

2019 Reserve Study Update

This report has been prepared exclusively for:

Renaissance I Association, Inc.

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

Report No: 6036

For the Period

From: January 1, 2019 To: December 31, 2019



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Section 1

Introduction

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



October 1, 2018

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

Re: Reserve Study Update Report

As authorized, this reserve study update 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 2019 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2019 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 2019 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,

A handwritten signature in black ink, appearing to read 'D.J. Muehlstedt, Jr.', enclosed in a rectangular box.

D.J. Muehlstedt, Jr.
Sr. Reserve Analyst/Insurance Appraiser

Reviewed By,

A handwritten signature in black ink, appearing to read 'Dreux Isaac', enclosed in a rectangular box.

Dreux Isaac
President

Summary of Recommendations and Findings

1. General Information

Property Name:	Renaissance I Association, Inc.	Report Run Date:	10/01/2018
Property Location:	Sarasota, Florida	Report No:	6036
Property Number:	3807	Budget Year Begins:	01/01/2019
Property Type:	Condominium	Budget Year Ends:	12/31/2019
Total Units:	244		
Phase:	Phase 1 (1 of 1)		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	222
Total current cost of all scheduled reserve components:	\$7,538,513
Estimated Beginning Year Reserve Balance:	\$1,621,949
Total number of components scheduled for replacement in the 2019 Budget Year:	31
Total cost of components scheduled for replacement in the 2019 Budget Year:	\$681,845

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$400,316
Recommended Annual Reserve Funding Contribution Amount:	\$423,931
Increase (decrease) between Current & Recommended Contribution Amounts:	\$23,615
Increase (decrease) between Current & Recommended Contribution Amounts:	5.90%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$400,316
Recommended 2019 Reserve Funding Contribution Amount:	\$411,835
Recommended 2019 Planned Special Assessment Amount:	\$0
Total 2019 Reserve Funding and Planned Special Assessment Amount:	\$411,835
Increase (decrease) between Current & Recommended Contribution Amounts:	\$11,519
Increase (decrease) between Current & Recommended Contribution Amounts:	2.88%

Report Process

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, 2019 and ending December 31, 2019.

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

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

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

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

Florida Statutory Reserve Requirements

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

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

...(f) Annual budget.

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

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

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

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

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

Florida Administrative Code Reserve Requirements

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

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

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

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

61B-22.003 Budgets.

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

Florida Administrative Code Reserve Requirements

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

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

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

Florida Administrative Code Reserve Requirements

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

61B-22.006 Financial Reporting Requirements.

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

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

Reserve Study Accounting

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

Straight Line Funding Plan

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

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

30 Year Pooled Cash Flow Plan

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

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

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

Report Definitions

Reserves

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

12/31/2018 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.

2019 Contribution

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

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

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

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

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

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

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

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

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

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

Update Reports

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

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

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

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

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

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Report Notes

1. 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

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

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

2019 Current Reserve Component Costs

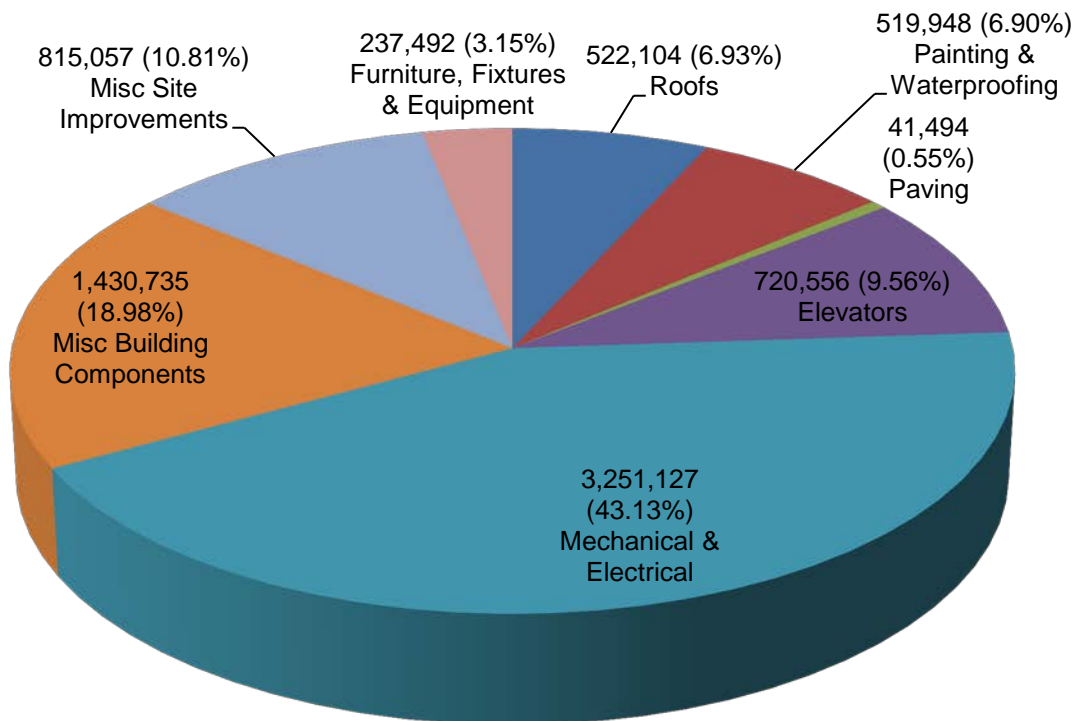
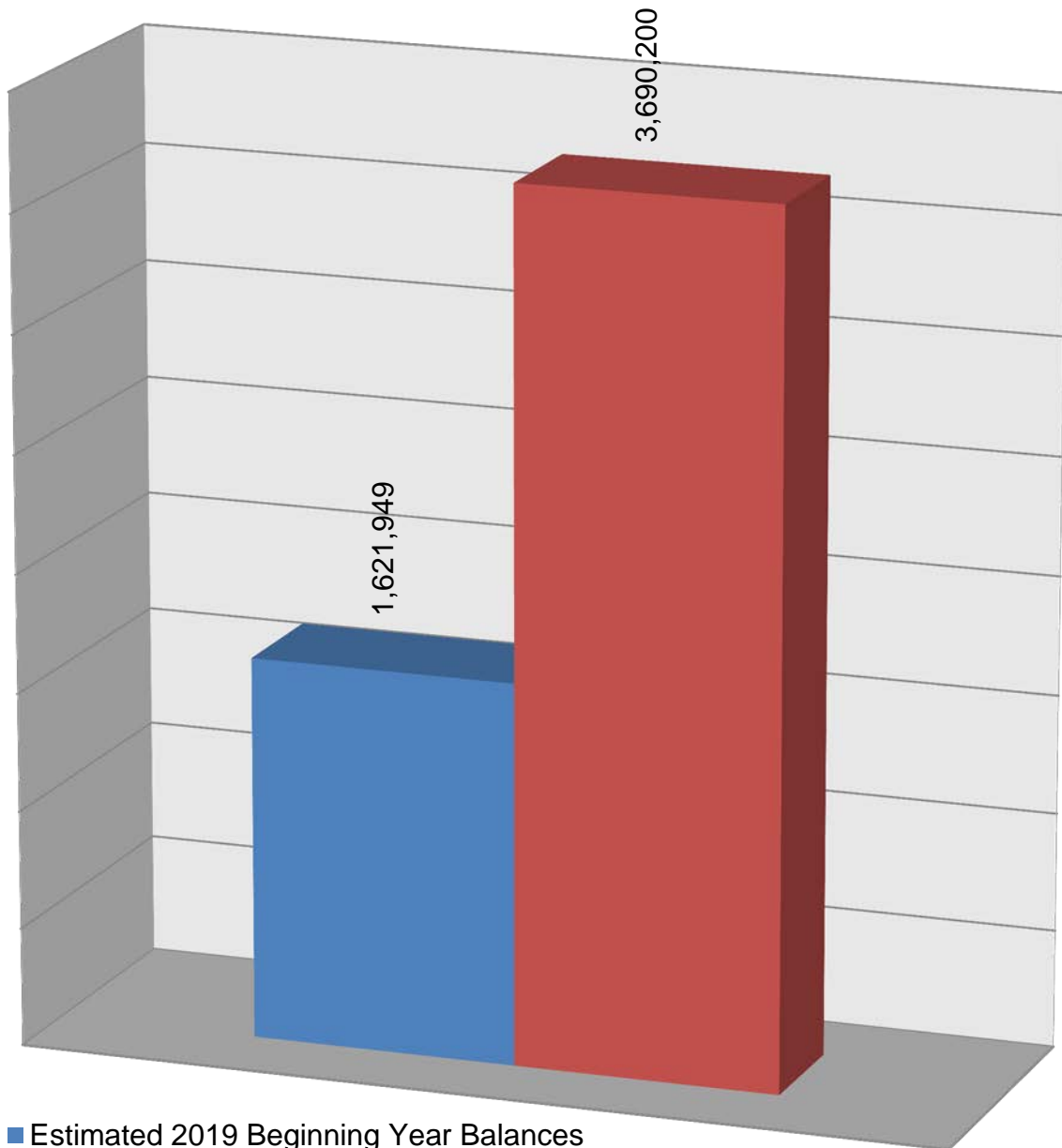


Chart B

2019 Actual vs. 100% Funded Straight Line Reserve Balances



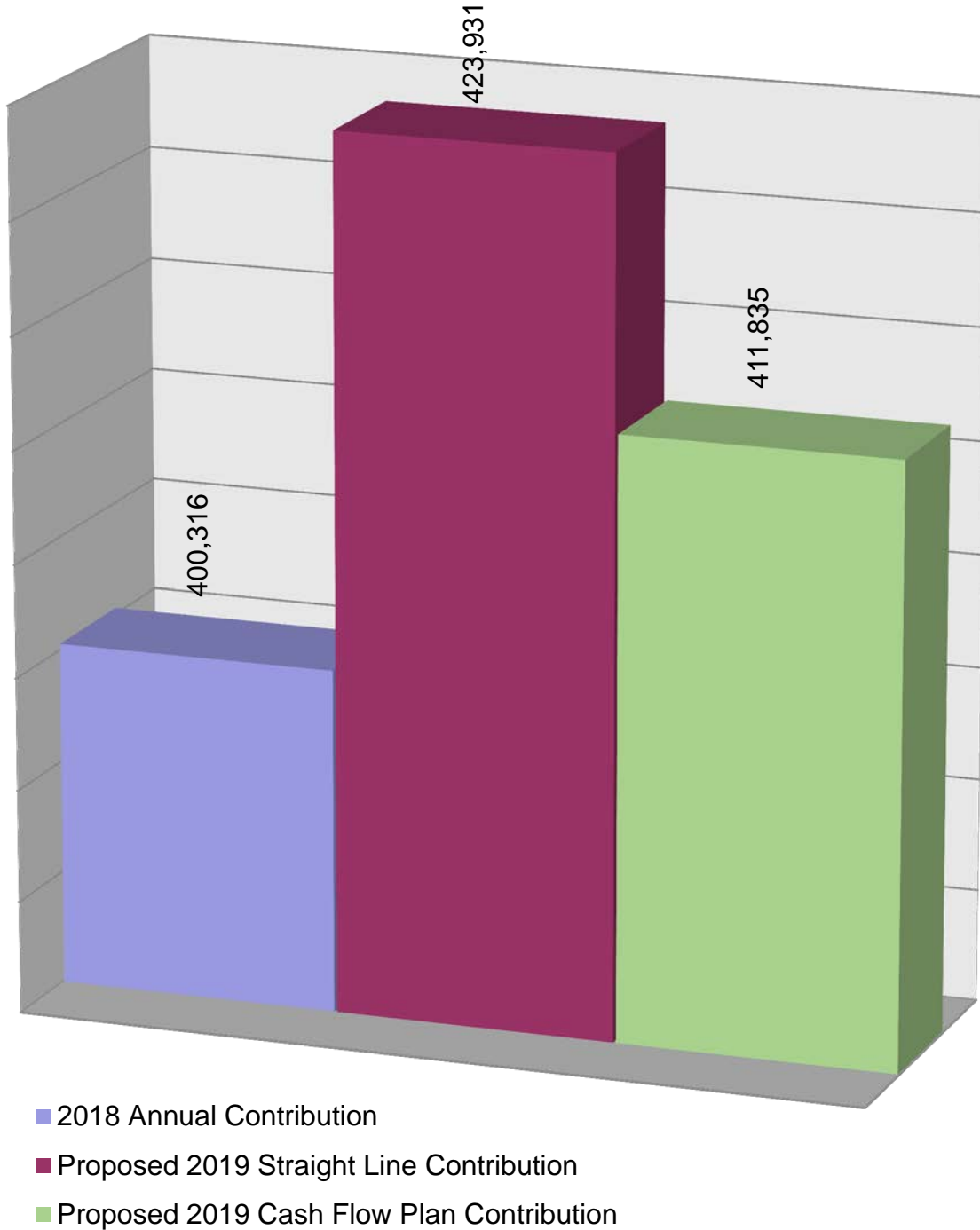
- Estimated 2019 Beginning Year Balances
- 100% Funded Straight Line 2019 Beginning Year Balances

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

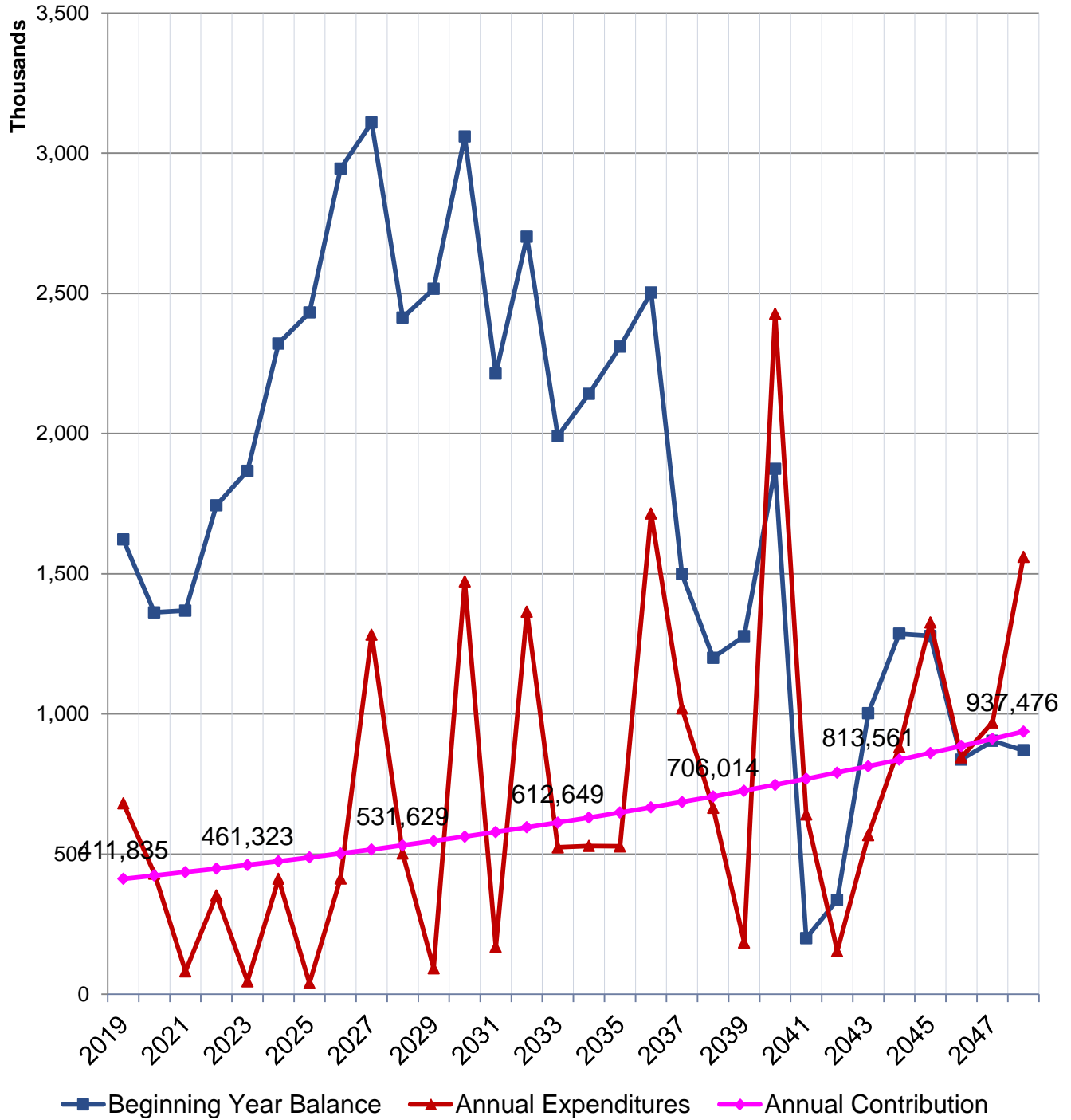
2019 Funding Contribution Comparisons



Proposed 2019 Straight Line Contribution = Unfunded Balance / Remaining Life

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

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

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

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2018 Balance	Unfunded Balance	2019 Contribution
Roofs	522,104	12-24	6-18	15,266	506,838	33,179
Painting & Waterproofing	519,948	5-12	1-6	506,320	13,628	2,271
Paving	41,494	30	12	0	41,494	3,458
Elevators	720,556	15-32	14	0	720,556	51,468
Mechanical & Electrical	3,251,127	8-45	1-27	155,587	3,095,540	194,253
Misc Building Components	1,430,735	7-36	1-22	449,286	981,449	84,982
Misc Site Improvements	815,057	4-30	1-15	413,142	401,915	39,260
Furniture, Fixtures & Equipment	237,492	4-18	1-17	82,348	155,144	15,060
Grand Total	7,538,513			1,621,949	5,916,564	423,931

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Roofs									
Roof, Coating (12 Yr Warranty)	1	Total	60,452.00	60,452	12	6	15,266	45,186	7,531
Roof, Modified Membrane - Condo Bldg	237	Squares	1,906.00	451,722	24	18	0	451,722	25,096
Roof, Modified Membrane - Gazebo Pool Deck (3 Total)	6	Squares	993.00	5,958	18	18	0	5,958	331
Roof, Modified Membrane - Pool Equipment Bldg	4	Squares	993.00	3,972	18	18	0	3,972	221
Roofs Total	4	Components		522,104	12-24	6-18	15,266	506,838	33,179
Painting & Waterproofing									
Paint Exterior and Waterproof - Condo Bldg & Garage	1	Total	279,956.00	279,956	7	2	279,956	0	0
Paint Exterior Piping - A/C (Roof)	1	Total	3,300.00	3,300	5	3	3,300	0	0
Paint Exterior Piping - Sprinklers (Garage)	1	Total	14,597.00	14,597	5	1	14,597	0	0
Paint Interior - Commons Level 1	1	Total	14,157.00	14,157	8	5	14,157	0	0
Paint Interior - Gym, Locker Rooms, Aerobics, Massage	1	Total	6,912.00	6,912	8	6	1,745	5,167	861
Paint Interior - Unit Corridors L2-16	1	Total	22,500.89	22,501	8	4	22,501	0	0
Paint Interior Stairwells	33	Floors	343.00	11,319	12	6	2,858	8,461	1,410
Waterproof Coating - Parking Garage Upper Deck	47,367	Sq Ft	3.53	167,206	7	1	167,206	0	0
Painting & Waterproofing Total	8	Components		519,948	5-12	1-6	506,320	13,628	2,271
Paving									
Pavers, Interlocking - Tranquility Park & Sidewalks	6,639	Sq Ft	6.25	41,494	30	12	0	41,494	3,458
Paving Total	1	Components		41,494	30	12	0	41,494	3,458
Elevators									
Elevator Cab Refurbishment Allowance - Passenger	3	Each	20,000.00	60,000	15	14	0	60,000	4,286
Elevator Cab Refurbishment Allowance - Service	1	Each	10,000.00	10,000	15	14	0	10,000	714
Elevator Modernization Allowance	4	Each	162,639.00	650,556	32	14	0	650,556	46,468
Elevators Total	3	Components		720,556	15-32	14	0	720,556	51,468
Mechanical & Electrical									
Electrical									
Electrical Capital Allowance	244	Units	2,950.00	719,800	40	22	0	719,800	32,718
Generator, Deferred Maintenance Allowance	1	Each	10,698.00	10,698	9	7	0	10,698	1,528
Generator, Diesel, 400 kW w/ATS	1	Each	158,082.00	158,082	36	18	0	158,082	8,782
Generator, Fuel Tank	1	Each	19,978.00	19,978	30	26	0	19,978	768
Light Fixture Replacement - Exterior Globes	1	Total	31,748.00	31,748	20	20	0	31,748	1,587
Light Fixture Replacement - Garage	119	Each	211.01	25,111	20	2	25,111	0	0
Light Fixture Replacement - Garage	14	Each	211.01	2,955	20	20	0	2,955	148
Lighting Replacement Allowance	1	Total	70,000.00	70,000	20	14	0	70,000	5,000
Lightning Detection System Allowance	1	Total	3,350.00	3,350	12	6	846	2,504	417

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Fire Alarm System									
Fire Alarm System Upgrade Allowance	244	Units	1,570.00	383,080	22	9	0	383,080	42,564
Fire Jockey Pump/Motor	1	Each	4,677.00	4,677	9	1	4,677	0	0
Fire Pump Deferred Maintenance Allowance	1	Each	8,000.00	8,000	10	5	8,000	0	0
Fire Pump/Motor/Controller, 125 Hp	1	Each	144,388.00	144,388	40	22	0	144,388	6,563
HVAC									
A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	1	Each	5,776.00	5,776	15	15	0	5,776	385
A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	1	Each	5,776.00	5,776	15	2	5,776	0	0
A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	2	Each	7,509.00	15,018	15	9	0	15,018	1,669
A/C Control Panel, Energy Management System	1	Total	5,776.00	5,776	20	14	0	5,776	413
A/C Cooling Tower, Stainless Steel, 250 Tons	2	Each	240,261.00	480,522	25	19	0	480,522	25,291
A/C Heat Exchanger, Plate	1	Each	86,633.00	86,633	30	12	0	86,633	7,219
A/C Heat Exchanger, Refurbishment Allowance	1	Total	11,457.00	11,457	15	9	0	11,457	1,273
A/C Package Unit, 5 Ton - Elevator Equip Rm	1	Each	8,973.00	8,973	12	6	2,266	6,707	1,118
A/C Package Unit, 20 Ton - Hallways (Rooftop)	1	Each	43,894.00	43,894	14	8	0	43,894	5,487
A/C Package Unit, 20 Ton - Hallways (Rooftop)	1	Each	43,894.00	43,894	14	8	0	43,894	5,487
A/C Variable Frequency Drive	2	Each	7,500.00	15,000	14	14	0	15,000	1,071
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	12	0	5,646	470
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	7	0	6,023	860
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	11,551.00	11,551	24	17	0	11,551	679
Cooling Tower Drain Pump/Motor, 5 Hp	2	Each	3,441.00	6,882	8	1	6,882	0	0
Exhaust Fan - (Rooftop)	2	Each	2,301.00	4,602	18	1	4,602	0	0
Plumbing									
Boiler, 1825 MBH Nat Gas	1	Each	43,366.00	43,366	30	12	0	43,366	3,614
Boiler, 3500 MBH Nat Gas	1	Each	83,168.00	83,168	30	12	0	83,168	6,931
Boiler, Refurbishment Allowance	2	Total	6,903.00	13,806	15	13	0	13,806	1,062
Domestic Water PR Valves	1	Total	12,373.00	12,373	15	9	0	12,373	1,375
Domestic Water Pump System Control Panel	1	Each	11,457.00	11,457	24	6	2,893	8,564	1,427
Domestic Water Pump VFD	3	Each	3,790.00	11,370	8	2	11,370	0	0
Domestic Water Pump, 15 Hp	3	Each	4,028.00	12,084	8	1	12,084	0	0
Drinking Fountain, Indoor	2	Each	1,287.00	2,574	20	2	2,574	0	0
Hot Water Circulating Pump/Motor, 7.5 Hp	2	Each	2,542.00	5,084	8	1	5,084	0	0
Plumbing Repiping Allowance	244	Units	2,311.00	563,884	45	27	0	563,884	20,885

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Plumbing, Backflow Preventer - Domestic	1	Each	5,325.00	5,325	20	19	0	5,325	280
Plumbing, Backflow Preventer - Fire	1	Each	5,325.00	5,325	20	2	5,325	0	0
Water Softening System Resin Bed Replacement	1	Each	22,171.00	22,171	10	8	0	22,171	2,771
Water Softening Systems	1	Total	61,753.00	61,753	20	14	0	61,753	4,411
Mechanical & Electrical Total	54	Components		3,251,127	8-45	1-27	155,587	3,095,540	194,253

Misc Building Components

Access Control Systems

Access Control, Camera	9	Each	925.00	8,325	8	1	8,325	0	0
Access Control, Camera	24	Each	925.00	22,200	8	4	22,200	0	0
Access Control, Camera - Garage	1	Each	1,279.00	1,279	8	6	323	956	159
Access Control, DVR	2	Each	2,888.00	5,776	8	4	5,776	0	0
Access Control, DVR	1	Each	2,888.00	2,888	8	1	2,888	0	0
Access Control, Enterphone Panel	2	Each	4,155.00	8,310	15	13	0	8,310	639
Access Control, FOB Reader	8	Each	1,672.00	13,376	15	1	13,376	0	0
Access Control, Intercom Station	8	Each	1,232.00	9,856	15	12	0	9,856	821
Access Control, Monitor, 16 Channel	2	Each	694.00	1,388	8	1	1,388	0	0

Exterior

Concrete Restoration Allowance	244	Units	200.00	48,800	7	1	48,800	0	0
Door, Metal Overhead, 11 x 15 - Receiving	2	Each	4,621.00	9,242	16	3	9,242	0	0
Door, Metal Overhead, 12 x 15 - Receiving	1	Each	4,852.00	4,852	16	3	4,852	0	0
Railing, Alum Picket, 42"	3,071	Ln Ft	81.00	248,751	36	18	0	248,751	13,820
Railing, Concrete Balustrade	1,200	Ln Ft	202.15	242,580	30	12	0	242,580	20,215

Finish Ceiling

Finish, Clg, 2x2 SAT - Aerobics	163	Sq Ft	6.11	996	24	6	251	745	124
Finish, Clg, 2x2 SAT - Business Center	226	Sq Ft	6.11	1,381	24	6	349	1,032	172
Finish, Clg, 2x2 SAT - Club Rm Kitchen	184	Sq Ft	6.11	1,125	24	6	284	841	140
Finish, Clg, 2x2 SAT - Conference Rm	146	Sq Ft	6.11	893	24	6	225	668	111
Finish, Clg, 2x2 SAT - Gym	466	Sq Ft	6.11	2,848	24	6	719	2,129	355
Finish, Clg, 2x2 SAT - Multimedia Room	269	Sq Ft	6.11	1,644	24	6	415	1,229	205
Finish, Clg, 2x2 SAT - Office	322	Sq Ft	6.11	1,968	24	6	497	1,471	245
Finish, Clg, 2x2 SAT - Office, Break Rm	163	Sq Ft	6.11	996	24	6	251	745	124
Finish, Clg, 2x2 SAT - Office, Conference Rm	81	Sq Ft	6.11	495	24	6	125	370	62
Finish, Clg, 2x2 SAT - Office, Hallways	297	Sq Ft	6.11	1,815	24	6	458	1,357	226
Finish, Clg, 2x2 SAT - Office, Leasing/Open Area	166	Sq Ft	6.11	1,015	24	6	256	759	126
Finish, Clg, 2x2 SAT - Office, Production Rm	73	Sq Ft	6.11	447	24	6	113	334	56
Finish, Clg, 2x2 SAT - Office, Restroom	58	Sq Ft	6.11	355	24	6	90	265	44

Floor Finish

Finish, Carpet - Office	36	Sq Yds	41.96	1,511	10	9	0	1,511	168
Finish, Carpet - Office, Conference Rm	18	Sq Yds	41.96	756	10	9	0	756	84
Finish, Carpet - Office, Hallways	33	Sq Yds	41.96	1,385	10	9	0	1,385	154
Finish, Carpet - Unit Hallways, Level 2-16	4,050	Sq Yds	45.41	183,911	8	4	183,911	0	0
Finish, Carpet & Paint Allowance - Business Center	1	Total	1,722.00	1,722	8	6	435	1,287	214
Finish, Carpet & Paint Allowance - Conference Rm	1	Total	2,251.00	2,251	8	6	568	1,683	280

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Finish, Carpet & Paint Allowance - Gym	1	Total	6,817.00	6,817	8	6	1,721	5,096	849
Finish, Carpet & Paint Allowance - Multimedia Room	1	Total	4,029.00	4,029	8	6	1,017	3,012	502
Finish, Ceramic Tile Floor - Club Rm Kitchen	367	Sq Ft	14.02	5,146	24	6	1,299	3,847	641
Finish, Ceramic Tile Floor - Elev Landing, Level 16	163	Sq Ft	14.02	2,286	24	6	577	1,709	285
Finish, Ceramic Tile Floor - Elev Landing, Level 2&3	1,685	Sq Ft	14.02	23,624	24	20	0	23,624	1,181
Finish, Ceramic Tile Floor - Guest Suites (x2)	471	Sq Ft	14.02	6,604	24	6	1,668	4,936	823
Finish, Ceramic Tile Floor - Hallway at Aerobics	96	Sq Ft	14.02	1,346	24	6	340	1,006	168
Finish, Ceramic Tile Floor - Hallway at Gym	315	Sq Ft	14.02	4,417	24	6	1,115	3,302	550
Finish, Ceramic Tile Floor - Level 1 Restrooms	204	Sq Ft	14.02	2,861	24	6	722	2,139	356
Finish, Ceramic Tile Floor - Locker Rooms	727	Sq Ft	14.02	10,193	24	6	2,574	7,619	1,270
Finish, Refinish Wood Steps/Railings - Stairs Clubroom	1	Each	2,224.00	2,224	10	7	0	2,224	318
Finish, Rexcourt Vinyl Tile - Aerobics	360	Sq Ft	8.70	3,132	16	12	0	3,132	261
Finish, Tile Floor - Hallway at Guest Suites	229	Sq Ft	14.02	3,211	24	21	0	3,211	153
Finish, Travertine - Club Rm	1,189	Sq Ft	32.95	39,178	30	19	0	39,178	2,062
Finish, Travertine - Main Lobby/Hallway	2,249	Sq Ft	32.95	74,105	30	12	0	74,105	6,175
Finish, Vinyl Tile - Freight Elev Lobby, L2-16	1,087	Sq Ft	7.48	8,131	16	1	8,131	0	0
Finish, Vinyl Tile - Guest Suites (x2)	839	Sq Ft	7.48	6,276	16	13	0	6,276	483
Finish, Vinyl Tile - Massage Rooms (x2)	243	Sq Ft	7.48	1,818	16	12	0	1,818	152
Finish, Vinyl Tile - Trash Chute Rm, L2-16	413	Sq Ft	7.48	3,090	16	1	3,090	0	0
Finish, Vinyl Tile & Paint Allowance - Ofc, Break Rm	1	Total	1,657.00	1,657	16	14	0	1,657	118
Finish, Vinyl Tile & Paint Allowance - Ofc, Productn Rm	1	Total	817.00	817	16	14	0	817	58
Finish, Vinyl Tile & Paint Allowance - Ofc, Restroom	1	Total	684.00	684	16	14	0	684	49
Finish, Vinyl Tile & Paint Allowance - Svc Corridor, Level 1	1	Total	4,085.00	4,085	16	14	0	4,085	292
Finish, Wood Floor - Office, Leasing/Open Area	332	Sq Ft	9.32	3,095	20	18	0	3,095	172
Finish, Wood Floor - Sitting Rm	407	Sq Ft	9.32	3,794	20	18	0	3,794	211
Parking Garage									
Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	1	Each	4,114.00	4,114	20	2	4,114	0	0
Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	1	Each	5,880.00	5,880	20	2	5,880	0	0
Access Control, Gate Operator, Rolling - Garage	1	Each	6,925.00	6,925	12	11	0	6,925	630
Access Control, Gate Operator, Rolling - Garage Main	1	Each	8,664.00	8,664	12	6	2,188	6,476	1,079
Expansion Joint - Parking Garage	1	Total	13,344.00	13,344	10	6	3,369	9,975	1,662
Fence, VC Chain Link - Garage	1	Total	5,008.00	5,008	22	4	5,008	0	0
Metal Grate Screen/Fencing - Garage	1	Total	44,896.00	44,896	24	6	11,337	33,559	5,593
Renovations									
Built-In Cabinets & Counters - Business Center	1	Total	5,640.00	5,640	16	14	0	5,640	403
Built-In Cabinets & Counters - Club Rm Kitchen	1	Total	11,311.00	11,311	24	6	2,856	8,455	1,409
Built-In Cabinets & Counters - Multimedia Room	1	Total	2,135.00	2,135	24	6	539	1,596	266
Built-In Cabinets & Counters - Office, Break Rm	1	Total	3,219.00	3,219	24	6	813	2,406	401
Built-In Cabinets & Counters - Office, Production Rm	1	Total	2,875.00	2,875	24	6	726	2,149	358
Renovation Allowance - Concierge Desk	1	Total	8,160.00	8,160	16	13	0	8,160	628
Restroom Renovation Allowance - Guest Suites (x2)	2	Each	4,936.00	9,872	16	13	0	9,872	759
Restroom Renovation Allowance - Level 1 Hallway	1	Total	7,392.00	7,392	16	13	0	7,392	569
Restroom Renovation Allowance - Locker Rm Pt, Tops	1	Total	15,000.00	15,000	24	22	0	15,000	682
Restroom Renovation Allowance - Locker Rooms	1	Total	22,172.00	22,172	24	6	5,599	16,573	2,762
Restroom Renovation Allowance - Mgmt Offices	1	Total	2,050.00	2,050	24	6	518	1,532	255

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Trash									
Trash Chute Guillotine	1	Each	2,060.00	2,060	10	5	2,060	0	0
Trash Chute Intake Door/Throat Plate	15	Each	2,636.00	39,540	30	12	0	39,540	3,295
Trash Compactor	1	Each	36,964.00	36,964	20	12	0	36,964	3,080
Wall Finish									
Finish, Ceramic Tile Walls - Level 1 Restrooms	579	Sq Ft	14.02	8,118	24	6	2,050	6,068	1,011
Finish, Tile Walls - Locker Rooms	1,378	Sq Ft	13.00	17,914	24	6	4,523	13,391	2,232
Finish, Tile Walls - Main Lobby	580	Sq Ft	13.00	7,540	24	6	1,904	5,636	939
Finish, Wall Covering - Level 1 Restrooms	579	Sq Ft	5.24	3,034	15	12	0	3,034	253
Finish, Wall Covering - Main Lobby Hallway	574	Sq Ft	5.24	3,008	15	12	0	3,008	251
Finish, Wall Covering - Unit Hallways, Level 2-16	1	Total	67,431.00	67,431	8	4	67,431	0	0
Finish, Wall Venetian Plaster - Main Lobby	1,160	Sq Ft	7.51	8,712	14	11	0	8,712	792
Misc Building Components Total	86	Components		1,430,735	7-36	1-22	449,286	981,449	84,982
Misc Site Improvements									
Landscaping									
Landscape Allowance - Phase 1	1	Total	15,000.00	15,000	10	2	15,000	0	0
Landscape Allowance - Phase 2	1	Total	15,000.00	15,000	10	3	15,000	0	0
Landscape Allowance - Phase 3	1	Total	15,000.00	15,000	10	4	15,000	0	0
Lighting									
Light Fixture, Landscape Uplight - Pool Deck	12	Each	491.00	5,892	15	7	0	5,892	842
Light Fixture, Landscape Uplight - Tranquility Park	6	Each	491.00	2,946	15	15	0	2,946	196
Light Pole & Fixture - Parking Garage Deck	2	Each	1,831.00	3,662	26	8	0	3,662	458
Parking Garage Awnings									
Awning Fabric, Recover - Parking Garage	17,500	Sq Ft	11.56	202,301	8	1	202,301	0	0
Awning Frame, Repair Allowance - (1x Expense)	1	Total	91,656.00	91,656	16	1	91,656	0	0
Awning Frame, Steel Pipe - Parking Garage	17,500	Sq Ft	18.15	317,625	16	10	0	317,625	31,762
Pool Deck									
Pool Deck Stone Pavers	4,451	Sq Ft	7.93	35,297	30	12	0	35,297	2,941
Pool Equipment, Heater, Gas	2	Each	6,904.00	13,808	8	3	13,808	0	0
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	3,000.00	3,000	4	1	3,000	0	0
Pool Finish, Ceramic Tile Trim	1	Total	13,019.00	13,019	10	2	13,019	0	0
Pool Finish, Exposed Aggregate	1	Total	16,436.00	16,436	10	2	16,436	0	0
Spa Equipment, Heater, Gas	1	Each	5,595.00	5,595	8	2	5,595	0	0
Spa Finish, Ceramic Tile Trim	1	Total	2,311.00	2,311	10	3	2,311	0	0
Spa Finish, Exposed Aggregate	1	Total	3,700.00	3,700	10	3	3,700	0	0
Trellis, Wood - Pool Deck (2 Total)	440	Sq Ft	68.64	30,202	15	15	0	30,202	2,013
Tranquility Park									
Fountain Equipment, Pump/Motor/Filter Allowance	1	Total	2,000.00	2,000	4	1	2,000	0	0
Fountain Finish, Ceramic Tile	592	Sq Ft	14.63	8,661	10	1	8,661	0	0
Fountain, Architectural, Lighting	10	Total	353.00	3,530	10	5	3,530	0	0
Park, Bench - Tranquility Park	8	Each	1,052.00	8,416	20	6	2,125	6,291	1,048
Misc Site Improvements Total	22	Components		815,057	4-30	1-15	413,142	401,915	39,260

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Furniture, Fixtures & Equipment									
A/V Equipment									
Electronics, Sound System - Multimedia Room	1	Total	5,776.00	5,776	10	10	0	5,776	578
Electronics, TV, Projector & Screen - Multimedia Room	1	Each	5,776.00	5,776	10	10	0	5,776	578
Appliances									
Appliance, Dishwasher - Club Rm Kitchen	1	Each	831.00	831	14	11	0	831	76
Appliance, Microwave - Club Rm Kitchen	1	Each	660.00	660	12	9	0	660	73
Appliance, Oven, Vulcan - Club Rm Kitchen	2	Each	3,235.00	6,470	16	3	6,470	0	0
Appliance, Refrigerator - Club Rm Kitchen	1	Each	1,543.00	1,543	14	11	0	1,543	140
Computer Equipment									
Computer Server	1	Each	3,500.00	3,500	4	2	3,500	0	0
Computer Software, Resident Tracking	1	Total	4,600.00	4,600	6	6	1,162	3,438	573
Computer Workstation - Business Center	1	Each	1,804.00	1,804	4	2	1,804	0	0
Computer Workstation - Concierge/Security	1	Each	740.00	740	4	3	740	0	0
Computer Workstation - Mgmt Offices	3	Each	1,515.00	4,545	4	3	4,545	0	0
Computer Workstation - Mgmt Offices	1	Each	1,515.00	1,515	4	4	1,515	0	0
Website Upgrade Allowance	1	Total	2,200.00	2,200	6	6	556	1,644	274
Fitness									
Fitness, Cardio, Elliptical - (New)	1	Each	6,333.00	6,333	7	6	1,599	4,734	789
Fitness, Cardio, Elliptical - (New)	1	Each	6,333.00	6,333	7	2	6,333	0	0
Fitness, Cardio, Recumbent Bike - (New)	1	Each	3,215.00	3,215	8	2	3,215	0	0
Fitness, Cardio, Recumbent Bike - (New)	1	Each	3,215.00	3,215	8	7	0	3,215	459
Fitness, Cardio, Rower	1	Each	1,500.00	1,500	16	15	0	1,500	100
Fitness, Cardio, Stationary Bike	2	Each	3,272.00	6,544	10	9	0	6,544	727
Fitness, Cardio, Treadmill - (New)	1	Each	3,697.00	3,697	6	5	3,697	0	0
Fitness, Cardio, Treadmill - (Used)	2	Each	2,542.00	5,084	6	5	5,084	0	0
Fitness, Weight Bench	2	Each	792.00	1,584	9	8	0	1,584	198
Fitness, Weight Machine, Ab/Back	1	Each	4,521.00	4,521	18	17	0	4,521	266
Fitness, Weight Machine, Ab/Dip	1	Each	3,281.00	3,281	18	17	0	3,281	193
Fitness, Weight Machine, Bicep/Tricep	1	Each	2,952.00	2,952	18	17	0	2,952	174
Fitness, Weight Machine, Chest Press	1	Each	3,700.00	3,700	18	17	0	3,700	218
Fitness, Weight Machine, Fly Machine	1	Each	2,713.00	2,713	18	17	0	2,713	160
Fitness, Weight Machine, High Lat/Low Row	1	Each	2,952.00	2,952	18	17	0	2,952	174
Fitness, Weight Machine, Leg Extension/Leg Curl	1	Each	3,782.00	3,782	18	17	0	3,782	222
Fitness, Weight Machine, Leg Press	1	Each	4,973.00	4,973	18	17	0	4,973	293
Fitness, Weight Machine, Pulldown	1	Each	2,952.00	2,952	18	17	0	2,952	174
Fitness, Weight Machine, Shoulder Press	1	Each	5,429.00	5,429	18	17	0	5,429	319
Fitness, Weight Set, Dumbbells	1	Each	1,828.00	1,828	18	17	0	1,828	108
Health, Massage Table - Massage Rooms	2	Each	1,733.00	3,466	15	2	3,466	0	0
Furnishings/Decorating									
Furnishings/Appliances - Office, Break Rm	1	Each	2,063.00	2,063	12	6	521	1,542	257
Furnishings/Decor/App/Electronics - Guest Suites (x2)	2	Each	5,000.00	10,000	16	13	0	10,000	769
Furnishings/Decorating Allowance - Club Room	1	Total	35,000.00	35,000	12	9	0	35,000	3,889
Furnishings/Decorating Allowance - Com Halls/Lobbies	1	Total	12,274.00	12,274	14	10	0	12,274	1,227

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/18 Balance	Unfunded Balance	2019 Contribution
Furnishings/Decorating Allowance - Conference Room	1	Total	10,000.00	10,000	12	3	10,000	0	0
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	13	0	5,000	385
Furnishings/Decorating Allowance - Sitting Room	1	Total	15,000.00	15,000	12	9	0	15,000	1,667
Pool Deck									
BBQ Grill, SS, Gas - Pool Deck	1	Each	3,566.00	3,566	7	3	3,566	0	0
Furniture, Outdoor - Pool Deck	1	Total	9,575.00	9,575	8	2	9,575	0	0
Furniture, Fixtures & Equipment Total	44	Components		237,492	4-18	1-17	82,348	155,144	15,060
Grand Total	222	Components		7,538,513			1,621,949	5,916,564	423,931

Section 4

Pooled Cash Flow

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

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

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

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2019	1,621,949	411,835	2.88%	0	681,844	3.00%	10,140	0.75%	1,362,080
2	2020	1,362,080	423,686	2.88%	0	430,589	3.00%	13,552	1.00%	1,368,729
3	2021	1,368,729	435,878	2.88%	0	82,255	3.00%	21,529	1.25%	1,743,881
4	2022	1,743,881	448,420	2.88%	0	353,324	3.00%	27,585	1.50%	1,866,562
5	2023	1,866,562	461,323	2.88%	0	46,741	3.00%	39,920	1.75%	2,321,064
6	2024	2,321,064	474,598	2.88%	0	411,711	3.00%	47,679	2.00%	2,431,630
7	2025	2,431,630	488,255	2.88%	0	39,807	3.00%	64,802	2.25%	2,944,880
8	2026	2,944,880	502,305	2.88%	0	413,270	3.00%	75,848	2.50%	3,109,763
9	2027	3,109,763	516,759	2.88%	0	1,283,268	3.00%	70,298	3.00%	2,413,552
10	2028	2,413,552	531,629	2.88%	0	502,016	3.00%	73,295	3.00%	2,516,460
11	2029	2,516,460	546,927	2.88%	0	92,922	3.00%	89,114	3.00%	3,059,579
12	2030	3,059,579	562,665	2.88%	0	1,473,142	3.00%	64,473	3.00%	2,213,575
13	2031	2,213,575	578,856	2.88%	0	169,118	3.00%	78,699	3.00%	2,702,012
14	2032	2,702,012	595,513	2.88%	0	1,364,681	3.00%	57,985	3.00%	1,990,829
15	2033	1,990,829	612,649	2.88%	0	524,290	3.00%	62,376	3.00%	2,141,564
16	2034	2,141,564	630,278	2.88%	0	529,427	3.00%	67,272	3.00%	2,309,687
17	2035	2,309,687	648,414	2.88%	0	527,913	3.00%	72,906	3.00%	2,503,094
18	2036	2,503,094	667,072	2.88%	0	1,714,870	3.00%	43,659	3.00%	1,498,955
19	2037	1,498,955	686,267	2.88%	0	1,020,024	3.00%	34,956	3.00%	1,200,154
20	2038	1,200,154	706,014	2.88%	0	665,537	3.00%	37,219	3.00%	1,277,850
21	2039	1,277,850	726,330	2.88%	0	184,781	3.00%	54,582	3.00%	1,873,981
22	2040	1,873,981	747,219	2.88%	0	2,427,025	3.00%	5,825	3.00%	200,000
23	2041	200,000	768,709	2.88%	0	641,523	3.00%	9,816	3.00%	337,002
24	2042	337,002	790,817	2.88%	0	153,945	3.00%	29,216	3.00%	1,003,090
25	2043	1,003,090	813,561	2.88%	0	567,812	3.00%	37,465	3.00%	1,286,304
26	2044	1,286,304	836,959	2.88%	0	882,019	3.00%	37,237	3.00%	1,278,481
27	2045	1,278,481	861,030	2.88%	0	1,326,751	3.00%	24,383	3.00%	837,143
28	2046	837,143	885,793	2.88%	0	845,305	3.00%	26,329	3.00%	903,960
29	2047	903,960	911,268	2.88%	0	969,933	3.00%	25,359	3.00%	870,654
30	2048	870,654	937,476	2.88%	0	1,560,281	3.00%	7,435	3.00%	255,284
Grand Total			19,208,505		0	21,886,124		1,310,954		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2019		
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	14,597
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	167,206
Mechanical & Electrical	Fire Jockey Pump/Motor	4,677
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	Cooling Tower Drain Pump/Motor, 5 Hp	6,882
Mechanical & Electrical	Exhaust Fan - (Rooftop)	4,602
Mechanical & Electrical	Domestic Water Pump, 15 Hp	12,084
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	5,084
Misc Building Components	Access Control, Camera	8,325
Misc Building Components	Access Control, DVR	2,888
Misc Building Components	Access Control, FOB Reader	13,376
Misc Building Components	Access Control, Monitor, 16 Channel	1,388
Misc Building Components	Concrete Restoration Allowance	48,800
Misc Building Components	Finish, Vinyl Tile - Freight Elev Lobby, L2-16	8,131
Misc Building Components	Finish, Vinyl Tile - Trash Chute Rm, L2-16	3,090
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	202,300
Misc Site Improvements	Awning Frame, Repair Allowance - (1x Expense)	91,656
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,000
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,000
Misc Site Improvements	Fountain Finish, Ceramic Tile	8,661
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Mgmt Offices	15,000
Year 1 Total		681,844

Year 2: 2020

Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	288,355
Mechanical & Electrical	Light Fixture Replacement - Garage	25,864
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	5,949
Mechanical & Electrical	Domestic Water Pump VFD	11,711
Mechanical & Electrical	Drinking Fountain, Indoor	2,651
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire	5,485
Misc Building Components	Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	4,237
Misc Building Components	Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	6,056

Category	Description	Cost
Misc Site Improvements	Landscape Allowance - Phase 1	15,450
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	13,410
Misc Site Improvements	Pool Finish, Exposed Aggregate	16,929
Misc Site Improvements	Spa Equipment, Heater, Gas	5,763
Furniture, Fixtures & Equipment	Computer Server	3,605
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	1,858
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	6,523
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	3,311
Furniture, Fixtures & Equipment	Health, Massage Table - Massage Rooms	3,570
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	9,862
Year 2 Total		430,589

Year 3: 2021

Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	3,501
Misc Building Components	Door, Metal Overhead, 11 x 15 - Receiving	9,805
Misc Building Components	Door, Metal Overhead, 12 x 15 - Receiving	5,147
Misc Site Improvements	Landscape Allowance - Phase 2	15,913
Misc Site Improvements	Pool Equipment, Heater, Gas	14,649
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	2,452
Misc Site Improvements	Spa Finish, Exposed Aggregate	3,925
Furniture, Fixtures & Equipment	Appliance, Oven, Vulcan - Club Rm Kitchen	6,864
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	785
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	4,822
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	10,609
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	3,783
Year 3 Total		82,255

Year 4: 2022

Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	24,587
Misc Building Components	Access Control, Camera	24,259
Misc Building Components	Access Control, DVR	6,312
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	200,964
Misc Building Components	Fence, VC Chain Link - Garage	5,472
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	73,684
Misc Site Improvements	Landscape Allowance - Phase 3	16,391
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	1,655
Year 4 Total		353,324

Year 5: 2023

Painting & Waterproofing	Paint Interior - Commons Level 1	15,934
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,004
Misc Building Components	Trash Chute Guillotine	2,319
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,377
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,251

Category	Description	Cost
Misc Site Improvements	Fountain, Architectural, Lighting	3,973
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	4,161
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	5,722
Year 5 Total		46,741

Year 6: 2024

Roofs	Roof, Coating (12 Yr Warranty)	70,080
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	16,922
Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	8,013
Painting & Waterproofing	Paint Interior Stairwells	13,122
Mechanical & Electrical	Lightning Detection System Allowance	3,884
Mechanical & Electrical	A/C Package Unit, 5 Ton - Elevator Equip Rm	10,402
Mechanical & Electrical	Domestic Water Pump System Control Panel	13,282
Misc Building Components	Access Control, Camera - Garage	1,483
Misc Building Components	Finish, Clg, 2x2 SAT - Aerobics	1,155
Misc Building Components	Finish, Clg, 2x2 SAT - Business Center	1,601
Misc Building Components	Finish, Clg, 2x2 SAT - Club Rm Kitchen	1,304
Misc Building Components	Finish, Clg, 2x2 SAT - Conference Rm	1,035
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	3,302
Misc Building Components	Finish, Clg, 2x2 SAT - Multimedia Room	1,906
Misc Building Components	Finish, Clg, 2x2 SAT - Office	2,281
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Break Rm	1,155
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Conference Rm	574
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Hallways	2,104
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Leasing/Open Area	1,177
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Production Rm	518
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Restroom	412
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	1,996
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	2,610
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	7,903
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	4,671
Misc Building Components	Finish, Ceramic Tile Floor - Club Rm Kitchen	5,966
Misc Building Components	Finish, Ceramic Tile Floor - Elev Landing, Level 16	2,650
Misc Building Components	Finish, Ceramic Tile Floor - Guest Suites (x2)	7,656
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Aerobics	1,560
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Gym	5,121
Misc Building Components	Finish, Ceramic Tile Floor - Level 1 Restrooms	3,317
Misc Building Components	Finish, Ceramic Tile Floor - Locker Rooms	11,816
Misc Building Components	Access Control, Gate Operator, Rolling - Garage Main	10,044
Misc Building Components	Expansion Joint - Parking Garage	15,469
Misc Building Components	Metal Grate Screen/Fencing - Garage	52,047
Misc Building Components	Built-In Cabinets & Counters - Club Rm Kitchen	13,113
Misc Building Components	Built-In Cabinets & Counters - Multimedia Room	2,475
Misc Building Components	Built-In Cabinets & Counters - Office, Break Rm	3,732
Misc Building Components	Built-In Cabinets & Counters - Office, Production Rm	3,333

Category	Description	Cost
Misc Building Components	Restroom Renovation Allowance - Locker Rooms	25,703
Misc Building Components	Restroom Renovation Allowance - Mgmt Offices	2,377
Misc Building Components	Finish, Ceramic Tile Walls - Level 1 Restrooms	9,411
Misc Building Components	Finish, Tile Walls - Locker Rooms	20,767
Misc Building Components	Finish, Tile Walls - Main Lobby	8,741
Misc Site Improvements	Park, Bench - Tranquility Park	9,756
Furniture, Fixtures & Equipment	Computer Server	4,057
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	5,333
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,091
Furniture, Fixtures & Equipment	Website Upgrade Allowance	2,550
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	7,342
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	2,392
Year 6 Total		411,711

Year 7: 2025

Mechanical & Electrical	Generator, Deferred Maintenance Allowance	12,774
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Fitness Room	7,192
Misc Building Components	Finish, Refinish Wood Steps/Railings - Stairs Clubroom	2,656
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	7,035
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	884
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	5,427
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	3,839
Year 7 Total		39,807

Year 8: 2026

Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	4,059
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	205,642
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	53,984
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	53,984
Mechanical & Electrical	Water Softening System Resin Bed Replacement	27,268
Misc Building Components	Concrete Restoration Allowance	60,018
Misc Site Improvements	Light Pole & Fixture - Parking Garage Deck	4,504
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	1,863
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,948
Year 8 Total		413,270

Year 9: 2027

Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	354,640
Mechanical & Electrical	Fire Alarm System Upgrade Allowance	485,274
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	19,024
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	14,513
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	8,718
Mechanical & Electrical	Domestic Water PR Valves	15,674
Mechanical & Electrical	Domestic Water Pump, 15 Hp	15,308

Category	Description	Cost
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	6,440
Misc Building Components	Access Control, Camera	10,546
Misc Building Components	Access Control, DVR	3,658
Misc Building Components	Access Control, Monitor, 16 Channel	1,758
Misc Building Components	Finish, Carpet - Office	1,914
Misc Building Components	Finish, Carpet - Office, Conference Rm	958
Misc Building Components	Finish, Carpet - Office, Hallways	1,754
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	256,268
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	3,800
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,534
Furniture, Fixtures & Equipment	Appliance, Microwave - Club Rm Kitchen	836
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	8,022
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	8,290
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	44,337
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Sitting Room	19,002
Year 9 Total		1,283,268

Year 10: 2028

Mechanical & Electrical	Fire Jockey Pump/Motor	6,102
Mechanical & Electrical	Domestic Water Pump VFD	14,835
Misc Site Improvements	Awning Frame, Steel Pipe - Parking Garage	414,430
Misc Site Improvements	Spa Equipment, Heater, Gas	7,300
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	7,536
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	7,536
Furniture, Fixtures & Equipment	Computer Server	4,567
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,354
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	4,195
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Com Halls/Lobbies	16,015
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	4,653
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	12,493
Year 10 Total		502,016

Year 11: 2029

Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	19,617
Misc Building Components	Access Control, Gate Operator, Rolling - Garage	9,307
Misc Building Components	Finish, Wall Venetian Plaster - Main Lobby	11,708
Misc Site Improvements	Pool Equipment, Heater, Gas	18,557
Misc Site Improvements	Fountain Finish, Ceramic Tile	11,640
Furniture, Fixtures & Equipment	Appliance, Dishwasher - Club Rm Kitchen	1,117
Furniture, Fixtures & Equipment	Appliance, Refrigerator - Club Rm Kitchen	2,074
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	994
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	6,108
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	4,968
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	6,832
Year 11 Total		92,922

Category	Description	Cost
Year 12: 2030		
Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	31,147
Paving	Pavers, Interlocking - Tranquility Park & Sidewalks	57,437
Mechanical & Electrical	A/C Heat Exchanger, Plate	119,920
Mechanical & Electrical	A/C WS Heat Pump, 4 Ton - Business Center	7,815
Mechanical & Electrical	Boiler, 1825 MBH Nat Gas	60,029
Mechanical & Electrical	Boiler, 3500 MBH Nat Gas	115,124
Misc Building Components	Access Control, Camera	30,730
Misc Building Components	Access Control, DVR	7,995
Misc Building Components	Access Control, Intercom Station	13,643
Misc Building Components	Railing, Concrete Balustrade	335,787
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	254,576
Misc Building Components	Finish, Rexcourt Vinyl Tile - Aerobics	4,335
Misc Building Components	Finish, Travertine - Main Lobby/Hallway	102,579
Misc Building Components	Finish, Vinyl Tile - Massage Rooms (x2)	2,517
Misc Building Components	Trash Chute Intake Door/Throat Plate	54,733
Misc Building Components	Trash Compactor	51,167
Misc Building Components	Finish, Wall Covering - Level 1 Restrooms	4,200
Misc Building Components	Finish, Wall Covering - Main Lobby Hallway	4,164
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	93,340
Misc Site Improvements	Landscape Allowance - Phase 1	20,764
Misc Site Improvements	Pool Deck Stone Pavers	48,859
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	18,021
Misc Site Improvements	Pool Finish, Exposed Aggregate	22,751
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	6,367
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,097
Furniture, Fixtures & Equipment	Website Upgrade Allowance	3,045
Year 12 Total		1,473,142

Year 13: 2031		
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	4,705
Painting & Waterproofing	Paint Interior - Commons Level 1	20,184
Mechanical & Electrical	Boiler, Refurbishment Allowance	19,684
Misc Building Components	Access Control, Enterphone Panel	11,848
Misc Building Components	Finish, Vinyl Tile - Guest Suites (x2)	8,948
Misc Building Components	Renovation Allowance - Concierge Desk	11,634
Misc Building Components	Restroom Renovation Allowance - Guest Suites (x2)	14,075
Misc Building Components	Restroom Renovation Allowance - Level 1 Hallway	10,539
Misc Site Improvements	Landscape Allowance - Phase 2	21,386
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	4,277
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	3,295
Misc Site Improvements	Spa Finish, Exposed Aggregate	5,275
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	2,852
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	9,029

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings/Decor/Appl/Electronics - Guest Suites (x2)	14,258
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Multimedia Room	7,129
Year 13 Total		169,118

Year 14: 2032

Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	10,151
Elevators	Elevator Cab Refurbishment Allowance - Passenger	88,112
Elevators	Elevator Cab Refurbishment Allowance - Service	14,685
Elevators	Elevator Modernization Allowance	955,363
Mechanical & Electrical	Lighting Replacement Allowance	102,797
Mechanical & Electrical	A/C Control Panel, Energy Management System	8,482
Mechanical & Electrical	A/C Variable Frequency Drive	22,028
Mechanical & Electrical	Water Softening Systems	90,686
Misc Building Components	Access Control, Camera - Garage	1,878
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	2,529
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	3,306
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	10,011
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	5,917
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Break Rm	2,433
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Productn Rm	1,200
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Restroom	1,004
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Srvc Corridor, Level 1	5,999
Misc Building Components	Built-In Cabinets & Counters - Business Center	8,283
Misc Site Improvements	Landscape Allowance - Phase 3	22,028
Furniture, Fixtures & Equipment	Computer Server	5,140
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,649
Year 14 Total		1,364,681

Year 15: 2033

Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	252,914
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	12,101
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	8,737
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
Misc Building Components	Concrete Restoration Allowance	73,814
Misc Building Components	Trash Chute Guillotine	3,116

Category	Description	Cost
Misc Site Improvements	Light Fixture, Landscape Uplight - Tranquility Park	4,456
Misc Site Improvements	Trellis, Wood - Pool Deck (2 Total)	45,683
Misc Site Improvements	Fountain, Architectural, Lighting	5,339
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,119
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	6,875
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	4,863
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	2,269
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	15,126
Year 15 Total		524,290

Year 16: 2034

Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	436,162
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	22,742
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	16,667
Misc Building Components	Access Control, FOB Reader	20,839
Misc Building Components	Expansion Joint - Parking Garage	20,790
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,360
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	9,867
Year 16 Total		529,427

Year 17: 2035

Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	9,269
Mechanical & Electrical	Cooling Tower Drain Pump System Control Panel	18,536
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	11,044
Mechanical & Electrical	Domestic Water Pump, 15 Hp	19,391
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	8,158
Misc Building Components	Access Control, Camera	13,359
Misc Building Components	Access Control, DVR	4,634
Misc Building Components	Access Control, Monitor, 16 Channel	2,227
Misc Building Components	Finish, Vinyl Tile - Freight Elev Lobby, L2-16	13,048
Misc Building Components	Finish, Vinyl Tile - Trash Chute Rm, L2-16	4,959
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	324,632
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	4,814
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	3,209
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	5,933
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	8,158
Furniture, Fixtures & Equipment	Fitness, Weight Bench	2,542
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab/Back	7,255
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab/Dip	5,265
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Bicep/Tricep	4,737
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	5,937
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Fly Machine	4,354
Furniture, Fixtures & Equipment	Fitness, Weight Machine, High Lat/Low Row	4,737
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	6,069
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	7,980

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pulldown	4,737
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Shoulder Press	8,712
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,933
Furniture, Fixtures & Equipment	Health, Massage Table - Massage Rooms	5,562
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	5,722
Year 17 Total		527,913

Year 18: 2036

Roofs	Roof, Coating (12 Yr Warranty)	99,918
Roofs	Roof, Modified Membrane - Condo Bldg	746,627
Roofs	Roof, Modified Membrane - Gazebo Pool Deck (3 Total)	9,848
Roofs	Roof, Modified Membrane - Pool Equipment Bldg	6,565
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	5,454
Painting & Waterproofing	Paint Interior Stairwells	18,709
Mechanical & Electrical	Generator, Diesel, 400 kW w/ATS	261,285
Mechanical & Electrical	Lightning Detection System Allowance	5,537
Mechanical & Electrical	A/C Package Unit, 5 Ton - Elevator Equip Rm	14,831
Mechanical & Electrical	Domestic Water Pump VFD	18,793
Mechanical & Electrical	Water Softening System Resin Bed Replacement	36,645
Misc Building Components	Railing, Alum Picket, 42"	411,147
Misc Building Components	Finish, Wood Floor - Office, Leasing/Open Area	5,116
Misc Building Components	Finish, Wood Floor - Sitting Rm	6,271
Misc Building Components	Access Control, Gate Operator, Rolling - Garage Main	14,320
Misc Site Improvements	Spa Equipment, Heater, Gas	9,248
Furniture, Fixtures & Equipment	Computer Server	5,785
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	7,603
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	2,982
Furniture, Fixtures & Equipment	Website Upgrade Allowance	3,636
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	5,314
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	3,410
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	15,826
Year 18 Total		1,714,870

Year 19: 2037

Mechanical & Electrical	Fire Jockey Pump/Motor	7,962
Mechanical & Electrical	A/C Cooling Tower, Stainless Steel, 250 Tons	818,056
Mechanical & Electrical	Exhaust Fan - (Rooftop)	7,835
Mechanical & Electrical	Plumbing, Backflow Preventer - Domestic	9,065
Misc Building Components	Door, Metal Overhead, 11 x 15 - Receiving	15,734
Misc Building Components	Door, Metal Overhead, 12 x 15 - Receiving	8,260
Misc Building Components	Finish, Carpet - Office	2,572
Misc Building Components	Finish, Carpet - Office, Conference Rm	1,287
Misc Building Components	Finish, Carpet - Office, Hallways	2,358
Misc Building Components	Finish, Travertine - Club Rm	66,698
Misc Site Improvements	Pool Equipment, Heater, Gas	23,507

Category	Description	Cost
Furniture, Fixtures & Equipment	Appliance, Oven, Vulcan - Club Rm Kitchen	11,015
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,260
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	7,738
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	11,141
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Mgmt Offices	25,536
Year 19 Total		1,020,024

Year 20: 2038

Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	39,456
Mechanical & Electrical	Light Fixture Replacement - Exterior Globes	55,670
Mechanical & Electrical	Light Fixture Replacement - Garage	5,182
Misc Building Components	Access Control, Camera	38,928
Misc Building Components	Access Control, DVR	10,128
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	322,489
Misc Building Components	Finish, Ceramic Tile Floor - Elev Landing, Level 2&3	41,425
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	118,241
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	10,128
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	10,128
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,657
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	11,105
Year 20 Total		665,537

Year 21: 2039

Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	26,364
Painting & Waterproofing	Paint Interior - Commons Level 1	25,569
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - Fitness Room	10,878
Misc Building Components	Finish, Tile Floor - Hallway at Guest Suites	5,799
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	5,418
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	3,612
Misc Site Improvements	Fountain Finish, Ceramic Tile	15,643
Furniture, Fixtures & Equipment	Appliance, Microwave - Club Rm Kitchen	1,192
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	63,214
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Sitting Room	27,092
Year 21 Total		184,781

Year 22: 2040

Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	12,858
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	311,052
Mechanical & Electrical	Electrical Capital Allowance	1,339,039
Mechanical & Electrical	Light Fixture Replacement - Garage	46,714
Mechanical & Electrical	Fire Pump/Motor/Controller, 125 Hp	268,604
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	81,656
Mechanical & Electrical	A/C Package Unit, 20 Ton - Hallways (Rooftop)	81,656
Mechanical & Electrical	Drinking Fountain, Indoor	4,788

Category	Description	Cost
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire	9,906
Misc Building Components	Access Control, Camera - Garage	2,379
Misc Building Components	Concrete Restoration Allowance	90,782
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	3,203
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	4,188
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	12,682
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	7,495
Misc Building Components	Access Control Gate, Alum Stl Picket, 18' x 8' - Garage	7,653
Misc Building Components	Access Control Gate, Alum Stl Picket, 30' x 8' - Garage	10,939
Misc Building Components	Restroom Renovation Allowance - Locker Rm Pt, Tops	27,904
Misc Site Improvements	Landscape Allowance - Phase 1	27,904
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	10,961
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	24,219
Misc Site Improvements	Pool Finish, Exposed Aggregate	30,576
Furniture, Fixtures & Equipment	Computer Server	6,511
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	3,356
Year 22 Total		2,427,025

Year 23: 2041

Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	536,424
Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	6,323
Misc Building Components	Access Control, Gate Operator, Rolling - Garage	13,269
Misc Site Improvements	Landscape Allowance - Phase 2	28,742
Misc Site Improvements	Spa Finish, Ceramic Tile Trim	4,428
Misc Site Improvements	Spa Finish, Exposed Aggregate	7,090
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,418
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	8,709
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	12,135
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	6,160
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	7,084
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	9,741
Year 23 Total		641,523

Year 24: 2042

Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 60 Hp - Closed Lp	29,639
Mechanical & Electrical	A/C Heat Exchanger, Refurbishment Allowance	22,611
Mechanical & Electrical	Domestic Water PR Valves	24,419
Misc Site Improvements	Landscape Allowance - Phase 3	29,604
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	9,078
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	2,990
Furniture, Fixtures & Equipment	Website Upgrade Allowance	4,342
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Com Halls/Lobbies	24,224
Furniture, Fixtures & Equipment	BBQ Grill, SS, Gas - Pool Deck	7,038
Year 24 Total		153,945

Category	Description	Cost
Year 25: 2043		
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	21,747
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	16,262
Mechanical & Electrical	Cooling Tower Drain Pump/Motor, 5 Hp	13,990
Mechanical & Electrical	Domestic Water Pump, 15 Hp	24,564
Mechanical & Electrical	Hot Water Circulating Pump/Motor, 7.5 Hp	10,335
Misc Building Components	Access Control, Camera	16,923
Misc Building Components	Access Control, DVR	5,871
Misc Building Components	Access Control, Monitor, 16 Channel	2,822
Misc Building Components	Trash Chute Guillotine	4,188
Misc Building Components	Finish, Wall Venetian Plaster - Main Lobby	17,710
Misc Site Improvements	Awning Fabric, Recover - Parking Garage	411,234
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,098
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	4,066
Misc Site Improvements	Fountain, Architectural, Lighting	7,176
Furniture, Fixtures & Equipment	Appliance, Dishwasher - Club Rm Kitchen	1,689
Furniture, Fixtures & Equipment	Appliance, Refrigerator - Club Rm Kitchen	3,137
Year 25 Total		567,812
Year 26: 2044		
Painting & Waterproofing	Paint Exterior Piping - Sprinklers (Garage)	30,563
Mechanical & Electrical	Generator, Fuel Tank	41,829
Mechanical & Electrical	A/C WS Heat Pump, 4 Ton - Business Center	11,821
Mechanical & Electrical	Domestic Water Pump VFD	23,806
Misc Building Components	Expansion Joint - Parking Garage	27,939
Misc Building Components	Fence, VC Chain Link - Garage	10,486
Misc Site Improvements	Awning Frame, Steel Pipe - Parking Garage	665,038
Misc Site Improvements	Spa Equipment, Heater, Gas	11,715
Misc Site Improvements	Park, Bench - Tranquility Park	17,621
Furniture, Fixtures & Equipment	Computer Server	7,328
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	3,777
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - (New)	6,731
Furniture, Fixtures & Equipment	Fitness, Weight Bench	3,317
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	20,048
Year 26 Total		882,019
Year 27: 2045		
Mechanical & Electrical	Plumbing Repiping Allowance	1,216,066
Misc Building Components	Access Control, Intercom Station	21,255
Misc Building Components	Finish, Wall Covering - Level 1 Restrooms	6,543
Misc Building Components	Finish, Wall Covering - Main Lobby Hallway	6,487
Misc Site Improvements	Pool Equipment, Heater, Gas	29,778
Furniture, Fixtures & Equipment	Computer Workstation - Concierge/Security	1,596

Category	Description	Cost
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	9,802
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	13,658
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Conference Room	21,566
Year 27 Total		1,326,751

Year 28: 2046

Painting & Waterproofing	Paint Exterior Piping - A/C (Roof)	7,330
Painting & Waterproofing	Paint Interior - Unit Corridors L2-16	49,981
Mechanical & Electrical	Fire Jockey Pump/Motor	10,389
Mechanical & Electrical	A/C Variable Frequency Drive	33,319
Mechanical & Electrical	Boiler, Refurbishment Allowance	30,667
Mechanical & Electrical	Water Softening System Resin Bed Replacement	49,248
Misc Building Components	Access Control, Camera	49,313
Misc Building Components	Access Control, DVR	12,830
Misc Building Components	Access Control, Enterphone Panel	18,459
Misc Building Components	Finish, Carpet - Unit Hallways, Level 2-16	408,519
Misc Building Components	Finish, Rexcourt Vinyl Tile - Aerobics	6,957
Misc Building Components	Finish, Vinyl Tile - Massage Rooms (x2)	4,038
Misc Building Components	Finish, Wall Covering - Unit Hallways, Level 2-16	149,784
Furniture, Fixtures & Equipment	Computer Workstation - Mgmt Offices	3,365
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Multimedia Room	11,106
Year 28 Total		845,305

Year 29: 2047

Painting & Waterproofing	Paint Interior - Commons Level 1	32,390
Painting & Waterproofing	Waterproof Coating - Parking Garage Upper Deck	382,555
Elevators	Elevator Cab Refurbishment Allowance - Passenger	137,276
Elevators	Elevator Cab Refurbishment Allowance - Service	22,879
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
Misc Building Components	Concrete Restoration Allowance	111,651
Misc Building Components	Finish, Carpet - Office	3,457
Misc Building Components	Finish, Carpet - Office, Conference Rm	1,730
Misc Building Components	Finish, Carpet - Office, Hallways	3,169
Misc Building Components	Finish, Vinyl Tile - Guest Suites (x2)	14,359
Misc Building Components	Renovation Allowance - Concierge Desk	18,669

Category	Description	Cost
Misc Building Components	Restroom Renovation Allowance - Guest Suites (x2)	22,586
Misc Building Components	Restroom Renovation Allowance - Level 1 Hallway	16,912
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,864
Misc Site Improvements	Fountain Equipment, Pump/Motor/Filter Allowance	4,576
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	14,972
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (New)	8,458
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - (Used)	11,632
Furniture, Fixtures & Equipment	Furnishings/Decor/Appl/Electronics - Guest Suites (x2)	22,879
Year 29 Total		969,933

Year 30: 2048

Roofs	Roof, Coating (12 Yr Warranty)	142,459
Painting & Waterproofing	Paint Exterior and Waterproof - Condo Bldg & Garage	659,734
Painting & Waterproofing	Paint Interior - Gym, Locker Rooms, Aerobics, Massage	16,289
Painting & Waterproofing	Paint Interior Stairwells	26,674
Mechanical & Electrical	Lightning Detection System Allowance	7,894
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 30 Hp - Open Loop	13,612
Mechanical & Electrical	A/C Package Unit, 5 Ton - Elevator Equip Rm	21,145
Mechanical & Electrical	Domestic Water Pump System Control Panel	26,999
Misc Building Components	Access Control, Camera - Garage	3,014
Misc Building Components	Finish, Clg, 2x2 SAT - Aerobics	2,347
Misc Building Components	Finish, Clg, 2x2 SAT - Business Center	3,254
Misc Building Components	Finish, Clg, 2x2 SAT - Club Rm Kitchen	2,651
Misc Building Components	Finish, Clg, 2x2 SAT - Conference Rm	2,104
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	6,711
Misc Building Components	Finish, Clg, 2x2 SAT - Multimedia Room	3,874
Misc Building Components	Finish, Clg, 2x2 SAT - Office	4,638
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Break Rm	2,347
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Conference Rm	1,166
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Hallways	4,277
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Leasing/Open Area	2,392
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Production Rm	1,053
Misc Building Components	Finish, Clg, 2x2 SAT - Office, Restroom	837
Misc Building Components	Finish, Carpet & Paint Allowance - Business Center	4,058
Misc Building Components	Finish, Carpet & Paint Allowance - Conference Rm	5,305
Misc Building Components	Finish, Carpet & Paint Allowance - Gym	16,065
Misc Building Components	Finish, Carpet & Paint Allowance - Multimedia Room	9,495
Misc Building Components	Finish, Ceramic Tile Floor - Club Rm Kitchen	12,127
Misc Building Components	Finish, Ceramic Tile Floor - Elev Landing, Level 16	5,387
Misc Building Components	Finish, Ceramic Tile Floor - Guest Suites (x2)	15,563
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Aerobics	3,172
Misc Building Components	Finish, Ceramic Tile Floor - Hallway at Gym	10,409
Misc Building Components	Finish, Ceramic Tile Floor - Level 1 Restrooms	6,742
Misc Building Components	Finish, Ceramic Tile Floor - Locker Rooms	24,020
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Break Rm	3,905

Category	Description	Cost
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Productn Rm	1,925
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Ofc, Restroom	1,612
Misc Building Components	Finish, Vinyl Tile & Paint Allowance - Srvc Corridor, Level 1	9,627
Misc Building Components	Access Control, Gate Operator, Rolling - Garage Main	20,417
Misc Building Components	Metal Grate Screen/Fencing - Garage	105,800
Misc Building Components	Built-In Cabinets & Counters - Business Center	13,291
Misc Building Components	Built-In Cabinets & Counters - Club Rm Kitchen	26,655
Misc Building Components	Built-In Cabinets & Counters - Multimedia Room	5,031
Misc Building Components	Built-In Cabinets & Counters - Office, Break Rm	7,586
Misc Building Components	Built-In Cabinets & Counters - Office, Production Rm	6,775
Misc Building Components	Restroom Renovation Allowance - Locker Rooms	52,250
Misc Building Components	Restroom Renovation Allowance - Mgmt Offices	4,831
Misc Building Components	Finish, Ceramic Tile Walls - Level 1 Restrooms	19,131
Misc Building Components	Finish, Tile Walls - Locker Rooms	42,215
Misc Building Components	Finish, Tile Walls - Main Lobby	17,768
Misc Site Improvements	Light Fixture, Landscape Uplight - Tranquility Park	6,942
Misc Site Improvements	Trellis, Wood - Pool Deck (2 Total)	71,173
Furniture, Fixtures & Equipment	Electronics, Sound System - Multimedia Room	13,612
Furniture, Fixtures & Equipment	Electronics, TV, Projector & Screen - Multimedia Room	13,612
Furniture, Fixtures & Equipment	Computer Server	8,248
Furniture, Fixtures & Equipment	Computer Software, Resident Tracking	10,840
Furniture, Fixtures & Equipment	Computer Workstation - Business Center	4,251
Furniture, Fixtures & Equipment	Website Upgrade Allowance	5,184
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - (New)	14,924
Furniture, Fixtures & Equipment	Furnishings/Appliances - Office, Break Rm	4,862
Year 30 Total		1,560,281