

Reserve Analysis Report

Surfside III

600 Sunfish Way
Port Hueneme, CA 93041

Level III Study without Site Inspection

Fiscal Year End Date: December 31, 2021



MCCAFFERY
RESERVE CONSULTING

15 YEARS-10,000 STUDIES

Phone: 858-764-1895

Fax: 800-436-3816

brian@mccafferyreserveconsulting.com

www.mccafferyreserveconsulting.com

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Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

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Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes category breakdown pie chart

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Describes percent funded calculation and funding levels

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Lists details of each of the 3 funding plans (current, recommended, and threshold) over the next 30 years

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2-12 Future Percent Funded

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3 Component Summary & Component Significance

Lists all components included in the study in table form

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These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

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Form that is required to be sent out with annual budget package by California Civil Code

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.

A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. $=(\text{Total Current Cost} / \text{Normal Useful Life})$

Depreciation Percent – A components percentage of the total depreciation of all components. $=(\text{Component Depreciation} / \text{Total Depreciation of all components})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components $=((\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year})$

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. $=(\text{Component FFB} / \text{Total FFB of all Components})$

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. $=((\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding})$

Life Remaining Percent – The percentage of life that a component has remaining $=(\text{Remaining Live} / \text{Useful Life})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today’s dollars. $=(\text{Quantity} \times \text{Unit Cost})$

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. $=(\text{Current Cost} * (1 + \text{inflation rate})^{(\text{Replacement Year} - \text{Present Year})})$

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. $=(\text{Fully Funded Balance} - \text{Projected Balance})$

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read though the full report you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance}/\text{Fully Funded Balance}$$
$$\$5,000/\$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

Surfside III

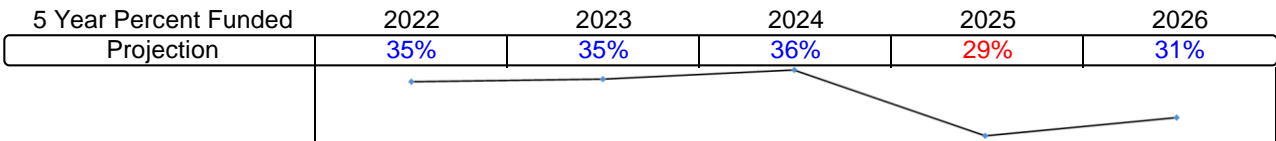
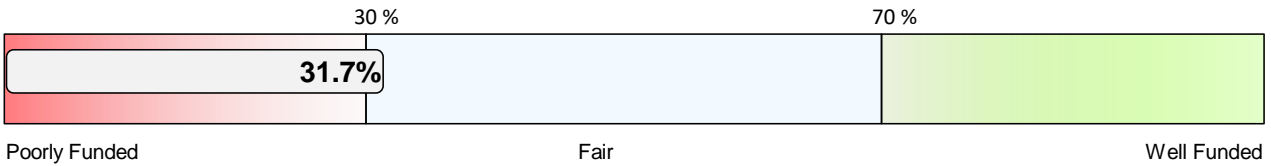
This is a Homeowners Association with 309 Condominium Units.

The common area components include: asphalt, pool, and building exterior.

This is a level III annual update, the last site inspection was performed in 2020

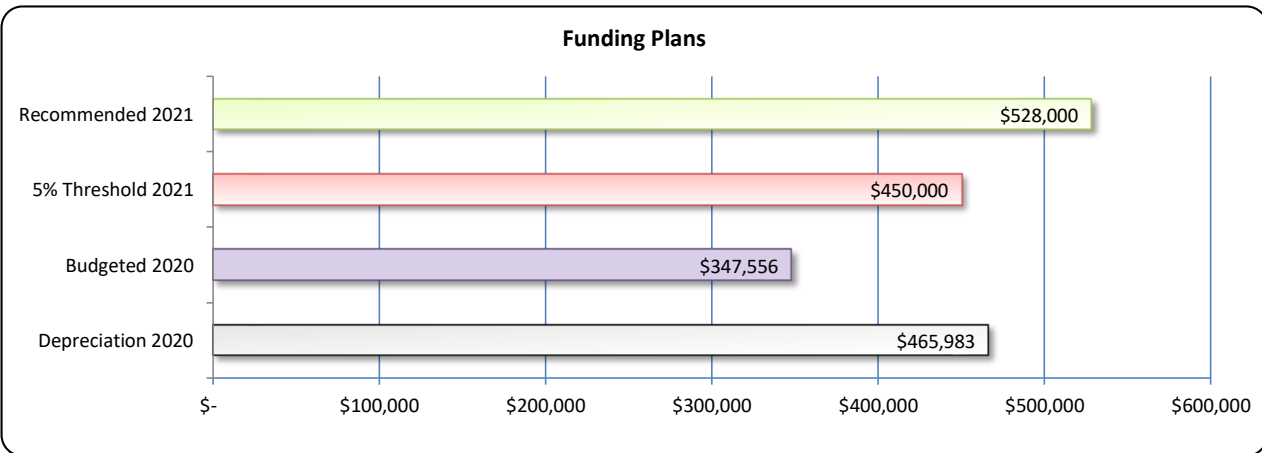
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 4,254,446
Projected Balance December 31, 2021	\$ 1,348,711
Under Funded (Deficiency in Reserve Funding)	\$ 2,905,735
Deficiency in Reserve Funding Per Unit	\$ 9,403.67
Percent Funded	31.7%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2021	\$ 465,983	\$ 38,832	\$ 125.67
Budgeted Reserve Contribution 2021	\$ 347,556	\$ 28,963	\$ 93.73
5% Threshold Reserve Contribution for 2022	\$ 450,000	\$ 37,500	\$ 121.36
Recommended Reserve Contribution for 2022	\$ 528,000	\$ 44,000	\$ 142.39



Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

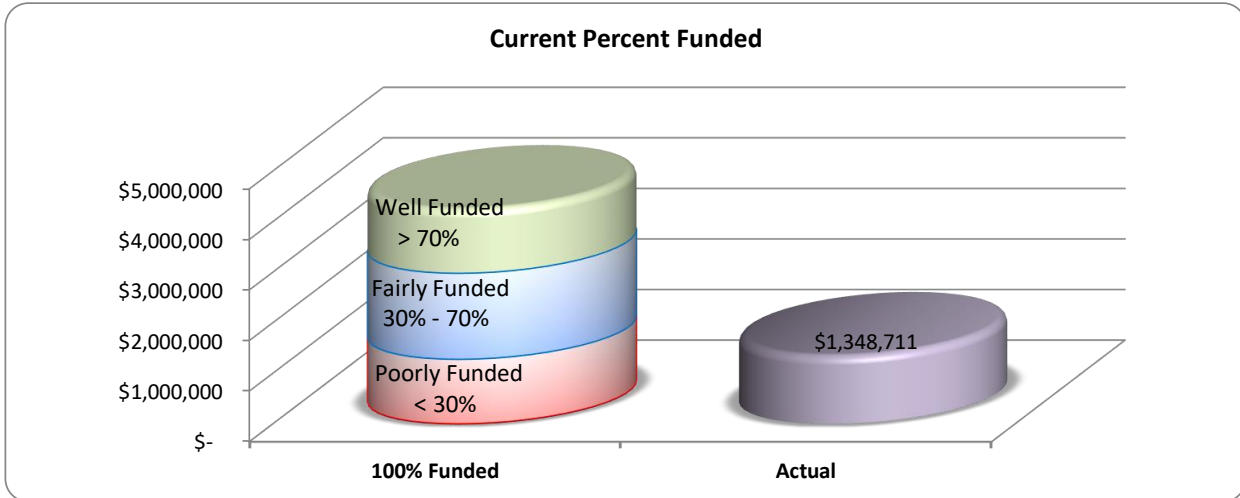
Year End Balance	\$ 1,348,711	=	32%
Fully Funded Balance	\$ 4,254,446		

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

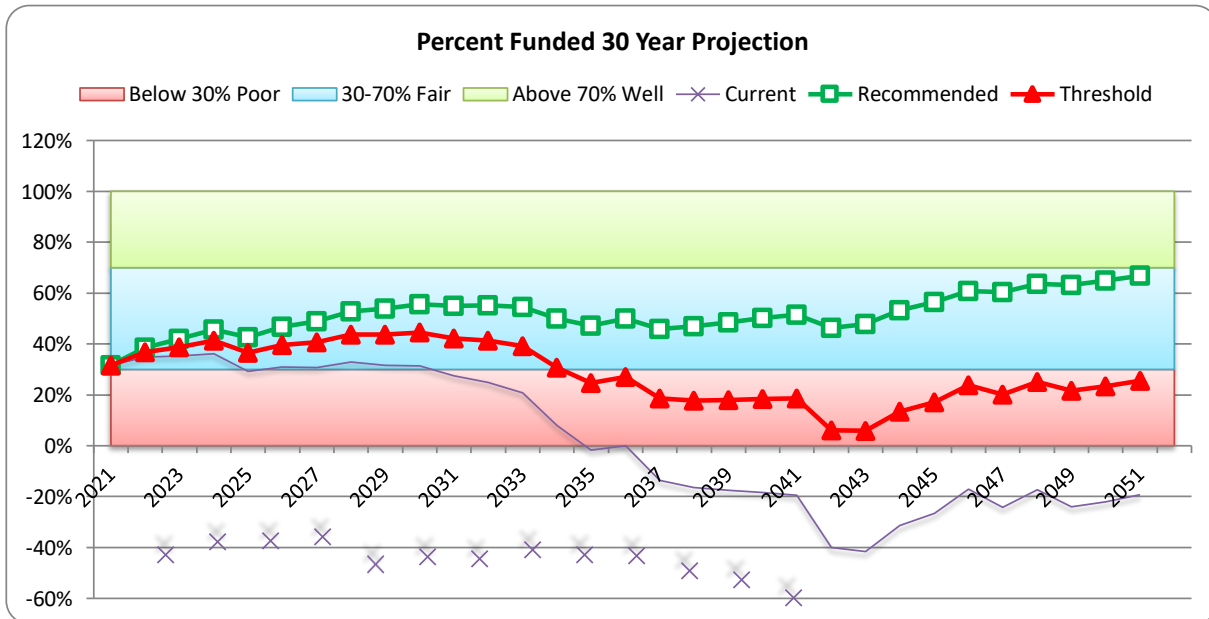
Below 30% = Poorly Funded

The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



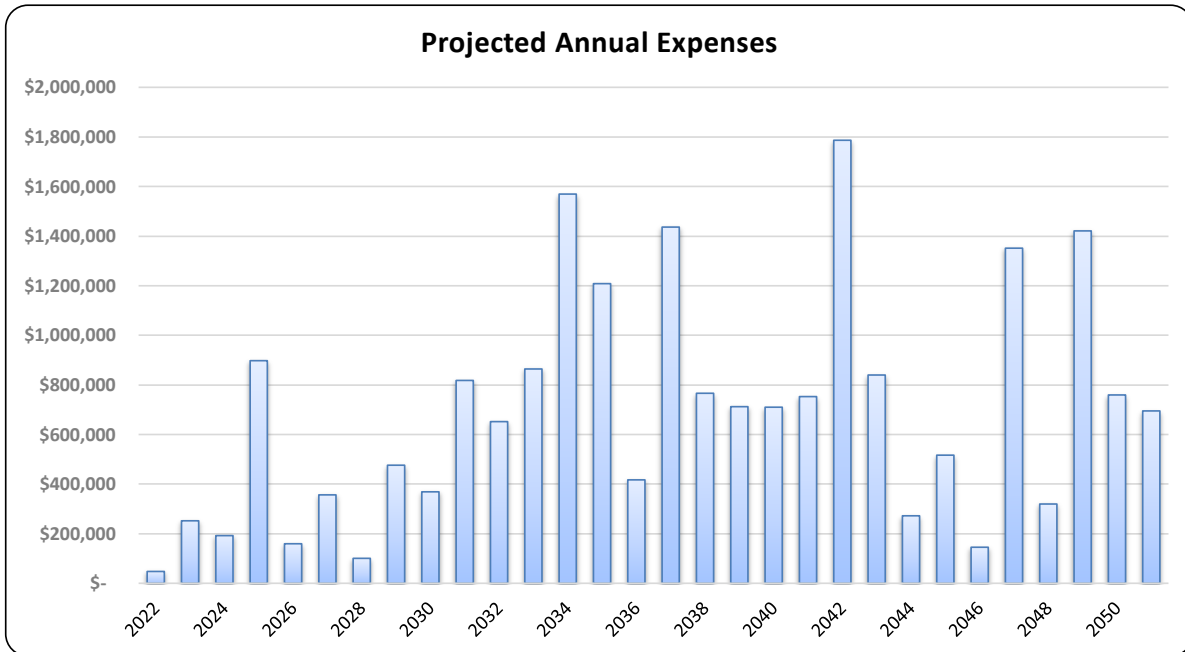
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2020	\$ 347,556	\$ 28,963	\$ 93.73
5% Threshold Reserve Contribution for 2022	\$ 450,000	\$ 37,500	\$ 121.36
Recommended Reserve Contribution for 2022	\$ 528,000	\$ 44,000	\$ 142.39

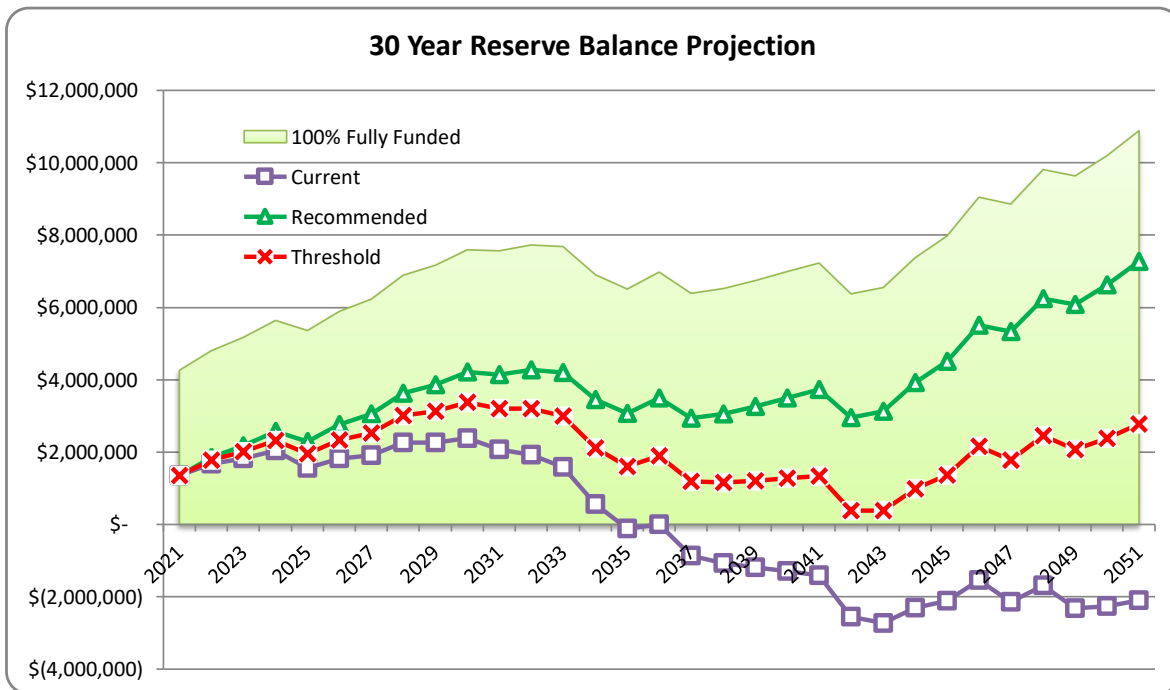


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



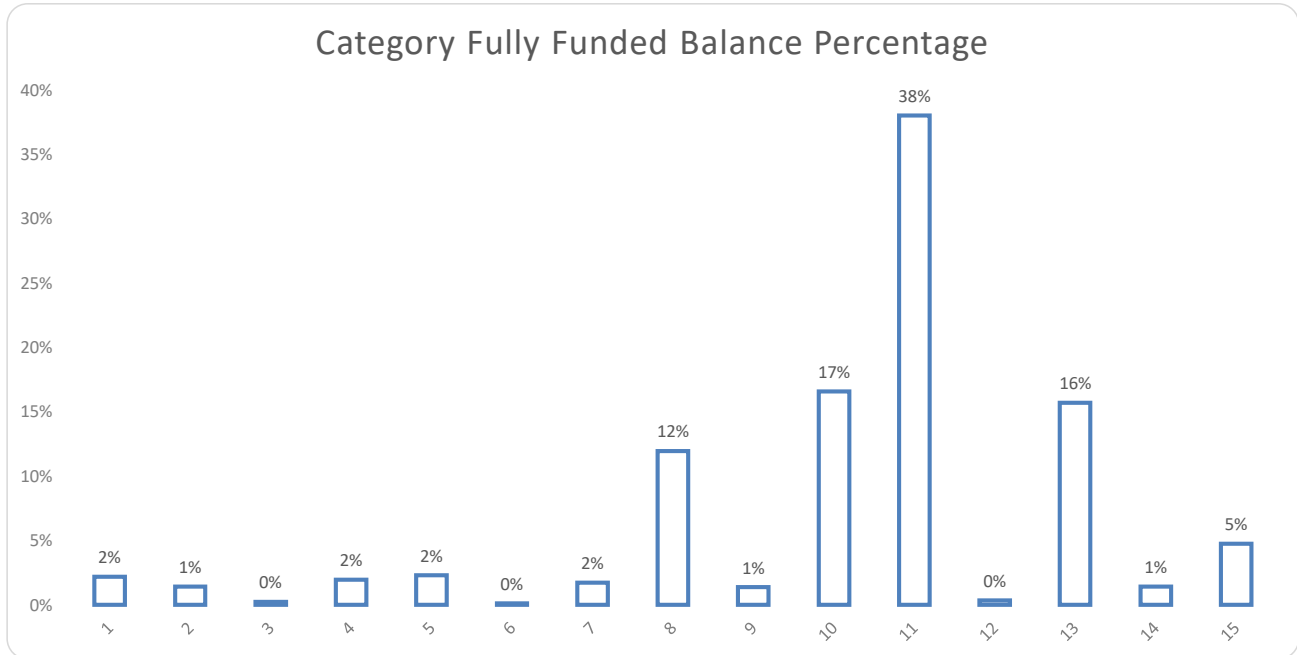
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

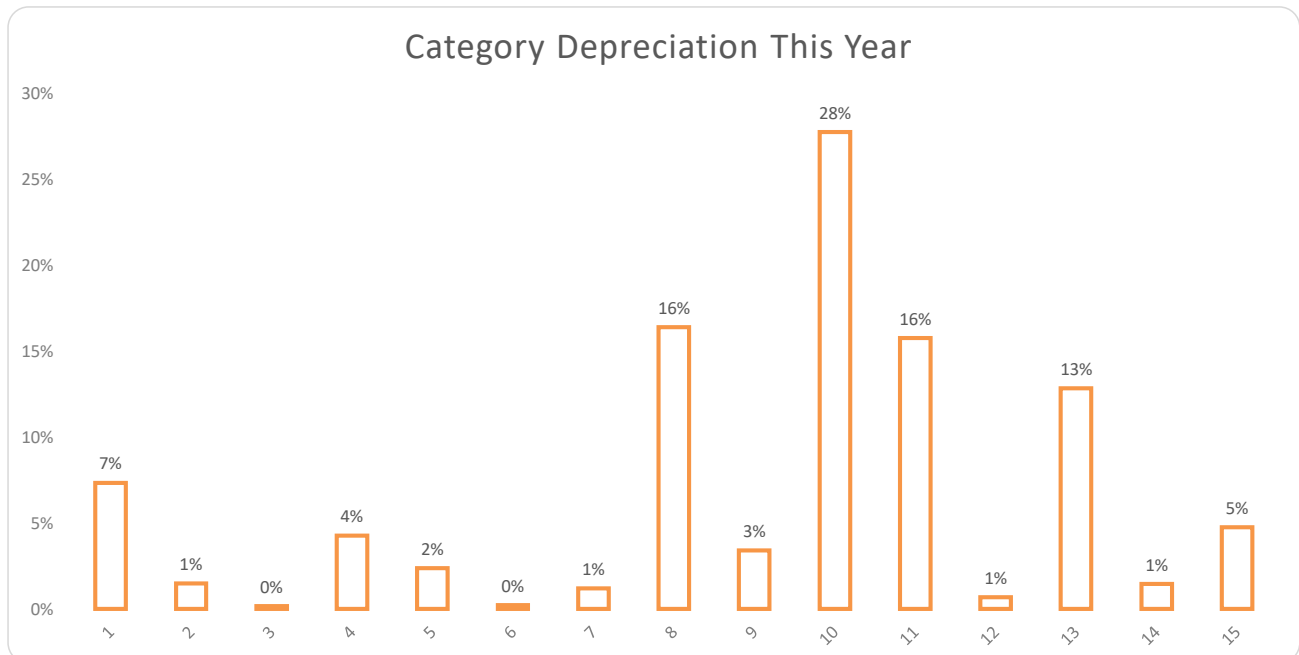
Asphalt	Fully Funded Balance	\$ 93,270	=	2%
Total	Fully Funded Balance	\$ 4,254,446		



This chart breaks down the total annual depreciation for each category

Asphalt	Annual Depreciation	\$ 34,206	=	7%
Total	Annual Depreciation	\$ 465,983		

This chart may differ from the chart above because it does not account for remaining life



Future Percent Funded

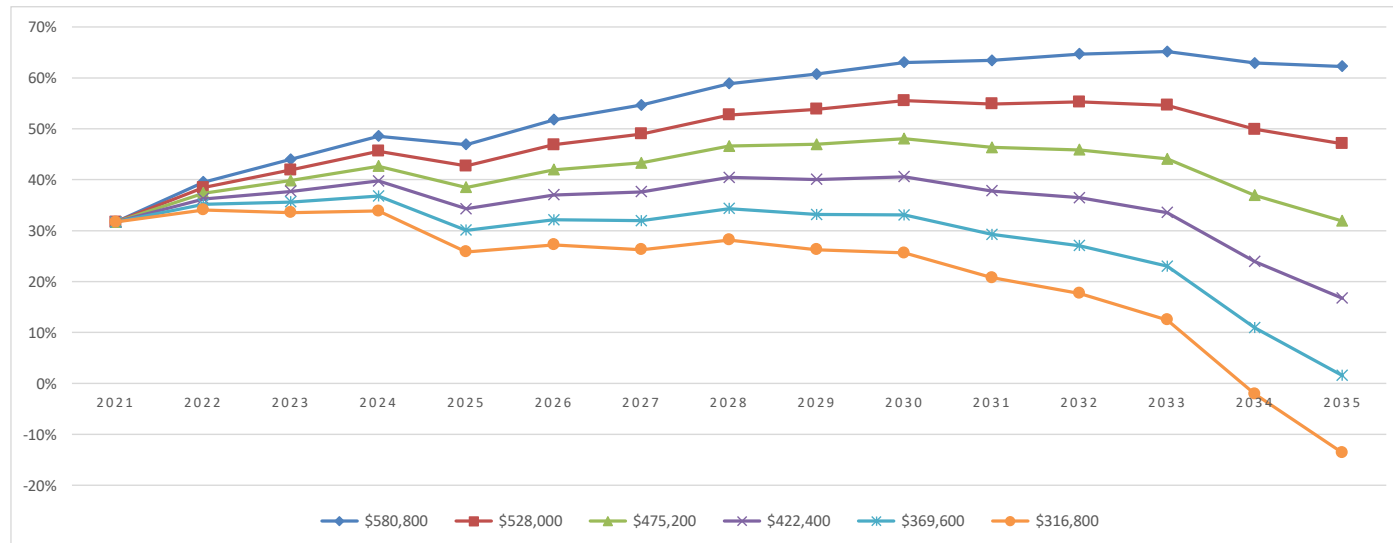
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2022	Percent Funded														
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
110% Recommended	\$ 580,800	32%	40%	44%	49%	47%	52%	55%	59%	61%	63%	63%	65%	65%	63%	62%
Recommended	\$ 528,000	32%	38%	42%	46%	43%	47%	49%	53%	54%	56%	55%	55%	50%	47%	
90% Recommended	\$ 475,200	32%	37%	40%	43%	38%	42%	43%	47%	47%	48%	46%	46%	44%	37%	32%
80% Recommended	\$ 422,400	32%	36%	38%	40%	34%	37%	38%	40%	40%	41%	38%	36%	34%	24%	17%
70% Recommended	\$ 369,600	32%	35%	36%	37%	30%	32%	32%	34%	33%	33%	29%	27%	23%	11%	2%
60% Recommended	\$ 316,800	32%	34%	34%	34%	26%	27%	26%	28%	26%	26%	21%	18%	12%	-2%	-14%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Component Summary
Surfside III

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Asphalt							
Concrete Repairs	1	Allowance	25	1	\$ 4,244	\$ 4,244	1
Overlay & Replace (Parking Areas)	35000	SF	25	21	\$ 2.91	\$ 102,022	1
Overlay & Replace (Streets)	125000	SF	25	20	\$ 2.91	\$ 364,363	1
Seal Coat/Repair/Restripe	160000	SF	3	3	\$ 0.29	\$ 46,144	1
						\$ 516,772	
Clubhouse							
Furnishings	1	Allowance	15	1	\$ 5,305	\$ 5,305	1
Carpet	650	SY	15	2	\$ 21.22	\$ 13,792	1
Office Equipment (Partial Replace)	1	Allowance	5	0	\$ 3,183	\$ 3,183	1
Bathrooms - Refurbish	2	Each	25	4	\$ 6,365	\$ 12,731	1
Copier	1	Each	10	1	\$ 5,305	\$ 5,305	1
Tile Flooring - Repair/Replace	1	Allowance	20	4	\$ 6,365	\$ 6,365	1
Game Tables	3	Each	10	5	\$ 4,244	\$ 12,731	1
Exercise Equipment	4	Each	10	7	\$ 3,713	\$ 14,853	1
Kitchen Area - Refurbish	1	Allowance	20	10	\$ 12,731	\$ 12,731	1
Gym Flooring - Replace	1	Allowance	18	9	\$ 3,713	\$ 3,713	1
						\$ 90,707	
Common Areas							
Recreation and Outdoor Furnishings	1	Allowance	22	3	\$ 4,244	\$ 4,244	1
Recreation and Outdoor Furnishings	1	Allowance	22	8	\$ 4,244	\$ 4,244	1
Recreation and Outdoor Furnishings	1	Allowance	22	13	\$ 4,244	\$ 4,244	1
Recreation and Outdoor Furnishings	1	Allowance	22	18	\$ 4,244	\$ 4,244	1
						\$ 16,974	
Decks & Landings							
Balcony Inspection/Repairs	1	Allowance	9	9	\$ 50,000	\$ 50,000	1
Balcony Decks - Repair	2	Each	10	0	\$ 6,365	\$ 12,731	1
Balcony Decks - Repair	2	Each	10	0	\$ 6,365	\$ 12,731	1
Balcony Decks - Repair	2	Each	10	1	\$ 6,365	\$ 12,731	1
Balcony Decks - Repair	2	Each	10	2	\$ 6,365	\$ 12,731	1
Walkways/Landings - Reseal	8	Each	12	10	\$ 10,609	\$ 84,872	1
Stairs/Landings- Repair	2	Each	12	0	\$ 3,183	\$ 6,365	1
Stairs/Landings- Repair	2	Each	12	1	\$ 3,183	\$ 6,365	1
Stairs/Landings- Repair	2	Each	12	2	\$ 3,183	\$ 6,365	1
Stairs/Landings- Repair	2	Each	12	3	\$ 3,183	\$ 6,365	1
						\$ 211,257	
Fencing/Rails/Gates							
Metal Fence/Railings - Repair	1	Allowance	20	9	\$ 10,609	\$ 10,609	1
Surfside Drive Fence	1	Allowance	20	15	\$ 31,827	\$ 31,827	1
Beach Fence	1	Allowance	25	18	\$ 80,000	\$ 80,000	1
Townhome Fences	1	Allowance	25	20	\$ 59,410	\$ 59,410	1
Trash Enclosures - Replace	11	Each	30	16	\$ 7,000	\$ 77,000	1
Vehicle Gates	3	Each	30	12	\$ 7,426	\$ 22,279	1
						\$ 281,125	
Landscaping							
Irrigation Replacement	1	Allowance	12	8	\$ 12,731	\$ 12,731	1
						\$ 12,731	
Lighting Electrical							
Campus Lighting - Replace	1	Allowance	25	23	\$ 74,263	\$ 74,263	1
Hallway Lighting - Replace	1	Allowance	25	17	\$ 26,523	\$ 26,523	1
Main Electrical Junction Box	1	Allowance	40	3	\$ 63,654	\$ 63,654	1
						\$ 164,440	
Mechanical/Plumbing							
Electrical Box Replacement Condos	10	each	25	3	\$ 849	\$ 8,487	1
Electrical Box Replacement Condos	10	each	25	4	\$ 849	\$ 8,487	1
Electrical Box Replacement Condos	10	each	25	5	\$ 849	\$ 8,487	1
Electrical Box Replacement Condos	30	each	25	6	\$ 849	\$ 25,462	1
Electrical Box Replacement Condos	30	each	25	7	\$ 849	\$ 25,462	1
Electrical Box Replacement Condos	30	each	25	8	\$ 849	\$ 25,462	1
Electrical Box Replacement Condos	131	each	25	9	\$ 849	\$ 111,182	1
Elevators - Modernization	8	Each	25	12	\$ 74,263	\$ 594,104	1
Fire Control Panels	8	Each	18	12	\$ 3,713	\$ 29,705	1
Plumbing Repairs	2	Allowance	2	1	\$ 42,436	\$ 84,872	1
						\$ 921,710	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Miscellaneous							
Bridge - Repair	1	Allowance	40	38	\$ 106,090	\$ 106,090	1
Concrete Walkways - Repair	1	Allowance	5	3	\$ 20,600	\$ 20,600	1
Directional Signage	1	Allowance	18	16	\$ 2,652	\$ 2,652	1
Intercom (Gate)	1	Each	12	1	\$ 5,835	\$ 5,835	1
Mailbox Kiosks	20	Each	20	18	\$ 1,803	\$ 36,050	1
Monument Sign	1	Each	20	3	\$ 3,183	\$ 3,183	1
Utility Doors	1	Allowance	30	25	\$ 194,330	\$ 194,330	1
						\$ 368,740	
Painting							
Exterior Stucco - Partial (A)	66	Each	12	3	\$ 2,122	\$ 140,039	1
Exterior Stucco - Partial (B)	66	Each	12	5	\$ 2,122	\$ 140,039	1
Exterior Stucco - Partial (C)	66	Each	12	7	\$ 2,122	\$ 140,039	1
Exterior Stucco - Partial (D)	66	Each	12	9	\$ 2,122	\$ 140,039	1
Exterior Surfaces - High Fascia	8	Each	5	3	\$ 5,305	\$ 42,436	1
Exterior Stucco - Townhome	12	Allowance	12	3	\$ 3,183	\$ 38,192	1
Exterior Stucco - Townhome	12	Allowance	12	5	\$ 3,183	\$ 38,192	1
Exterior Stucco - Townhome	12	Allowance	12	7	\$ 3,183	\$ 38,192	1
Exterior Stucco - Townhome	15	Allowance	12	9	\$ 3,183	\$ 47,741	1
Condo Building Rails	2	Each	8	1	\$ 50,000	\$ 100,000	1
Condo Building Rails	2	Each	8	2	\$ 50,000	\$ 100,000	1
Condo Building Rails	2	Each	8	3	\$ 50,000	\$ 100,000	1
Condo Building Rails	2	Each	8	4	\$ 50,000	\$ 100,000	1
Town Home Rails	20	Each	8	2	\$ 1,250	\$ 25,000	1
Town Home Rails	20	Each	8	3	\$ 1,250	\$ 25,000	1
Town Home Rails	11	Each	8	4	\$ 1,273	\$ 14,000	1
Metal Fences	2	Each	8	3	\$ 10,000	\$ 20,000	1
						\$ 1,248,909	
Plumbing							
Sewer Main Lines - Partial Replace	1	Allowance	50	3	\$ 185,658	\$ 185,658	1
Sewer Main Lines - Partial Replace	1	Allowance	50	8	\$ 185,658	\$ 185,658	1
Sewer Main Lines - Partial Replace	2	Allowance	50	13	\$ 185,658	\$ 371,315	1
Sewer Main Lines - Partial Replace	2	Allowance	50	15	\$ 185,658	\$ 371,315	1
Sewer Main Lines - Partial Replace	2	Allowance	50	16	\$ 185,658	\$ 371,315	1
Town Home Water Line Re-Pipe	2	Allowance	30	1	\$ 10,000	\$ 20,000	1
Town Home Water Line Re-Pipe	2	Allowance	30	3	\$ 10,000	\$ 20,000	1
Town Home Water Line Re-Pipe	2	Allowance	30	5	\$ 10,000	\$ 20,000	1
Town Home Water Line Re-Pipe	2	Allowance	30	7	\$ 10,000	\$ 20,000	1
Town Home Water Line Re-Pipe	2	Allowance	30	9	\$ 10,000	\$ 20,000	1
Town Home Water Line Re-Pipe	10	Allowance	30	11	\$ 10,000	\$ 100,000	1
Town Home Water Line Re-Pipe	10	Allowance	30	15	\$ 10,000	\$ 100,000	1
Town Home Water Line Re-Pipe	21	Allowance	30	20	\$ 10,000	\$ 210,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	10	\$ 100,000	\$ 200,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	20	\$ 100,000	\$ 200,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	25	\$ 100,000	\$ 200,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	30	\$ 100,000	\$ 200,000	1
						\$ 2,795,260	
Pool/Spa							
Pool Bathrooms - Refurbish	2	Each	20	14	\$ 5,835	\$ 11,670	1
Pool Resurface	1352	LF	25	23	\$ 19	\$ 25,818	1
Pool Hardware	1	Allowance	25	23	\$ 10,609	\$ 10,609	1
Spa	1	Each	10	2	\$ 10,609	\$ 10,609	1
						\$ 58,706	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Carports (Metal Roof) - Replacement	20	Allowance	40	10	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	20	Allowance	40	13	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	20	Allowance	40	16	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	20	Allowance	40	19	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	20	Allowance	40	22	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	20	Allowance	40	25	\$ 1,061	\$ 21,218	1
Carports (Metal Roof) - Replacement	138	Allowance	40	28	\$ 1,061	\$ 146,404	1
Comp Shingle - Replace Condo (Ph. 1)	29000	SF	25	11	\$ 6.90	\$ 200,129	1
Comp Shingle - Replace Condo(Ph. 2)	29000	SF	25	12	\$ 6.90	\$ 200,129	1
Comp Shingle - Replace Condo(Ph. 3)	29000	SF	25	13	\$ 6.90	\$ 200,129	1
Comp Shingle - Replace Condo(Ph. 4)	27650	SF	25	14	\$ 6.90	\$ 190,813	1
Flat Roof (Clubhouse)	5100	SF	20	7	\$ 6.90	\$ 35,195	1
Gutters & Downspouts - Repair	1	Allowance	20	7	\$ 15,914	\$ 15,914	1
Tile Roof (Clubhouse)	8000	SF	30	27	\$ 7.43	\$ 59,410	1
Townhome Roofs Including Garage	10	Allowance	20	11	\$ 6,365	\$ 63,654	1
Townhome Roofs Including Garage	10	Allowance	20	12	\$ 6,471	\$ 64,715	1
Townhome Roofs Including Garage	10	Allowance	20	13	\$ 6,578	\$ 65,776	1
Townhome Roofs Including Garage	10	Allowance	20	14	\$ 6,684	\$ 66,837	1
Townhome Roofs Including Garage	11	Allowance	20	15	\$ 6,790	\$ 74,687	1
						\$ 1,511,100	
Water Heaters							
Water Heaters - Replace	2	Each	15	0	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	2	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	3	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	6	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	7	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	9	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	10	\$ 6,300	\$ 12,600	1
Water Heaters - Replace	2	Each	15	11	\$ 6,300	\$ 12,600	1
						\$ 100,800	
Contingency							
5%							1

TOTALS \$ 8,299,230

Notes: Any other items not listed are included in operating budget.

Component Significance

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Asphalt							
Concrete Repairs	\$ 4,074	0.10%		\$ 170	0.04%		\$ 16.03
Overlay & Replace (Parking Areas)	\$ 16,323	0.38%		\$ 4,081	0.88%		\$ 385.33
Overlay & Replace (Streets)	\$ 72,873	1.71%		\$ 14,575	3.13%		\$1,376.18
Seal Coat/Repair/Restripe	\$ -	0.00%		\$ 15,381	3.30%		\$1,452.37
	\$ 93,270	2.19%		\$ 34,206	7.34%		\$3,229.91
Clubhouse							
Furnishings	\$ 4,951	0.12%		\$ 354	0.08%		\$ 33.39
Carpet	\$ 11,953	0.28%		\$ 919	0.20%		\$ 86.82
Office Equipment (Partial Replace)	\$ 3,183	0.07%		\$ 637	0.14%		\$ 60.10
Bathrooms - Refurbish	\$ 10,694	0.25%		\$ 509	0.11%		\$ 48.08
Copier	\$ 4,774	0.11%		\$ 530	0.11%		\$ 50.09
Tile Flooring - Repair/Replace	\$ 5,092	0.12%		\$ 318	0.07%		\$ 30.05
Game Tables	\$ 6,365	0.15%		\$ 1,273	0.27%		\$ 120.21
Exercise Equipment	\$ 4,456	0.10%		\$ 1,485	0.32%		\$ 140.24
Kitchen Area - Refurbish	\$ 6,365	0.15%		\$ 637	0.14%		\$ 60.10
Gym Flooring - Replace	\$ 1,857	0.04%		\$ 206	0.04%		\$ 19.48
	\$ 59,690	1.40%		\$ 6,869	1.47%		\$ 648.57
Common Areas							
Recreation and Outdoor Furnishings	\$ 3,665	0.09%		\$ 193	0.04%		\$ 18.21
Recreation and Outdoor Furnishings	\$ 2,700	0.06%		\$ 193	0.04%		\$ 18.21
Recreation and Outdoor Furnishings	\$ 1,736	0.04%		\$ 193	0.04%		\$ 18.21
Recreation and Outdoor Furnishings	\$ 772	0.02%		\$ 193	0.04%		\$ 18.21
	\$ 8,873	0.21%		\$ 772	0.17%		\$ 72.85
Decks & Landings							
Balcony Inspection/Repairs	\$ -	0.00%		\$ 5,556	1.19%		\$ 524.58
Balcony Decks - Repair	\$ 12,731	0.30%		\$ 1,273	0.27%		\$ 120.21
Balcony Decks - Repair	\$ 12,731	0.30%		\$ 1,273	0.27%		\$ 120.21
Balcony Decks - Repair	\$ 11,458	0.27%		\$ 1,273	0.27%		\$ 120.21
Balcony Decks - Repair	\$ 10,185	0.24%		\$ 1,273	0.27%		\$ 120.21
Walkways/Landings - Reseal	\$ 14,145	0.33%		\$ 7,073	1.52%		\$ 667.83
Stairs/Landings- Repair	\$ 6,365	0.15%		\$ 530	0.11%		\$ 50.09
Stairs/Landings- Repair	\$ 5,835	0.14%		\$ 530	0.11%		\$ 50.09
Stairs/Landings- Repair	\$ 5,305	0.12%		\$ 530	0.11%		\$ 50.09
Stairs/Landings- Repair	\$ 4,774	0.11%		\$ 530	0.11%		\$ 50.09
	\$ 83,528	1.96%		\$ 19,842	4.26%		\$1,873.59
Fencing/Rails/Gates							
Metal Fence/Railings - Repair	\$ 5,835	0.14%		\$ 530	0.11%		\$ 50.09
Surfside Drive Fence	\$ 7,957	0.19%		\$ 1,591	0.34%		\$ 150.26
Beach Fence	\$ 22,400	0.53%		\$ 3,200	0.69%		\$ 302.16
Townhome Fences	\$ 11,882	0.28%		\$ 2,376	0.51%		\$ 224.39
Trash Enclosures - Replace	\$ 35,933	0.84%		\$ 2,567	0.55%		\$ 242.35
Vehicle Gates	\$ 13,367	0.31%		\$ 743	0.16%		\$ 70.12
	\$ 97,374	2.29%		\$ 11,008	2.36%		\$1,039.37
Landscaping							
Irrigation Replacement	\$ 4,244	0.10%		\$ 1,061	0.23%		\$ 100.17
	\$ 4,244	0.10%		\$ 1,061	0.23%		\$ 100.17
Lighting Electrical							
Campus Lighting - Replace	\$ 5,941	0.14%		\$ 2,971	0.64%		\$ 280.49
Hallway Lighting - Replace	\$ 8,487	0.20%		\$ 1,061	0.23%		\$ 100.17
Main Electrical Junction Box	\$ 58,880	1.38%		\$ 1,591	0.34%		\$ 150.26
	\$ 73,308	1.72%		\$ 5,623	1.21%		\$ 530.92
Mechanical/Plumbing							
Electrical Box Replacement Condos	\$ 7,469	0.18%		\$ 339	0.07%		\$ 32.06
Electrical Box Replacement Condos	\$ 7,129	0.17%		\$ 339	0.07%		\$ 32.06
Electrical Box Replacement Condos	\$ 6,790	0.16%		\$ 339	0.07%		\$ 32.06
Electrical Box Replacement Condos	\$ 19,351	0.45%		\$ 1,018	0.22%		\$ 96.17
Electrical Box Replacement Condos	\$ 18,332	0.43%		\$ 1,018	0.22%		\$ 96.17
Electrical Box Replacement Condos	\$ 17,314	0.41%		\$ 1,018	0.22%		\$ 96.17
Electrical Box Replacement Condos	\$ 71,157	1.67%		\$ 4,447	0.95%		\$ 419.93
Elevators - Modernization	\$ 308,934	7.26%		\$ 23,764	5.10%		\$2,243.91
Fire Control Panels	\$ 9,902	0.23%		\$ 1,650	0.35%		\$ 155.83
Plumbing Repairs	\$ 42,436	1.00%		\$ 42,436	9.11%		\$4,006.98
	\$ 508,813	11.96%		\$ 76,372	16.39%		\$7,211.31

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Miscellaneous							
Bridge - Repair	\$ 5,305	0.12%		\$ 2,652	0.57%		\$ 250.44
Concrete Walkways - Repair	\$ 8,240	0.19%		\$ 4,120	0.88%		\$ 389.03
Directional Signage	\$ 295	0.01%		\$ 147	0.03%		\$ 13.91
Intercom (Gate)	\$ 5,349	0.13%		\$ 486	0.10%		\$ 45.91
Mailbox Kiosks	\$ 3,605	0.08%		\$ 1,803	0.39%		\$ 170.20
Monument Sign	\$ 2,705	0.06%		\$ 159	0.03%		\$ 15.03
Utility Doors	\$ 32,388	0.76%		\$ 6,478	1.39%		\$ 611.65
	\$ 57,887	1.36%		\$ 15,845	3.40%		\$1,496.16
Painting							
Exterior Stucco - Partial (A)	\$ 105,029	2.47%		\$ 11,670	2.50%		\$1,101.92
Exterior Stucco - Partial (B)	\$ 81,689	1.92%		\$ 11,670	2.50%		\$1,101.92
Exterior Stucco - Partial (C)	\$ 58,350	1.37%		\$ 11,670	2.50%		\$1,101.92
Exterior Stucco - Partial (D)	\$ 35,010	0.82%		\$ 11,670	2.50%		\$1,101.92
Exterior Surfaces - High Fascia	\$ 16,974	0.40%		\$ 8,487	1.82%		\$ 801.40
Exterior Stucco - Townhome	\$ 28,644	0.67%		\$ 3,183	0.68%		\$ 300.52
Exterior Stucco - Townhome	\$ 22,279	0.52%		\$ 3,183	0.68%		\$ 300.52
Exterior Stucco - Townhome	\$ 15,914	0.37%		\$ 3,183	0.68%		\$ 300.52
Exterior Stucco - Townhome	\$ 11,935	0.28%		\$ 3,978	0.85%		\$ 375.65
Condo Building Rails	\$ 87,500	2.06%		\$ 12,500	2.68%		\$1,180.30
Condo Building Rails	\$ 75,000	1.76%		\$ 12,500	2.68%		\$1,180.30
Condo Building Rails	\$ 62,500	1.47%		\$ 12,500	2.68%		\$1,180.30
Condo Building Rails	\$ 50,000	1.18%		\$ 12,500	2.68%		\$1,180.30
Town Home Rails	\$ 18,750	0.44%		\$ 3,125	0.67%		\$ 295.07
Town Home Rails	\$ 15,625	0.37%		\$ 3,125	0.67%		\$ 295.07
Town Home Rails	\$ 7,000	0.16%		\$ 1,750	0.38%		\$ 165.24
Metal Fences	\$ 12,500	0.29%		\$ 2,500	0.54%		\$ 236.06
	\$ 704,699	16.56%		\$ 129,193	27.72%		#####
Plumbing							
Sewer Main Lines - Partial Replace	\$ 174,518	4.10%		\$ 3,713	0.80%		\$ 350.61
Sewer Main Lines - Partial Replace	\$ 155,952	3.67%		\$ 3,713	0.80%		\$ 350.61
Sewer Main Lines - Partial Replace	\$ 274,773	6.46%		\$ 7,426	1.59%		\$ 701.22
Sewer Main Lines - Partial Replace	\$ 259,921	6.11%		\$ 7,426	1.59%		\$ 701.22
Sewer Main Lines - Partial Replace	\$ 252,494	5.93%		\$ 7,426	1.59%		\$ 701.22
Town Home Water Line Re-Pipe	\$ 19,333	0.45%		\$ 667	0.14%		\$ 62.95
Town Home Water Line Re-Pipe	\$ 18,000	0.42%		\$ 667	0.14%		\$ 62.95
Town Home Water Line Re-Pipe	\$ 16,667	0.39%		\$ 667	0.14%		\$ 62.95
Town Home Water Line Re-Pipe	\$ 15,333	0.36%		\$ 667	0.14%		\$ 62.95
Town Home Water Line Re-Pipe	\$ 14,000	0.33%		\$ 667	0.14%		\$ 62.95
Town Home Water Line Re-Pipe	\$ 63,333	1.49%		\$ 3,333	0.72%		\$ 314.75
Town Home Water Line Re-Pipe	\$ 50,000	1.18%		\$ 3,333	0.72%		\$ 314.75
Town Home Water Line Re-Pipe	\$ 70,000	1.65%		\$ 7,000	1.50%		\$ 660.97
Condo Building Water Line Re-Pipe	\$ 133,333	3.13%		\$ 6,667	1.43%		\$ 629.49
Condo Building Water Line Re-Pipe	\$ 66,667	1.57%		\$ 6,667	1.43%		\$ 629.49
Condo Building Water Line Re-Pipe	\$ 33,333	0.78%		\$ 6,667	1.43%		\$ 629.49
Condo Building Water Line Re-Pipe	\$ -	0.00%		\$ 6,667	1.43%		\$ 629.49
	\$ 1,617,658	38.02%		\$ 73,372	15.75%		\$6,928.06
Pool/Spa							
Pool Bathrooms - Refurbish	\$ 3,501	0.08%		\$ 583	0.13%		\$ 55.10
Pool Resurface	\$ 2,065	0.05%		\$ 1,033	0.22%		\$ 97.51
Pool Hardware	\$ 849	0.02%		\$ 424	0.09%		\$ 40.07
Spa	\$ 8,487	0.20%		\$ 1,061	0.23%		\$ 100.17
	\$ 14,902	0.35%		\$ 3,101	0.67%		\$ 292.85

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Roofing							
Carports (Metal Roof) - Replacement	\$ 15,914	0.37%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 14,322	0.34%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 12,731	0.30%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 11,139	0.26%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 9,548	0.22%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 7,957	0.19%		\$ 530	0.11%		\$ 50.09
Carports (Metal Roof) - Replacement	\$ 43,921	1.03%		\$ 3,660	0.79%		\$ 345.60
Comp Shingle - Replace Condo (Ph. 1)	\$ 112,072	2.63%		\$ 8,005	1.72%		\$ 755.88
Comp Shingle - Replace Condo(Ph. 2)	\$ 104,067	2.45%		\$ 8,005	1.72%		\$ 755.88
Comp Shingle - Replace Condo(Ph. 3)	\$ 96,062	2.26%		\$ 8,005	1.72%		\$ 755.88
Comp Shingle - Replace Condo(Ph. 4)	\$ 83,958	1.97%		\$ 7,633	1.64%		\$ 720.69
Flat Roof (Clubhouse)	\$ 22,877	0.54%		\$ 1,760	0.38%		\$ 166.16
Gutters & Downspouts - Repair	\$ 10,344	0.24%		\$ 796	0.17%		\$ 75.13
Tile Roof (Clubhouse)	\$ 5,941	0.14%		\$ 1,980	0.42%		\$ 186.99
Townhome Roofs Including Garage	\$ 28,644	0.67%		\$ 3,183	0.68%		\$ 300.52
Townhome Roofs Including Garage	\$ 25,886	0.61%		\$ 3,236	0.69%		\$ 305.53
Townhome Roofs Including Garage	\$ 23,022	0.54%		\$ 3,289	0.71%		\$ 310.54
Townhome Roofs Including Garage	\$ 20,051	0.47%		\$ 3,342	0.72%		\$ 315.55
Townhome Roofs Including Garage	\$ 18,672	0.44%		\$ 3,734	0.80%		\$ 352.61
	\$ 667,127	15.68%		\$ 59,810	12.84%		\$5,647.50
Water Heaters							
Water Heaters - Replace	\$ 12,600	0.30%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 10,920	0.26%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 10,080	0.24%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 7,560	0.18%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 6,720	0.16%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 5,040	0.12%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 4,200	0.10%		\$ 840	0.18%		\$ 79.32
Water Heaters - Replace	\$ 3,360	0.08%		\$ 840	0.18%		\$ 79.32
	\$ 60,480	1.42%		\$ 6,720	1.44%		\$ 634.53
Contingency							
5%	\$ 202,593	4.76%		\$ 22,190	4.76%		\$2,095.24
##### 100.00% 100% \$ 465,983 100% 100% \$ 44,000							

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Asphalt										
Concrete Repairs	\$ -	\$ 4,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Parking Areas)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ -	\$ -	\$ 50,423	\$ -	\$ -	\$ 55,098	\$ -	\$ -	\$ 60,207
Clubhouse										
Furnishings	\$ -	\$ 5,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ 14,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial Replace)	\$ 3,183	\$ -	\$ -	\$ -	\$ -	\$ 3,690	\$ -	\$ -	\$ -	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ 14,329	\$ -	\$ -	\$ -	\$ -	\$ -
Copier	\$ -	\$ 5,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Flooring - Repair/Replace	\$ -	\$ -	\$ -	\$ -	\$ 7,164	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,758	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,267	\$ -	\$ -
Kitchen Area - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,845
Common Areas										
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ 4,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,376	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decks & Landings										
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,239
Balcony Decks - Repair	\$ 12,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ 12,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ 13,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ 13,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkways/Landings - Reseal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ 6,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ 6,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ 6,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 6,956	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing/Rails/Gates										
Metal Fence/Railings - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,842
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Landscaping										
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,127	\$ -
Lighting Electrical										
Campus Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Halfway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Main Electrical Junction Box	\$ -	\$ -	\$ -	\$ 69,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical/Plumbing										
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ 9,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ 9,552	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,839	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,402	\$ -	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,315	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,254	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,068
Elevators - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Repairs	\$ -	\$ 87,418	\$ -	\$ 92,742	\$ -	\$ 98,390	\$ -	\$ 104,382	\$ -	\$ 110,739
Miscellaneous										
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Walkways - Repair	\$ -	\$ -	\$ -	\$ 22,510	\$ -	\$ -	\$ -	\$ -	\$ 26,095	\$ -
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intercom (Gate)	\$ -	\$ 6,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Sign	\$ -	\$ -	\$ -	\$ 3,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting										
Exterior Stucco - Partial (A)	\$ -	\$ -	\$ -	\$ 153,024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (B)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,343	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (C)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,230	\$ -	\$ -
Exterior Stucco - Partial (D)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,719
Exterior Surfaces - High Fascia	\$ -	\$ -	\$ -	\$ 46,371	\$ -	\$ -	\$ -	\$ -	\$ 53,757	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ 41,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,275	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,972	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,291
Condo Building Rails	\$ -	\$ 103,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,477
Condo Building Rails	\$ -	\$ -	\$ 106,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ 109,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ 112,551	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Town Home Rails	\$ -	\$ -	\$ 26,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ 27,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ 15,757	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Fences	\$ -	\$ -	\$ -	\$ 21,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing										
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ 202,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,185	\$ -
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ 20,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ 21,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,185	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,597	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,095
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool/Spa										
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ -	\$ -	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing										
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Condo (Ph. 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Condo(Ph. 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Condo(Ph. 3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Condo(Ph. 4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,286	\$ -	\$ -
Gutters & Downspouts - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,572	\$ -	\$ -

Annual Expenses by Component

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Tile Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Heaters											
Water Heaters - Replace	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ 13,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ 13,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,045	\$ -	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,496	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,440	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	\$ -	\$ 47,610	\$ 251,995	\$ 192,126	\$ 897,646	\$ 159,353	\$ 356,481	\$ 100,546	\$ 476,116	\$ 368,794	\$ 817,962

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Asphalt													
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Parking)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,790	\$ -
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658,079	\$ -	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ -	\$ 65,790	\$ -	\$ -	\$ 71,891	\$ -	\$ -	\$ 78,557	\$ -	\$ -	\$ 85,841	\$ -
Clubhouse													
Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,796	\$ -	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial Replac)	\$ 4,277	\$ -	\$ -	\$ -	\$ -	\$ 4,959	\$ -	\$ -	\$ -	\$ -	\$ 5,748	\$ -	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Copier	\$ -	\$ 7,343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,868	\$ -
Tile Flooring - Repair/Replac	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,549	\$ -	\$ -	\$ -	\$ -	\$ -
Kitchen Area - Refurbish	\$ 17,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas													
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ 6,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,224	\$ -	\$ -	\$ -	\$ -
Decks & Landings													
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,122	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ 17,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,993	\$ -	\$ -
Balcony Decks - Repair	\$ 17,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,993	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ 17,622	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,683	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ 18,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,394
Walkways/Landings - Reseal	\$ 114,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,624
Stairs/Landings- Repair	\$ -	\$ -	\$ 9,076	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 9,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ 9,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fencing/Rails/Gates													
Metal Fence/Railings - Repa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,195	\$ -	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,302	\$ -	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ -	\$ 31,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Landscaping													
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,993	\$ -	\$ -
Lighting Electrical													
Campus Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Halfway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,838	\$ -	\$ -	\$ -	\$ -	\$ -
Main Electrical Junction Box	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical/Plumbing													
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators - Modernization	\$ -	\$ -	\$ 847,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ -	\$ 42,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Repairs	\$ -	\$ 117,483	\$ -	\$ 124,637	\$ -	\$ 132,228	\$ -	\$ 140,280	\$ -	\$ 148,824	\$ -	\$ 157,887	\$ -
Miscellaneous													
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Walkways - Repai	\$ -	\$ -	\$ -	\$ 30,252	\$ -	\$ -	\$ -	\$ -	\$ 35,070	\$ -	\$ -	\$ -	\$ -
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intercom (Gate)	\$ -	\$ -	\$ -	\$ 8,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,373	\$ -	\$ -	\$ -	\$ -
Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting													
Exterior Stucco - Partial (A)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (B)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,463	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (C)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,559	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (D)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,513	\$ -	\$ -
Exterior Surfaces - High Fa:	\$ -	\$ -	\$ -	\$ 62,319	\$ -	\$ -	\$ -	\$ -	\$ 72,244	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,126	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,971	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,811	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,285	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ 134,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,243	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ 138,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,351	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ 142,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,611	\$ -	\$ -

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Town Home Rails	\$ 33,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,561	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ 34,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,838	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ 19,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,286	\$ -	\$ -
Metal Fences	\$ -	\$ 27,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,070	\$ -	\$ -	\$ -
Plumbing													
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ 545,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ 138,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,283	\$ -	\$ -
Condo Building Water Line f	\$ 268,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,222	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool/Spa													
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ 17,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ -	\$ -	\$ 15,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,328
Roofing													
Carports (Metal Roof) - Rej	\$ 28,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ 31,159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,206	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,656
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ 277,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ 285,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ 293,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ -	\$ 288,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts - Rej	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Tile Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ 88,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ 92,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ 96,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ 101,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters													
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,826	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,451	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,440	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,143
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ 16,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ 17,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 651,887	\$ 864,164	\$ 1,569,451	\$ 1,208,294	\$ 416,998	\$ 1,436,377	\$ 766,231	\$ 712,162	\$ 710,040	\$ 752,817	\$ 1,786,511	\$ 839,834	\$ 272,144

Annual Expenses by Component

	2045	2046	2047	2048	2049	2050	2051
Asphalt							
Concrete Repairs	\$ -	\$ -	\$ -	\$ 9,152	\$ -	\$ -	\$ -
Overlay & Replace (Parking)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ 93,801	\$ -	\$ -	\$ 102,499	\$ -	\$ -
Clubhouse							
Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial Replac	\$ -	\$ -	\$ 6,664	\$ -	\$ -	\$ -	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,001
Copier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Flooring - Repair/Replac	\$ -	\$ 12,940	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ 26,655	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ 32,992	\$ -	\$ -
Kitchen Area - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ 8,248	\$ -	\$ -
Common Areas							
Recreation and Outdoor Furn	\$ -	\$ -	\$ 8,885	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furn	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decks & Landings							
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ 111,064	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkways/Landings - Reseal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ 12,940	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ 13,328	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 13,728	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ 14,139	\$ -	\$ -
Fencing/Rails/Gates							
Metal Fence/Railings - Repa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,001
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2045	2046	2047	2048	2049	2050	2051
Landscaping							
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Electrical							
Campus Lighting - Replace	\$ 146,564	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Halfway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Main Electrical Junction Box	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical/Plumbing							
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,418	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,001
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Repairs	\$ 167,502	\$ -	\$ 177,703	\$ -	\$ 188,525	\$ -	\$ 200,006
Miscellaneous							
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Walkways - Repai	\$ 40,656	\$ -	\$ -	\$ -	\$ -	\$ 47,131	\$ -
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intercom (Gate)	\$ -	\$ -	\$ 12,217	\$ -	\$ -	\$ -	\$ -
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Sign	\$ 6,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Doors	\$ -	\$ -	\$ 406,884	\$ -	\$ -	\$ -	\$ -
Painting							
Exterior Stucco - Partial (A)	\$ -	\$ -	\$ -	\$ -	\$ 311,067	\$ -	\$ -
Exterior Stucco - Partial (B)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,011
Exterior Stucco - Partial (C)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (D)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Surfaces - High Fa:	\$ 83,751	\$ -	\$ -	\$ -	\$ -	\$ 97,090	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ 84,836	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,003
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ 209,378	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ 215,659	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ 222,129	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,793	\$ -

Annual Expenses by Component

	2045	2046	2047	2048	2049	2050	2051
Town Home Rails	\$ -	\$ -	\$ -	\$ 53,915	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ 55,532	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,031	\$ -
Metal Fences	\$ -	\$ -	\$ -	\$ -	\$ 44,426	\$ -	\$ -
Plumbing							
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Water Line Re-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ 418,756	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line f	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool/Spa							
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ 50,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ 20,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofing							
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ 44,426	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334,962	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Co	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 78,178	\$ -	\$ -
Gutters & Downspouts - Re	\$ -	\$ -	\$ -	\$ -	\$ 35,348	\$ -	\$ -

Annual Expenses by Component

	2045	2046	2047	2048	2049	2050	2051
Tile Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ 131,968	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including †	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters							
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ 25,613	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ 26,382	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ 27,173	\$ -	\$ -	\$ -
Totals	\$ 516,647	\$ 145,294	\$ 1,351,277	\$ 319,626	\$ 1,420,953	\$ 759,426	\$ 695,022

Component Details

Asphalt

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	0.04%
Life Remaining Percent	-	4%

Concrete Repairs

Estimated Current Unit Cost	\$	4,243.60
Estimated Total Current Cost	\$	4,244
Estimated Total Future Cost	\$	4,371
Fully Funded Balance	\$	4,074
Depreciation This Year	\$	170
Monthly Contribution	\$	16.03
Fully Funded Balance Percent		0.10%

Asphalt

Approximate Component Quantity	-	35000
Unit of Measure	-	SF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	21
Estimated Replacement Year	-	2043
Cost Source	-	1
Depreciation Percent	-	0.88%
Life Remaining Percent	-	84%

Overlay & Replace (Parking Areas)

Estimated Current Unit Cost	\$	2.91
Estimated Total Current Cost	\$	102,022
Estimated Total Future Cost	\$	189,790
Fully Funded Balance	\$	16,323
Depreciation This Year	\$	4,081
Monthly Contribution	\$	385.33
Fully Funded Balance Percent		0.38%

Asphalt

Approximate Component Quantity	-	125000
Unit of Measure	-	SF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	20
Estimated Replacement Year	-	2042
Cost Source	-	1
Depreciation Percent	-	3.13%
Life Remaining Percent	-	80%

Overlay & Replace (Streets)

Estimated Current Unit Cost	\$	2.91
Estimated Total Current Cost	\$	364,363
Estimated Total Future Cost	\$	658,079
Fully Funded Balance	\$	72,873
Depreciation This Year	\$	14,575
Monthly Contribution	\$	1,376.18
Fully Funded Balance Percent		1.71%

Asphalt

Approximate Component Quantity	-	160000
Unit of Measure	-	SF
Normal Useful Life (Years)	-	3
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	3.30%
Life Remaining Percent	-	100%

Seal Coat/Repair/Restripe

Estimated Current Unit Cost	\$	0.29
Estimated Total Current Cost	\$	46,144
Estimated Total Future Cost	\$	50,423
Fully Funded Balance	\$	-
Depreciation This Year	\$	15,381
Monthly Contribution	\$	1,452.37
Fully Funded Balance Percent		0.00%

Clubhouse

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	0.08%
Life Remaining Percent	-	7%

Furnishings

Estimated Current Unit Cost	\$	5,304.50
Estimated Total Current Cost	\$	5,305
Estimated Total Future Cost	\$	5,464
Fully Funded Balance	\$	4,951
Depreciation This Year	\$	354
Monthly Contribution	\$	33.39
Fully Funded Balance Percent		0.12%

Clubhouse**Carpet**

Approximate Component Quantity	- 650	Estimated Current Unit Cost	\$ 21.22
Unit of Measure	- SY	Estimated Total Current Cost	\$ 13,792
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 14,632
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 11,953
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 919
Cost Source	- 1	Monthly Contribution	\$ 86.82
Depreciation Percent	- 0.20%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 13%		

Clubhouse**Office Equipment (Partial Replace)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,183
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 3,183
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,183
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 637
Cost Source	- 1	Monthly Contribution	\$ 60.10
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.07%
Life Remaining Percent	- 0%		

Clubhouse**Bathrooms - Refurbish**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 14,329
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 10,694
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 509
Cost Source	- 1	Monthly Contribution	\$ 48.08
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.25%
Life Remaining Percent	- 16%		

Clubhouse**Copier**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,304.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,305
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 5,464
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 4,774
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.11%
Life Remaining Percent	- 10%		

Clubhouse**Tile Flooring - Repair/Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 6,365
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 7,164
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 5,092
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 318
Cost Source	- 1	Monthly Contribution	\$ 30.05
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 20%		

Clubhouse**Game Tables**

Approximate Component Quantity	- 3	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 14,758
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 6,365
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,273
Cost Source	- 1	Monthly Contribution	\$ 120.21
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.15%
Life Remaining Percent	- 50%		

Clubhouse**Exercise Equipment**

Approximate Component Quantity	- 4	Estimated Current Unit Cost	\$ 3,713.15
Unit of Measure	- Each	Estimated Total Current Cost	\$ 14,853
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 18,267
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 4,456
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 1,485
Cost Source	- 1	Monthly Contribution	\$ 140.24
Depreciation Percent	- 0.32%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 70%		

Clubhouse**Kitchen Area - Refurbish**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 12,730.80
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 17,109
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 6,365
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 637
Cost Source	- 1	Monthly Contribution	\$ 60.10
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.15%
Life Remaining Percent	- 50%		

Clubhouse**Gym Flooring - Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,713.15
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,713
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 4,845
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 1,857
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 206
Cost Source	- 1	Monthly Contribution	\$ 19.48
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.04%
Life Remaining Percent	- 50%		

Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 4,637
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 3,665
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 193
Cost Source	- 1	Monthly Contribution	\$ 18.21
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 14%		

Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 2,700
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 193
Cost Source	- 1	Monthly Contribution	\$ 18.21
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- 36%		

Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 6,232
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 1,736
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 193
Cost Source	- 1	Monthly Contribution	\$ 18.21
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.04%
Life Remaining Percent	- 59%		

Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 7,224
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 772
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 193
Cost Source	- 1	Monthly Contribution	\$ 18.21
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.02%
Life Remaining Percent	- 82%		

Decks & Landings**Balcony Inspection/Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 50,000
Normal Useful Life (Years)	- 9	Estimated Total Future Cost	\$ 65,239
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 5,556
Cost Source	- 1	Monthly Contribution	\$ 524.58
Depreciation Percent	- 1.19%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 12,731
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 12,731
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 1,273
Cost Source	- 1	Monthly Contribution	\$ 120.21
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.30%
Life Remaining Percent	- 0%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 12,731
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 12,731
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 1,273
Cost Source	- 1	Monthly Contribution	\$ 120.21
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.30%
Life Remaining Percent	- 0%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 13,113
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 11,458
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 1,273
Cost Source	- 1	Monthly Contribution	\$ 120.21
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.27%
Life Remaining Percent	- 10%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 13,506
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 10,185
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,273
Cost Source	- 1	Monthly Contribution	\$ 120.21
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 20%		

Decks & Landings**Walkways/Landings - Reseal**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 10,609.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 84,872
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 114,061
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 14,145
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 7,073
Cost Source	- 1	Monthly Contribution	\$ 667.83
Depreciation Percent	- 1.52%	Fully Funded Balance Percent	0.33%
Life Remaining Percent	- 83%		

Decks & Landings**Stairs/Landings- Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,365
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,365
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 6,365
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.15%
Life Remaining Percent	- 0%		

Decks & Landings**Stairs/Landings- Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,365
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,556
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 5,835
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 8%		

Decks & Landings**Stairs/Landings- Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,365
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,753
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 5,305
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 17%		

Decks & Landings**Stairs/Landings- Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,365
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,956
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 4,774
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.11%
Life Remaining Percent	- 25%		

Fencing/Rails/Gates**Metal Fence/Railings - Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 10,609.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 10,609
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 13,842
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 5,835
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 45%		

Fencing/Rails/Gates**Surfside Drive Fence**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 31,827.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 31,827
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 49,585
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 7,957
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 1,591
Cost Source	- 1	Monthly Contribution	\$ 150.26
Depreciation Percent	- 0.34%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 75%		

Fencing/Rails/Gates**Beach Fence**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 80,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 80,000
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 136,195
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 22,400
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 3,200
Cost Source	- 1	Monthly Contribution	\$ 302.16
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.53%
Life Remaining Percent	- 72%		

Fencing/Rails/Gates**Townhome Fences**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 59,410.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 59,410
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 107,302
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 11,882
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 2,376
Cost Source	- 1	Monthly Contribution	\$ 224.39
Depreciation Percent	- 0.51%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 80%		

Fencing/Rails/Gates**Trash Enclosures - Replace**

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 7,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 77,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 123,562
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 35,933
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 2,567
Cost Source	- 1	Monthly Contribution	\$ 242.35
Depreciation Percent	- 0.55%	Fully Funded Balance Percent	0.84%
Life Remaining Percent	- 53%		

Fencing/Rails/Gates**Vehicle Gates**

Approximate Component Quantity	- 3	Estimated Current Unit Cost	\$ 7,426.30
Unit of Measure	- Each	Estimated Total Current Cost	\$ 22,279
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 31,764
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 13,367
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 743
Cost Source	- 1	Monthly Contribution	\$ 70.12
Depreciation Percent	- 0.16%	Fully Funded Balance Percent	0.31%
Life Remaining Percent	- 40%		

Landscaping**Irrigation Replacement**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 12,730.80
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 12,731
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 16,127
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 4,244
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,061
Cost Source	- 1	Monthly Contribution	\$ 100.17
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 67%		

Lighting Electrical**Campus Lighting - Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 74,263.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 74,263
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 146,564
Estimated Remaining Useful Life (Years)	- 23	Fully Funded Balance	\$ 5,941
Estimated Replacement Year	- 2045	Depreciation This Year	\$ 2,971
Cost Source	- 1	Monthly Contribution	\$ 280.49
Depreciation Percent	- 0.64%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 92%		

Lighting Electrical**Hallway Lighting - Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 26,522.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 26,523
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 43,838
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 8,487
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 1,061
Cost Source	- 1	Monthly Contribution	\$ 100.17
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.20%
Life Remaining Percent	- 68%		

Lighting Electrical**Main Electrical Junction Box**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 63,654.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 63,654
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 69,556
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 58,880
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,591
Cost Source	- 1	Monthly Contribution	\$ 150.26
Depreciation Percent	- 0.34%	Fully Funded Balance Percent	1.38%
Life Remaining Percent	- 8%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,487
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,274
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 7,469
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 339
Cost Source	- 1	Monthly Contribution	\$ 32.06
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- 12%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,487
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,552
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 7,129
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 339
Cost Source	- 1	Monthly Contribution	\$ 32.06
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 16%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,487
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,839
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 6,790
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 339
Cost Source	- 1	Monthly Contribution	\$ 32.06
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.16%
Life Remaining Percent	- 20%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 25,462
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 30,402
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 19,351
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 1,018
Cost Source	- 1	Monthly Contribution	\$ 96.17
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.45%
Life Remaining Percent	- 24%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 25,462
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 31,315
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 18,332
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 1,018
Cost Source	- 1	Monthly Contribution	\$ 96.17
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.43%
Life Remaining Percent	- 28%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 25,462
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 32,254
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 17,314
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,018
Cost Source	- 1	Monthly Contribution	\$ 96.17
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.41%
Life Remaining Percent	- 32%		

Mechanical/Plumbing**Electrical Box Replacement Condos**

Approximate Component Quantity	- 131	Estimated Current Unit Cost	\$ 848.72
Unit of Measure	- each	Estimated Total Current Cost	\$ 111,182
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 145,068
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 71,157
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 4,447
Cost Source	- 1	Monthly Contribution	\$ 419.93
Depreciation Percent	- 0.95%	Fully Funded Balance Percent	1.67%
Life Remaining Percent	- 36%		

Mechanical/Plumbing**Elevators - Modernization**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 74,263.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 594,104
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 847,050
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 308,934
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 23,764
Cost Source	- 1	Monthly Contribution	\$ 2,243.91
Depreciation Percent	- 5.10%	Fully Funded Balance Percent	7.26%
Life Remaining Percent	- 48%		

Mechanical/Plumbing**Fire Control Panels**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 3,713.15
Unit of Measure	- Each	Estimated Total Current Cost	\$ 29,705
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 42,353
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 9,902
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,650
Cost Source	- 1	Monthly Contribution	\$ 155.83
Depreciation Percent	- 0.35%	Fully Funded Balance Percent	0.23%
Life Remaining Percent	- 67%		

Mechanical/Plumbing**Plumbing Repairs**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 42,436.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 84,872
Normal Useful Life (Years)	- 2	Estimated Total Future Cost	\$ 87,418
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 42,436
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 42,436
Cost Source	- 1	Monthly Contribution	\$ 4,006.98
Depreciation Percent	- 9.11%	Fully Funded Balance Percent	1.00%
Life Remaining Percent	- 50%		

Miscellaneous**Bridge - Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 106,090.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 106,090
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 326,204
Estimated Remaining Useful Life (Years)	- 38	Fully Funded Balance	\$ 5,305
Estimated Replacement Year	- 2060	Depreciation This Year	\$ 2,652
Cost Source	- 1	Monthly Contribution	\$ 250.44
Depreciation Percent	- 0.57%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 95%		

Miscellaneous**Concrete Walkways - Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 20,600.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 22,510
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 8,240
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 4,120
Cost Source	- 1	Monthly Contribution	\$ 389.03
Depreciation Percent	- 0.88%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 60%		

Miscellaneous**Directional Signage**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 2,652.25
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 2,652
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 4,256
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 295
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 147
Cost Source	- 1	Monthly Contribution	\$ 13.91
Depreciation Percent	- 0.03%	Fully Funded Balance Percent	0.01%
Life Remaining Percent	- 89%		

Miscellaneous**Intercom (Gate)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,834.95
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,835
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,010
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 5,349
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 486
Cost Source	- 1	Monthly Contribution	\$ 45.91
Depreciation Percent	- 0.10%	Fully Funded Balance Percent	0.13%
Life Remaining Percent	- 8%		

Miscellaneous**Mailbox Kiosks**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,802.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 36,050
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 61,373
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 3,605
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 1,803
Cost Source	- 1	Monthly Contribution	\$ 170.20
Depreciation Percent	- 0.39%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- 90%		

Miscellaneous**Monument Sign**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 3,183
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 3,478
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 2,705
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 159
Cost Source	- 1	Monthly Contribution	\$ 15.03
Depreciation Percent	- 0.03%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- 15%		

Miscellaneous**Utility Doors**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 194,330.10
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 194,330
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 406,884
Estimated Remaining Useful Life (Years)	- 25	Fully Funded Balance	\$ 32,388
Estimated Replacement Year	- 2047	Depreciation This Year	\$ 6,478
Cost Source	- 1	Monthly Contribution	\$ 611.65
Depreciation Percent	- 1.39%	Fully Funded Balance Percent	0.76%
Life Remaining Percent	- 83%		

Painting**Exterior Stucco - Partial (A)**

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,121.80
Unit of Measure	- Each	Estimated Total Current Cost	\$ 140,039
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 153,024
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 105,029
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 11,670
Cost Source	- 1	Monthly Contribution	\$ 1,101.92
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	2.47%
Life Remaining Percent	- 25%		

Painting**Exterior Stucco - Partial (B)**

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,121.80
Unit of Measure	- Each	Estimated Total Current Cost	\$ 140,039
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 162,343
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 81,689
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 11,670
Cost Source	- 1	Monthly Contribution	\$ 1,101.92
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	1.92%
Life Remaining Percent	- 42%		

Painting**Exterior Stucco - Partial (C)**

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,121.80
Unit of Measure	- Each	Estimated Total Current Cost	\$ 140,039
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 172,230
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 58,350
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 11,670
Cost Source	- 1	Monthly Contribution	\$ 1,101.92
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	1.37%
Life Remaining Percent	- 58%		

Painting**Exterior Stucco - Partial (D)**

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,121.80
Unit of Measure	- Each	Estimated Total Current Cost	\$ 140,039
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 182,719
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 35,010
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 11,670
Cost Source	- 1	Monthly Contribution	\$ 1,101.92
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	0.82%
Life Remaining Percent	- 75%		

Painting**Exterior Surfaces - High Fascia**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 5,304.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 42,436
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 46,371
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 16,974
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 8,487
Cost Source	- 1	Monthly Contribution	\$ 801.40
Depreciation Percent	- 1.82%	Fully Funded Balance Percent	0.40%
Life Remaining Percent	- 60%		

Painting**Exterior Stucco - Townhome**

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 38,192
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 41,734
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 28,644
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,183
Cost Source	- 1	Monthly Contribution	\$ 300.52
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.67%
Life Remaining Percent	- 25%		

Painting**Exterior Stucco - Townhome**

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 38,192
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 44,275
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 22,279
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 3,183
Cost Source	- 1	Monthly Contribution	\$ 300.52
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.52%
Life Remaining Percent	- 42%		

Painting**Exterior Stucco - Townhome**

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 38,192
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 46,972
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 15,914
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 3,183
Cost Source	- 1	Monthly Contribution	\$ 300.52
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.37%
Life Remaining Percent	- 58%		

Painting**Exterior Stucco - Townhome**

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,182.70
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 47,741
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 62,291
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 11,935
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 3,978
Cost Source	- 1	Monthly Contribution	\$ 375.65
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 75%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 103,000
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 87,500
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 12,500
Cost Source	- 1	Monthly Contribution	\$ 1,180.30
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	2.06%
Life Remaining Percent	- 13%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 106,090
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 75,000
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 12,500
Cost Source	- 1	Monthly Contribution	\$ 1,180.30
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.76%
Life Remaining Percent	- 25%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 109,273
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 62,500
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 12,500
Cost Source	- 1	Monthly Contribution	\$ 1,180.30
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.47%
Life Remaining Percent	- 38%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 112,551
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 50,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 12,500
Cost Source	- 1	Monthly Contribution	\$ 1,180.30
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.18%
Life Remaining Percent	- 50%		

Painting**Town Home Rails**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,250.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 25,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 26,523
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 18,750
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 3,125
Cost Source	- 1	Monthly Contribution	\$ 295.07
Depreciation Percent	- 0.67%	Fully Funded Balance Percent	0.44%
Life Remaining Percent	- 25%		

Painting**Town Home Rails**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,250.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 25,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 27,318
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 15,625
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,125
Cost Source	- 1	Monthly Contribution	\$ 295.07
Depreciation Percent	- 0.67%	Fully Funded Balance Percent	0.37%
Life Remaining Percent	- 38%		

Painting**Town Home Rails**

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 1,272.73
Unit of Measure	- Each	Estimated Total Current Cost	\$ 14,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 15,757
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 7,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,750
Cost Source	- 1	Monthly Contribution	\$ 165.24
Depreciation Percent	- 0.38%	Fully Funded Balance Percent	0.16%
Life Remaining Percent	- 50%		

Painting**Metal Fences**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 21,855
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 12,500
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 2,500
Cost Source	- 1	Monthly Contribution	\$ 236.06
Depreciation Percent	- 0.54%	Fully Funded Balance Percent	0.29%
Life Remaining Percent	- 38%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 185,657.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 185,658
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 202,873
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 174,518
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,713
Cost Source	- 1	Monthly Contribution	\$ 350.61
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	4.10%
Life Remaining Percent	- 6%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 185,657.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 185,658
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 235,185
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 155,952
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 3,713
Cost Source	- 1	Monthly Contribution	\$ 350.61
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	3.67%
Life Remaining Percent	- 16%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 185,657.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 371,315
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 545,289
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 274,773
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 7,426
Cost Source	- 1	Monthly Contribution	\$ 701.22
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	6.46%
Life Remaining Percent	- 26%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 185,657.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 371,315
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 578,497
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 259,921
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 7,426
Cost Source	- 1	Monthly Contribution	\$ 701.22
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	6.11%
Life Remaining Percent	- 30%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 185,657.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 371,315
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 595,852
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 252,494
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 7,426
Cost Source	- 1	Monthly Contribution	\$ 701.22
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	5.93%
Life Remaining Percent	- 32%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 20,600
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 19,333
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 62.95
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.45%
Life Remaining Percent	- 3%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 21,855
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 18,000
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 62.95
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 10%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 23,185
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 16,667
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 62.95
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.39%
Life Remaining Percent	- 17%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 24,597
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 15,333
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 62.95
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.36%
Life Remaining Percent	- 23%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 26,095
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 14,000
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 667
Cost Source	- 1	Monthly Contribution	\$ 62.95
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.33%
Life Remaining Percent	- 30%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 138,423
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 63,333
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 3,333
Cost Source	- 1	Monthly Contribution	\$ 314.75
Depreciation Percent	- 0.72%	Fully Funded Balance Percent	1.49%
Life Remaining Percent	- 37%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 155,797
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 50,000
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 3,333
Cost Source	- 1	Monthly Contribution	\$ 314.75
Depreciation Percent	- 0.72%	Fully Funded Balance Percent	1.18%
Life Remaining Percent	- 50%		

Plumbing**Town Home Water Line Re-Pipe**

Approximate Component Quantity	- 21	Estimated Current Unit Cost	\$ 10,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 210,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 379,283
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 70,000
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 7,000
Cost Source	- 1	Monthly Contribution	\$ 660.97
Depreciation Percent	- 1.50%	Fully Funded Balance Percent	1.65%
Life Remaining Percent	- 67%		

Plumbing**Condo Building Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 100,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 200,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 268,783
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 133,333
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 6,667
Cost Source	- 1	Monthly Contribution	\$ 629.49
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	3.13%
Life Remaining Percent	- 33%		

Plumbing**Condo Building Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 100,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 200,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 361,222
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 66,667
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 6,667
Cost Source	- 1	Monthly Contribution	\$ 629.49
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	1.57%
Life Remaining Percent	- 67%		

Plumbing**Condo Building Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 100,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 200,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 418,756
Estimated Remaining Useful Life (Years)	- 25	Fully Funded Balance	\$ 33,333
Estimated Replacement Year	- 2047	Depreciation This Year	\$ 6,667
Cost Source	- 1	Monthly Contribution	\$ 629.49
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	0.78%
Life Remaining Percent	- 83%		

Plumbing**Condo Building Water Line Re-Pipe**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 100,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 200,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 485,452
Estimated Remaining Useful Life (Years)	- 30	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2052	Depreciation This Year	\$ 6,667
Cost Source	- 1	Monthly Contribution	\$ 629.49
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Pool/Spa**Pool Bathrooms - Refurbish**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 5,834.95
Unit of Measure	- Each	Estimated Total Current Cost	\$ 11,670
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 17,652
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 3,501
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 583
Cost Source	- 1	Monthly Contribution	\$ 55.10
Depreciation Percent	- 0.13%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- 70%		

Pool/Spa**Pool Resurface**

Approximate Component Quantity	-	1352	Estimated Current Unit Cost	\$	19.10
Unit of Measure	-	LF	Estimated Total Current Cost	\$	25,818
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	50,954
Estimated Remaining Useful Life (Years)	-	23	Fully Funded Balance	\$	2,065
Estimated Replacement Year	-	2045	Depreciation This Year	\$	1,033
Cost Source	-	1	Monthly Contribution	\$	97.51
Depreciation Percent	-	0.22%	Fully Funded Balance Percent		0.05%
Life Remaining Percent	-	92%			

Pool/Spa**Pool Hardware**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	10,609.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	10,609
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	20,938
Estimated Remaining Useful Life (Years)	-	23	Fully Funded Balance	\$	849
Estimated Replacement Year	-	2045	Depreciation This Year	\$	424
Cost Source	-	1	Monthly Contribution	\$	40.07
Depreciation Percent	-	0.09%	Fully Funded Balance Percent		0.02%
Life Remaining Percent	-	92%			

Pool/Spa**Spa**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	10,609.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	10,609
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	11,255
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	8,487
Estimated Replacement Year	-	2024	Depreciation This Year	\$	1,061
Cost Source	-	1	Monthly Contribution	\$	100.17
Depreciation Percent	-	0.23%	Fully Funded Balance Percent		0.20%
Life Remaining Percent	-	20%			

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	-	20	Estimated Current Unit Cost	\$	1,060.90
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	21,218
Normal Useful Life (Years)	-	40	Estimated Total Future Cost	\$	28,515
Estimated Remaining Useful Life (Years)	-	10	Fully Funded Balance	\$	15,914
Estimated Replacement Year	-	2032	Depreciation This Year	\$	530
Cost Source	-	1	Monthly Contribution	\$	50.09
Depreciation Percent	-	0.11%	Fully Funded Balance Percent		0.37%
Life Remaining Percent	-	25%			

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	-	20	Estimated Current Unit Cost	\$	1,060.90
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	21,218
Normal Useful Life (Years)	-	40	Estimated Total Future Cost	\$	31,159
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	14,322
Estimated Replacement Year	-	2035	Depreciation This Year	\$	530
Cost Source	-	1	Monthly Contribution	\$	50.09
Depreciation Percent	-	0.11%	Fully Funded Balance Percent		0.34%
Life Remaining Percent	-	33%			

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,060.90
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,218
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 34,049
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 12,731
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.30%
Life Remaining Percent	- 40%		

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,060.90
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,218
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 37,206
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 11,139
Estimated Replacement Year	- 2041	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.26%
Life Remaining Percent	- 48%		

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,060.90
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,218
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 40,656
Estimated Remaining Useful Life (Years)	- 22	Fully Funded Balance	\$ 9,548
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.22%
Life Remaining Percent	- 55%		

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,060.90
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,218
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 44,426
Estimated Remaining Useful Life (Years)	- 25	Fully Funded Balance	\$ 7,957
Estimated Replacement Year	- 2047	Depreciation This Year	\$ 530
Cost Source	- 1	Monthly Contribution	\$ 50.09
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 63%		

Roofing**Carports (Metal Roof) - Replacement**

Approximate Component Quantity	- 138	Estimated Current Unit Cost	\$ 1,060.90
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 146,404
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 334,962
Estimated Remaining Useful Life (Years)	- 28	Fully Funded Balance	\$ 43,921
Estimated Replacement Year	- 2050	Depreciation This Year	\$ 3,660
Cost Source	- 1	Monthly Contribution	\$ 345.60
Depreciation Percent	- 0.79%	Fully Funded Balance Percent	1.03%
Life Remaining Percent	- 70%		

Roofing**Comp Shingle - Replace Condo (Ph. 1)**

Approximate Component Quantity	-	29000	Estimated Current Unit Cost	\$	6.90
Unit of Measure	-	SF	Estimated Total Current Cost	\$	200,129
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	277,025
Estimated Remaining Useful Life (Years)	-	11	Fully Funded Balance	\$	112,072
Estimated Replacement Year	-	2033	Depreciation This Year	\$	8,005
Cost Source	-	1	Monthly Contribution	\$	755.88
Depreciation Percent	-	1.72%	Fully Funded Balance Percent		2.63%
Life Remaining Percent	-	44%			

Roofing**Comp Shingle - Replace Condo(Ph. 2)**

Approximate Component Quantity	-	29000	Estimated Current Unit Cost	\$	6.90
Unit of Measure	-	SF	Estimated Total Current Cost	\$	200,129
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	285,336
Estimated Remaining Useful Life (Years)	-	12	Fully Funded Balance	\$	104,067
Estimated Replacement Year	-	2034	Depreciation This Year	\$	8,005
Cost Source	-	1	Monthly Contribution	\$	755.88
Depreciation Percent	-	1.72%	Fully Funded Balance Percent		2.45%
Life Remaining Percent	-	48%			

Roofing**Comp Shingle - Replace Condo(Ph. 3)**

Approximate Component Quantity	-	29000	Estimated Current Unit Cost	\$	6.90
Unit of Measure	-	SF	Estimated Total Current Cost	\$	200,129
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	293,896
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	96,062
Estimated Replacement Year	-	2035	Depreciation This Year	\$	8,005
Cost Source	-	1	Monthly Contribution	\$	755.88
Depreciation Percent	-	1.72%	Fully Funded Balance Percent		2.26%
Life Remaining Percent	-	52%			

Roofing**Comp Shingle - Replace Condo(Ph. 4)**

Approximate Component Quantity	-	27650	Estimated Current Unit Cost	\$	6.90
Unit of Measure	-	SF	Estimated Total Current Cost	\$	190,813
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	288,621
Estimated Remaining Useful Life (Years)	-	14	Fully Funded Balance	\$	83,958
Estimated Replacement Year	-	2036	Depreciation This Year	\$	7,633
Cost Source	-	1	Monthly Contribution	\$	720.69
Depreciation Percent	-	1.64%	Fully Funded Balance Percent		1.97%
Life Remaining Percent	-	56%			

Roofing**Flat Roof (Clubhouse)**

Approximate Component Quantity	-	5100	Estimated Current Unit Cost	\$	6.90
Unit of Measure	-	SF	Estimated Total Current Cost	\$	35,195
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	43,286
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	22,877
Estimated Replacement Year	-	2029	Depreciation This Year	\$	1,760
Cost Source	-	1	Monthly Contribution	\$	166.16
Depreciation Percent	-	0.38%	Fully Funded Balance Percent		0.54%
Life Remaining Percent	-	35%			

Roofing**Gutters & Downspouts - Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,913.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,914
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 19,572
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 10,344
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 796
Cost Source	- 1	Monthly Contribution	\$ 75.13
Depreciation Percent	- 0.17%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 35%		

Roofing**Tile Roof (Clubhouse)**

Approximate Component Quantity	- 8000	Estimated Current Unit Cost	\$ 7.43
Unit of Measure	- SF	Estimated Total Current Cost	\$ 59,410
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 131,968
Estimated Remaining Useful Life (Years)	- 27	Fully Funded Balance	\$ 5,941
Estimated Replacement Year	- 2049	Depreciation This Year	\$ 1,980
Cost Source	- 1	Monthly Contribution	\$ 186.99
Depreciation Percent	- 0.42%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 90%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,365.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 63,654
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 88,112
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 28,644
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 3,183
Cost Source	- 1	Monthly Contribution	\$ 300.52
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.67%
Life Remaining Percent	- 55%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,471.49
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 64,715
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 92,268
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 25,886
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 3,236
Cost Source	- 1	Monthly Contribution	\$ 305.53
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.61%
Life Remaining Percent	- 60%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,577.58
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 65,776
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 96,594
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 23,022
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 3,289
Cost Source	- 1	Monthly Contribution	\$ 310.54
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	0.54%
Life Remaining Percent	- 65%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,683.67
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 66,837
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 101,097
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 20,051
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 3,342
Cost Source	- 1	Monthly Contribution	\$ 315.55
Depreciation Percent	- 0.72%	Fully Funded Balance Percent	0.47%
Life Remaining Percent	- 70%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 6,789.76
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 74,687
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 116,360
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 18,672
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 3,734
Cost Source	- 1	Monthly Contribution	\$ 352.61
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	0.44%
Life Remaining Percent	- 75%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 12,600
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 12,600
Estimated Replacement Year	- 2022	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.30%
Life Remaining Percent	- 0%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 13,367
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 10,920
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.26%
Life Remaining Percent	- 13%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 13,768
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 10,080
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 20%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 15,045
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 7,560
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- 40%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 15,496
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 6,720
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.16%
Life Remaining Percent	- 47%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,440
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 5,040
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 60%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,933
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 4,200
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 67%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 17,441
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 3,360
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 840
Cost Source	- 1	Monthly Contribution	\$ 79.32
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- 73%		

Assessment and Reserve Funding Disclosure Summary
Surfside III

(1) The current regular assessment per ownership interest per month is:

\$ 473.00 per month for the year ending 12/31/21

(2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members: As of 8/4/2020

Date Assessment is Due	Amount per unit	Purpose of Assessment
NA		
Total:		

(3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes No

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(4) If the answer to #3 is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years?

Increase the monthly reserve contribution by \$ 49.00 per unit

Note: This calculation assumes the association will raise their current reserve contribution 3% per year over the next 30 years.

(5) All major components appropriate for reserve funding are included in the reserve study and are included in it's calculations.

(6) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the estimated amount required in the reserve fund at the end of the current fiscal year is:

\$ 4,254,446

based in whole or in part on the last reserve study or update prepared by McCaffery Reserve Consulting as of 12/31/2021 the projected reserve fund cash balance at the end of the current fiscal year is: \$ 1,348,711 resulting in the reserves being 32% funded at this date.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of Section 5570 of the civil code the projected required amount in reserves, projected reserve fund cash balance and projected percent funded for each of the next 5 years is:

Year	Amt Required	Proj. Balance	% Funded
2022	\$ 4,810,552	\$ 1,679,315	35%
2023	\$ 5,176,697	\$ 1,821,231	35%
2024	\$ 5,633,407	\$ 2,036,208	36%
2025	\$ 5,356,073	\$ 1,560,282	29%
2026	\$ 5,884,617	\$ 1,827,245	31%

For more detail see attached theoretical 30 year funding plans.

Note: This calculation assumes the association will raise their reserve contribution 3% per year over the next 30 years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, the assumed long-term before-tax interest rate was : 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was: 3.00% per year

(b) For the purposes of preparing a summary pursuant to this section:

(1) "Estimated remaining useful life" means the time reasonably calculated to remain before a major component will require replacement.

(2) "Major component" has the meaning used in Section 5530. Components with an estimated remaining useful life of more than 30 years may be included in a study as a capital asset or disregarded from the reserve calculation, so long as the decision is revealed in the reserve study report and reported in the Assessment and Reserve Funding Disclosure Summary.

(3) The form set out in subdivision (a) shall accompany each pro forma operating budget or summary thereof that is delivered pursuant to this article. The form may be supplemented or modified to clarify the information delivered, so long as the minimum information set out in subdivision (a) is provided.

(4) For the purpose of the report and summary, the amount of reserves needed to be accumulated for a component at a given time shall be computed as the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component. This shall not be construed to require the board to fund reserves in accordance with this calculation.

The Preparer of this form will be indemnified and held harmless against all losses, claims, action, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which has been provided to Preparer by others and relied upon by Preparer which may result from any improper use or reliance on this disclosure.

Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve Funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that McCaffery Reserve Consulting (MRC) has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of MRC's qualifications and experience. MRC makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and reserve studies should be updated annually.

MRC has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. MRC has obtained certain information, documentation and materials from the association agent and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely effect the reserve study. MRC is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. MRC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

The Association, by accepting this study, agrees to release MRC from any claims, demands or damages. The Association, in consideration of MRC performing the reserve study, hereby agrees to indemnify, defend and hold harmless MRC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. MRC does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.