

Reserve Analysis Report

Surfside III COA

600 Sunfish Way
Port Hueneme, CA 93041

Level I Study with Site Inspection

Fiscal Year End Date: December 31, 2022



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Sections of This Report

Section

1 Preface

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

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

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

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

Includes current percent funded chart and 30 year percent funded projection chart

2-9 30 Year Projections

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Includes category percentage column charts for fully funded balance and annual depreciation

2-11 Theoretical 30 Year Funding Plan

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

Charts of the figures in this table are located in the 30 year projections

2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

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

6 Assessment and Reserve Funding Disclosure Summary

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 through 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

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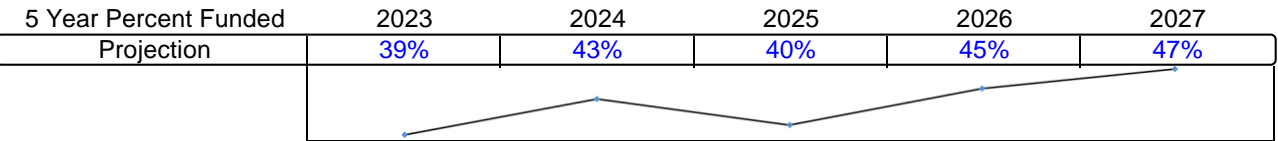
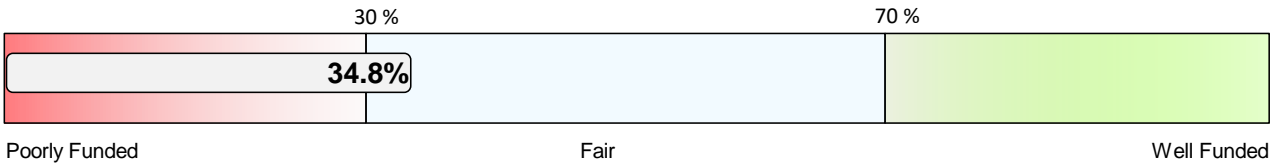
This is a Homeowners Association with 309 Condominium Units.

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

A Full Study with an on-site inspection was performed on June 15, 2022.

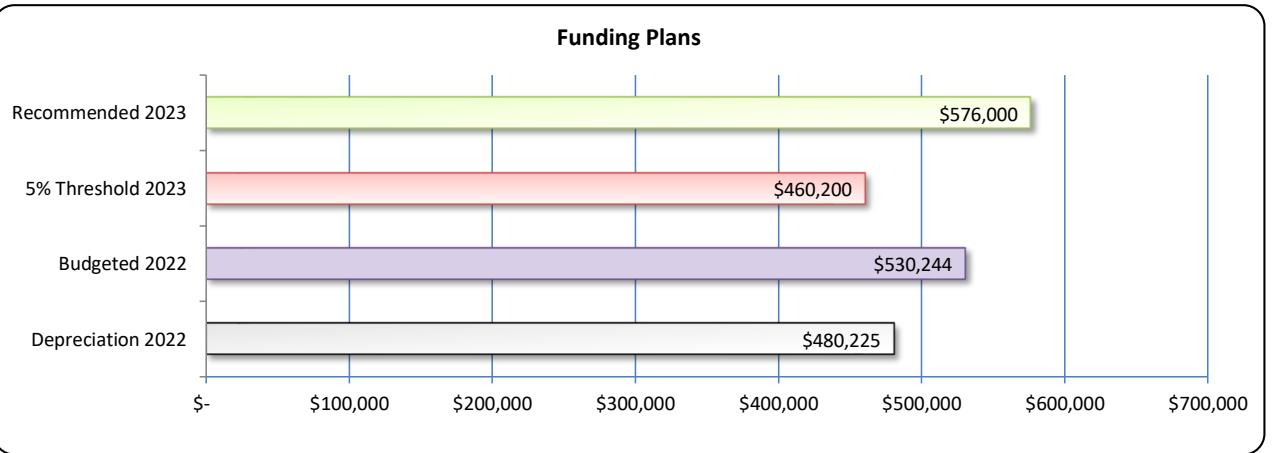
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 4,746,157
Projected Balance December 31, 2022	\$ 1,651,998
Under Funded (Deficiency in Reserve Funding)	\$ 3,094,159
Deficiency in Reserve Funding Per Unit	\$ 10,013.46
Percent Funded	34.8%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2022	\$ 480,225	\$ 40,019	\$ 129.51
Budgeted Reserve Contribution 2022	\$ 530,244	\$ 44,187	\$ 143.00
5% Threshold Reserve Contribution for 2023	\$ 460,200	\$ 38,350	\$ 124.11
Recommended Reserve Contribution for 2023	\$ 576,000	\$ 48,000	\$ 155.34



Percent Funded

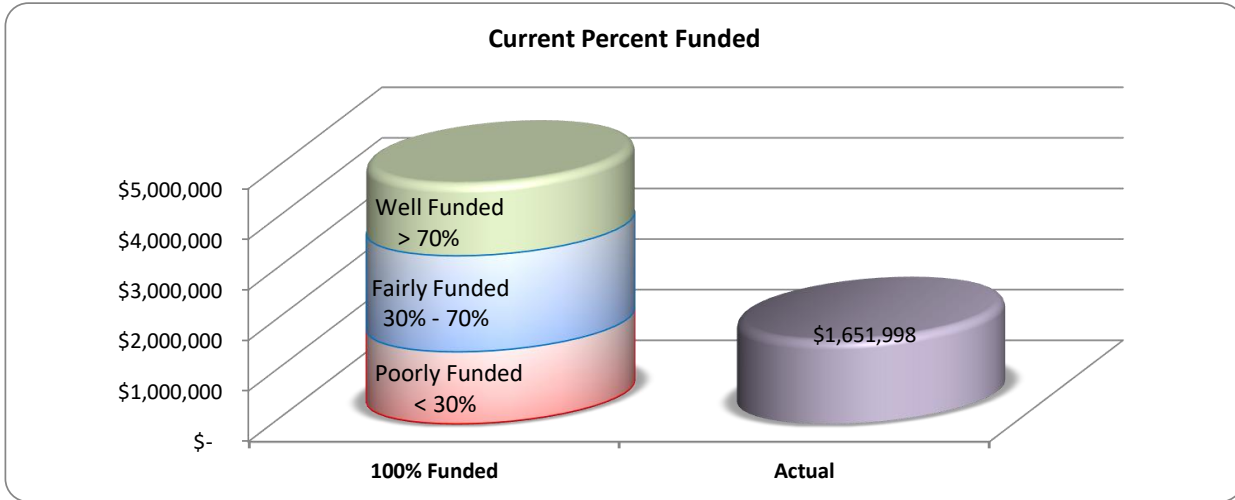
Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

Year End Balance	\$ 1,651,998	=	35%
Fully Funded Balance	\$ 4,746,157		

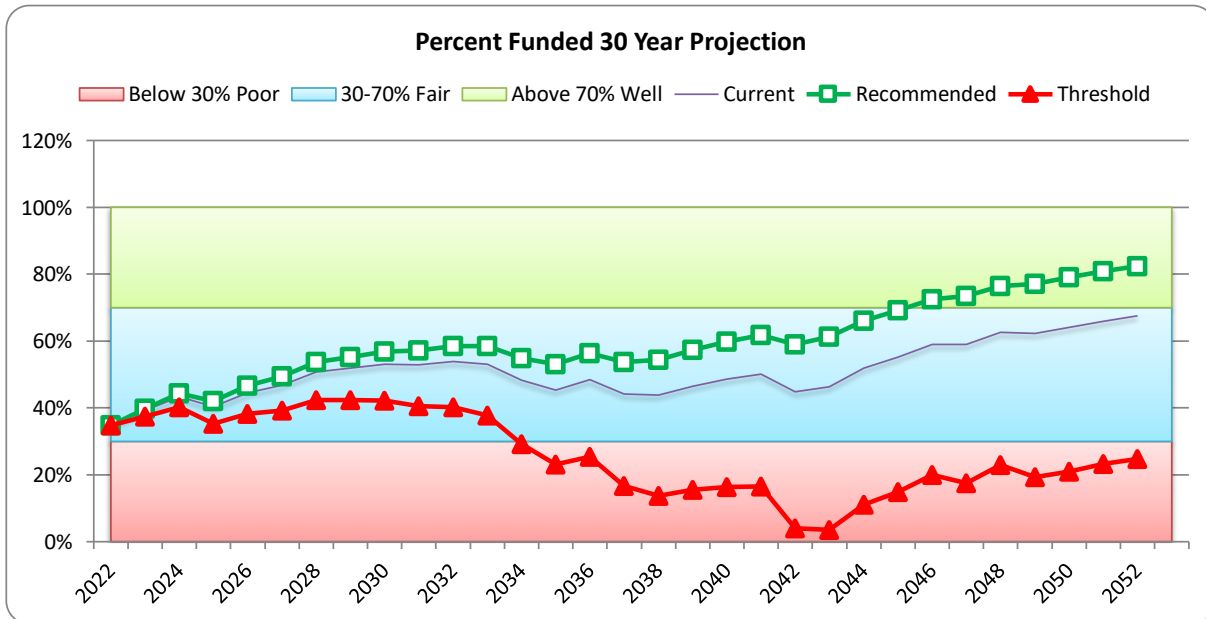
Above 70% = Well Funded Between 30% and 70% = Fairly Funded Below 30% = Poorly Funded

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



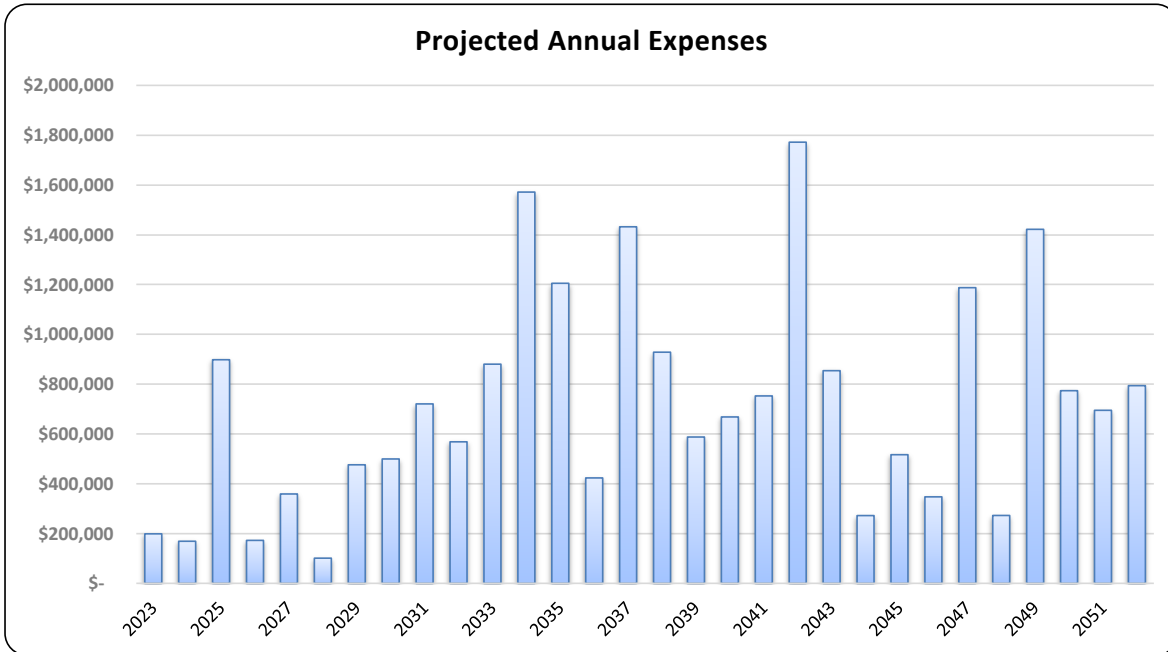
If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2021	\$ 530,244	\$ 44,187	\$ 143.00
5% Threshold Reserve Contribution for 2023	\$ 460,200	\$ 38,350	\$ 124.11
Recommended Reserve Contribution for 2023	\$ 576,000	\$ 48,000	\$ 155.34

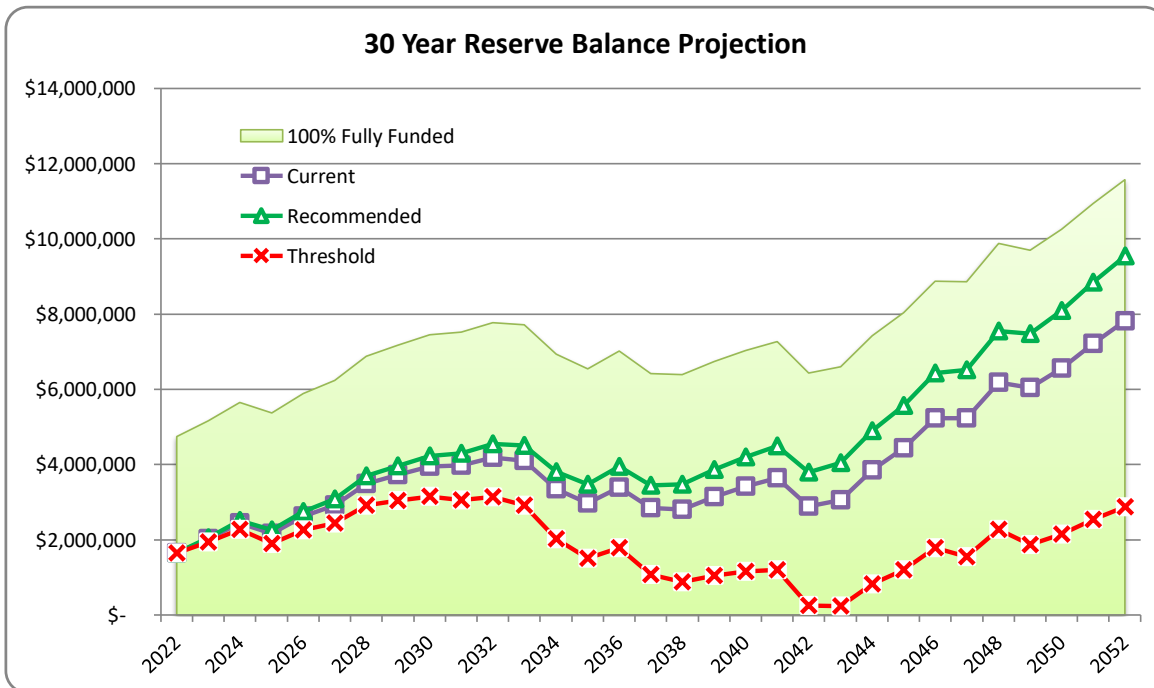


30 Year Projections

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.



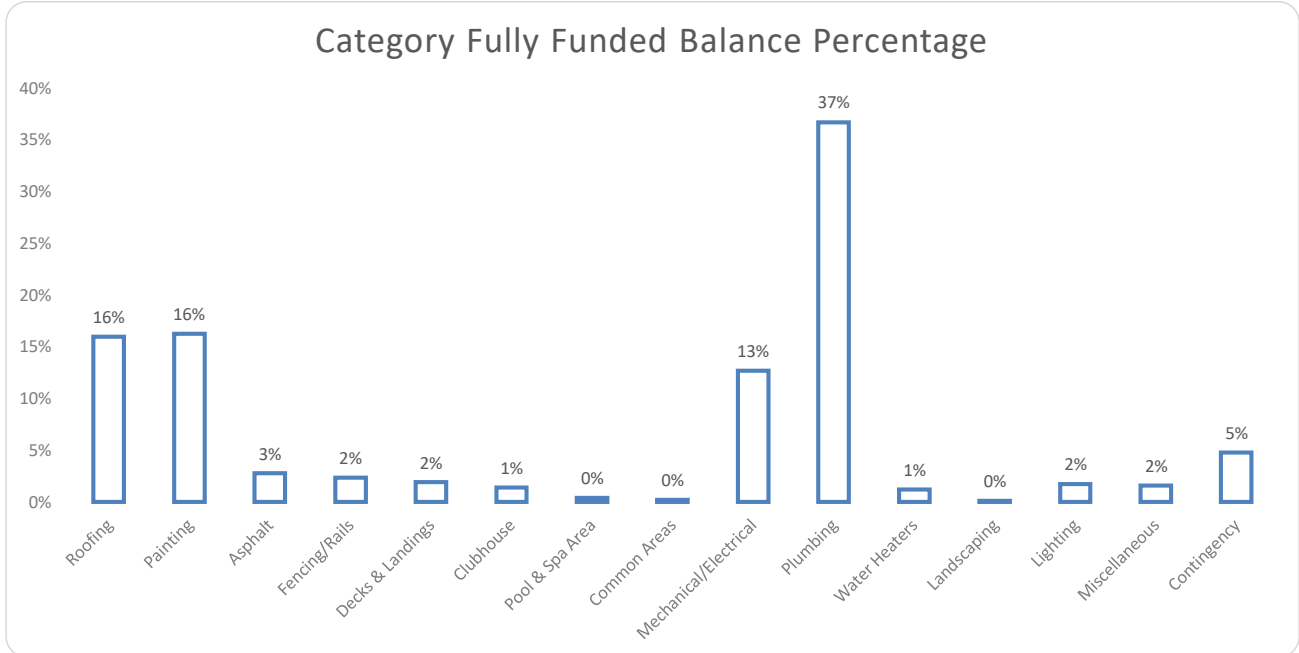
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will 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

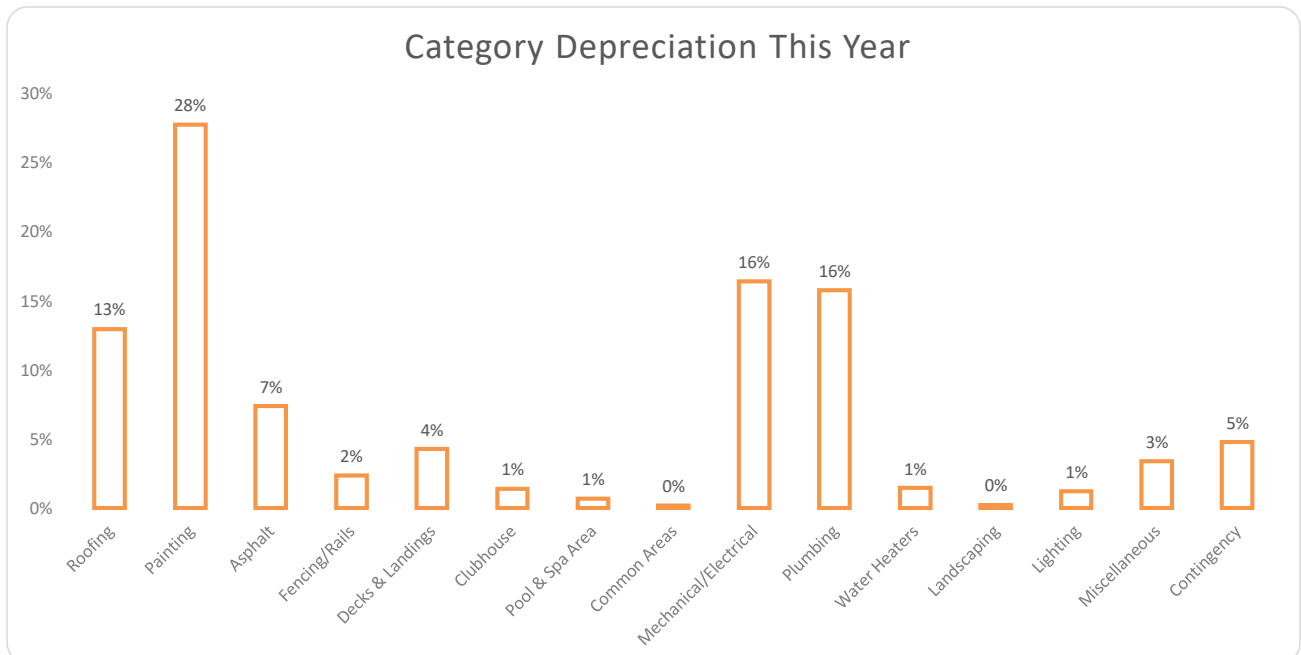
Roofing Fully Funded Balance	\$ 758,417	=	16%
Total Fully Funded Balance	\$ 4,746,157		



This chart breaks down the total annual depreciation for each category

Roofing Annual Depreciation	\$ 62,140	=	13%
Total Annual Depreciation	\$ 480,225		

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



Theoretical 30 Year Funding Plans

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Above 70% = Well Funded (Low Risk of Special Assessment)
 Between 30% and 70% = Fairly Funded
 Below 30% = Poorly Funded (Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2022	\$ -	\$ 4,746,157	\$ 530,244	\$ 1,651,998	35%	\$ -	\$ 1,651,998	35%	\$ -	\$ 1,651,998	35%
2023	\$ 198,755	\$ 5,168,220	\$ 546,151	\$ 2,024,174	39%	\$ 576,000	\$ 2,054,023	40%	\$ 460,200	\$ 1,938,223	38%
2024	\$ 168,973	\$ 5,649,993	\$ 562,536	\$ 2,448,100	43%	\$ 593,280	\$ 2,509,140	44%	\$ 474,006	\$ 2,272,329	40%
2025	\$ 898,103	\$ 5,372,950	\$ 579,412	\$ 2,166,131	40%	\$ 611,078	\$ 2,259,753	42%	\$ 488,226	\$ 1,896,538	35%
2026	\$ 172,485	\$ 5,888,094	\$ 596,794	\$ 2,622,932	45%	\$ 629,411	\$ 2,750,576	47%	\$ 502,873	\$ 2,255,374	38%
2027	\$ 358,905	\$ 6,233,293	\$ 614,698	\$ 2,918,069	47%	\$ 648,293	\$ 3,081,222	49%	\$ 517,959	\$ 2,448,259	39%
2028	\$ 101,093	\$ 6,884,374	\$ 633,139	\$ 3,493,886	51%	\$ 667,742	\$ 3,694,090	54%	\$ 533,498	\$ 2,917,388	42%
2029	\$ 476,069	\$ 7,166,653	\$ 652,133	\$ 3,722,359	52%	\$ 687,774	\$ 3,961,206	55%	\$ 549,503	\$ 3,034,583	42%
2030	\$ 499,504	\$ 7,449,774	\$ 671,697	\$ 3,950,388	53%	\$ 708,407	\$ 4,229,528	57%	\$ 565,988	\$ 3,146,586	42%
2031	\$ 720,646	\$ 7,520,474	\$ 691,848	\$ 3,980,846	53%	\$ 729,660	\$ 4,301,984	57%	\$ 582,968	\$ 3,056,106	41%
2032	\$ 568,380	\$ 7,776,768	\$ 712,604	\$ 4,184,782	54%	\$ 751,549	\$ 4,549,683	59%	\$ 600,457	\$ 3,134,024	40%
2033	\$ 880,250	\$ 7,722,824	\$ 733,982	\$ 4,101,285	53%	\$ 774,096	\$ 4,511,774	58%	\$ 618,470	\$ 2,919,254	38%
2034	\$ 1,571,546	\$ 6,939,568	\$ 756,001	\$ 3,347,260	48%	\$ 797,319	\$ 3,805,224	55%	\$ 637,024	\$ 2,028,522	29%
2035	\$ 1,205,109	\$ 6,549,657	\$ 778,681	\$ 2,971,041	45%	\$ 821,238	\$ 3,478,432	53%	\$ 656,135	\$ 1,509,976	23%
2036	\$ 423,367	\$ 7,014,658	\$ 802,042	\$ 3,394,281	48%	\$ 845,875	\$ 3,953,116	56%	\$ 675,819	\$ 1,785,078	25%
2037	\$ 1,432,070	\$ 6,424,489	\$ 826,103	\$ 2,839,228	44%	\$ 871,252	\$ 3,451,595	54%	\$ 696,094	\$ 1,075,878	17%
2038	\$ 928,376	\$ 6,383,806	\$ 850,886	\$ 2,804,327	44%	\$ 897,389	\$ 3,472,382	54%	\$ 716,977	\$ 880,617	14%
2039	\$ 587,676	\$ 6,733,487	\$ 876,413	\$ 3,135,128	47%	\$ 924,311	\$ 3,861,102	57%	\$ 738,486	\$ 1,044,636	16%
2040	\$ 668,278	\$ 7,030,301	\$ 902,705	\$ 3,416,582	49%	\$ 952,040	\$ 4,202,781	60%	\$ 760,640	\$ 1,152,668	16%
2041	\$ 752,721	\$ 7,269,220	\$ 929,786	\$ 3,644,896	50%	\$ 980,601	\$ 4,493,704	62%	\$ 783,460	\$ 1,200,697	17%
2042	\$ 1,771,921	\$ 6,438,304	\$ 957,680	\$ 2,885,328	45%	\$ 1,010,019	\$ 3,799,208	59%	\$ 806,963	\$ 253,750	4%
2043	\$ 854,094	\$ 6,601,111	\$ 986,410	\$ 3,060,924	46%	\$ 1,040,320	\$ 4,042,422	61%	\$ 831,172	\$ 234,634	4%
2044	\$ 272,107	\$ 7,425,021	\$ 1,016,002	\$ 3,850,733	52%	\$ 1,071,530	\$ 4,902,481	66%	\$ 856,108	\$ 822,154	11%
2045	\$ 516,649	\$ 8,036,781	\$ 1,046,482	\$ 4,438,327	55%	\$ 1,103,676	\$ 5,563,044	69%	\$ 881,791	\$ 1,199,628	15%
2046	\$ 347,345	\$ 8,878,429	\$ 1,077,877	\$ 5,235,434	59%	\$ 1,136,786	\$ 6,435,930	72%	\$ 908,245	\$ 1,778,522	20%
2047	\$ 1,187,528	\$ 8,865,956	\$ 1,110,213	\$ 5,236,651	59%	\$ 1,170,889	\$ 6,515,831	73%	\$ 935,492	\$ 1,553,163	18%
2048	\$ 272,574	\$ 9,872,795	\$ 1,143,520	\$ 6,186,146	63%	\$ 1,206,016	\$ 7,547,010	76%	\$ 963,557	\$ 2,267,443	23%
2049	\$ 1,421,877	\$ 9,697,938	\$ 1,177,825	\$ 6,034,886	62%	\$ 1,242,197	\$ 7,480,535	77%	\$ 992,463	\$ 1,872,042	19%
2050	\$ 773,774	\$ 10,250,759	\$ 1,213,160	\$ 6,564,795	64%	\$ 1,279,462	\$ 8,098,431	79%	\$ 1,022,237	\$ 2,148,585	21%
2051	\$ 694,942	\$ 10,938,385	\$ 1,249,555	\$ 7,217,880	66%	\$ 1,317,846	\$ 8,842,813	81%	\$ 1,052,904	\$ 2,538,776	23%
2052	\$ 793,938	\$ 11,573,524	\$ 1,287,041	\$ 7,819,252	68%	\$ 1,357,382	\$ 9,538,898	82%	\$ 1,084,491	\$ 2,867,411	25%

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.

Future Percent Funded

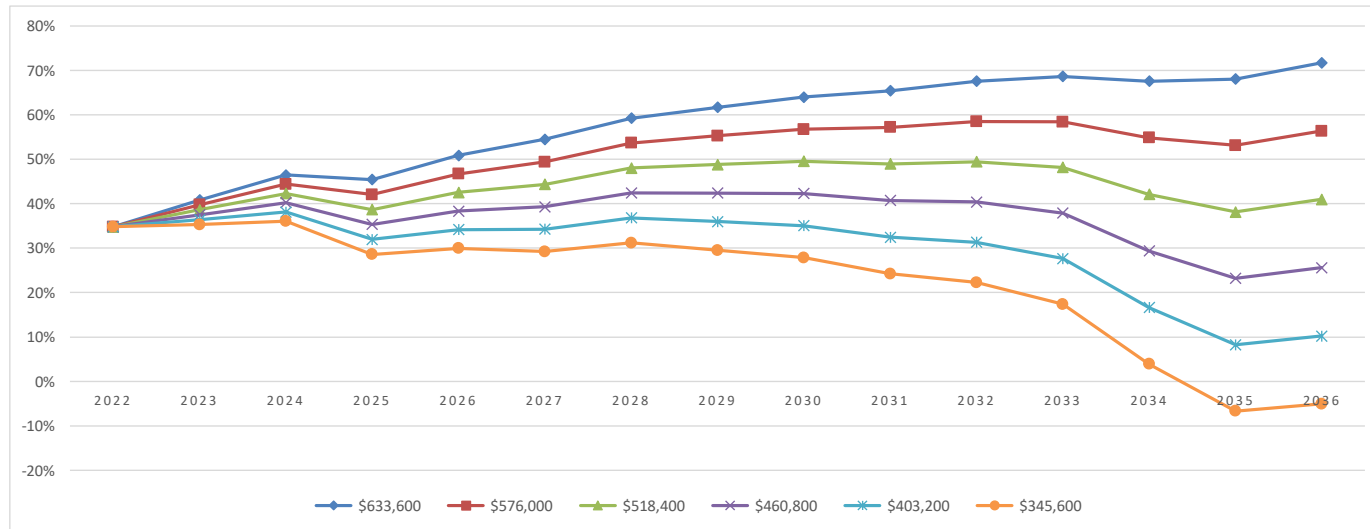
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

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 2023	Percent Funded														
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
110% Recommended	\$ 633,600	35%	41%	46%	45%	51%	54%	59%	62%	64%	65%	68%	69%	68%	68%	72%
Recommended	\$ 576,000	35%	40%	44%	42%	47%	49%	54%	55%	57%	57%	59%	58%	55%	53%	56%
90% Recommended	\$ 518,400	35%	39%	42%	39%	43%	44%	48%	49%	50%	49%	49%	48%	42%	38%	41%
80% Recommended	\$ 460,800	35%	38%	40%	35%	38%	39%	42%	42%	42%	41%	40%	38%	29%	23%	26%
70% Recommended	\$ 403,200	35%	36%	38%	32%	34%	34%	37%	36%	35%	32%	31%	28%	17%	8%	10%
60% Recommended	\$ 345,600	35%	35%	36%	29%	30%	29%	31%	30%	28%	24%	22%	17%	4%	-7%	-5%



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
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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	0	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	20	Allowance	40	12	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	20	Allowance	40	15	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	20	Allowance	40	18	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	20	Allowance	40	21	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	20	Allowance	40	24	\$ 1,092	\$ 21,840	1
Carports (Metal Roof) - Replacement	138	Allowance	40	27	\$ 1,092	\$ 150,696	1
Comp Shingle - Replace Condo(Ph. 1)	29000	SF	25	10	\$ 7.11	\$ 206,103	1
Comp Shingle - Replace Condo(Ph. 2)	29000	SF	25	11	\$ 7.11	\$ 206,103	1
Comp Shingle - Replace Condo(Ph. 3)	29000	SF	25	12	\$ 7.11	\$ 206,103	1
Comp Shingle - Replace Condo(Ph. 4)	27650	SF	25	13	\$ 7.11	\$ 196,509	1
Tile Roof (Clubhouse)	8000	SF	30	26	\$ 7.65	\$ 61,200	1
Flat Roof (Clubhouse)	5100	SF	20	6	\$ 7.11	\$ 36,246	1
Townhome Roofs Including Garage	10	Allowance	20	10	\$ 6,993	\$ 69,930	1
Townhome Roofs Including Garage	10	Allowance	20	11	\$ 6,993	\$ 69,930	1
Townhome Roofs Including Garage	10	Allowance	20	12	\$ 6,993	\$ 69,930	1
Townhome Roofs Including Garage	10	Allowance	20	13	\$ 6,993	\$ 69,930	1
Townhome Roofs Including Garage	11	Allowance	20	14	\$ 6,993	\$ 76,923	1
Gutters & Downspouts - Repair	1	Allowance	20	6	\$ 16,391	\$ 16,391	1
						\$ 1,567,033	
Painting							
Exterior Stucco - Partial (A)	66	Each	12	2	\$ 2,185	\$ 144,210	1
Exterior Stucco - Partial (B)	66	Each	12	4	\$ 2,185	\$ 144,210	1
Exterior Stucco - Partial (C)	66	Each	12	6	\$ 2,185	\$ 144,210	1
Exterior Stucco - Partial (D)	66	Each	12	8	\$ 2,185	\$ 144,210	1
Exterior Surfaces - High Fascia	8	Each	5	2	\$ 5,464	\$ 43,712	1
Exterior Stucco - Townhome	12	Allowance	12	2	\$ 3,278	\$ 39,336	1
Exterior Stucco - Townhome	12	Allowance	12	4	\$ 3,278	\$ 39,336	1
Exterior Stucco - Townhome	12	Allowance	12	6	\$ 3,278	\$ 39,336	1
Exterior Stucco - Townhome	15	Allowance	12	8	\$ 3,278	\$ 49,170	1
Condo Building Rails	2	Each	8	7	\$ 51,500	\$ 103,000	1
Condo Building Rails	2	Each	8	1	\$ 51,500	\$ 103,000	1
Condo Building Rails	2	Each	8	2	\$ 51,500	\$ 103,000	1
Condo Building Rails	2	Each	8	3	\$ 51,500	\$ 103,000	1
Town Home Rails	20	Each	8	0	\$ 1,287	\$ 25,740	1
Town Home Rails	20	Each	8	2	\$ 1,287	\$ 25,740	1
Town Home Rails	11	Each	8	3	\$ 1,311	\$ 14,421	1
Metal Fences	2	Each	8	2	\$ 10,300	\$ 20,600	1
						\$ 1,286,231	
Asphalt							
Concrete Repairs	1	Allowance	25	0	\$ 4,371	\$ 4,371	1
Overlay & Replace (Parking Areas)	35000	SF	25	20	\$ 3.00	\$ 104,895	1
Overlay & Replace (Streets)	125000	SF	25	19	\$ 3.00	\$ 374,625	1
Seal Coat/Repair/Restripe	160000	SF	3	2	\$ 0.30	\$ 48,000	1
						\$ 531,891	
Fencing/Rails							
Metal Fence/Railings - Repair	1	Allowance	20	8	\$ 10,927	\$ 10,927	1
Surfside Drive Fence	1	Allowance	20	14	\$ 32,781	\$ 32,781	1
Beach Fence	1	Allowance	25	17	\$ 82,400	\$ 82,400	1
Townhome Fences	1	Allowance	25	19	\$ 61,192	\$ 61,192	1
Trash Enclosures - Replace	11	Each	30	15	\$ 7,210	\$ 79,310	1
Vehicle Gates	3	Each	30	11	\$ 7,648	\$ 22,944	1
						\$ 289,554	
Decks & Landings							
Balcony Inspection/Repairs	1	Allowance	9	8	\$ 51,500	\$ 51,500	1
Balcony Decks - Repair	2	Each	10	9	\$ 6,555	\$ 13,110	1
Balcony Decks - Repair	2	Each	10	0	\$ 6,555	\$ 13,110	1
Balcony Decks - Repair	2	Each	10	0	\$ 6,555	\$ 13,110	1
Balcony Decks - Repair	2	Each	10	1	\$ 6,555	\$ 13,110	1
Walkways/Landings - Reseal	8	Each	12	9	\$ 10,927	\$ 87,416	1
Stairs/Landings- Repair	2	Each	12	0	\$ 3,278	\$ 6,556	1
Stairs/Landings- Repair	2	Each	12	1	\$ 3,278	\$ 6,556	1
Stairs/Landings- Repair	2	Each	12	2	\$ 3,278	\$ 6,556	1
Stairs/Landings- Repair	2	Each	12	3	\$ 3,278	\$ 6,556	1
						\$ 217,580	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Clubhouse							
Furnishings	1	Allowance	20	3	\$ 5,464	\$ 5,464	1
Carpet	650	SY	15	1	\$ 21.85	\$ 14,203	1
Office Equipment (Partial Replace)	1	Allowance	6	1	\$ 3,278	\$ 3,278	1
Bathrooms - Refurbish	2	Each	25	3	\$ 6,555	\$ 13,110	1
Copier	1	Each	15	4	\$ 5,464	\$ 5,464	1
Tile Flooring - Repair/Replace	1	Allowance	20	3	\$ 6,555	\$ 6,555	1
Game Tables	3	Each	10	4	\$ 4,371	\$ 13,113	1
Exercise Equipment	4	Each	10	6	\$ 3,824	\$ 15,296	1
Kitchen Area - Refurbish	1	Allowance	20	9	\$ 13,112	\$ 13,112	1
Gym Flooring - Replace	1	Allowance	18	8	\$ 3,824	\$ 3,824	1
						\$ 93,419	
Pool & Spa Area							
Pool Bathrooms - Refurbish	2	Each	20	13	\$ 6,010	\$ 12,020	1
Pool Resurface	1352	LF	25	22	\$ 20	\$ 26,592	1
Pool Hardware	1	Allowance	25	22	\$ 10,927	\$ 10,927	1
Spa	1	Each	10	1	\$ 10,927	\$ 10,927	1
						\$ 60,466	
Common Areas							
Recreation and Outdoor Furnishings	1	Allowance	22	2	\$ 4,371	\$ 4,371	1
Recreation and Outdoor Furnishings	1	Allowance	22	7	\$ 4,371	\$ 4,371	1
Recreation and Outdoor Furnishings	1	Allowance	22	11	\$ 4,371	\$ 4,371	1
Recreation and Outdoor Furnishings	1	Allowance	22	17	\$ 4,371	\$ 4,371	1
						\$ 17,484	
Mechanical/Electrical							
Electrical Box Replacement Condos	10	each	25	2	\$ 874	\$ 8,742	1
Electrical Box Replacement Condos	10	each	25	3	\$ 874	\$ 8,742	1
Electrical Box Replacement Condos	10	each	25	4	\$ 874	\$ 8,742	1
Electrical Box Replacement Condos	30	each	25	5	\$ 874	\$ 26,225	1
Electrical Box Replacement Condos	30	each	25	6	\$ 874	\$ 26,225	1
Electrical Box Replacement Condos	30	each	25	7	\$ 874	\$ 26,225	1
Electrical Box Replacement Condos	131	each	25	8	\$ 874	\$ 114,518	1
Elevators - Modernization	8	Each	25	11	\$ 76,490	\$ 611,920	1
Fire Control Panels	8	Each	18	11	\$ 3,824	\$ 30,592	1
Plumbing Repairs	2	Allowance	2	0	\$ 43,709	\$ 87,418	1
						\$ 949,349	
Plumbing							
Sewer Main Lines - Partial Replace	1	Allowance	50	2	\$ 191,226	\$ 191,226	1
Sewer Main Lines - Partial Replace	1	Allowance	50	7	\$ 191,226	\$ 191,226	1
Sewer Main Lines - Partial Replace	2	Allowance	50	12	\$ 191,226	\$ 382,452	1
Sewer Main Lines - Partial Replace	2	Allowance	50	14	\$ 191,226	\$ 382,452	1
Sewer Main Lines - Partial Replace	2	Allowance	50	15	\$ 191,226	\$ 382,452	1
Town Home Water Line Re-Pipe	2	Allowance	30	0	\$ 10,300	\$ 20,600	1
Town Home Water Line Re-Pipe	2	Allowance	30	2	\$ 10,300	\$ 20,600	1
Town Home Water Line Re-Pipe	2	Allowance	30	4	\$ 10,300	\$ 20,600	1
Town Home Water Line Re-Pipe	2	Allowance	30	6	\$ 10,300	\$ 20,600	1
Town Home Water Line Re-Pipe	2	Allowance	30	8	\$ 10,300	\$ 20,600	1
Town Home Water Line Re-Pipe	10	Allowance	30	10	\$ 10,300	\$ 103,000	1
Town Home Water Line Re-Pipe	10	Allowance	30	14	\$ 10,300	\$ 103,000	1
Town Home Water Line Re-Pipe	21	Allowance	30	19	\$ 10,300	\$ 216,300	1
Condo Building Water Line Re-Pipe	2	Allowance	30	9	\$ 103,000	\$ 206,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	19	\$ 103,000	\$ 206,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	24	\$ 103,000	\$ 206,000	1
Condo Building Water Line Re-Pipe	2	Allowance	30	29	\$ 103,000	\$ 206,000	1
						\$ 2,879,108	
Water Heaters							
Water Heaters - Replace	2	Each	15	14	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	1	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	2	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	5	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	6	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	8	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	9	\$ 6,489	\$ 12,978	1
Water Heaters - Replace	2	Each	15	10	\$ 6,489	\$ 12,978	1
						\$ 103,824	
Landscaping							
Irrigation Replacement	1	Allowance	12	7	\$ 13,112	\$ 13,112	1
						\$ 13,112	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Lighting							
Campus Lighting - Replace	1	Allowance	25	22	\$ 76,490	\$ 76,490	1
Hallway Lighting - Replace	1	Allowance	25	16	\$ 27,040	\$ 27,040	1
Main Electrical Junction Box	1	Allowance	40	2	\$ 65,563	\$ 65,563	1
						\$ 169,093	
Miscellaneous							
Bridge - Repair	1	Allowance	40	37	\$ 109,272	\$ 109,272	1
Concrete Walkways - Repair	1	Allowance	5	2	\$ 21,218	\$ 21,218	1
Directional Signage	1	Allowance	18	15	\$ 2,731	\$ 2,731	1
Intercom (Gate)	1	Each	12	0	\$ 6,010	\$ 6,010	1
Mailbox Kiosks	20	Each	20	17	\$ 1,857	\$ 37,140	1
Monument Sign	1	Each	20	2	\$ 3,278	\$ 3,278	1
Utility Doors	1	Allowance	30	24	\$ 200,159	\$ 200,159	1
						\$ 379,808	
Contingency							
5%							1

TOTALS

\$ 8,557,952

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	
Roofing							
Carports (Metal Roof) - Replacement	\$ 21,840	0.46%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 15,288	0.32%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 13,650	0.29%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 12,012	0.25%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 10,374	0.22%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 8,736	0.18%		\$ 546	0.11%		\$ 54.57
Carports (Metal Roof) - Replacement	\$ 48,976	1.03%		\$ 3,767	0.78%		\$ 376.56
Comp Shingle - Replace Condo(Ph. 1)	\$ 123,662	2.61%		\$ 8,244	1.72%		\$ 824.03
Comp Shingle - Replace Condo(Ph. 2)	\$ 115,418	2.43%		\$ 8,244	1.72%		\$ 824.03
Comp Shingle - Replace Condo(Ph. 3)	\$ 107,174	2.26%		\$ 8,244	1.72%		\$ 824.03
Comp Shingle - Replace Condo(Ph. 4)	\$ 94,324	1.99%		\$ 7,860	1.64%		\$ 785.67
Tile Roof (Clubhouse)	\$ 8,160	0.17%		\$ 2,040	0.42%		\$ 203.90
Flat Roof (Clubhouse)	\$ 25,372	0.53%		\$ 1,812	0.38%		\$ 181.14
Townhome Roofs Including Garage	\$ 34,965	0.74%		\$ 3,497	0.73%		\$ 349.49
Townhome Roofs Including Garage	\$ 31,469	0.66%		\$ 3,497	0.73%		\$ 349.49
Townhome Roofs Including Garage	\$ 27,972	0.59%		\$ 3,497	0.73%		\$ 349.49
Townhome Roofs Including Garage	\$ 24,476	0.52%		\$ 3,497	0.73%		\$ 349.49
Townhome Roofs Including Garage	\$ 23,077	0.49%		\$ 3,846	0.80%		\$ 384.43
Gutters & Downspouts - Repair	\$ 11,474	0.24%		\$ 820	0.17%		\$ 81.92
	\$ 758,417	15.98%		\$ 62,140	12.94%		\$6,211.10
Painting							
Exterior Stucco - Partial (A)	\$ 120,175	2.53%		\$ 12,018	2.50%		\$1,201.19
Exterior Stucco - Partial (B)	\$ 96,140	2.03%		\$ 12,018	2.50%		\$1,201.19
Exterior Stucco - Partial (C)	\$ 72,105	1.52%		\$ 12,018	2.50%		\$1,201.19
Exterior Stucco - Partial (D)	\$ 48,070	1.01%		\$ 12,018	2.50%		\$1,201.19
Exterior Surfaces - High Fascia	\$ 26,227	0.55%		\$ 8,742	1.82%		\$ 873.83
Exterior Stucco - Townhome	\$ 32,780	0.69%		\$ 3,278	0.68%		\$ 327.65
Exterior Stucco - Townhome	\$ 26,224	0.55%		\$ 3,278	0.68%		\$ 327.65
Exterior Stucco - Townhome	\$ 19,668	0.41%		\$ 3,278	0.68%		\$ 327.65
Exterior Stucco - Townhome	\$ 16,390	0.35%		\$ 4,098	0.85%		\$ 409.56
Condo Building Rails	\$ 12,875	0.27%		\$ 12,875	2.68%		\$1,286.90
Condo Building Rails	\$ 90,125	1.90%		\$ 12,875	2.68%		\$1,286.90
Condo Building Rails	\$ 77,250	1.63%		\$ 12,875	2.68%		\$1,286.90
Condo Building Rails	\$ 64,375	1.36%		\$ 12,875	2.68%		\$1,286.90
Town Home Rails	\$ 25,740	0.54%		\$ 3,218	0.67%		\$ 321.60
Town Home Rails	\$ 19,305	0.41%		\$ 3,218	0.67%		\$ 321.60
Town Home Rails	\$ 9,013	0.19%		\$ 1,803	0.38%		\$ 180.18
Metal Fences	\$ 15,450	0.33%		\$ 2,575	0.54%		\$ 257.38
	\$ 771,912	16.26%		\$ 133,057	27.71%		#####
Asphalt							
Concrete Repairs	\$ 4,371	0.09%		\$ 175	0.04%		\$ 17.48
Overlay & Replace (Parking Areas)	\$ 20,979	0.44%		\$ 4,196	0.87%		\$ 419.38
Overlay & Replace (Streets)	\$ 89,910	1.89%		\$ 14,985	3.12%		\$1,497.80
Seal Coat/Repair/Restripe	\$ 16,000	0.34%		\$ 16,000	3.33%		\$1,599.25
	\$ 131,260	2.77%		\$ 35,356	7.36%		\$3,533.91
Fencing/Rails							
Metal Fence/Railings - Repair	\$ 6,556	0.14%		\$ 546	0.11%		\$ 54.61
Surfside Drive Fence	\$ 9,834	0.21%		\$ 1,639	0.34%		\$ 163.83
Beach Fence	\$ 26,368	0.56%		\$ 3,296	0.69%		\$ 329.45
Townhome Fences	\$ 14,686	0.31%		\$ 2,448	0.51%		\$ 244.65
Trash Enclosures - Replace	\$ 39,655	0.84%		\$ 2,644	0.55%		\$ 264.24
Vehicle Gates	\$ 14,531	0.31%		\$ 765	0.16%		\$ 76.44
	\$ 111,631	2.35%		\$ 11,338	2.36%		\$1,133.22
Decks & Landings							
Balcony Inspection/Repairs	\$ 5,722	0.12%		\$ 5,722	1.19%		\$ 571.95
Balcony Decks - Repair	\$ 1,311	0.03%		\$ 1,311	0.27%		\$ 131.04
Balcony Decks - Repair	\$ 13,110	0.28%		\$ 1,311	0.27%		\$ 131.04
Balcony Decks - Repair	\$ 13,110	0.28%		\$ 1,311	0.27%		\$ 131.04
Balcony Decks - Repair	\$ 11,799	0.25%		\$ 1,311	0.27%		\$ 131.04
Walkways/Landings - Reseal	\$ 21,854	0.46%		\$ 7,285	1.52%		\$ 728.13
Stairs/Landings- Repair	\$ 6,556	0.14%		\$ 546	0.11%		\$ 54.61
Stairs/Landings- Repair	\$ 6,010	0.13%		\$ 546	0.11%		\$ 54.61
Stairs/Landings- Repair	\$ 5,463	0.12%		\$ 546	0.11%		\$ 54.61
Stairs/Landings- Repair	\$ 4,917	0.10%		\$ 546	0.11%		\$ 54.61
	\$ 89,852	1.89%		\$ 20,436	4.26%		\$2,042.66

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Clubhouse							
Furnishings	\$ 4,644	0.10%		\$ 273	0.06%		\$ 27.31
Carpet	\$ 13,256	0.28%		\$ 947	0.20%		\$ 94.64
Office Equipment (Partial Replace)	\$ 2,732	0.06%		\$ 546	0.11%		\$ 54.61
Bathrooms - Refurbish	\$ 11,537	0.24%		\$ 524	0.11%		\$ 52.42
Copier	\$ 4,007	0.08%		\$ 364	0.08%		\$ 36.41
Tile Flooring - Repair/Replace	\$ 5,572	0.12%		\$ 328	0.07%		\$ 32.76
Game Tables	\$ 7,868	0.17%		\$ 1,311	0.27%		\$ 131.07
Exercise Equipment	\$ 6,118	0.13%		\$ 1,530	0.32%		\$ 152.89
Kitchen Area - Refurbish	\$ 7,212	0.15%		\$ 656	0.14%		\$ 65.53
Gym Flooring - Replace	\$ 2,124	0.04%		\$ 212	0.04%		\$ 21.23
	\$ 65,069	1.37%		\$ 6,692	1.39%		\$ 668.86
Pool & Spa Area							
Pool Bathrooms - Refurbish	\$ 4,207	0.09%		\$ 601	0.13%		\$ 60.07
Pool Resurface	\$ 3,191	0.07%		\$ 1,064	0.22%		\$ 106.32
Pool Hardware	\$ 1,311	0.03%		\$ 437	0.09%		\$ 43.69
Spa	\$ 9,834	0.21%		\$ 1,093	0.23%		\$ 109.22
	\$ 18,544	0.39%		\$ 3,194	0.67%		\$ 319.30
Common Areas							
Recreation and Outdoor Furnishings	\$ 3,974	0.08%		\$ 199	0.04%		\$ 19.86
Recreation and Outdoor Furnishings	\$ 2,980	0.06%		\$ 199	0.04%		\$ 19.86
Recreation and Outdoor Furnishings	\$ 2,186	0.05%		\$ 199	0.04%		\$ 19.86
Recreation and Outdoor Furnishings	\$ 993	0.02%		\$ 199	0.04%		\$ 19.86
	\$ 10,133	0.21%		\$ 795	0.17%		\$ 79.44
Mechanical/Electrical							
Electrical Box Replacement Condos	\$ 8,042	0.17%		\$ 350	0.07%		\$ 34.95
Electrical Box Replacement Condos	\$ 7,693	0.16%		\$ 350	0.07%		\$ 34.95
Electrical Box Replacement Condos	\$ 7,343	0.15%		\$ 350	0.07%		\$ 34.95
Electrical Box Replacement Condos	\$ 20,980	0.44%		\$ 1,049	0.22%		\$ 104.85
Electrical Box Replacement Condos	\$ 19,931	0.42%		\$ 1,049	0.22%		\$ 104.85
Electrical Box Replacement Condos	\$ 18,882	0.40%		\$ 1,049	0.22%		\$ 104.85
Electrical Box Replacement Condos	\$ 77,872	1.64%		\$ 4,581	0.95%		\$ 457.86
Elevators - Modernization	\$ 342,675	7.22%		\$ 24,477	5.10%		\$2,446.53
Fire Control Panels	\$ 11,897	0.25%		\$ 1,700	0.35%		\$ 169.88
Plumbing Repairs	\$ 87,418	1.84%		\$ 43,709	9.10%		\$4,368.85
	\$ 602,734	12.70%		\$ 78,662	16.38%		\$7,862.52
Plumbing							
Sewer Main Lines - Partial Replace	\$ 183,577	3.87%		\$ 3,825	0.80%		\$ 382.27
Sewer Main Lines - Partial Replace	\$ 164,454	3.47%		\$ 3,825	0.80%		\$ 382.27
Sewer Main Lines - Partial Replace	\$ 290,664	6.12%		\$ 7,649	1.59%		\$ 764.55
Sewer Main Lines - Partial Replace	\$ 275,365	5.80%		\$ 7,649	1.59%		\$ 764.55
Sewer Main Lines - Partial Replace	\$ 267,716	5.64%		\$ 7,649	1.59%		\$ 764.55
Town Home Water Line Re-Pipe	\$ 20,600	0.43%		\$ 687	0.14%		\$ 68.63
Town Home Water Line Re-Pipe	\$ 19,227	0.41%		\$ 687	0.14%		\$ 68.63
Town Home Water Line Re-Pipe	\$ 17,853	0.38%		\$ 687	0.14%		\$ 68.63
Town Home Water Line Re-Pipe	\$ 16,480	0.35%		\$ 687	0.14%		\$ 68.63
Town Home Water Line Re-Pipe	\$ 15,107	0.32%		\$ 687	0.14%		\$ 68.63
Town Home Water Line Re-Pipe	\$ 68,667	1.45%		\$ 3,433	0.71%		\$ 343.17
Town Home Water Line Re-Pipe	\$ 54,933	1.16%		\$ 3,433	0.71%		\$ 343.17
Town Home Water Line Re-Pipe	\$ 79,310	1.67%		\$ 7,210	1.50%		\$ 720.66
Condo Building Water Line Re-Pipe	\$ 144,200	3.04%		\$ 6,867	1.43%		\$ 686.34
Condo Building Water Line Re-Pipe	\$ 75,533	1.59%		\$ 6,867	1.43%		\$ 686.34
Condo Building Water Line Re-Pipe	\$ 41,200	0.87%		\$ 6,867	1.43%		\$ 686.34
Condo Building Water Line Re-Pipe	\$ 6,867	0.14%		\$ 6,867	1.43%		\$ 686.34
	\$ 1,741,753	36.70%		\$ 75,573	15.74%		\$7,553.74
Water Heaters							
Water Heaters - Replace	\$ 865	0.02%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 12,113	0.26%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 11,248	0.24%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 8,652	0.18%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 7,787	0.16%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 6,056	0.13%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 5,191	0.11%		\$ 865	0.18%		\$ 86.48
Water Heaters - Replace	\$ 4,326	0.09%		\$ 865	0.18%		\$ 86.48
	\$ 56,238	1.18%		\$ 6,922	1.44%		\$ 691.84
Landscaping							
Irrigation Replacement	\$ 5,463	0.12%		\$ 1,093	0.23%		\$ 109.22
	\$ 5,463	0.12%		\$ 1,093	0.23%		\$ 109.22

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Lighting							
Campus Lighting - Replace	\$ 9,179	0.19%		\$ 3,060	0.64%		\$ 305.82
Hallway Lighting - Replace	\$ 9,734	0.21%		\$ 1,082	0.23%		\$ 108.11
Main Electrical Junction Box	\$ 62,285	1.31%		\$ 1,639	0.34%		\$ 163.83
	\$ 81,198	1.71%		\$ 5,780	1.20%		\$ 577.76
Miscellaneous							
Bridge - Repair	\$ 8,195	0.17%		\$ 2,732	0.57%		\$ 273.05
Concrete Walkways - Repair	\$ 12,731	0.27%		\$ 4,244	0.88%		\$ 424.16
Directional Signage	\$ 455	0.01%		\$ 152	0.03%		\$ 15.17
Intercom (Gate)	\$ 6,010	0.13%		\$ 501	0.10%		\$ 50.06
Mailbox Kiosks	\$ 5,571	0.12%		\$ 1,857	0.39%		\$ 185.61
Monument Sign	\$ 2,950	0.06%		\$ 164	0.03%		\$ 16.38
Utility Doors	\$ 40,032	0.84%		\$ 6,672	1.39%		\$ 666.88
	\$ 75,944	1.60%		\$ 16,321	3.40%		\$1,631.32
Contingency							
5%	\$ 226,007	4.76%		\$ 22,868	4.76%		\$2,285.71
	\$4,746,157	100.00%	100%	\$ 480,225	100%	100%	\$ 48,000

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roofing										
Carports (Metal Roof) - Replacement	\$ 21,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roof (Clubhouse)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,279	\$ -	\$ -	\$ -
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including Garage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,572	\$ -	\$ -	\$ -
Painting										
Exterior Stucco - Partial (A)	\$ -	\$ -	\$ 152,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (B)	\$ -	\$ -	\$ -	\$ -	\$ 162,310	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (C)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,194	\$ -	\$ -	\$ -
Exterior Stucco - Partial (D)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,681	\$ -
Exterior Surfaces - High Fascia	\$ -	\$ -	\$ 46,374	\$ -	\$ -	\$ -	\$ -	\$ 53,760	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ 41,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ 44,273	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,969	\$ -	\$ -	\$ -
Exterior Stucco - Townhome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,287	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,677	\$ -	\$ -
Condo Building Rails	\$ -	\$ 106,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,392

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Condo Building Rails	\$ -	\$ -	\$ 109,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ 112,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ 25,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,607	\$ -
Town Home Rails	\$ -	\$ -	\$ 27,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ 15,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Fences	\$ -	\$ -	\$ 21,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt										
Concrete Repairs	\$ 4,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Parking Areas)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ -	\$ 50,923	\$ -	\$ -	\$ 55,645	\$ -	\$ -	\$ 60,805	\$ -
Fencing/Rails										
Metal Fence/Railings - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,842	\$ -
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decks & Landings										
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,239	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,106
Balcony Decks - Repair	\$ 13,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ 13,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ 13,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkways/Landings - Reseal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,058
Stairs/Landings- Repair	\$ 6,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ 6,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ 6,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 7,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Clubhouse										
Furnishings	\$ -	\$ -	\$ -	\$ 5,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ 14,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial Replace)	\$ -	\$ 3,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,032	\$ -	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ 14,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Copier	\$ -	\$ -	\$ -	\$ -	\$ 6,150	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Flooring - Repair/Replace	\$ -	\$ -	\$ -	\$ 7,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ -	\$ -	\$ 14,759	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,264	\$ -	\$ -	\$ -
Kitchen Area - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,108
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,844	\$ -
Pool & Spa Area										
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ -	\$ 11,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas										
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ 4,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,376	\$ -	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical/Electrical										
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,314	\$ -	\$ -	\$ -
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,254	\$ -	\$ -

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Electrical Box Replacement Condos	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,067	\$ -
Elevators - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Repairs	\$ 87,418	\$ -	\$ 92,742	\$ -	\$ 98,390	\$ -	\$ 104,382	\$ -	\$ 110,739	\$ -
Plumbing										
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ 202,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,184	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268,783
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line Re-Pipe	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters										
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,933

Annual Expenses by Component

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Landscaping											
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,126	\$ -	\$ -	
Lighting											
Campus Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hallway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Main Electrical Junction Box	\$ -	\$ -	\$ 69,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous											
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Concrete Walkways - Repair	\$ -	\$ -	\$ 22,510	\$ -	\$ -	\$ -	\$ -	\$ 26,095	\$ -	\$ -	
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Intercom (Gate)	\$ 6,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Monument Sign	\$ -	\$ -	\$ 3,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	\$ -	\$ 198,755	\$ 168,973	\$ 898,103	\$ 172,485	\$ 358,905	\$ 101,093	\$ 476,069	\$ 499,504	\$ 720,646	\$ 568,380

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roofing											
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ 31,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ 34,026	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,181	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carports (Metal Roof) - Rep \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Cc \$	276,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Cc \$	-	\$ 285,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Cc \$	-	\$ -	\$ 293,854	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Comp Shingle - Replace Cc \$	-	\$ -	\$ -	\$ 288,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roof (Clubhouse) \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Roof (Clubhouse) \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including \$	93,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including \$	-	\$ 96,799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including \$	-	\$ -	\$ 99,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including \$	-	\$ -	\$ -	\$ 102,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Roofs Including \$	-	\$ -	\$ -	\$ -	\$ 116,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gutters & Downspouts - Re \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Painting											
Exterior Stucco - Partial (A) \$	-	\$ -	\$ -	\$ -	\$ 218,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (B) \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,415	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Partial (C) \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,508	\$ -	\$ -
Exterior Stucco - Partial (D) \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,459
Exterior Surfaces - High Fac \$	-	\$ -	\$ -	\$ 62,323	\$ -	\$ -	\$ -	\$ 72,249	\$ -	\$ -	\$ -
Exterior Stucco - Townhome \$	-	\$ -	\$ -	\$ -	\$ 59,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,123	\$ -	\$ -	\$ -	\$ -
Exterior Stucco - Townhome \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,967	\$ -	\$ -
Exterior Stucco - Townhome \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,806
Condo Building Rails \$	-	\$ -	\$ -	\$ -	\$ -	\$ 160,471	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Rails \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,243	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Condo Building Rails	\$ 138,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,351	\$ -	\$ -
Condo Building Rails	\$ -	\$ 142,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,611	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,305	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ 34,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,821	\$ -	\$ -
Town Home Rails	\$ -	\$ 19,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,287	\$ -
Metal Fences	\$ 27,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,070	\$ -	\$ -
Asphalt											
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Parking)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,452
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,907	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ 66,443	\$ -	\$ -	\$ 72,604	\$ -	\$ -	\$ 79,337	\$ -	\$ -	\$ 86,693
Fencing/Rails											
Metal Fence/Railings - Rep:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ 49,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,195	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,301	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,562	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ 31,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decks & Landings											
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,122	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,988	\$ -
Balcony Decks - Repair	\$ 17,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,678
Balcony Decks - Repair	\$ 17,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,678
Balcony Decks - Repair	\$ -	\$ 18,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkways/Landings - Rese	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ 9,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 9,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ 9,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,214	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Clubhouse											
Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,791	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial R	\$ -	\$ -	\$ -	\$ 4,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,748	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Copier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,581	\$ -
Tile Flooring - Repair/Repla	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ -	\$ -	\$ 19,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,546	\$ -	\$ -	\$ -	\$ -
Kitchen Area - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool & Spa Area											
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ 17,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ -	\$ 15,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas											
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Fu	\$ -	\$ 6,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,225	\$ -	\$ -	\$ -
Mechanical/Electrical											
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators - Modernization	\$ -	\$ 847,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ 42,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing Repairs	\$ 117,482	\$ -	\$ 124,637	\$ -	\$ 132,228	\$ -	\$ 140,280	\$ -	\$ 148,823	\$ -	\$ 157,887
Plumbing											
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ 545,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ 578,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Main Lines - Partial F	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,848	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,222	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Water Heaters - Replace	\$ 17,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping											
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,992	\$ -
Lighting											
Campus Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hallway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,391	\$ -	\$ -	\$ -	\$ -
Main Electrical Junction Bo:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous											
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Walkways - Repai	\$ -	\$ -	\$ 30,252	\$ -	\$ -	\$ -	\$ -	\$ 35,070	\$ -	\$ -	\$ -
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,255	\$ -	\$ -	\$ -	\$ -	\$ -
Intercom (Gate)	\$ -	\$ -	\$ 8,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,387	\$ -	\$ -	\$ -
Monument Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 880,250	\$ 1,571,546	\$ 1,205,109	\$ 423,367	\$ 1,432,070	\$ 928,376	\$ 587,676	\$ 668,278	\$ 752,721	\$ 1,771,921	\$ 854,094

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Roofing									
Carports (Metal Roof) - Rep \$	-	\$	-	\$	-	\$	-	\$	-
Carports (Metal Roof) - Rep \$	-	\$	-	\$	-	\$	-	\$	-
Carports (Metal Roof) - Rep \$	-	\$	-	\$	-	\$	-	\$	-
Carports (Metal Roof) - Rep \$	-	\$	-	\$	-	\$	-	\$	-
Carports (Metal Roof) - Rep \$	40,629	\$	-	\$	-	\$	-	\$	-
Carports (Metal Roof) - Rep \$	-	\$	-	\$	44,396	\$	-	\$	-
Carports (Metal Roof) - Rep \$	-	\$	-	\$	-	\$	-	334,739	\$
Comp Shingle - Replace Cc \$	-	\$	-	\$	-	\$	-	\$	-
Comp Shingle - Replace Cc \$	-	\$	-	\$	-	\$	-	\$	-
Comp Shingle - Replace Cc \$	-	\$	-	\$	-	\$	-	\$	-
Comp Shingle - Replace Cc \$	-	\$	-	\$	-	\$	-	\$	-
Tile Roof (Clubhouse) \$	-	\$	-	\$	-	\$	131,983	\$	-
Flat Roof (Clubhouse) \$	-	\$	-	\$	-	\$	78,167	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Townhome Roofs Including \$	-	\$	-	\$	-	\$	-	\$	-
Gutters & Downspouts - Re \$	-	\$	-	\$	-	\$	35,349	\$	-
Painting									
Exterior Stucco - Partial (A) \$	-	\$	-	\$	-	\$	311,002	\$	-
Exterior Stucco - Partial (B) \$	-	\$	-	\$	-	\$	-	\$	329,942
Exterior Stucco - Partial (C) \$	-	\$	-	\$	-	\$	-	\$	-
Exterior Stucco - Partial (D) \$	-	\$	-	\$	-	\$	-	\$	-
Exterior Surfaces - High Fa \$	-	\$	83,757	\$	-	\$	-	\$	97,097
Exterior Stucco - Townhom \$	-	\$	-	\$	-	\$	84,832	\$	-
Exterior Stucco - Townhom \$	-	\$	-	\$	-	\$	-	\$	89,998
Exterior Stucco - Townhom \$	-	\$	-	\$	-	\$	-	\$	-
Exterior Stucco - Townhom \$	-	\$	-	\$	-	\$	-	\$	-
Condo Building Rails \$	-	\$	-	\$	203,279	\$	-	\$	-
Condo Building Rails \$	-	\$	-	\$	-	\$	215,659	\$	-

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,129	\$ -	\$ -	\$ -
Condo Building Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,793	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ 52,324	\$ -	\$ -	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,511	\$ -	\$ -	\$ -
Town Home Rails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,033	\$ -	\$ -
Metal Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,426	\$ -	\$ -	\$ -
Asphalt									
Concrete Repairs	\$ -	\$ -	\$ -	\$ -	\$ 9,152	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Parking)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overlay & Replace (Streets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seal Coat/Repair/Restripe	\$ -	\$ -	\$ 94,732	\$ -	\$ -	\$ 103,516	\$ -	\$ -	\$ 113,115
Fencing/Rails									
Metal Fence/Railings - Rep:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -
Surfside Drive Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beach Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome Fences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trash Enclosures - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decks & Landings									
Balcony Inspection/Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,064	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,895
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Decks - Repair	\$ 24,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Walkways/Landings - Rese	\$ 162,620	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ 13,327	\$ -	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ 13,727	\$ -	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,139	\$ -	\$ -	\$ -
Stairs/Landings- Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,563	\$ -	\$ -

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Clubhouse									
Furnishings	\$ -	\$ -	\$ 10,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Equipment (Partial R	\$ -	\$ -	\$ -	\$ -	\$ 6,863	\$ -	\$ -	\$ -	\$ -
Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,995	\$ -
Copier	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Flooring - Repair/Repla	\$ -	\$ -	\$ 12,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Game Tables	\$ -	\$ -	\$ -	\$ 26,656	\$ -	\$ -	\$ -	\$ -	\$ -
Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,987	\$ -	\$ -	\$ -
Kitchen Area - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,899
Gym Flooring - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,247	\$ -	\$ -	\$ -
Pool & Spa Area									
Pool Bathrooms - Refurbish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Resurface	\$ -	\$ 50,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Hardware	\$ -	\$ 20,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Spa	\$ 20,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas									
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ 8,885	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,301
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Recreation and Outdoor Fu	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical/Electrical									
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,418	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,001	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,601
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Electrical Box Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevators - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Control Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,092
Plumbing Repairs	\$ -	\$ 167,502	\$ -	\$ 177,703	\$ -	\$ 188,525	\$ -	\$ 200,006	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ 418,756	\$ -	\$ -	\$ -	\$ -	\$ -
Condo Building Water Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,452
Water Heaters									
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,584
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ 24,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ 25,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ 26,382	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Water Heaters - Replace	\$ -	\$ -	\$ -	\$ -	\$ 27,173	\$ -	\$ -	\$ -	\$ -
Landscaping									
Irrigation Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting									
Campus Lighting - Replace	\$ -	\$ 146,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hallway Lighting - Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Main Electrical Junction Bo:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous									
Bridge - Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Walkways - Repai	\$ -	\$ 40,656	\$ -	\$ -	\$ -	\$ -	\$ 47,131	\$ -	\$ -
Directional Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intercom (Gate)	\$ -	\$ -	\$ -	\$ 12,217	\$ -	\$ -	\$ -	\$ -	\$ -
Mailbox Kiosks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Sign	\$ -	\$ 6,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Doors	\$ -	\$ -	\$ -	\$ 406,882	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 272,107	\$ 516,649	\$ 347,345	\$ 1,187,528	\$ 272,574	\$ 1,421,877	\$ 773,774	\$ 694,942	\$ 793,938

Component Details

Roofing

Carports (Metal Roof) - Replacement

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 21,840
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 21,840
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.46%
Life Remaining Percent	- 0%		



Roofing

Carports (Metal Roof) - Replacement

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 31,139
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 15,288
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.32%
Life Remaining Percent	- 30%		

Roofing

Carports (Metal Roof) - Replacement

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 34,026
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 13,650
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.29%
Life Remaining Percent	- 38%		

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

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 37,181
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 12,012
Estimated Replacement Year	- 2041	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.25%
Life Remaining Percent	- 45%		

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

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 40,629
Estimated Remaining Useful Life (Years)	- 21	Fully Funded Balance	\$ 10,374
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.22%
Life Remaining Percent	- 53%		

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

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,840
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 44,396
Estimated Remaining Useful Life (Years)	- 24	Fully Funded Balance	\$ 8,736
Estimated Replacement Year	- 2047	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.57
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- 60%		

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

Approximate Component Quantity	- 138	Estimated Current Unit Cost	\$ 1,092.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 150,696
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 334,739
Estimated Remaining Useful Life (Years)	- 27	Fully Funded Balance	\$ 48,976
Estimated Replacement Year	- 2050	Depreciation This Year	\$ 3,767
Cost Source	- 1	Monthly Contribution	\$ 376.56
Depreciation Percent	- 0.78%	Fully Funded Balance Percent	1.03%
Life Remaining Percent	- 68%		

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

Approximate Component Quantity	- 29000	Estimated Current Unit Cost	\$ 7.11
Unit of Measure	- SF	Estimated Total Current Cost	\$ 206,103
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 276,985
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 123,662
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 8,244
Cost Source	- 1	Monthly Contribution	\$ 824.03
Depreciation Percent	- 1.72%	Fully Funded Balance Percent	2.61%
Life Remaining Percent	- 40%		

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

Approximate Component Quantity	-	29000	Estimated Current Unit Cost	\$	7.11
Unit of Measure	-	SF	Estimated Total Current Cost	\$	206,103
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	285,295
Estimated Remaining Useful Life (Years)	-	11	Fully Funded Balance	\$	115,418
Estimated Replacement Year	-	2034	Depreciation This Year	\$	8,244
Cost Source	-	1	Monthly Contribution	\$	824.03
Depreciation Percent	-	1.72%	Fully Funded Balance Percent		2.43%
Life Remaining Percent	-	44%			

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

Approximate Component Quantity	-	29000	Estimated Current Unit Cost	\$	7.11
Unit of Measure	-	SF	Estimated Total Current Cost	\$	206,103
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	293,854
Estimated Remaining Useful Life (Years)	-	12	Fully Funded Balance	\$	107,174
Estimated Replacement Year	-	2035	Depreciation This Year	\$	8,244
Cost Source	-	1	Monthly Contribution	\$	824.03
Depreciation Percent	-	1.72%	Fully Funded Balance Percent		2.26%
Life Remaining Percent	-	48%			

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

Approximate Component Quantity	-	27650	Estimated Current Unit Cost	\$	7.11
Unit of Measure	-	SF	Estimated Total Current Cost	\$	196,509
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	288,579
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	94,324
Estimated Replacement Year	-	2036	Depreciation This Year	\$	7,860
Cost Source	-	1	Monthly Contribution	\$	785.67
Depreciation Percent	-	1.64%	Fully Funded Balance Percent		1.99%
Life Remaining Percent	-	52%			

Roofing**Tile Roof (Clubhouse)**

Approximate Component Quantity	-	8000	Estimated Current Unit Cost	\$	7.65
Unit of Measure	-	SF	Estimated Total Current Cost	\$	61,200
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	131,983
Estimated Remaining Useful Life (Years)	-	26	Fully Funded Balance	\$	8,160
Estimated Replacement Year	-	2049	Depreciation This Year	\$	2,040
Cost Source	-	1	Monthly Contribution	\$	203.90
Depreciation Percent	-	0.42%	Fully Funded Balance Percent		0.17%
Life Remaining Percent	-	87%			

Roofing**Flat Roof (Clubhouse)**

Approximate Component Quantity	-	5100	Estimated Current Unit Cost	\$	7.11
Unit of Measure	-	SF	Estimated Total Current Cost	\$	36,246
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	43,279
Estimated Remaining Useful Life (Years)	-	6	Fully Funded Balance	\$	25,372
Estimated Replacement Year	-	2029	Depreciation This Year	\$	1,812
Cost Source	-	1	Monthly Contribution	\$	181.14
Depreciation Percent	-	0.38%	Fully Funded Balance Percent		0.53%
Life Remaining Percent	-	30%			

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	-	10	Estimated Current Unit Cost	\$	6,993.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	69,930
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	93,980
Estimated Remaining Useful Life (Years)	-	10	Fully Funded Balance	\$	34,965
Estimated Replacement Year	-	2033	Depreciation This Year	\$	3,497
Cost Source	-	1	Monthly Contribution	\$	349.49
Depreciation Percent	-	0.73%	Fully Funded Balance Percent		0.74%
Life Remaining Percent	-	50%			

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	-	10	Estimated Current Unit Cost	\$	6,993.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	69,930
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	96,799
Estimated Remaining Useful Life (Years)	-	11	Fully Funded Balance	\$	31,469
Estimated Replacement Year	-	2034	Depreciation This Year	\$	3,497
Cost Source	-	1	Monthly Contribution	\$	349.49
Depreciation Percent	-	0.73%	Fully Funded Balance Percent		0.66%
Life Remaining Percent	-	55%			

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,993.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 69,930
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 99,703
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 27,972
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 3,497
Cost Source	- 1	Monthly Contribution	\$ 349.49
Depreciation Percent	- 0.73%	Fully Funded Balance Percent	0.59%
Life Remaining Percent	- 60%		

**Roofing****Townhome Roofs Including Garage**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 6,993.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 69,930
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 102,695
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 24,476
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 3,497
Cost Source	- 1	Monthly Contribution	\$ 349.49
Depreciation Percent	- 0.73%	Fully Funded Balance Percent	0.52%
Life Remaining Percent	- 65%		

Roofing**Townhome Roofs Including Garage**

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 6,993.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 76,923
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 116,353
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 23,077
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 3,846
Cost Source	- 1	Monthly Contribution	\$ 384.43
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	0.49%
Life Remaining Percent	- 70%		

Roofing**Gutters & Downspouts - Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,391.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,391
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 19,572
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 11,474
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 820
Cost Source	- 1	Monthly Contribution	\$ 81.92
Depreciation Percent	- 0.17%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 30%		

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

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,185.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 144,210
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 152,992
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 120,175
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 12,018
Cost Source	- 1	Monthly Contribution	\$ 1,201.19
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	2.53%
Life Remaining Percent	- 17%		

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

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,185.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 144,210
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 162,310
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 96,140
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 12,018
Cost Source	- 1	Monthly Contribution	\$ 1,201.19
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	2.03%
Life Remaining Percent	- 33%		



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

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,185.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 144,210
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 172,194
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 72,105
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 12,018
Cost Source	- 1	Monthly Contribution	\$ 1,201.19
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	1.52%
Life Remaining Percent	- 50%		

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

Approximate Component Quantity	- 66	Estimated Current Unit Cost	\$ 2,185.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 144,210
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 182,681
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 48,070
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 12,018
Cost Source	- 1	Monthly Contribution	\$ 1,201.19
Depreciation Percent	- 2.50%	Fully Funded Balance Percent	1.01%
Life Remaining Percent	- 67%		

Painting**Exterior Surfaces - High Fascia**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 5,464.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 43,712
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 46,374
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 26,227
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 8,742
Cost Source	- 1	Monthly Contribution	\$ 873.83
Depreciation Percent	- 1.82%	Fully Funded Balance Percent	0.55%
Life Remaining Percent	- 40%		

Painting**Exterior Stucco - Townhome**

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 39,336
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 41,732
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 32,780
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,278
Cost Source	- 1	Monthly Contribution	\$ 327.65
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.69%
Life Remaining Percent	- 17%		

Painting

Exterior Stucco - Townhome

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 39,336
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 44,273
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 26,224
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 3,278
Cost Source	- 1	Monthly Contribution	\$ 327.65
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.55%
Life Remaining Percent	- 33%		



Painting

Exterior Stucco - Townhome

Approximate Component Quantity	- 12	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 39,336
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 46,969
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 19,668
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 3,278
Cost Source	- 1	Monthly Contribution	\$ 327.65
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.41%
Life Remaining Percent	- 50%		

Painting

Exterior Stucco - Townhome

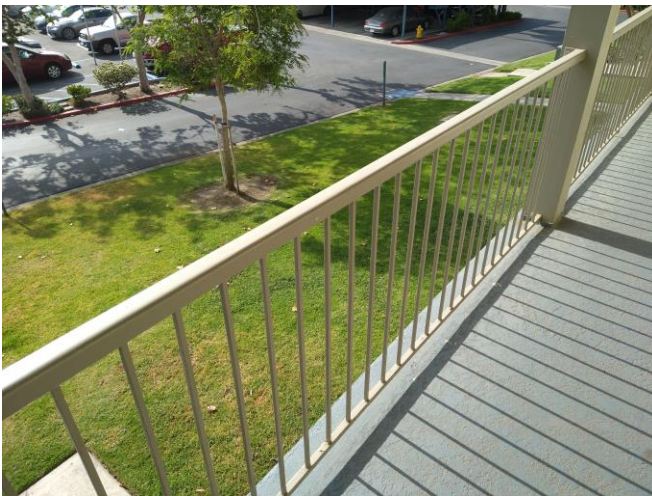
Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 49,170
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 62,287
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 16,390
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 4,098
Cost Source	- 1	Monthly Contribution	\$ 409.56
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	0.35%
Life Remaining Percent	- 67%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 126,677
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 12,875
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 12,875
Cost Source	- 1	Monthly Contribution	\$ 1,286.90
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	0.27%
Life Remaining Percent	- 88%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 106,090
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 90,125
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 12,875
Cost Source	- 1	Monthly Contribution	\$ 1,286.90
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.90%
Life Remaining Percent	- 13%		

**Painting****Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 109,273
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 77,250
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 12,875
Cost Source	- 1	Monthly Contribution	\$ 1,286.90
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.63%
Life Remaining Percent	- 25%		

Painting**Condo Building Rails**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 112,551
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 64,375
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 12,875
Cost Source	- 1	Monthly Contribution	\$ 1,286.90
Depreciation Percent	- 2.68%	Fully Funded Balance Percent	1.36%
Life Remaining Percent	- 38%		

Painting**Town Home Rails**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,287.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 25,740
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 25,740
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 25,740
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 3,218
Cost Source	- 1	Monthly Contribution	\$ 321.60
Depreciation Percent	- 0.67%	Fully Funded Balance Percent	0.54%
Life Remaining Percent	- 0%		

Painting**Town Home Rails**

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,287.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 25,740
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 27,308
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 19,305
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,218
Cost Source	- 1	Monthly Contribution	\$ 321.60
Depreciation Percent	- 0.67%	Fully Funded Balance Percent	0.41%
Life Remaining Percent	- 25%		



Painting

Town Home Rails

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 1,311.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 14,421
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 15,758
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 9,013
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,803
Cost Source	- 1	Monthly Contribution	\$ 180.18
Depreciation Percent	- 0.38%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 38%		

Painting

Metal Fences

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 21,855
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 15,450
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 2,575
Cost Source	- 1	Monthly Contribution	\$ 257.38
Depreciation Percent	- 0.54%	Fully Funded Balance Percent	0.33%
Life Remaining Percent	- 25%		

Asphalt

Concrete Repairs

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,371
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 4,371
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,371
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 175
Cost Source	- 1	Monthly Contribution	\$ 17.48
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 0%		



Asphalt**Overlay & Replace (Parking Areas)**

Approximate Component Quantity	-	35000	Estimated Current Unit Cost	\$	3.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	104,895
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	189,452
Estimated Remaining Useful Life (Years)	-	20	Fully Funded Balance	\$	20,979
Estimated Replacement Year	-	2043	Depreciation This Year	\$	4,196
Cost Source	-	1	Monthly Contribution	\$	419.38
Depreciation Percent	-	0.87%	Fully Funded Balance Percent		0.44%
Life Remaining Percent	-	80%			

Asphalt**Overlay & Replace (Streets)**

Approximate Component Quantity	-	125000	Estimated Current Unit Cost	\$	3.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	374,625
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	656,907
Estimated Remaining Useful Life (Years)	-	19	Fully Funded Balance	\$	89,910
Estimated Replacement Year	-	2042	Depreciation This Year	\$	14,985
Cost Source	-	1	Monthly Contribution	\$	1,497.80
Depreciation Percent	-	3.12%	Fully Funded Balance Percent		1.89%
Life Remaining Percent	-	76%			

**Asphalt****Seal Coat/Repair/Restripe**

Approximate Component Quantity	-	160000	Estimated Current Unit Cost	\$	0.30
Unit of Measure	-	SF	Estimated Total Current Cost	\$	48,000
Normal Useful Life (Years)	-	3	Estimated Total Future Cost	\$	50,923
Estimated Remaining Useful Life (Years)	-	2	Fully Funded Balance	\$	16,000
Estimated Replacement Year	-	2025	Depreciation This Year	\$	16,000
Cost Source	-	1	Monthly Contribution	\$	1,599.25
Depreciation Percent	-	3.33%	Fully Funded Balance Percent		0.34%
Life Remaining Percent	-	67%			

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

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 10,927.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 10,927
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 13,842
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 6,556
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 40%		

Fencing/Rails**Surfside Drive Fence**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 32,781.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 32,781
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 49,584
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 9,834
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 1,639
Cost Source	- 1	Monthly Contribution	\$ 163.83
Depreciation Percent	- 0.34%	Fully Funded Balance Percent	0.21%
Life Remaining Percent	- 70%		

**Fencing/Rails****Beach Fence**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 82,400.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 82,400
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 136,195
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 26,368
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 3,296
Cost Source	- 1	Monthly Contribution	\$ 329.45
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.56%
Life Remaining Percent	- 68%		

Fencing/Rails

Townhome Fences

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 61,192.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 61,192
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 107,301
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 14,686
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 2,448
Cost Source	- 1	Monthly Contribution	\$ 244.65
Depreciation Percent	- 0.51%	Fully Funded Balance Percent	0.31%
Life Remaining Percent	- 76%		



Fencing/Rails

Trash Enclosures - Replace

Approximate Component Quantity	- 11	Estimated Current Unit Cost	\$ 7,210.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 79,310
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 123,562
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 39,655
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 2,644
Cost Source	- 1	Monthly Contribution	\$ 264.24
Depreciation Percent	- 0.55%	Fully Funded Balance Percent	0.84%
Life Remaining Percent	- 50%		



Fencing/Rails

Approximate Component Quantity	-	3	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	30	
Estimated Remaining Useful Life (Years)	-	11	
Estimated Replacement Year	-	2034	
Cost Source	-	1	
Depreciation Percent	-	0.16%	
Life Remaining Percent	-		37%

Vehicle Gates

Estimated Current Unit Cost	\$	7,648.00
Estimated Total Current Cost	\$	22,944
Estimated Total Future Cost	\$	31,760
Fully Funded Balance	\$	14,531
Depreciation This Year	\$	765
Monthly Contribution	\$	76.44
Fully Funded Balance Percent		0.31%



Decks & Landings

Approximate Component Quantity	-	1	
Unit of Measure	-	Allowance	
Normal Useful Life (Years)	-	9	
Estimated Remaining Useful Life (Years)	-	8	
Estimated Replacement Year	-	2031	
Cost Source	-	1	
Depreciation Percent	-	1.19%	
Life Remaining Percent	-		89%

Balcony Inspection/Repairs

Estimated Current Unit Cost	\$	51,500.00
Estimated Total Current Cost	\$	51,500
Estimated Total Future Cost	\$	65,239
Fully Funded Balance	\$	5,722
Depreciation This Year	\$	5,722
Monthly Contribution	\$	571.95
Fully Funded Balance Percent		0.12%

Decks & Landings

Approximate Component Quantity	-	2	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	10	
Estimated Remaining Useful Life (Years)	-	9	
Estimated Replacement Year	-	2032	
Cost Source	-	1	
Depreciation Percent	-	0.27%	
Life Remaining Percent	-		90%

Balcony Decks - Repair

Estimated Current Unit Cost	\$	6,555.00
Estimated Total Current Cost	\$	13,110
Estimated Total Future Cost	\$	17,106
Fully Funded Balance	\$	1,311
Depreciation This Year	\$	1,311
Monthly Contribution	\$	131.04
Fully Funded Balance Percent		0.03%

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,555.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 13,110
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 13,110
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 13,110
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 1,311
Cost Source	- 1	Monthly Contribution	\$ 131.04
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 0%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,555.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 13,110
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 13,110
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 13,110
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 1,311
Cost Source	- 1	Monthly Contribution	\$ 131.04
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 0%		

Decks & Landings**Balcony Decks - Repair**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,555.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 13,110
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 13,503
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 11,799
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,311
Cost Source	- 1	Monthly Contribution	\$ 131.04
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.25%
Life Remaining Percent	- 10%		

Decks & Landings

Walkways/Landings - Reseal

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 10,927.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 87,416
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 114,058
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 21,854
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 7,285
Cost Source	- 1	Monthly Contribution	\$ 728.13
Depreciation Percent	- 1.52%	Fully Funded Balance Percent	0.46%
Life Remaining Percent	- 75%		



Decks & Landings

Stairs/Landings- Repair

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,556
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,556
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 6,556
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 0%		

Decks & Landings

Stairs/Landings- Repair

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,556
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,753
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 6,010
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.13%
Life Remaining Percent	- 8%		

Decks & Landings

Stairs/Landings- Repair

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,556
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,955
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 5,463
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
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	\$ 3,278.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,556
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 7,164
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 4,917
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 25%		

Clubhouse

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2026
Cost Source	-	1
Depreciation Percent	-	0.06%
Life Remaining Percent	-	15%

Furnishings

Estimated Current Unit Cost	\$	5,464.00
Estimated Total Current Cost	\$	5,464
Estimated Total Future Cost	\$	5,971
Fully Funded Balance	\$	4,644
Depreciation This Year	\$	273
Monthly Contribution	\$	27.31
Fully Funded Balance Percent		0.10%



Clubhouse

Approximate Component Quantity	-	650
Unit of Measure	-	SY
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	1
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	0.20%
Life Remaining Percent	-	7%

Carpet

Estimated Current Unit Cost	\$	21.85
Estimated Total Current Cost	\$	14,203
Estimated Total Future Cost	\$	14,629
Fully Funded Balance	\$	13,256
Depreciation This Year	\$	947
Monthly Contribution	\$	94.64
Fully Funded Balance Percent		0.28%



Clubhouse**Office Equipment (Partial Replace)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,278.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,278
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 3,376
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 2,732
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 546
Cost Source	- 1	Monthly Contribution	\$ 54.61
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- 17%		

Clubhouse**Bathrooms - Refurbish**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,555.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 13,110
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 14,326
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 11,537
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 524
Cost Source	- 1	Monthly Contribution	\$ 52.42
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 12%		

**Clubhouse****Copier**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,464.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,464
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 6,150
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 4,007
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 364
Cost Source	- 1	Monthly Contribution	\$ 36.41
Depreciation Percent	- 0.08%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- 27%		

Clubhouse**Tile Flooring - Repair/Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 6,555.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 6,555
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 7,163
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 5,572
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 328
Cost Source	- 1	Monthly Contribution	\$ 32.76
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 15%		

Clubhouse**Game Tables**

Approximate Component Quantity	- 3	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 13,113
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 14,759
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 7,868
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,311
Cost Source	- 1	Monthly Contribution	\$ 131.07
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 40%		



Clubhouse

Approximate Component Quantity	-	4
Unit of Measure	-	Each
Normal Useful Life (Years)	-	10
Estimated Remaining Useful Life (Years)	-	6
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.32%
Life Remaining Percent	-	60%

Exercise Equipment

Estimated Current Unit Cost	\$	3,824.00
Estimated Total Current Cost	\$	15,296
Estimated Total Future Cost	\$	18,264
Fully Funded Balance	\$	6,118
Depreciation This Year	\$	1,530
Monthly Contribution	\$	152.89
Fully Funded Balance Percent		0.13%

**Clubhouse**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	9
Estimated Replacement Year	-	2032
Cost Source	-	1
Depreciation Percent	-	0.14%
Life Remaining Percent	-	45%

Kitchen Area - Refurbish

Estimated Current Unit Cost	\$	13,112.00
Estimated Total Current Cost	\$	13,112
Estimated Total Future Cost	\$	17,108
Fully Funded Balance	\$	7,212
Depreciation This Year	\$	656
Monthly Contribution	\$	65.53
Fully Funded Balance Percent		0.15%

Clubhouse

Gym Flooring - Replace

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,824.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,824
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 4,844
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 2,124
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 212
Cost Source	- 1	Monthly Contribution	\$ 21.23
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.04%
Life Remaining Percent	- 44%		



Pool & Spa Area

Pool Bathrooms - Refurbish

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,010.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,020
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 17,652
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 4,207
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 601
Cost Source	- 1	Monthly Contribution	\$ 60.07
Depreciation Percent	- 0.13%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 65%		

Pool & Spa Area

Approximate Component Quantity	-	1352
Unit of Measure	-	LF
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	22
Estimated Replacement Year	-	2045
Cost Source	-	1
Depreciation Percent	-	0.22%
Life Remaining Percent	-	88%

Pool Resurface

Estimated Current Unit Cost	\$	19.67
Estimated Total Current Cost	\$	26,592
Estimated Total Future Cost	\$	50,954
Fully Funded Balance	\$	3,191
Depreciation This Year	\$	1,064
Monthly Contribution	\$	106.32
Fully Funded Balance Percent		0.07%



Pool & Spa Area

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	22
Estimated Replacement Year	-	2045
Cost Source	-	1
Depreciation Percent	-	0.09%
Life Remaining Percent	-	88%

Pool Hardware

Estimated Current Unit Cost	\$	10,927.00
Estimated Total Current Cost	\$	10,927
Estimated Total Future Cost	\$	20,937
Fully Funded Balance	\$	1,311
Depreciation This Year	\$	437
Monthly Contribution	\$	43.69
Fully Funded Balance Percent		0.03%

Pool & Spa Area

Spa

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 10,927.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 10,927
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 11,255
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 9,834
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,093
Cost Source	- 1	Monthly Contribution	\$ 109.22
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.21%
Life Remaining Percent	- 10%		



Common Areas

Recreation and Outdoor Furnishings

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,371
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 4,637
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 3,974
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 199
Cost Source	- 1	Monthly Contribution	\$ 19.86
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- 9%		



Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,371
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 2,980
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 199
Cost Source	- 1	Monthly Contribution	\$ 19.86
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- 32%		

Common Areas**Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,371
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 6,050
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 2,186
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 199
Cost Source	- 1	Monthly Contribution	\$ 19.86
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.05%
Life Remaining Percent	- 50%		

**Common Areas****Recreation and Outdoor Furnishings**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,371.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,371
Normal Useful Life (Years)	- 22	Estimated Total Future Cost	\$ 7,225
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 993
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 199
Cost Source	- 1	Monthly Contribution	\$ 19.86
Depreciation Percent	- 0.04%	Fully Funded Balance Percent	0.02%
Life Remaining Percent	- 77%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,742
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,274
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 8,042
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 350
Cost Source	- 1	Monthly Contribution	\$ 34.95
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 8%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,742
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,552
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 7,693
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 350
Cost Source	- 1	Monthly Contribution	\$ 34.95
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.16%
Life Remaining Percent	- 12%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 8,742
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 9,839
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 7,343
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 350
Cost Source	- 1	Monthly Contribution	\$ 34.95
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.15%
Life Remaining Percent	- 16%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 26,225
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 30,402
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 20,980
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 1,049
Cost Source	- 1	Monthly Contribution	\$ 104.85
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.44%
Life Remaining Percent	- 20%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 26,225
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 31,314
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 19,931
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 1,049
Cost Source	- 1	Monthly Contribution	\$ 104.85
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 24%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 30	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 26,225
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 32,254
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 18,882
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,049
Cost Source	- 1	Monthly Contribution	\$ 104.85
Depreciation Percent	- 0.22%	Fully Funded Balance Percent	0.40%
Life Remaining Percent	- 28%		

Mechanical/Electrical**Electrical Box Replacement Condos**

Approximate Component Quantity	- 131	Estimated Current Unit Cost	\$ 874.18
Unit of Measure	- each	Estimated Total Current Cost	\$ 114,518
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 145,067
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 77,872
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 4,581
Cost Source	- 1	Monthly Contribution	\$ 457.86
Depreciation Percent	- 0.95%	Fully Funded Balance Percent	1.64%
Life Remaining Percent	- 32%		

Mechanical/Electrical**Elevators - Modernization**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 76,490.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 611,920
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 847,040
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 342,675
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 24,477
Cost Source	- 1	Monthly Contribution	\$ 2,446.53
Depreciation Percent	- 5.10%	Fully Funded Balance Percent	7.22%
Life Remaining Percent	- 44%		

Mechanical/Electrical

Approximate Component Quantity	-	8
Unit of Measure	-	Each
Normal Useful Life (Years)	-	18
Estimated Remaining Useful Life (Years)	-	11
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	0.35%
Life Remaining Percent	-	61%

Fire Control Panels

Estimated Current Unit Cost	\$	3,824.00
Estimated Total Current Cost	\$	30,592
Estimated Total Future Cost	\$	42,346
Fully Funded Balance	\$	11,897
Depreciation This Year	\$	1,700
Monthly Contribution	\$	169.88
Fully Funded Balance Percent		0.25%

**Mechanical/Electrical**

Approximate Component Quantity	-	2
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	2
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2023
Cost Source	-	1
Depreciation Percent	-	9.10%
Life Remaining Percent	-	0%

Plumbing Repairs

Estimated Current Unit Cost	\$	43,709.00
Estimated Total Current Cost	\$	87,418
Estimated Total Future Cost	\$	87,418
Fully Funded Balance	\$	87,418
Depreciation This Year	\$	43,709
Monthly Contribution	\$	4,368.85
Fully Funded Balance Percent		1.84%

Plumbing

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	50
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	0.80%
Life Remaining Percent	-	4%

Sewer Main Lines - Partial Replace

Estimated Current Unit Cost	\$	191,226.00
Estimated Total Current Cost	\$	191,226
Estimated Total Future Cost	\$	202,872
Fully Funded Balance	\$	183,577
Depreciation This Year	\$	3,825
Monthly Contribution	\$	382.27
Fully Funded Balance Percent		3.87%

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 191,226.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 191,226
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 235,184
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 164,454
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 3,825
Cost Source	- 1	Monthly Contribution	\$ 382.27
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	3.47%
Life Remaining Percent	- 14%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 191,226.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 382,452
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 545,285
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 290,664
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 7,649
Cost Source	- 1	Monthly Contribution	\$ 764.55
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	6.12%
Life Remaining Percent	- 24%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 191,226.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 382,452
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 578,493
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 275,365
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 7,649
Cost Source	- 1	Monthly Contribution	\$ 764.55
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	5.80%
Life Remaining Percent	- 28%		

Plumbing**Sewer Main Lines - Partial Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 191,226.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 382,452
Normal Useful Life (Years)	- 50	Estimated Total Future Cost	\$ 595,848
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 267,716
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 7,649
Cost Source	- 1	Monthly Contribution	\$ 764.55
Depreciation Percent	- 1.59%	Fully Funded Balance Percent	5.64%
Life Remaining Percent	- 30%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 20,600
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 20,600
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 687
Cost Source	- 1	Monthly Contribution	\$ 68.63
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.43%
Life Remaining Percent	- 0%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 21,855
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 19,227
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 687
Cost Source	- 1	Monthly Contribution	\$ 68.63
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.41%
Life Remaining Percent	- 7%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 23,185
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 17,853
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 687
Cost Source	- 1	Monthly Contribution	\$ 68.63
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.38%
Life Remaining Percent	- 13%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 24,597
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 16,480
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 687
Cost Source	- 1	Monthly Contribution	\$ 68.63
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.35%
Life Remaining Percent	- 20%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,600
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 26,095
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 15,107
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 687
Cost Source	- 1	Monthly Contribution	\$ 68.63
Depreciation Percent	- 0.14%	Fully Funded Balance Percent	0.32%
Life Remaining Percent	- 27%		

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

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 138,423
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 68,667
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 3,433
Cost Source	- 1	Monthly Contribution	\$ 343.17
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	1.45%
Life Remaining Percent	- 33%		

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

Approximate Component Quantity	- 10	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 103,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 155,797
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 54,933
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 3,433
Cost Source	- 1	Monthly Contribution	\$ 343.17
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	1.16%
Life Remaining Percent	- 47%		

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

Approximate Component Quantity	- 21	Estimated Current Unit Cost	\$ 10,300.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 216,300
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 379,283
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 79,310
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 7,210
Cost Source	- 1	Monthly Contribution	\$ 720.66
Depreciation Percent	- 1.50%	Fully Funded Balance Percent	1.67%
Life Remaining Percent	- 63%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 103,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 206,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 268,783
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 144,200
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 6,867
Cost Source	- 1	Monthly Contribution	\$ 686.34
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	3.04%
Life Remaining Percent	- 30%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 103,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 206,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 361,222
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 75,533
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 6,867
Cost Source	- 1	Monthly Contribution	\$ 686.34
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	1.59%
Life Remaining Percent	- 63%		

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

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 103,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 206,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 418,756
Estimated Remaining Useful Life (Years)	- 24	Fully Funded Balance	\$ 41,200
Estimated Replacement Year	- 2047	Depreciation This Year	\$ 6,867
Cost Source	- 1	Monthly Contribution	\$ 686.34
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	0.87%
Life Remaining Percent	- 80%		

Plumbing

Condo Building Water Line Re-Pipe

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 103,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 206,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 485,452
Estimated Remaining Useful Life (Years)	- 29	Fully Funded Balance	\$ 6,867
Estimated Replacement Year	- 2052	Depreciation This Year	\$ 6,867
Cost Source	- 1	Monthly Contribution	\$ 686.34
Depreciation Percent	- 1.43%	Fully Funded Balance Percent	0.14%
Life Remaining Percent	- 97%		

Water Heaters

Water Heaters - Replace

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 19,630
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 865
Estimated Replacement Year	- 2037	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.02%
Life Remaining Percent	- 93%		

Water Heaters

Water Heaters - Replace

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 13,367
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 12,113
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.26%
Life Remaining Percent	- 7%		



Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 13,768
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 11,248
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 13%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 15,045
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 8,652
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- 33%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 15,496
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 7,787
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.16%
Life Remaining Percent	- 40%		

Water Heaters**Water Heaters - Replace**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,440
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 6,056
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.13%
Life Remaining Percent	- 53%		

Water Heaters

Water Heaters - Replace

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,933
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 5,191
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.11%
Life Remaining Percent	- 60%		



Water Heaters

Water Heaters - Replace

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 6,489.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 12,978
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 17,441
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 4,326
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 865
Cost Source	- 1	Monthly Contribution	\$ 86.48
Depreciation Percent	- 0.18%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 67%		

Landscaping

Irrigation Replacement

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 13,112.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 13,112
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 16,126
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 5,463
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,093
Cost Source	- 1	Monthly Contribution	\$ 109.22
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 58%		

Lighting**Campus Lighting - Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 76,490.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 76,490
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 146,563
Estimated Remaining Useful Life (Years)	- 22	Fully Funded Balance	\$ 9,179
Estimated Replacement Year	- 2045	Depreciation This Year	\$ 3,060
Cost Source	- 1	Monthly Contribution	\$ 305.82
Depreciation Percent	- 0.64%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 88%		

Lighting**Hallway Lighting - Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 27,040.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 27,040
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 43,391
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 9,734
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 1,082
Cost Source	- 1	Monthly Contribution	\$ 108.11
Depreciation Percent	- 0.23%	Fully Funded Balance Percent	0.21%
Life Remaining Percent	- 64%		

Lighting**Main Electrical Junction Box**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 65,563.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 65,563
Normal Useful Life (Years)	- 40	Estimated Total Future Cost	\$ 69,556
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 62,285
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,639
Cost Source	- 1	Monthly Contribution	\$ 163.83
Depreciation Percent	- 0.34%	Fully Funded Balance Percent	1.31%
Life Remaining Percent	- 5%		

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	40
Estimated Remaining Useful Life (Years)	-	37
Estimated Replacement Year	-	2060
Cost Source	-	1
Depreciation Percent	-	0.57%
Life Remaining Percent	-	93%

Bridge - Repair

Estimated Current Unit Cost	\$	109,272.00
Estimated Total Current Cost	\$	109,272
Estimated Total Future Cost	\$	326,202
Fully Funded Balance	\$	8,195
Depreciation This Year	\$	2,732
Monthly Contribution	\$	273.05
Fully Funded Balance Percent		0.17%

**Miscellaneous**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	5
Estimated Remaining Useful Life (Years)	-	2
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	0.88%
Life Remaining Percent	-	40%

Concrete Walkways - Repair

Estimated Current Unit Cost	\$	21,218.00
Estimated Total Current Cost	\$	21,218
Estimated Total Future Cost	\$	22,510
Fully Funded Balance	\$	12,731
Depreciation This Year	\$	4,244
Monthly Contribution	\$	424.16
Fully Funded Balance Percent		0.27%

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	18
Estimated Remaining Useful Life (Years)	-	15
Estimated Replacement Year	-	2038
Cost Source	-	1
Depreciation Percent	-	0.03%
Life Remaining Percent	-	83%

Directional Signage

Estimated Current Unit Cost	\$	2,731.00
Estimated Total Current Cost	\$	2,731
Estimated Total Future Cost	\$	4,255
Fully Funded Balance	\$	455
Depreciation This Year	\$	152
Monthly Contribution	\$	15.17
Fully Funded Balance Percent		0.01%

Miscellaneous

Intercom (Gate)

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 6,010.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 6,010
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 6,010
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 6,010
Estimated Replacement Year	- 2023	Depreciation This Year	\$ 501
Cost Source	- 1	Monthly Contribution	\$ 50.06
Depreciation Percent	- 0.10%	Fully Funded Balance Percent	0.13%
Life Remaining Percent	- 0%		



Miscellaneous

Mailbox Kiosks

Approximate Component Quantity	- 20	Estimated Current Unit Cost	\$ 1,857.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 37,140
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 61,387
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 5,571
Estimated Replacement Year	- 2040	Depreciation This Year	\$ 1,857
Cost Source	- 1	Monthly Contribution	\$ 185.61
Depreciation Percent	- 0.39%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- 85%		



Miscellaneous

Approximate Component Quantity	-	1	
Unit of Measure	-	Each	
Normal Useful Life (Years)	-	20	
Estimated Remaining Useful Life (Years)	-	2	
Estimated Replacement Year	-	2025	
Cost Source	-	1	
Depreciation Percent	-	0.03%	
Life Remaining Percent	-		10%

Monument Sign

Estimated Current Unit Cost	\$	3,278.00
Estimated Total Current Cost	\$	3,278
Estimated Total Future Cost	\$	3,478
Fully Funded Balance	\$	2,950
Depreciation This Year	\$	164
Monthly Contribution	\$	16.38
Fully Funded Balance Percent		0.06%



Miscellaneous

Approximate Component Quantity	-	1	
Unit of Measure	-	Allowance	
Normal Useful Life (Years)	-	30	
Estimated Remaining Useful Life (Years)	-	24	
Estimated Replacement Year	-	2047	
Cost Source	-	1	
Depreciation Percent	-	1.39%	
Life Remaining Percent	-		80%

Utility Doors

Estimated Current Unit Cost	\$	200,159.00
Estimated Total Current Cost	\$	200,159
Estimated Total Future Cost	\$	406,882
Fully Funded Balance	\$	40,032
Depreciation This Year	\$	6,672
Monthly Contribution	\$	666.88
Fully Funded Balance Percent		0.84%



Assessment and Reserve Funding Disclosure Summary
Surfside III COA

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

\$ 489.00 per month for the year ending 12/31/22

(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 6/21/2022

Date Assessment is Due	Amount per unit	Purpose of Assessment
TBD	From Operating	Balcony Reinforce
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?

Not Applicable

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 its 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:

\$ 4,746,157

based in whole or in part on the last reserve study or update prepared by McCaffery Reserve Consulting as of 12/31/2022 the projected reserve fund cash balance at the end of the current fiscal year is: \$ 1,651,998 resulting in the reserves being 35% 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
2023	\$ 5,168,220	\$ 2,024,174	39%
2024	\$ 5,649,993	\$ 2,448,100	43%
2025	\$ 5,372,950	\$ 2,166,131	40%
2026	\$ 5,888,094	\$ 2,622,932	45%
2027	\$ 6,233,293	\$ 2,918,069	47%

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 5550. 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 section 5300. 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.