</b>	50	Components		3,412,320	8-45	1-28	331,531	3,080,789	186,504

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
<b>Misc Building Components</b>									
<b>Access Control Systems</b>									
Access Control, Camera	9	Each	910.00	8,190	8	1	8,190	0	0
Access Control, Camera	24	Each	910.00	21,840	8	5	0	21,840	4,368
Access Control, Camera - Garage	1	Each	1,279.00	1,279	8	7	0	1,279	183
Access Control, DVR	2	Each	2,842.00	5,684	8	5	0	5,684	1,137
Access Control, DVR	1	Each	2,842.00	2,842	8	2	2,842	0	0
Access Control, Enterphone Panel	2	Each	4,155.00	8,310	15	14	0	8,310	594
Access Control, FOB Reader	8	Each	1,592.00	12,736	15	2	12,736	0	0
Access Control, Intercom Station	8	Each	1,173.00	9,384	15	13	0	9,384	722
Access Control, Monitor, 16 Channel	2	Each	682.00	1,364	8	2	1,364	0	0
<b>Exterior</b>									
Concrete Restoration Allowance	244	Units	200.00	48,800	7	3	617	48,183	16,061
Door, Metal Overhead, 11 x 15 - Receiving	2	Each	4,547.00	9,094	16	2	9,094	0	0
Door, Metal Overhead, 12 x 15 - Receiving	1	Each	4,774.00	4,774	16	2	4,774	0	0
Railing, Alum Picket, 42"	3,071	Ln Ft	80.00	245,680	36	19	0	245,680	12,931
Railing, Concrete Balustrade	1,200	Ln Ft	198.91	238,693	30	13	0	238,693	18,361
<b>Finish Ceiling</b>									
Finish, Clg, 2x2 SAT - Aerobics	163	Sq Ft	6.04	985	24	7	0	985	141
Finish, Clg, 2x2 SAT - Business Center	226	Sq Ft	6.04	1,366	24	7	0	1,366	195
Finish, Clg, 2x2 SAT - Club Rm Kitchen	184	Sq Ft	6.04	1,112	24	7	0	1,112	159
Finish, Clg, 2x2 SAT - Conference Rm	146	Sq Ft	6.04	882	24	7	0	882	126
Finish, Clg, 2x2 SAT - Gym	466	Sq Ft	6.04	2,815	24	7	0	2,815	402
Finish, Clg, 2x2 SAT - Multimedia Room	269	Sq Ft	6.04	1,625	24	7	0	1,625	232
Finish, Clg, 2x2 SAT - Office	322	Sq Ft	6.04	1,945	24	7	0	1,945	278
Finish, Clg, 2x2 SAT - Office, Break Rm	163	Sq Ft	6.04	985	24	7	0	985	141
Finish, Clg, 2x2 SAT - Office, Conference Rm	81	Sq Ft	6.04	490	24	7	0	490	70
Finish, Clg, 2x2 SAT - Office, Hallways	297	Sq Ft	6.04	1,794	24	7	0	1,794	256
Finish, Clg, 2x2 SAT - Office, Leasing/Open Area	166	Sq Ft	6.04	1,003	24	7	0	1,003	143
Finish, Clg, 2x2 SAT - Office, Production Rm	73	Sq Ft	6.04	441	24	7	0	441	63
Finish, Clg, 2x2 SAT - Office, Restroom	58	Sq Ft	6.04	351	24	7	0	351	50
<b>Floor Finish</b>									
Finish, Carpet - Office	36	Sq Yds	41.59	1,498	10	10	0	1,498	150
Finish, Carpet - Office, Conference Rm	18	Sq Yds	41.59	749	10	10	0	749	75
Finish, Carpet - Office, Hallways	33	Sq Yds	41.59	1,373	10	10	0	1,373	137
Finish, Carpet - Unit Hallways, Level 2-16	4,050	Sq Yds	44.68	180,955	8	5	0	180,955	36,191
Finish, Carpet & Paint Allowance - Business Center	1	Total	1,704.00	1,704	8	7	0	1,704	243
Finish, Carpet & Paint Allowance - Conference Rm	1	Total	2,225.00	2,225	8	7	0	2,225	318
Finish, Carpet & Paint Allowance - Gym	1	Total	6,744.00	6,744	8	7	0	6,744	963
Finish, Carpet & Paint Allowance - Multimedia Room	1	Total	3,985.00	3,985	8	7	0	3,985	569
Finish, Ceramic Tile Floor - Club Rm Kitchen	367	Sq Ft	13.79	5,061	24	7	0	5,061	723
Finish, Ceramic Tile Floor - Elev Landing, Level 16	163	Sq Ft	13.79	2,248	24	7	0	2,248	321
Finish, Ceramic Tile Floor - Elev Landing, Level 2&3	1,685	Sq Ft	13.79	23,237	24	21	0	23,237	1,107
Finish, Ceramic Tile Floor - Guest Suites (x2)	471	Sq Ft	13.79	6,496	24	7	0	6,496	928
Finish, Ceramic Tile Floor - Hallway at Aerobics	96	Sq Ft	13.79	1,324	24	7	0	1,324	189
Finish, Ceramic Tile Floor - Hallway at Gym	315	Sq Ft	13.79	4,344	24	7	0	4,344	621
Finish, Ceramic Tile Floor - Level 1 Restrooms	204	Sq Ft	13.79	2,814	24	7	0	2,814	402
Finish, Ceramic Tile Floor - Locker Rooms	727	Sq Ft	13.79	10,026	24	7	0	10,026	1,432
Finish, Refinish Wood Steps/Railings - Stairs Clubroom	1	Each	2,188.40	2,189	10	8	0	2,189	274

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
Finish, Rexcourt Vinyl Tile - Aerobics	360	Sq Ft	8.56	3,082	16	13	0	3,082	237
Finish, Tile Floor - Hallway at Guest Suites	229	Sq Ft	13.79	3,158	24	22	0	3,158	144
Finish, Travertine - Club Rm	1,189	Sq Ft	32.66	38,833	30	20	0	38,833	1,942
Finish, Travertine - Main Lobby/Hallway	2,249	Sq Ft	32.66	73,453	30	13	0	73,453	5,650
Finish, Vinyl Tile - Freight Elev Lobby, L2-16	1,087	Sq Ft	7.36	8,001	16	2	8,001	0	0
Finish, Vinyl Tile - Guest Suites (x2)	839	Sq Ft	7.36	6,176	16	14	0	6,176	441
Finish, Vinyl Tile - Massage Rooms (x2)	243	Sq Ft	7.36	1,789	16	13	0	1,789	138
Finish, Vinyl Tile - Trash Chute Rm, L2-16	413	Sq Ft	7.36	3,040	16	2	3,040	0	0
Finish, Vinyl Tile & Paint Allowance - Ofc, Break Rm	1	Total	1,650.00	1,650	16	15	0	1,650	110
Finish, Vinyl Tile & Paint Allowance - Ofc, Productn Rm	1	Total	812.00	812	16	15	0	812	54
Finish, Vinyl Tile & Paint Allowance - Ofc, Restroom	1	Total	680.00	680	16	15	0	680	45
Finish, Vinyl Tile & Paint Allowance - Srvc Corr, Lvl 1	1	Total	4,070.00	4,070	16	15	0	4,070	271
Finish, Wood Floor - Office, Leasing/Open Area	332	Sq Ft	9.12	3,028	20	19	0	3,028	159
Finish, Wood Floor - Sitting Rm	407	Sq Ft	9.12	3,712	20	19	0	3,712	195
<b>Parking Garage</b>									
Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	1	Each	4,052.00	4,052	20	3	51	4,001	1,334
Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	1	Each	5,790.00	5,790	20	3	73	5,717	1,906
Access Control, Gate Operator, Rolling - Garage	1	Each	6,815.00	6,815	12	12	0	6,815	568
Access Control, Gate Operator, Rolling - Garage Main	1	Each	8,525.00	8,525	12	7	0	8,525	1,218
Expansion Joint - Parking Garage	1	Total	13,131.00	13,131	10	7	0	13,131	1,876
Fence, VC Chain Link - Garage	1	Total	4,931.00	4,931	22	5	0	4,931	986
Metal Grate Screen/Fencing - Garage	1	Total	44,160.00	44,160	24	7	0	44,160	6,309
<b>Renovations</b>									
Built-In Cabinets & Counters - Business Center	1	Total	5,510.00	5,510	16	15	0	5,510	367
Built-In Cabinets & Counters - Club Rm Kitchen	1	Total	11,054.00	11,054	24	7	0	11,054	1,579
Built-In Cabinets & Counters - Multimedia Room	1	Total	2,086.00	2,086	24	7	0	2,086	298
Built-In Cabinets & Counters - Office, Break Rm	1	Total	3,150.00	3,150	24	7	0	3,150	450
Built-In Cabinets & Counters - Office, Production Rm	1	Total	2,810.00	2,810	24	7	0	2,810	401
Renovation Allowance - Concierge Desk	1	Total	7,980.00	7,980	16	14	0	7,980	570
Restroom Renovation Allowance - Guest Suites (x2)	2	Each	4,690.00	9,380	16	14	0	9,380	670
Restroom Renovation Allowance - Level 1 Hallway	1	Total	7,024.00	7,024	16	14	0	7,024	502
Restroom Renovation Allowance - Locker Rm Pt, Tops	1	Total	15,000.00	15,000	24	23	0	15,000	652
Restroom Renovation Allowance - Locker Rooms	1	Total	21,198.00	21,198	24	7	0	21,198	3,028
Restroom Renovation Allowance - Mgmt Offices	1	Total	1,945.00	1,945	24	7	0	1,945	278
<b>Trash</b>									
Trash Chute Guillotine	1	Each	1,957.00	1,957	10	6	0	1,957	326
Trash Chute Intake Door/Throat Plate	15	Each	2,504.00	37,560	30	13	0	37,560	2,889
Trash Compactor	1	Each	36,372.00	36,372	20	13	0	36,372	2,798
<b>Wall Finish</b>									
Finish, Ceramic Tile Walls - Level 1 Restrooms	579	Sq Ft	13.79	7,985	24	7	0	7,985	1,141
Finish, Tile Walls - Locker Rooms	1,378	Sq Ft	13.00	17,914	24	7	0	17,914	2,559
Finish, Tile Walls - Main Lobby	580	Sq Ft	13.00	7,540	24	7	0	7,540	1,077
Finish, Wall Covering - Level 1 Restrooms	579	Sq Ft	5.16	2,988	15	13	0	2,988	230
Finish, Wall Covering - Main Lobby Hallway	574	Sq Ft	5.16	2,962	15	13	0	2,962	228
Finish, Wall Covering - Unit Hallways, Level 2-16	1	Total	66,352.00	66,352	8	5	0	66,352	13,270
Finish, Wall Venetian Plaster - Main Lobby	1,160	Sq Ft	7.39	8,573	14	12	0	8,573	714
<b>Misc Building Components Total</b>	86	Components		1,407,664	7-36	1-23	50,782	1,356,882	158,866

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
<b>Misc Site Improvements</b>									
<b>Landscaping</b>									
Landscape Allowance - Phase 1	1	Total	15,000.00	15,000	10	3	190	14,810	4,937
Landscape Allowance - Phase 2	1	Total	15,000.00	15,000	10	4	0	15,000	3,750
Landscape Allowance - Phase 3	1	Total	15,000.00	15,000	10	5	0	15,000	3,000
<b>Lighting</b>									
Light Fixture, Landscape Uplight - Pool Deck	12	Each	468.00	5,616	15	8	0	5,616	702
Light Fixture, Landscape Uplight - Tranquility Park	6	Each	468.00	2,808	15	10	0	2,808	281
Light Pole & Fixture - Parking Garage Deck	2	Each	1,744.00	3,488	26	9	0	3,488	388
<b>Parking Garage Awnings</b>									
Awning Fabric, Recover - Parking Garage	17,500	Sq Ft	11.37	198,975	8	1	198,975	0	0
Awning Frame, Repair Allowance - (1x Expense)	1	Total	90,184.00	90,184	16	1	90,184	0	0
Awning Frame, Steel Pipe - Parking Garage	17,500	Sq Ft	17.48	305,900	16	5	0	305,900	61,180
<b>Pool Deck</b>									
Pool Deck Stone Pavers	4,451	Sq Ft	7.81	34,763	30	13	0	34,763	2,674
Pool Equipment, Heater, Gas	2	Each	6,558.00	13,116	8	4	0	13,116	3,279
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	3,070.00	3,070	4	1	3,070	0	0
Pool Finish, Ceramic Tile Trim	1	Total	13,005.00	13,005	10	1	13,005	0	0
Pool Finish, Exposed Aggregate	1	Total	16,414.00	16,414	10	1	16,414	0	0
Spa Equipment, Heater, Gas	1	Each	5,314.00	5,314	8	3	67	5,247	1,749
Spa Finish, Ceramic Tile Trim	1	Total	2,274.00	2,274	10	4	0	2,274	568
Spa Finish, Exposed Aggregate	1	Total	3,655.00	3,655	10	4	0	3,655	914
Trellis, Wood - Pool Deck (2 Total)	440	Sq Ft	33.01	14,525	15	5	0	14,525	2,905
<b>Tranquility Park</b>									
Fountain Equipment, Pump/Motor/Filter Allowance	1	Total	2,000.00	2,000	4	2	2,000	0	0
Fountain Finish, Ceramic Tile	592	Sq Ft	14.62	8,656	10	2	8,656	0	0
Fountain, Architectural, Lighting	10	Total	347.00	3,470	10	6	0	3,470	578
Park, Bench - Tranquility Park	8	Each	1,052.00	8,416	20	7	0	8,416	1,202
<b>Misc Site Improvements Total</b>	22 Components			780,649	4-30	1-13	332,561	448,088	88,107

**Furniture, Fixtures & Equipment**

**A/V Equipment**

Electronics, Sound System - Multimedia Room	1	Total	5,683.00	5,683	10	10	0	5,683	568
Electronics, TV, Projector & Screen - Multimedia Room	1	Each	5,683.00	5,683	10	10	0	5,683	568

**Appliances**

Appliance, Dishwasher - Club Rm Kitchen	1	Each	811.00	811	14	12	0	811	68
Appliance, Microwave - Club Rm Kitchen	1	Each	644.00	644	12	10	0	644	64
Appliance, Oven, Vulcan - Club Rm Kitchen	2	Each	3,183.00	6,366	16	2	6,366	0	0
Appliance, Refrigerator - Club Rm Kitchen	1	Each	1,506.00	1,506	14	12	0	1,506	126

**Computer Equipment**

Computer Server	1	Each	3,500.00	3,500	4	2	3,500	0	0
Computer Software, Resident Tracking	1	Total	7,000.00	7,000	6	1	7,000	0	0
Computer Workstation - Business Center	1	Each	1,764.00	1,764	4	3	22	1,742	581

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/17 Balance	Unfunded Balance	2018 Contribution
Computer Workstation - Concierge/Security	1	Each	740.00	740	4	4	0	740	185
Computer Workstation - Mgmt Offices	3	Each	1,515.00	4,545	4	4	0	4,545	1,136
Computer Workstation - Mgmt Offices	1	Each	1,515.00	1,515	4	3	19	1,496	499
Website Upgrade Allowance	1	Total	6,000.00	6,000	6	1	6,000	0	0
<b>Fitness</b>									
Fitness, Cardio, Elliptical - (New)	2	Each	6,182.00	12,364	7	7	0	12,364	1,766
Fitness, Cardio, Recumbent Bike - (New)	1	Each	3,215.00	3,215	8	6	0	3,215	536
Fitness, Cardio, Recumbent Bike - (New)	1	Each	3,215.00	3,215	8	8	0	3,215	402
Fitness, Cardio, Rower	1	Each	1,500.00	1,500	16	16	0	1,500	94
Fitness, Cardio, Stationary Bike	2	Each	3,194.00	6,388	10	10	0	6,388	639
Fitness, Cardio, Treadmill - (New)	1	Each	3,638.00	3,638	6	6	0	3,638	606
Fitness, Cardio, Treadmill - (Used)	2	Each	2,501.00	5,002	6	6	0	5,002	834
Fitness, Weight Bench	2	Each	773.00	1,546	9	9	0	1,546	172
Fitness, Weight Machine, Ab/Back	1	Each	4,413.00	4,413	18	18	0	4,413	245
Fitness, Weight Machine, Ab/Dip	1	Each	3,203.00	3,203	18	18	0	3,203	178
Fitness, Weight Machine, Bicep/Tricep	1	Each	2,881.00	2,881	18	18	0	2,881	160
Fitness, Weight Machine, Chest Press	1	Each	3,612.00	3,612	18	18	0	3,612	201
Fitness, Weight Machine, Fly Machine	1	Each	2,648.00	2,648	18	18	0	2,648	147
Fitness, Weight Machine, High Lat/Low Row	1	Each	2,881.00	2,881	18	18	0	2,881	160
Fitness, Weight Machine, Leg Extension/Leg Curl	1	Each	3,692.00	3,692	18	18	0	3,692	205
Fitness, Weight Machine, Leg Press	1	Each	4,854.00	4,854	18	18	0	4,854	270
Fitness, Weight Machine, Pulldown	1	Each	2,881.00	2,881	18	18	0	2,881	160
Fitness, Weight Machine, Shoulder Press	1	Each	5,299.00	5,299	18	18	0	5,299	294
Fitness, Weight Set, Dumbbells	1	Each	1,784.00	1,784	18	18	0	1,784	99
Health, Massage Table - Massage Rooms	2	Each	1,705.00	3,410	15	3	43	3,367	1,122
<b>Furnishings/Decorating</b>									
Furnishings/Appliances - Office, Break Rm	1	Each	2,030.00	2,030	12	1	2,030	0	0
Furnishings/Decor/App/Electronics - Guest Suites (x2)	2	Each	5,000.00	10,000	16	14	0	10,000	714
Furnishings/Decorating Allowance - Club Room	1	Total	35,000.00	35,000	12	10	0	35,000	3,500
Furnishings/Decorating Allowance - Com Halls/Lobbies	1	Total	12,077.00	12,077	14	11	0	12,077	1,098
Furnishings/Decorating Allowance - Conference Room	1	Total	10,000.00	10,000	12	4	0	10,000	2,500
Furnishings/Decorating Allowance - Mgmt Offices	1	Total	15,000.00	15,000	18	1	15,000	0	0
Furnishings/Decorating Allowance - Multimedia Room	1	Total	5,000.00	5,000	15	14	0	5,000	357
Furnishings/Decorating Allowance - Sitting Room	1	Total	15,000.00	15,000	12	10	0	15,000	1,500
<b>Pool Deck</b>									
BBQ Grill, SS, Gas - Pool Deck	1	Each	3,509.00	3,509	7	4	0	3,509	877
Furniture, Outdoor - Pool Deck	1	Total	9,421.00	9,421	8	3	119	9,302	3,101
<b>Furniture, Fixtures &amp; Equipment Total</b>	43 Components			241,220	4-18	1-18	40,099	201,121	25,732
<b>Grand Total</b>	217 Components			7,620,513			947,455	6,673,058	655,805

## **Section 4**

# **Pooled Cash Flow**

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

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

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

## Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2018	947,455	434,217	2.99%	0	854,241	3.00%	2,637	0.50%	530,068
2	2019	530,068	447,204	2.99%	0	90,921	3.00%	6,648	0.75%	892,999
3	2020	892,999	460,579	2.99%	0	414,881	3.00%	9,387	1.00%	948,084
4	2021	948,084	474,354	2.99%	0	137,835	3.00%	16,058	1.25%	1,300,661
5	2022	1,300,661	488,541	2.99%	0	720,921	3.00%	16,024	1.50%	1,084,305
6	2023	1,084,305	503,152	2.99%	0	52,076	3.00%	26,869	1.75%	1,562,250
7	2024	1,562,250	518,200	2.99%	0	426,875	3.00%	33,072	2.00%	1,686,647
8	2025	1,686,647	533,699	2.99%	0	243,348	3.00%	44,482	2.25%	2,021,480
9	2026	2,021,480	549,661	2.99%	0	428,928	3.00%	53,555	2.50%	2,195,768
10	2027	2,195,768	566,100	2.99%	0	1,082,877	3.00%	50,370	3.00%	1,729,361
11	2028	1,729,361	583,031	2.99%	0	99,610	3.00%	66,383	3.00%	2,279,165
12	2029	2,279,165	600,469	2.99%	0	93,802	3.00%	83,575	3.00%	2,869,407
13	2030	2,869,407	618,428	2.99%	0	1,464,937	3.00%	60,687	3.00%	2,083,585
14	2031	2,083,585	636,924	2.99%	0	186,410	3.00%	76,023	3.00%	2,610,122
15	2032	2,610,122	655,973	2.99%	0	1,683,917	3.00%	47,465	3.00%	1,629,643
16	2033	1,629,643	675,592	2.99%	0	70,078	3.00%	67,055	3.00%	2,302,212
17	2034	2,302,212	695,798	2.99%	0	960,529	3.00%	61,124	3.00%	2,098,605
18	2035	2,098,605	716,608	2.99%	0	196,917	3.00%	78,549	3.00%	2,696,845
19	2036	2,696,845	738,041	2.99%	0	1,889,270	3.00%	46,368	3.00%	1,591,984
20	2037	1,591,984	760,115	2.99%	0	1,001,751	3.00%	40,510	3.00%	1,390,858
21	2038	1,390,858	782,849	2.99%	0	1,212,067	3.00%	28,849	3.00%	990,489
22	2039	990,489	806,263	2.99%	0	502,928	3.00%	38,815	3.00%	1,332,639
23	2040	1,332,639	830,350	2.99%	0	1,968,814	3.00%	5,825	3.00%	200,000
24	2041	200,000	830,350	0.00%	0	738,346	3.00%	8,760	3.00%	300,764
25	2042	300,764	830,350	0.00%	0	626,836	3.00%	15,128	3.00%	519,406
26	2043	519,406	830,350	0.00%	0	118,186	3.00%	36,947	3.00%	1,268,517
27	2044	1,268,517	830,350	0.00%	0	208,765	3.00%	56,703	3.00%	1,946,805
28	2045	1,946,805	830,350	0.00%	0	1,366,974	3.00%	42,305	3.00%	1,452,486
29	2046	1,452,486	830,350	0.00%	0	1,328,289	3.00%	28,636	3.00%	983,183
30	2047	983,183	830,350	0.00%	0	219,729	3.00%	47,814	3.00%	1,641,618
<b>Grand Total</b>			<b>19,888,598</b>		<b>0</b>	<b>20,391,058</b>		<b>1,196,623</b>		



## Cash Flow Plan Details

Category	Description	Cost
<b>Year 1: 2018</b>		
Roofs	Roof, Modified Membrane - Gazebo Pool Deck (3 Total)	5,868
Roofs	Roof, Modified Membrane - Pool Equipment Bldg	3,912
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	164,838
Mechanical & Electrical	Fire Jockey Pump/Motor	4,442
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	11,366
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 1	4,124
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 2	4,124
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Fourth Floor Storage	3,259
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 1	3,259
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 2	3,259
Mechanical & Electrical	A/C WS Heat Pump, 2 Ton - Hallway, Vending	4,231
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Third Floor Storage	5,401
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Bike Storage	6,023
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Club Room	6,023
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Second Floor	9,932
Mechanical & Electrical	A/C WS Heat Pump, +/- 2 Ton - Mgmt Offices	8,462
Mechanical & Electrical	Exhaust Fan - (Rooftop)	4,372
Mechanical & Electrical	Domestic Water Pump, 15 Hp	11,478
Mechanical & Electrical	Plumbing, Drain Stack Cleaning - (1x Expense)	230,000
Misc Building Components	Access Control, Camera	8,190
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	198,975
Misc Site Improvements	Awning Frame, Repair Allowance - (1x Expense)	90,184
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,070
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	13,005
Misc Site Improvements	Pool Finish, Exposed Aggregate	16,414
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	7,000
Furniture, Fixtures & Equipment	Website Upgrade Allowance	6,000
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	2,030
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Mgmt Offices	15,000
<b>Year 1 Total</b>		<b>854,241</b>
<b>Year 2: 2019</b>		
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	14,793
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	6,732
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	5,152
Misc Building Components	Access Control, DVR	2,927
Misc Building Components	Access Control, FOB Reader	13,118
Misc Building Components	Access Control, Monitor, 16 Channel	1,405
Misc Building Components	Door, Metal Overhead, 11 x 15 - Receiving	9,367
Misc Building Components	Door, Metal Overhead, 12 x 15 - Receiving	4,917
Misc Building Components	Finish, Vinyl Tile - Freight Elev Lobby, L2-16	8,241
Misc Building Components	Finish, Vinyl Tile - Trash Chute Rm, L2-16	3,131
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,060

Category	Description	Cost
Misc Site Improvements	Fountain Finish, Ceramic Tile	8,916
Furniture, Fixtures & Equipment	Appliance, Oven, Vulcan - Club Rm Kitchen	6,557
Furniture, Fixtures & Equipment	Computer Server	3,605
<b>Year 2 Total</b>		<b>90,921</b>

**Year 3: 2020**

Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	294,007
Mechanical & Electrical	Domestic Water Pump VFD	11,776
Mechanical & Electrical	Drinking Fountain, Indoor	2,593
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire	5,649
Misc Building Components	Concrete Restoration Allowance	51,772
Misc Building Components	Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	4,299
Misc Building Components	Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	6,143
Misc Site Improvements	Landscape Allowance - Phase 1	15,913
Misc Site Improvements	Spa Equipment, Heater, Gas	5,638
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	1,871
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	1,607
Furniture, Fixtures & Equipment	Health, Massage Table - Massage Rooms	3,618
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	9,995
<b>Year 3 Total</b>		<b>414,881</b>

**Year 4: 2021**

Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	3,606
Elevators	Elevator Cab Refurbishment Allowance - Passenger	65,564
Elevators	Elevator Cab Refurbishment Allowance - Service	10,927
Misc Site Improvements	Landscape Allowance - Phase 2	16,391
Misc Site Improvements	Pool Equipment, Heater, Gas	14,332
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	2,485
Misc Site Improvements	Spa Finish, Exposed Aggregate	3,994
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	809
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	4,966
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	10,927
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	3,834
<b>Year 4 Total</b>		<b>137,835</b>

**Year 5: 2022**

Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	25,068
Misc Building Components	Access Control, Camera	24,581
Misc Building Components	Access Control, DVR	6,397
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	203,665
Misc Building Components	Fence, VC Chain Link - Garage	5,550
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	74,680
Misc Site Improvements	Landscape Allowance - Phase 3	16,883
<del>Misc Site Improvements</del>	<del>Awning Frame, Steel Pipe - Parking Garage</del>	<del>344,293</del>

Move forward

Category	Description	Cost
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,455
Misc Site Improvements	Trellis, Wood - Pool Deck (2 Total)	16,349
<b>Year 5 Total</b>		<b>720,921</b>
<b>Year 6: 2023</b>		
Painting & Waterproofing	Paint Interior - Commons Level 1	16,174
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,491
Misc Building Components	Trash Chute Guillotine	2,269
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,319
Misc Site Improvements	Fountain, Architectural, Lighting	4,023
Furniture, Fixtures & Equipment	Computer Server	4,057
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	3,727
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	4,217
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	5,799
<b>Year 6 Total</b>		<b>52,076</b>
<b>Year 7: 2024</b>		
Roofs	Roof, Coating (12 Yr Warranty)	71,026
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	17,149
Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	8,131
Painting & Waterproofing	Paint Interior Stairwells	13,318
Mechanical & Electrical	Lightning Detection System Allowance	3,937
Mechanical & Electrical	A/C Package Unit, 5 Ton - Elevator Equip Rm	10,177
Mechanical & Electrical	Domestic Water Pump System Control Panel	13,461
Misc Building Components	Access Control, Camera - Garage	1,527
Misc Building Components	Finish, Clg, 2x2 SAT - Aerobics	1,176
Misc Building Components	Finish, Clg, 2x2 SAT - Business Center	1,631
Misc Building Components	Finish, Clg, 2x2 SAT - Club Rm Kitchen	1,328
Misc Building Components	Finish, Clg, 2x2 SAT - Conference Rm	1,053
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	3,361
Misc Building Components	Finish, Clg, 2x2 SAT - Multimedia Room	1,940
Misc Building Components	Finish, Clg, 2x2 SAT - Office	2,322
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Break Rm	1,176
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Conference Rm	585
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Hallways	2,142
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Leasing/Open Area	1,198
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Production Rm	527
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Restroom	419
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	2,035
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	2,657
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	8,053
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	4,758
Misc Building Components	Finish, Ceramic Tile Floor - Club Rm Kitchen	6,043
Misc Building Components	Finish, Ceramic Tile Floor - Elev Landing, Level 16	2,684
Misc Building Components	Finish, Ceramic Tile Floor - Guest Suites (x2)	7,757
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Aerobics	1,581

Category	Description	Cost
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Gym	5,187
Misc Building Components	Finish, Ceramic Tile Floor - Level 1 Restrooms	3,360
Misc Building Components	Finish, Ceramic Tile Floor - Locker Rooms	11,972
Misc Building Components	Access Control, Gate Operator, Rolling - Garage Main	10,179
Misc Building Components	Expansion Joint - Parking Garage	15,679
Misc Building Components	Metal Grate Screen/Fencing - Garage	52,729
Misc Building Components	Built-In Cabinets & Counters - Club Rm Kitchen	13,199
Misc Building Components	Built-In Cabinets & Counters - Multimedia Room	2,491
Misc Building Components	Built-In Cabinets & Counters - Office, Break Rm	3,761
Misc Building Components	Built-In Cabinets & Counters - Office, Production Rm	3,355
Misc Building Components	Restroom Renovation Allowance - Locker Rooms	25,312
Misc Building Components	Restroom Renovation Allowance - Mgmt Offices	2,322
Misc Building Components	Finish, Ceramic Tile Walls - Level 1 Restrooms	9,535
Misc Building Components	Finish, Tile Walls - Locker Rooms	21,390
Misc Building Components	Finish, Tile Walls - Main Lobby	9,003
Misc Site Improvements	Park, Bench - Tranquility Park	10,049
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	8,358
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,106
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	1,809
Furniture, Fixtures & Equipment	Website Upgrade Allowance	7,164
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	14,763
<b>Year 7 Total</b>		<b>426,875</b>
<b>Year 8: 2025</b>		
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	202,730
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	13,157
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Fitness Room	7,408
Misc Building Components	Finish, Refinish Wood Steps/Railings - Stairs Clubroom	2,692
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	6,907
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	910
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	5,590
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	3,954
<b>Year 8 Total</b>		<b>243,348</b>
<b>Year 9: 2026</b>		
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	4,180
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	54,713
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	54,713
Mechanical & Electrical	Domestic Water Pump, 15 Hp	14,540
Mechanical & Electrical	Water Softening System Resin Bed Replacement	28,086
Misc Building Components	Access Control, Camera	10,375
Misc Site Improvements	Light Pole & Fixture - Parking Garage Deck	4,418
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	252,056
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,889
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,958
<b>Year 9 Total</b>		<b>428,928</b>

Category	Description	Cost
<b>Year 10: 2027</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	361,592
Mechanical & Electrical	Fire Alarm System Upgrade Allowance	476,592
Mechanical & Electrical	Fire Jockey Pump/Motor	5,796
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	19,279
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	14,709
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	8,528
Mechanical & Electrical	Domestic Water PR Valves	15,886
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	6,526
Misc Building Components	Access Control, DVR	3,708
Misc Building Components	Access Control, Monitor, 16 Channel	1,780
Misc Building Components	Concrete Restoration Allowance	63,673
Misc Building Components	Finish, Carpet - Office	1,955
Misc Building Components	Finish, Carpet - Office, Conference Rm	977
Misc Building Components	Finish, Carpet - Office, Hallways	1,791
Misc Site Improvements	Light Fixture, Landscape Uplight - Tranquility Park	3,664
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,610
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	7,415
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	7,415
Furniture, Fixtures & Equipment	Appliance, Microwave - Club Rm Kitchen	840
Furniture, Fixtures & Equipment	Computer Server	4,567
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	8,335
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	45,667
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Sitting Room	19,572
<b>Year 10 Total</b>		<b>1,082,877</b>
<b>Year 11: 2028</b>		
Mechanical & Electrical	Domestic Water Pump VFD	14,917
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	17,478
Misc Site Improvements	Pool Finish, Exposed Aggregate	22,059
Misc Site Improvements	Spa Equipment, Heater, Gas	7,142
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,371
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,036
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Com Halls/Lobbies	16,230
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	4,716
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	12,661
<b>Year 11 Total</b>		<b>99,610</b>
<b>Year 12: 2029</b>		
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	19,880
Misc Building Components	Access Control, Gate Operator, Rolling - Garage	9,434
Misc Building Components	Finish, Wall Venetian Plaster - Main Lobby	11,867
Misc Site Improvements	Pool Equipment, Heater, Gas	18,156
Misc Site Improvements	Fountain Finish, Ceramic Tile	11,982

Category	Description	Cost
Furniture, Fixtures & Equipment	Appliance, Dishwasher - Club Rm Kitchen	1,123
Furniture, Fixtures & Equipment	Appliance, Refrigerator - Club Rm Kitchen	2,085
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,024
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	6,291
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	5,036
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	6,924
<b>Year 12 Total</b>		<b>93,802</b>

**Year 13: 2030**

Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	31,756
Paving	Pavers, Interlocking - Tranquility Park & Sidewalks	58,214
Mechanical & Electrical	A/C Heat Exchanger, Plate	121,539
Mechanical & Electrical	A/C WS Heat Pump, 4 Ton - Business Center	8,050
Mechanical & Electrical	Boiler, 1825 MBH Nat Gas	60,840
Mechanical & Electrical	Boiler, 3500 MBH Nat Gas	116,679
Misc Building Components	Access Control, Camera	31,139
Misc Building Components	Access Control, DVR	8,104
Misc Building Components	Access Control, Intercom Station	13,379
Misc Building Components	Railing, Concrete Balustrade	340,318
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	257,997
Misc Building Components	Finish, Rexcourt Vinyl Tile - Aerobics	4,394
Misc Building Components	Finish, Travertine - Main Lobby/Hallway	104,726
Misc Building Components	Finish, Vinyl Tile - Massage Rooms (x2)	2,551
Misc Building Components	Trash Chute Intake Door/Throat Plate	53,552
Misc Building Components	Trash Compactor	51,858
Misc Building Components	Finish, Wall Covering - Level 1 Restrooms	4,260
Misc Building Components	Finish, Wall Covering - Main Lobby Hallway	4,223
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	94,602
Misc Site Improvements	Landscape Allowance - Phase 1	21,386
Misc Site Improvements	Pool Deck Stone Pavers	49,564
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	4,377
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	9,980
Furniture, Fixtures & Equipment	Website Upgrade Allowance	8,555
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	2,894
<b>Year 13 Total</b>		<b>1,464,937</b>

**Year 14: 2031**

Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	4,846
Painting & Waterproofing	Paint Interior - Commons Level 1	20,489
Mechanical & Electrical	Boiler, Refurbishment Allowance	20,275
Misc Building Components	Access Control, Enterphone Panel	12,204
Misc Building Components	Finish, Vinyl Tile - Guest Suites (x2)	9,070
Misc Building Components	Renovation Allowance - Concierge Desk	11,719
Misc Building Components	Restroom Renovation Allowance - Guest Suites (x2)	13,775
Misc Building Components	Restroom Renovation Allowance - Level 1 Hallway	10,315

Category	Description	Cost
Misc Site Improvements	Landscape Allowance - Phase 2	22,028
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	3,339
Misc Site Improvements	Spa Finish, Exposed Aggregate	5,367
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,937
Furniture, Fixtures & Equipment	Computer Server	5,140
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	18,157
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	4,721
Furniture, Fixtures & Equipment	Furnishings/Decor/Appl/Electronics - Guest Suites (x2)	14,685
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Multimedia Room	7,343
<b>Year 14 Total</b>		<b>186,410</b>

**Year 15: 2032**

Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	10,301
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	249,332
Elevators	Elevator Modernization Allowance	968,263
Mechanical & Electrical	Lighting Replacement Allowance	196,637
Mechanical & Electrical	A/C Control Panel, Energy Management System	8,596
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 1	6,238
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 2	6,238
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Fourth Floor Storage	4,930
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 1	4,930
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 2	4,930
Mechanical & Electrical	A/C WS Heat Pump, 2 Ton - Hallway, Vending	6,400
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Third Floor Storage	8,169
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Bike Storage	9,110
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Club Room	9,110
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Second Floor	15,023
Mechanical & Electrical	A/C WS Heat Pump, +/- 2 Ton - Mgmt Offices	12,800
Mechanical & Electrical	Water Softening Systems	91,911
Misc Building Components	Access Control, Camera - Garage	1,935
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	2,577
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	3,366
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	10,201
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	6,028
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Break Rm	2,496
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Productn Rm	1,228
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Restroom	1,029
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Svc Corridor, Level 1	6,156
Misc Building Components	Built-In Cabinets & Counters - Business Center	8,334
Misc Site Improvements	Landscape Allowance - Phase 3	22,689
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,668
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,292
<b>Year 15 Total</b>		<b>1,683,917</b>

Category	Description	Cost
<b>Year 16: 2033</b>		
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	12,755
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	17,708
Misc Building Components	Trash Chute Guillotine	3,049
Misc Site Improvements	Fountain, Architectural, Lighting	5,406
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,153
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	7,081
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	5,009
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	2,337
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	15,580
<b>Year 16 Total</b>		<b>70,078</b>
<b>Year 17: 2034</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	444,712
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	23,047
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	17,167
Mechanical & Electrical	Domestic Water Pump, 15 Hp	18,419
Misc Building Components	Access Control, Camera	13,143
Misc Building Components	Access Control, FOB Reader	20,438
Misc Building Components	Concrete Restoration Allowance	78,310
Misc Building Components	Expansion Joint - Parking Garage	21,071
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	319,296
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	4,926
<b>Year 17 Total</b>		<b>960,529</b>
<b>Year 18: 2035</b>		
Mechanical & Electrical	Cooling Tower Drain Pump System Control Panel	18,786
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	10,803
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	8,268
Misc Building Components	Access Control, DVR	4,697
Misc Building Components	Access Control, Monitor, 16 Channel	2,254
Misc Building Components	Door, Metal Overhead, 11 x 15 - Receiving	15,031
Misc Building Components	Door, Metal Overhead, 12 x 15 - Receiving	7,891
Misc Building Components	Finish, Vinyl Tile - Freight Elev Lobby, L2-16	13,224
Misc Building Components	Finish, Vinyl Tile - Trash Chute Rm, L2-16	5,025
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	3,306
Furniture, Fixtures & Equipment	Appliance, Oven, Vulcan - Club Rm Kitchen	10,522
Furniture, Fixtures & Equipment	Computer Server	5,785
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	6,013
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	8,268
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,555
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab/Back	7,294
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab/Dip	5,294



Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Bicep/Tricep	4,762
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	5,970
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Fly Machine	4,377
Furniture, Fixtures & Equipment	Fitness, Weight Machine, High Lat/Low Row	4,762
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	6,102
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	8,023
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pulldown	4,762
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Shoulder Press	8,758
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,949
Furniture, Fixtures & Equipment	Health, Massage Table - Massage Rooms	5,636
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	5,800
<b>Year 18 Total</b>		<b>196,917</b>

**Year 19: 2036**

Roofs	Roof, Coating (12 Yr Warranty)	101,266
Roofs	Roof, Modified Membrane - Condo Bldg	756,922
Roofs	Roof, Modified Membrane - Gazebo Pool Deck (3 Total)	9,990
Roofs	Roof, Modified Membrane - Pool Equipment Bldg	6,660
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	5,618
Painting & Waterproofing	Paint Interior Stairwells	18,989
Elevators	Elevator Cab Refurbishment Allowance - Passenger	102,146
Elevators	Elevator Cab Refurbishment Allowance - Service	17,024
Mechanical & Electrical	Generator, Diesel, 400 kW w/ATS	256,308
Mechanical & Electrical	Lightning Detection System Allowance	5,613
Mechanical & Electrical	Fire Jockey Pump/Motor	7,562
Mechanical & Electrical	A/C Package Unit, 5 Ton - Elevator Equip Rm	14,510
Mechanical & Electrical	Exhaust Fan - (Rooftop)	7,443
Mechanical & Electrical	Domestic Water Pump VFD	18,897
Mechanical & Electrical	Water Softening System Resin Bed Replacement	37,745
Misc Building Components	Railing, Alum Picket, 42"	418,254
Misc Building Components	Finish, Wood Floor - Office, Leasing/Open Area	5,155
Misc Building Components	Finish, Wood Floor - Sitting Rm	6,319
Misc Building Components	Access Control, Gate Operator, Rolling - Garage Main	14,513
Misc Site Improvements	Spa Equipment, Heater, Gas	9,047
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	11,917
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	3,003
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,579
Furniture, Fixtures & Equipment	Website Upgrade Allowance	10,215
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Mgmt Offices	25,536
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	16,039
<b>Year 19 Total</b>		<b>1,889,270</b>

**Year 20: 2037**

Mechanical & Electrical	A/C Cooling Tower, Stainless Steel, 250 Tons	829,103
Mechanical & Electrical	Plumbing, Backflow Preventer - Domestic	9,337

Category	Description	Cost
Misc Building Components	Finish, Carpet - Office	2,627
Misc Building Components	Finish, Carpet - Office, Conference Rm	1,313
Misc Building Components	Finish, Carpet - Office, Hallways	2,408
Misc Building Components	Finish, Travertine - Club Rm	68,094
Misc Site Improvements	Pool Equipment, Heater, Gas	22,999
Misc Site Improvements	Trellis, Wood - Pool Deck (2 Total)	25,471
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	9,965
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	9,965
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,298
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	7,970
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	11,201
<b>Year 20 Total</b>		<b>1,001,751</b>

**Year 21: 2038**

Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	40,227
Misc Building Components	Access Control, Camera	39,445
Misc Building Components	Access Control, DVR	10,266
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	326,823
Misc Building Components	Finish, Ceramic Tile Floor - Elev Landing, Level 2&3	41,969
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	119,839
Misc Site Improvements	Awning Frame, Steel Pipe - Parking Garage	552,489
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	5,545
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	23,488
Misc Site Improvements	Pool Finish, Exposed Aggregate	29,645
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	22,331
<b>Year 21 Total</b>		<b>1,212,067</b>

**Year 22: 2039**

Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	26,718
Painting & Waterproofing	Paint Interior - Commons Level 1	25,955
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	306,647
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Fitness Room	11,205
Misc Building Components	Finish, Tile Floor - Hallway at Guest Suites	5,875
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	3,721
Misc Site Improvements	Fountain Finish, Ceramic Tile	16,103
Furniture, Fixtures & Equipment	Appliance, Microwave - Club Rm Kitchen	1,198
Furniture, Fixtures & Equipment	Computer Server	6,511
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	5,981
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	65,110
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Sitting Room	27,904
<b>Year 22 Total</b>		<b>502,928</b>

Category	Description	Cost
<b>Year 23: 2040</b>		
Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	13,049
Mechanical & Electrical	Electrical Capital Allowance	1,379,210
Mechanical & Electrical	Fire Pump/Motor/Controller, 125 Hp	272,230
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	82,758
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	82,758
Mechanical & Electrical	Drinking Fountain, Indoor	4,683
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire	10,203
Misc Building Components	Access Control, Camera - Garage	2,451
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	3,265
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	4,263
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	12,922
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	7,636
Misc Building Components	Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	7,764
Misc Building Components	Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	11,094
Misc Building Components	Restroom Renovation Allowance - Locker Rm Pt, Tops	28,742
Misc Site Improvements	Landscape Allowance - Phase 1	28,742
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	10,761
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	3,380
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,903
<b>Year 23 Total</b>		<b>1,968,814</b>
<b>Year 24: 2041</b>		
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	546,940
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	6,513
Misc Building Components	Concrete Restoration Allowance	96,311
Misc Building Components	Access Control, Gate Operator, Rolling - Garage	13,450
Misc Site Improvements	Landscape Allowance - Phase 2	29,604
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	4,488
Misc Site Improvements	Spa Finish, Exposed Aggregate	7,213
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,460
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	8,970
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	6,345
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	7,180
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	9,872
<b>Year 24 Total</b>		<b>738,346</b>
<b>Year 25: 2042</b>		
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	30,037
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	22,916
Mechanical & Electrical	Domestic Water PR Valves	24,749
Mechanical & Electrical	Domestic Water Pump, 15 Hp	23,332
Misc Building Components	Access Control, Camera	16,649

Category	Description	Cost
Misc Site Improvements	Landscape Allowance - Phase 3	30,492
Misc Site Improvements	Light Fixture, Landscape Uplight - Tranquility Park	5,708
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	404,475
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,241
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	14,230
Furniture, Fixtures & Equipment	Website Upgrade Allowance	12,197
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	4,127
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Com Halls/Lobbies	24,550
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	7,133
<b>Year 25 Total</b>		<b>626,836</b>
<b>Year 26: 2043</b>		
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	22,399
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	17,142
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	13,685
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	10,473
Misc Building Components	Access Control, DVR	5,951
Misc Building Components	Access Control, Monitor, 16 Channel	2,856
Misc Building Components	Trash Chute Guillotine	4,098
Misc Building Components	Finish, Wall Venetian Plaster - Main Lobby	17,950
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	4,188
Misc Site Improvements	Fountain, Architectural, Lighting	7,265
Furniture, Fixtures & Equipment	Appliance, Dishwasher - Club Rm Kitchen	1,698
Furniture, Fixtures & Equipment	Appliance, Refrigerator - Club Rm Kitchen	3,153
Furniture, Fixtures & Equipment	Computer Server	7,328
<b>Year 26 Total</b>		<b>118,186</b>
<b>Year 27: 2044</b>		
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	30,973
Mechanical & Electrical	Generator, Fuel Tank	42,394
Mechanical & Electrical	A/C WS Heat Pump, 4 Ton - Business Center	12,176
Mechanical & Electrical	Domestic Water Pump VFD	23,938
Misc Building Components	Expansion Joint - Parking Garage	28,318
Misc Building Components	Fence, VC Chain Link - Garage	10,634
Misc Site Improvements	Spa Equipment, Heater, Gas	11,460
Misc Site Improvements	Park, Bench - Tranquility Park	18,150
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	3,804
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	3,267
Furniture, Fixtures & Equipment	Fitness, Weight Bench	3,334
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	20,317
<b>Year 27 Total</b>		<b>208,765</b>

Category	Description	Cost
<b>Year 28: 2045</b>		
Mechanical & Electrical	Fire Jockey Pump/Motor	9,867
Mechanical & Electrical	Plumbing Repiping Allowance	1,232,495
Misc Building Components	Access Control, Intercom Station	20,845
Misc Building Components	Finish, Wall Covering - Level 1 Restrooms	6,637
Misc Building Components	Finish, Wall Covering - Main Lobby Hallway	6,579
Misc Site Improvements	Pool Equipment, Heater, Gas	29,134
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,644
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	10,096
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	27,464
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	22,213
<b>Year 28 Total</b>		<b>1,366,974</b>

<b>Year 29: 2046</b>		
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	7,550
Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	50,959
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	377,137
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 1	9,435
Mechanical & Electrical	A/C WS Heat Pump, <1 Ton - Guest Suite 2	9,435
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Fourth Floor Storage	7,456
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 1	7,456
Mechanical & Electrical	A/C WS Heat Pump, 1.5 Ton - Massage Rm 2	7,456
Mechanical & Electrical	A/C WS Heat Pump, 2 Ton - Hallway, Vending	9,680
Mechanical & Electrical	A/C WS Heat Pump, 3.5 Ton - Third Floor Storage	12,357
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Bike Storage	13,780
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Club Room	13,780
Mechanical & Electrical	A/C WS Heat Pump, 8 Ton - Second Floor	22,724
Mechanical & Electrical	A/C WS Heat Pump, +/- 2 Ton - Mgmt Offices	19,360
Mechanical & Electrical	Boiler, Refurbishment Allowance	31,587
Mechanical & Electrical	Water Softening System Resin Bed Replacement	50,726
Misc Building Components	Access Control, Camera	49,968
Misc Building Components	Access Control, DVR	13,005
Misc Building Components	Access Control, Enterphone Panel	19,013
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	414,009
Misc Building Components	Finish, Rexcourt Vinyl Tile - Aerobics	7,051
Misc Building Components	Finish, Vinyl Tile - Massage Rooms (x2)	4,093
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	151,808
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	7,024
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Multimedia Room	11,440
<b>Year 29 Total</b>		<b>1,328,289</b>

Category	Description	Cost
<b>Year 30: 2047</b>		
Painting & Waterproofing	Paint Interior - Commons Level 1	32,879
Misc Building Components	Finish, Carpet - Office	3,530
Misc Building Components	Finish, Carpet - Office, Conference Rm	1,765
Misc Building Components	Finish, Carpet - Office, Hallways	3,236
Misc Building Components	Finish, Vinyl Tile - Guest Suites (x2)	14,554
Misc Building Components	Renovation Allowance - Concierge Desk	18,805
Misc Building Components	Restroom Renovation Allowance - Guest Suites (x2)	22,105
Misc Building Components	Restroom Renovation Allowance - Level 1 Hallway	16,553
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	4,713
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	13,392
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	13,392
Furniture, Fixtures & Equipment	Computer Server	8,248
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	7,576
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	15,054
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	8,573
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	11,788
Furniture, Fixtures & Equipment	Furnishings/Decor/Appl/Electronics - Guest Suites (x2)	23,566
<b>Year 30 Total</b>		<b>219,729</b>

## **Section 5**

# **Photographs**

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



Condo Bldg



Condo Bldg





Garage



Fire Pump



Fire Alarm Control Panel



Water Softener - Cooling Tower



Cooling Tower Drain Pumps



Domestic Water Pumps



Water Softener - Domestic



Trash Compactor/Chute



Loading Dock Gates



Backflow Preventers



Generator



Covered Walkway



Gym



Main Lobby



Club Room



Business Center





Sitting Room



Aerobics



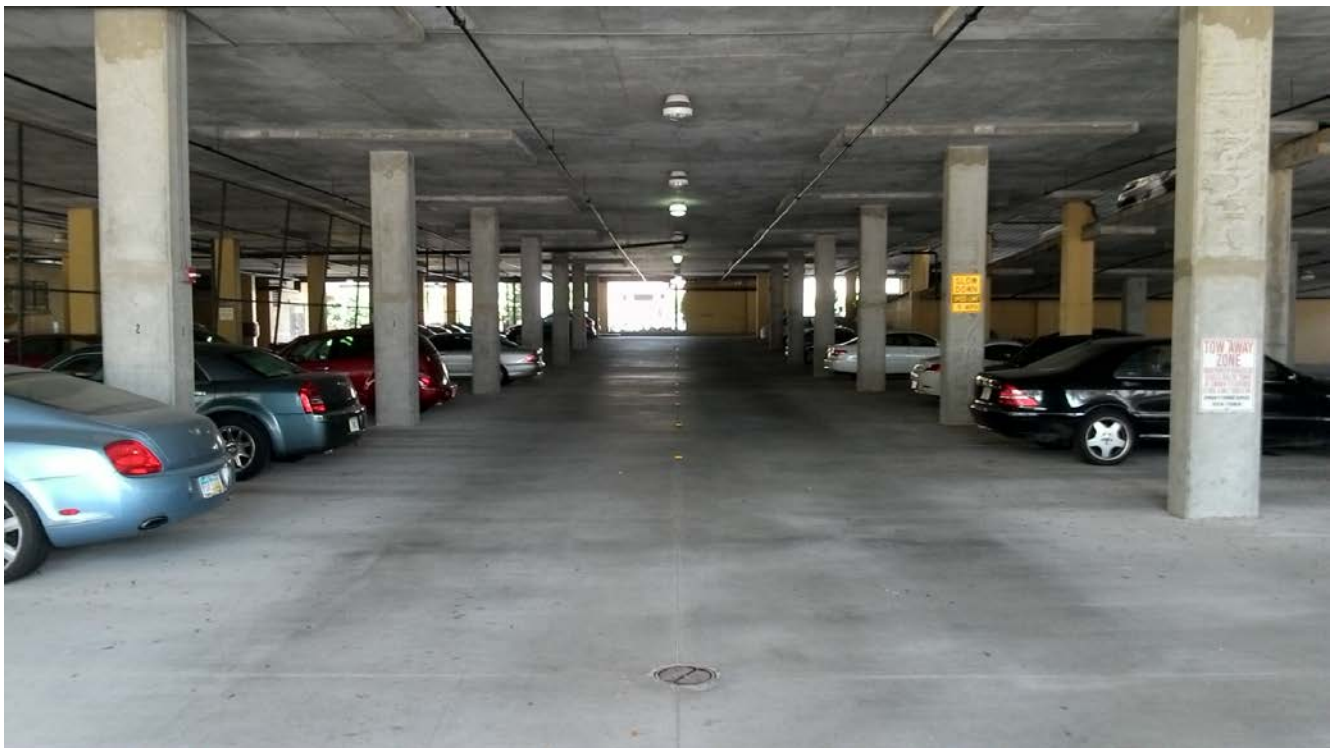
Multimedia Room



Guest Suite



Conference Room



Parking Garage



Pool Equipment Bldg



Swimming Pool



Spa



Pool/Spa Heaters



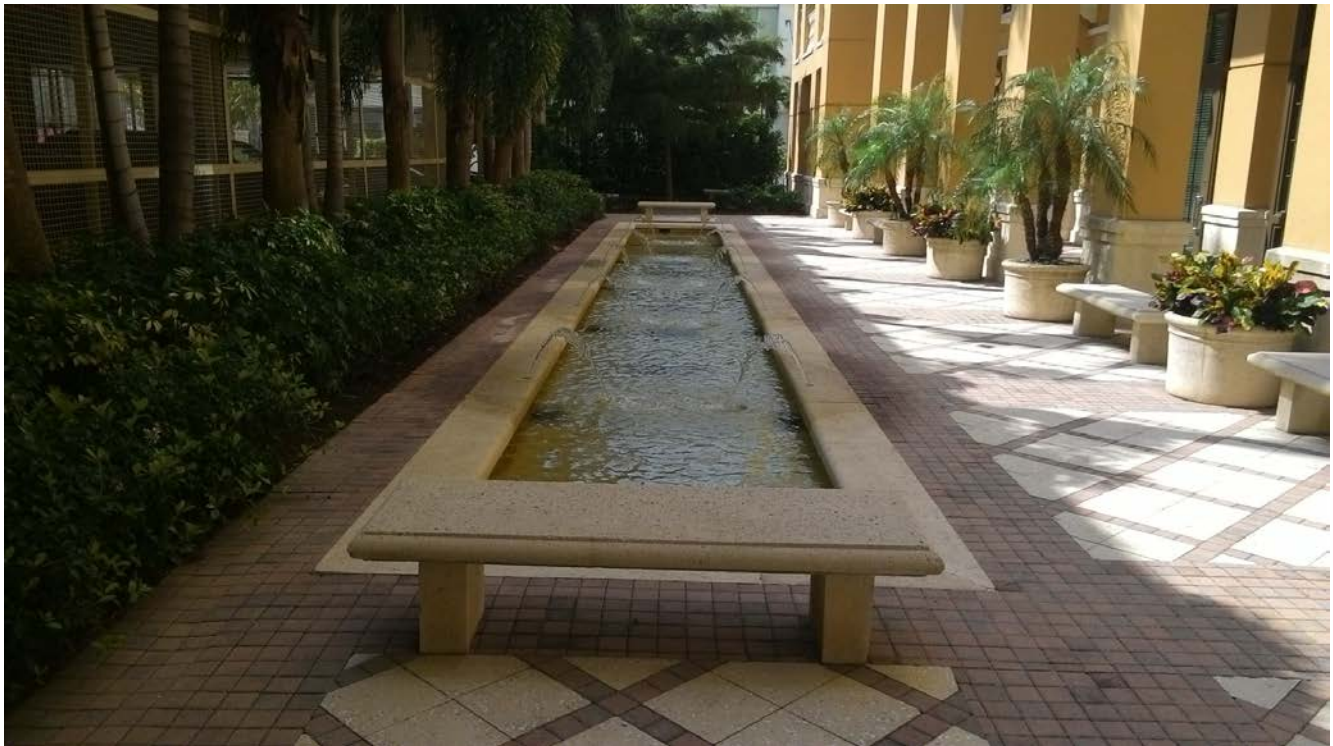
Pool Deck



Gazebo - Pool Deck



Trellis - Pool Deck



Fountain - Tranquility Park



Lighting - Garage



Lighting - Tranquility Park





Lighting - Pool Deck



Awnings - Parking Garage



Hallway - Typical



Elevator Lobby - Tile



Elevator Equipment



Boiler



Boiler



Heat Exchanger



Roof



A/C Hallways



A/C Cooling Tower



Parking Deck Coating