



# RESERVE ANALYSIS REPORT

## LEVEL 3: FINANCIAL UPDATE

### AOAO Kanaloa at Kona

Kailua Kona, HI

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## Reserve Study Introduction

The purpose of the Reserve Analysis Report is to help you better understand what you own, in order to develop a financial plan, and adequately budget to pay for future expenses. It consists of a component inventory, life cycle assessment, snapshot of current financial condition, and multiple funding plan options that give you more customization in selecting a strategy that's right for you.

## What Should I Expect In My Reserve Analysis Report?

By definition, the reserve analysis report is a budget-planning tool, which identifies the current status of the reserve fund and provides a stable and equitable funding plan to offset the anticipated expenditures of tomorrow. The contents are based on estimates of the most probable current replacement costs and remaining useful lives. Accordingly, the funding plans reflect judgments based on circumstances of the most likely replacement costs and the assumption of regular maintenance of useful and remaining lives. The property may elect to adopt any of the funding plans presented, or may implement some variation developed from the reserve analysis.

The report includes the following:

**Executive Summary:** Provides project description, financial information, assumptions used in calculations, key indicators of current funding plan, and category summary of expenditures.

**Anticipated Expenditures:** Includes expenditures associated with the components you will refurbish, replace or repair in a given year.

**Component Inventory:** Includes the useful life and remaining life of each component, current replacement cost, projected annual expenditures, and source of component information.

**Percent Funded Analysis:** Provides a snapshot of the financial condition on a component basis by looking at how much you have in reserves vs. how much you should ideally have.

**Reserve Allocation:** A comparison of your reserve allocation based on a component level across multiple funding plan options.

**Summary of Funding Plans:** An overview of different funding plans that include key performance indicators of financial strength. The funding plans may include:

- Current Funding / Adopted Funding: This funding model projects the reserve fund over the next 20-30 years based on a funding level equal to the Association's current assessments for reserve assets.
- Baseline Funding: Baseline Funding is "a reserve-funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection." Since reserve cash balance is the numerator in percent-funded calculations, Baseline Funding can also be described as not allowing percent funded to drop below zero.
- Threshold Funding – Minimum \$/‰: A funding model designed to provide the lowest annual funding feasible over the next 30 years which will meet all reserve requirements as they occur. This plan is calculated in which a minimum annual contribution is sought with the constraint that the ending reserve balance or percentage for each year (1 through 30) must be greater than or equal to a specified dollar or percent funded amount. The calculation takes into consideration only the immediate total annual expense requirements. Due to this fact, annual allocations may fluctuate widely from year to year. This plan provides a minimal contingency for unanticipated emergency expenditures. Baseline Funding is a form of Threshold Funding where the minimum balance is \$1.00 for the duration of the report.
- Target Funding: A funding model designed to achieve a specific goal (percentage) over a projected time frame. Example of a typical target funding model would be "Target Funding – 100% in 10 Years". This example is designed to achieve the fully funded mark of 100% in year 10. Once the target is hit, the model will then adjust to maintain this level of funding for the remaining years of the report. The target and designated time frame can be adjusted to meet specific requirements of a property.
- Full Funding: A full funding model is designed to achieve and maintain a funding goal near or at 100%. This model can be calculated by designating a specific time frame to hit the 100% funded level (see Target Funding).
- Ladder Funding: A funding plan designed to incorporate varying funding percent increases or dollar amounts to meet specific funding goals or expense requirements. This funding model may incorporate varying contribution percentage increases at different intervals throughout the projected time frame.

## Reserve Study Introduction

- Compliance Funding / Statutory Funding: Funding model designed to comply with specific state statute requirements. These will vary from state to state.

## How Do I Read My Reserve Study?

Here are four easy steps to help you better understand your reserve study so you can use it as an effective tool to budget and plan for your future needs.

Step One (1): **Understand What You Own.** First things first. Whether you are evaluating the need to increase your reserve contributions or leaving them the same, everybody wants to know – “where is the money going?” Typically, 3 to 5 categories make up 80 % to 90 % of the anticipated expenditures. Review the Executive Summary and Component Inventory to understand what you own.

Step Two (2): **Review Your Upcoming Anticipated Expenditures.** It’s important to evaluate what projects are expected for repair, refurbishment, and/or replacement within the next 3 to 5 years. Review the Anticipated Expenditures report and if you don’t agree or don’t plan to complete those improvements, make sure your component inventory is adjusted accordingly.

Step Three (3): **Analyze Your Current Funding Plan.** Always look to see if your Current Funding Plan is solvent. In other words, are you going to run out of money? Look to see if your current reserve contributions meet your anticipated expenditures over the life of the plan? If yes, great! If not, look at the year the ending reserve balance goes negative (the plan runs out of money), see what the anticipated expenditures driving the shortfall are, and make adjustments accordingly.

Step Four (4): **Adopt a Funding Plan that Meets Your Needs.** We believe it’s important to give you options. That’s why we designed the Summary of Funding Plans for you to review. We show you what you are currently contributing to reserves, and let you compare to a minimum threshold amount, as well as a more conservative approach of 100% reserve funding in 10 years. If you don’t like those options we also give you the flexibility to create your own customized funding plans.

## What Does Percent Funded Mean?

This is an indicator of your financial strength. The ratio of Starting Reserve Balance divided by Fully Funded Reserve Balance is expressed as a percentage. Calculating percent funded is a three-step process. First, Calculate the fully funded balance (FFB) for each component. Per National Reserve Study Standards,  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ . Second, sum the individual component FFB values together for a property total. Third, divide the actual (or projected) total reserve balance by the property total FFB. Important to note, the percent funded is calculated relative to the fiscal year end.

The higher the percentage is, the stronger or healthier your reserve fund is and the more confidence you’ll have to pay for future repairs. If your Reserve Fund Balance equals the Fully Funded Reserve Balance, the reserve fund would be considered fully funded, or 100% funded. This is considered an ideal amount.

Think of the Reserve Fund Balance as the gas in your tank and the Fully Funded Reserve Balance as the ideal amount you need to fund your road trip. It’s okay if the two don’t match perfectly. Usually 70% funded or above is considered strong or healthy.

## What Are The Assumptions Used In The Reserve Analysis?

Assumptions are applied in calculating the inflation rate, average interest rate, and rate of reserve contribution increases over the duration of funding plan.

The inflation rate is the percentage rate of change of a price index over time. Future-cost calculations include an assumed annual inflationary factor, which is incorporated into the component inventory, anticipated expenditures, and reserve funding projections. Typically the cost of goods and services will increase over time, so the analysis wants to take that into consideration as it projects long-term, future costs. The current replacement cost of each common area component will be annually compounded by the inflation rate selected. Historical inflation rates in this industry are about 3%, but users can increase or decrease the rate depending on the applicable economic climate. These costs should be updated and reincorporated into your reserve analysis on an ongoing basis.

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For planning purposes, interest is applied to the average annual reserve balance represented in the reserve funding plans. Reserve funds deposited in certificates of deposit or money market accounts will generate interest income, increasing the reserves. Interest rates can be pegged to current bank rates or CD rates. Obviously, a lower rate is more conservative for planning purposes. Note that income from the reserve and operating accounts is taxable to an association, even if the association is established as a non-profit organization. Adjustments to the operating budget may be required to account for applicable federal and state taxes.

Annual reserve contribution increases are assumed in the reserve funding plans provided for future projections. Generally, this is established at the same rate as inflation with the school of thought being that contributions will, at a minimum, be raised to pace inflationary increases in the cost of goods and services. However, it's important for users to be realistic. If users set it to 3% and then do not increase the annual reserve contributions by 3% annually, there will be a shortfall. If there is no plan or expectation to increase reserve contributions, it is best to leave at zero to develop a more realistic plan.

## What Methodology Is Used to Perform the Reserve Analysis?

The Cash Flow Method of calculation is utilized to perform your Reserve Analysis. In other words the reserves are 'pooled' together into one reserve account. This is a method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the projected annual expenditures from year to year. At any given point in time using the Cash Flow Method, all components are funded equally in relation to the overall percent funded. If you are 88% funded, all of your components are equally funded at 88%.

This method gives you the flexibility to pursue a solvent, reasonably funded reserve plan when multiple components on different life cycles exist. It allows for minor adjustments to the reserve plan without worry of funding shortfalls. If one or more of the anticipated expenditures are slightly higher than expected there should be cushion to absorb the shortfall and avoid a special assessment or the need to borrow money.

## Disclosure

The Reserve Analysis report is to be used only for the purpose stated herein, any use or reliance for any other purpose is invalid. The analysis provided is applicable as of the report completion date, and those items, which are not expected to undergo major repair or replacement within the duration of the report, have been defined as 'life of the project' and may not be included. It is imperative that these components be reviewed annually to consider the impact of changing conditions. Adjustments to the component useful lives and replacement costs should be made whenever the rate of deterioration has changed or when there have been significant changes in the cost of materials and/or labor. Some assumptions have been made about costs, conditions, and future events and circumstances that may occur. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur subsequent to the date of this report. Therefore, the actual replacement costs and remaining lives may vary from this report and the variations could be material.

No conclusion or any other form of assurance on the reserve funding plans or projections is provided because the compilation of the reserve funding plans and related projections is limited as described above.

No responsibility to update this report for events and circumstances occurring after the date of this report is assumed.

The lack of reserve funding, or funding the reserve below the baseline funding, or the failure to fund some components, or the failure to include a component in the Reserve Study may, under some circumstances, require the association to (1) increase future reserve contributions, (2) defer major repair, replacement, or maintenance, (3) impose special assessments for the cost of major maintenance, repair, or replacement, or (4) borrow funds to pay for major maintenance, repair, or replacement.

The site visit of the community is a limited scope visual inspection of all accessible common areas, or visible from the street, or other common areas. Hidden components, such as but not limited to, irrigation system, vault, and stormwater facilities, electric, plumbing, utility, structural, foundations, construction defects known or unknown, are not included in the scope of this reserve study. The site visit does not include any destructive or other testings. Measurements are taken on the field and/or using satellite mapping. The Reserve Study may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years.

Construction pricing, costs, and life expectancies included in the reserve study may have been obtained from numerous vendors,

## Reserve Study Introduction

contractors, historical data and costs, proposals and quotes obtained; and our general experience in the field with similar components or projects. Data and information obtained from previous reserve studies provided by the client were not audited and the client is considered to have deemed previous reserve studies accurate and reliable.

This Reserve Study is provided as guidance for budgeting and planning purposes and not as an accounting tool. The information provided by the Board Members or official representative(s) of the Association, contractors, vendors, or other supplies about the financials, the actual or projected reserve balance, physical details and/or quantities of the components, or historical issues/conditions will be deemed reliable and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. Therefore, the information provided to us has not been independently verified or audited.

## Glossary of Terms:

**Annual Fully Funded Requirement:** This is a theoretical value represented in the Percent Funded Analysis report per component. It's also considered the annual accrued depreciation. In other word it's the ideal amount required to Fully Fund the replacement on an annual basis. The amount is calculated based on the useful life and replacement cost and makes no adjustment to eliminate any current reserve deficits.

**Annual Reserve Contributions:** The total assessments, fees, or dues are apportioned between annual operating costs (paying for trash, water, utilities, maintenance, insurance, management fees) and the money you are setting aside every year to pay for anticipated expenditures. This value should not include interest earned as that is already calculated into the reserve funding plans. Our Reserve Analysis Report compares the annual reserve contributions vs. the anticipated expenditures over the duration of the reserve funding plan.

**Component:** Components are all the different common parts of the property (that typically an HOA would be responsible for). They are everything from the roof to asphalt or concrete to decking and balconies to landscaping, lighting, and painting. All of these things need to be repaired or replaced eventually. Our Reserve Analysis Report provides estimates of those current replacement costs to help determine how much money will be required in the bank to pay for them eventually.

**Fully Funded Reserve Balance:** The Fully Funded Reserve Balance is the total accrued depreciation. In other words it's the amount of life "used up" for each one of your components translated into a dollar value. This is calculated by multiplying the fractional age of each component by its current estimated replacement cost, then adding them all together, otherwise known as straight-line depreciation. Its purpose is to help you measure the strength of your reserve fund.

Here's a simple example not taking interest and inflation into consideration: If the association's reserve study says replace the roof every 10 years at a cost of \$100,000, Fully Funded does not mean \$100,000 is required today. It means that \$10,000 is required in the bank this year, \$20,000 next year, \$30,000 the following year, and so on until you have \$100,000 on the 10th year when the roof is scheduled to be replaced.

**Reserve Balance:** This is how much money you have in the bank set aside for reserves at a given point in time, like at the start of each fiscal year called 'Starting Reserve Balance' or at the end of the fiscal year called 'Ending Reserve Balance.' It can also be the reserve accumulated to date, like in the Percent Funding Analysis report where each component has an 'Accumulated Reserve Balance' value.

Reserves are the money set aside for anticipated common area expenses. The reserve account (also called cash reserves or reserve funds) is funded by dues collected from owners (like HOA fees).

Just like an emergency fund or a rainy-day fund to cover personal expenses if the car breaks down or the kitchen sink leaks, HOAs with commonly owned space like condominiums must set aside a healthy percentage of funds every year to plan for the future.

Without it, paying for big expenses becomes difficult. It may require a special assessment to raise the funds to pay for a repair, putting an oversized financial burden on owners. Or a capital improvement loan may be required. The Reserve Analysis report will help figure out a sufficient amount of money to put away in reserves each year to pay for those eventual expenses. Usually a 70% funded reserve balance or above is considered strong.

**Remaining Useful Life (RUL):** Remaining useful life is how many remaining years of use a component should have left before it has

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to be replaced. For example, if the useful life of your roof is 20 years and it is five years old, the remaining useful life would be 15 years.

**Replacement Contingency %:** The replacement contingency percentage is a budgeting option that gives you the flexibility to determine the amount or percentage to fund replacements. This gives you more control to establish the funds available to make the necessary repairs on a cycled basis. For example, the retaining walls may be estimated to be replaced over 25 years, but the budget may call to phase the replacement in stages of 20% every five years. It may be determined to only account for that percentage of the replacement cost in your budget.

**Source:** These are the source(s) utilized to obtain component repair or replacement cost estimates and can be reviewed on the Component Inventory report.

**Useful Life (UL):** Useful life is how many years a component is expected to be in use from the time it's new (or refurbished); to the time it has to be replaced. For example, the roof – depending on what kind it is – might have a useful life of 20 years. After 20 years, you'd expect to replace it.

Executive Summary

Property Description	Financial Summary	
<b>Property Name:</b> AOAO Kanaloa at Kona	<b>Starting Reserve Balance:</b>	\$1,552,305
<b>Location:</b> Kailua Kona, HI	<b>Fully Funded Reserve Balance:</b>	\$5,259,940
<b>Project Type:</b> Condominium	<b>Percent Funded:</b>	30%
<b>Number of Units:</b> 166	<b>Current Replacement Cost:</b>	\$9,153,519
<b>Age of Project:</b> 41 Year(s)	<b>Deficit/Surplus vs. Fully Funded Reserve:</b>	(\$3,707,636) or (\$22,335.16) Per Unit Avg

Assumed Inflation, Interest & Rate of Annual Reserve Contribution Increase

Funding and anticipated expenditures have been computed with a time value of money approach with the following rates:

<b>Inflation:</b> <b>4.00 %</b> Applied to the anticipated expenditures	<b>Interest:</b> <b>3.00 %</b> Applied to the average annual reserve balance	<b>Annual Reserve Contribution Increase:</b> <b>Varies</b> See individual funding models
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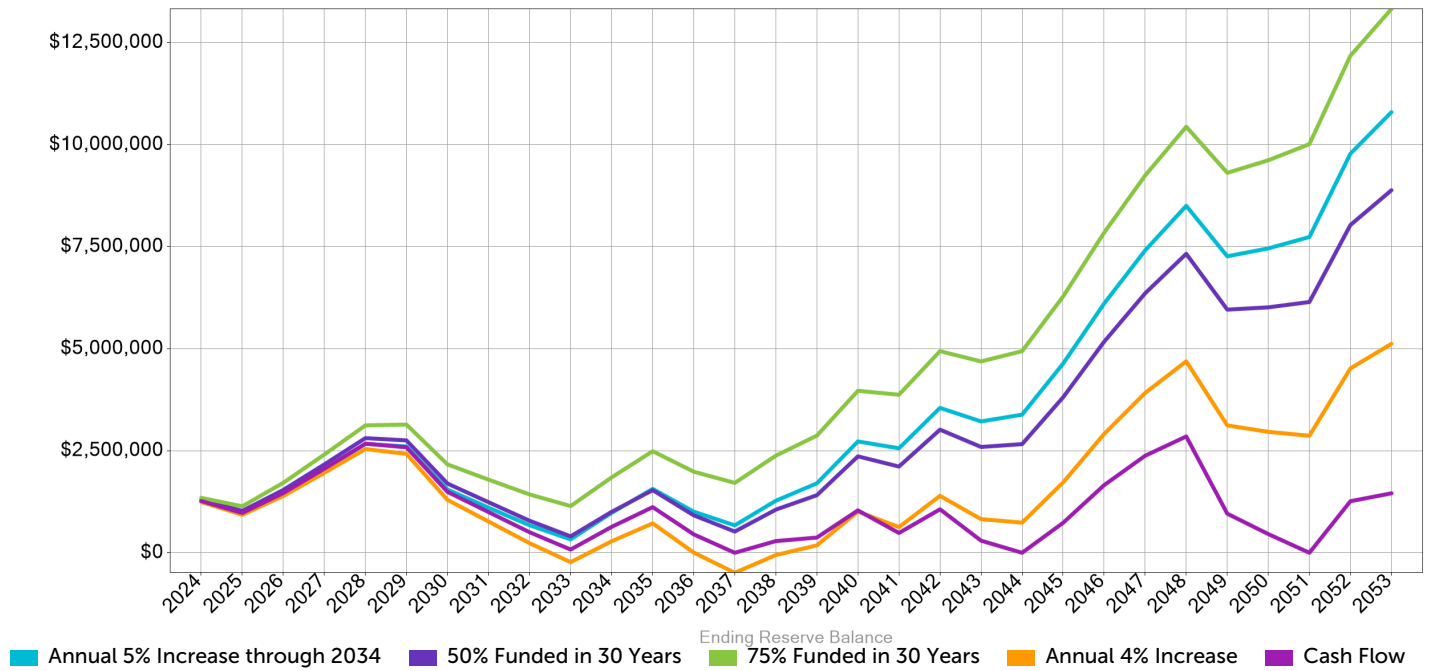


Executive Summary

Summary of Funding Plans

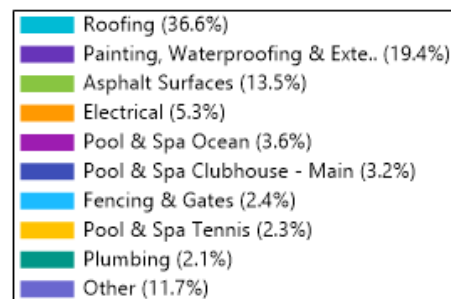
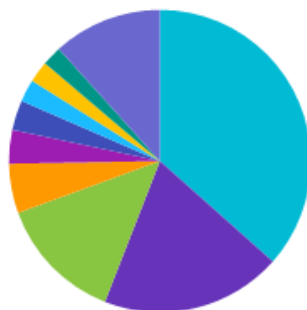
★ Recommended funding plan

Funding Plans	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Meet All Anticipated Expenditures During Next 30 Years	1st Year of Reserve Deficit (if Applicable)	Average Reserve Balance Over 30 Years	Average Percent Funded Over 30 Years
Annual 5% Increase through 2034 ★	\$737,589	\$370.28	Yes	N/A	\$3,564,892	32%
50% Funded in 30 Years	\$776,290	\$389.70	Yes	N/A	\$3,086,725	29%
75% Funded in 30 Years	\$829,910	\$416.62	Yes	N/A	\$4,778,533	45%
Annual 4% Increase	\$730,565	\$366.75	No	2033	\$1,654,776	16%
Cash Flow	\$752,911	\$377.97	Yes	N/A	\$1,053,793	13%



## Expenditures by Category

Current Replacement Cost: \$9,153,519.00



	UL	RUL	Current Replacement Cost	Accumulated Reserve Balance	Annual Fully Funded Requirement	Fully Funded Reserve Balance	Annual Reserve Contribution
Asphalt Surfaces	5-99	0-30	\$1,236,470	\$210,774	\$34,511	\$714,201	\$31,724
Commercial Laundry	5-10	1-9	\$82,651	\$15,828	\$12,308	\$53,633	\$11,314
Electrical	1-60	0-25	\$482,772	\$95,389	\$34,006	\$323,222	\$31,260
Equipment	1-10	0-6	\$60,125	\$10,307	\$13,138	\$34,925	\$12,077
Fencing & Gates	15-40	0-10	\$216,131	\$34,904	\$11,735	\$118,271	\$10,788
Flooring	5-30	4-24	\$102,924	\$6,075	\$3,837	\$20,585	\$3,528
Irrigation	40-40	0-39	\$187,365	\$32,313	\$4,684	\$109,491	\$4,306
Landscaping	1-1	0-0	\$4,620	\$1,363	\$4,620	\$4,620	\$4,247
Lighting	15-15	1-9	\$22,714	\$5,714	\$1,514	\$19,363	\$1,392
Mechanical	12-12	2-5	\$26,775	\$5,926	\$2,231	\$20,081	\$2,051
Miscellaneous	1-99	0-29	\$181,905	\$28,029	\$14,596	\$94,974	\$13,418
Offices	4-15	1-8	\$22,011	\$4,729	\$2,471	\$16,023	\$2,271
Painting, Waterproofing & Exterior Repairs	1-8	0-6	\$1,776,778	\$224,558	\$260,517	\$760,910	\$239,480
Plumbing	1-12	0-9	\$190,608	\$42,428	\$99,280	\$143,766	\$91,263
Pool & Spa - All	1-1	0-0	\$10,000	\$2,951	\$10,000	\$10,000	\$9,192
Pool & Spa Clubhouse - Main	5-25	0-18	\$297,252	\$30,831	\$16,506	\$104,468	\$15,174
Pool & Spa Ocean	6-25	0-24	\$328,360	\$42,329	\$16,450	\$143,430	\$15,121
Pool & Spa Tennis	5-25	1-19	\$209,626	\$22,822	\$12,241	\$77,332	\$11,253
Rec Bldg.	8-30	2-19	\$97,125	\$14,792	\$4,930	\$50,122	\$4,532
Roofing	1-60	0-19	\$3,346,808	\$692,294	\$178,138	\$2,345,817	\$163,754
Security System	8-15	0-9	\$46,446	\$9,410	\$3,736	\$31,884	\$3,434
Tennis Courts	8-8	1-1	\$53,468	\$13,807	\$6,684	\$46,785	\$6,144
Windows & Doors	1-15	0-14	\$170,585	\$4,733	\$16,039	\$16,039	\$14,744
<b>Totals</b>			<b>\$9,153,519</b>	<b>\$1,552,305</b>	<b>\$764,173</b>	<b>\$5,259,940</b>	<b>\$702,466</b>

Component Inventory

Current Replacement Cost: \$9,153,519

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Asphalt Surfaces</b>									
Asphalt - Parking Stops - Replace			20	0	\$110.00 / EA	120	\$13,200	\$13,200	Inspector
Plastic parking stops. Review and verify contingency amount yearly.									
Asphalt - Seal Stripe & Repair			5	5	\$0.47 / SF	112,968	\$53,377	\$64,942	Previous Study
Asphalt - Overlay			30	30	\$4.15 / SF	112,986	\$468,892	\$1,520,803	Inspector
Asphalt - Remove & Replace			99	0	\$6.03 / SF	112,986	\$681,001	\$681,001	Management
One time only expense.									
Asphalt - Repair Contingency			30	0	\$20,000.00 / Total	1	\$20,000	\$20,000	Management
One time only expense.									
<b>Totals</b>							<b>\$1,236,470</b>	<b>\$2,299,945</b>	
<b>Commercial Laundry</b>									
Commercial Dryers #1			10	9	\$14,075.25 / Total	1	\$14,075	\$20,033	Previous Study
Commercial Dryers #2			10	1	\$14,075.25 / Total	1	\$14,075	\$14,638	Previous Study
Commercial Dryers #3			10	2	\$14,075.25 / Total	1	\$14,075	\$15,224	Previous Study
Commercial Washers #1			5	1	\$20,212.50 / Total	1	\$20,213	\$21,021	Previous Study
Commercial Washers #2			5	2	\$20,212.50 / Total	1	\$20,213	\$21,862	Previous Study
Flooring - Housekeeping (Maintenance / Operating)			20	0	\$4.73 / SF	560	\$2,646*	\$2,646*	Previous Study
Int. Painting & Renovation (Maintenance / Operating)			1	0	\$1.05 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
<b>Totals</b>							<b>\$82,651</b>	<b>\$92,778</b>	
* Non-reserve components excluded from totals									
<b>Concrete Surfaces</b>									
Concrete - Seal Coating (Maintenance / Operating)			6	5	\$15,960.00 / Total	1	\$15,960*	\$19,418*	Previous Study
Concrete - Walks/Curbs (Annual) (Maintenance / Operating)			1	0	\$2,362.50 / Total	1	\$2,363*	\$2,363*	Previous Study
Review and verify contingency amount yearly.									
<b>Totals</b>							<b>\$0</b>	<b>\$0</b>	
* Non-reserve components excluded from totals									
<b>Electrical</b>									
Building Distribution Panels			50	15	\$6,987.94 / EA	38	\$265,542	\$478,226	Previous Study
Main Breaker - Annual Replace			1	0	\$1,500.00 / EA	10	\$15,000	\$15,000	Management
Pool, Spa & Other Common Areas - Distribution Panels (Annual)			1	0	\$10,500.00 / Total	1	\$10,500	\$10,500	Previous Study
Corrosion seen in many locations, yearly replacement allowance for 15 years. Review and verify contingency amount yearly.									
Sub Meter Socket Enclosures			60	25	\$1,155.00 / EA	166	\$191,730	\$511,121	Previous Study
<b>Totals</b>							<b>\$482,772</b>	<b>\$1,014,847</b>	
<b>Equipment</b>									
AED - Defibrillator			5	3	\$2,625.00 / Total	1	\$2,625	\$2,953	Previous Study
Golf Carts - Maintain - Annual			1	0	\$5,000.00 / Total	1	\$5,000	\$5,000	Management
Review and verify contingency amount yearly.									
Maint. & Landscaping - Equipment - Annual			1	0	\$2,625.00 / Total	1	\$2,625	\$2,625	Previous Study

## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Allowance</b>									
Review and verify contingency amount yearly.									
Pick Up Truck			10	6	\$34,125.00 / Total	1	\$34,125	\$43,179	Previous Study
Riding Mower (Maintenance / Operating)			7	2	\$15,953.70 / Total	1	\$15,954*	\$17,256*	Previous Study
Utility Carts - Mule 1			10	2	\$15,750.00 / Total	1	\$15,750	\$17,035	Previous Study
Utility Carts - Mule 2 (Maintenance / Operating)			10	1	\$15,750.00 / Total	1	\$15,750*	\$16,380*	Previous Study
<b>Totals</b>							<b>\$60,125</b>	<b>\$70,792</b>	
* Non-reserve components excluded from totals									
<b>Fencing &amp; Gates</b>									
Chain Fencing - Ocean Walls			20	0	\$11.93 / LF	1,320	\$15,750	\$15,750	Previous Study
Metal Fencing and Gates - Ocean Pool			15	3	\$58.88 / LF	107	\$6,300	\$7,087	Previous Study
Rock Walls - Repair Contingency (Maintenance / Operating)			1	0	\$1,575.00 / Total	1	\$1,575*	\$1,575*	Previous Study
Review and verify contingency amount yearly.									
Tennis Courts - C.L. Fencing Replace - Chain Link			40	4	\$108.15 / LF	535	\$57,860	\$67,688	Previous Study
Wood & Metal Fencing - Grounds - Annual Repair - Replace			15	10	\$3,465.00 / Total	1	\$3,465	\$5,129	Previous Study
Wood & Metal Fencing and Gates - Clubhouse Pool			15	10	\$116.47 / LF	371	\$43,209	\$63,959	Previous Study
Wood & Metal Fencing and Gates - Ocean Pool			15	10	\$116.47 / LF	150	\$17,470	\$25,860	Previous Study
Wood & Metal Fencing and Gates - Tennis Pool			15	10	\$116.47 / LF	155	\$18,052	\$26,722	Previous Study
Wood & Metal Rails - Lanai's & Entries			15	10	\$116.47 / LF	46,387	\$54,025	\$79,970	Previous Study
<b>Totals</b>							<b>\$216,131</b>	<b>\$292,165</b>	
* Non-reserve components excluded from totals									
<b>Flooring</b>									
Clubhouse - Lobby - Restrooms - Tile Flooring			30	24	\$34.65 / SF	2,900	\$100,485	\$257,574	Previous Study
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance			5	4	\$34.65 / SF	1,408	\$2,439	\$2,854	Previous Study
Office - Tile Flooring (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
<b>Totals</b>							<b>\$102,924</b>	<b>\$260,427</b>	
* Non-reserve components excluded from totals									
<b>Irrigation</b>									
Irrigation - Backflow Preventers (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Irrigation - Control Valves/Solenoids (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study

## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
To be repaired and/or replaced in-house from the operating budget.									
Irrigation - Controllers (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Irrigation - System Upgrades 01 + 02			40	39	\$78,444.00 / Total	1	\$78,444	\$362,126	Management
Phased irrigation project included. Management reported that an R1 system may be installed. Update phasing and cost when a scope of work and schedule are approved.									
Irrigation - System Upgrades 03			40	0	\$53,271.00 / Total	1	\$53,271	\$53,271	Management
Irrigation - System Upgrades 04			40	1	\$55,650.00 / Total	1	\$55,650	\$57,876	Previous Study
<b>Totals</b>							<b>\$187,365</b>	<b>\$473,273</b>	
* Non-reserve components excluded from totals									
<b>Landscaping</b>									
Landscaping - Enhancements - Annual			1	0	\$4,620.00 / Total	1	\$4,620	\$4,620	Previous Study
Review and verify contingency amount yearly.									
Landscaping - Tree/Plant Maintenance (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Landscaping - Tree/Plant Replacements (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
<b>Totals</b>							<b>\$4,620</b>	<b>\$4,620</b>	
* Non-reserve components excluded from totals									
<b>Lighting</b>									
Carport Fixtures - (Annual) (Maintenance / Operating)			1	0	\$1,391.25 / Total	1	\$1,391*	\$1,391*	Previous Study
Review and verify contingency amount yearly.									
Street & Tennis Ct. Lights - Fixtures			15	9	\$430.50 / EA	8	\$3,444	\$4,902	Previous Study
Street & Tennis Ct. Lights - Poles			15	1	\$2,408.70 / EA	8	\$19,270	\$20,040	Previous Study
System & Fixture Replacements (Annual) (Maintenance / Operating)			1	0	\$4,620.00 / Total	1	\$4,620*	\$4,620*	Previous Study
Building & Grounds. Review and verify contingency amount yearly.									
<b>Totals</b>							<b>\$22,714</b>	<b>\$24,942</b>	
* Non-reserve components excluded from totals									
<b>Mechanical</b>									
Housekeeping - A/C Systems Maintenance Bldg - A/C Systems (Maintenance / Operating)			12	5	\$8,925.00 / EA	1	\$8,925	\$10,859	Previous Study
Rec Bldg - Front Desk - A/C System			12	2	\$8,925.00 / EA	1	\$8,925	\$9,653	Previous Study
Rec Bldg - Unit - Offices - A/C System			12	2	\$8,925.00 / EA	1	\$8,925	\$9,653	Previous Study
<b>Totals</b>							<b>\$26,775</b>	<b>\$30,165</b>	
* Non-reserve components excluded from totals									

## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Miscellaneous</b>									
Barbeques - Annual Maintenance			1	0	\$4,000.00 / Total	1	\$4,000	\$4,000	Management
Barbeques - Countertops - Repair - Replace			10	9	\$4,200.00 / EA	4	\$16,800	\$23,912	Previous Study
Barbeques - Pavilion Repairs			20	4	\$6,300.00 / Total	1	\$6,300	\$7,370	Previous Study
Barbeques Ph 1			5	3	\$2,940.00 / EA	2	\$5,880	\$6,614	Previous Study
Barbeques Ph 2			5	2	\$2,940.00 / EA	3	\$8,820	\$9,540	Previous Study
Fire Extinguishers & Cabinets (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Gate House - Renovation			15	9	\$3,675.00 / Total	1	\$3,675	\$5,231	Previous Study
Mailboxes			35	13	\$139.23 / EA	174	\$24,226	\$40,338	Previous Study
Reserve Study (On-Site)			5	3	\$5,460.00 / Total	1	\$5,460	\$6,142	Previous Study
Structural Post - Building 1-14 - Replace			30	29	\$48,400.00 / Total	1	\$48,400	\$150,943	Management
Structural Post - Building 15-37 - Replace			30	0	\$15,000.00 / Total	1	\$15,000	\$15,000	Management
Termite Treatment - 2024			99	0	\$40,000.00 / Total	1	\$40,000	\$40,000	Management
Trash Enclosures (4) - Repairs Allowance			3	2	\$3,344.25 / Total	1	\$3,344	\$3,617	Previous Study
Trash enclosures recently rebuilt. Contingency amount moving forward. Review and verify contingency amount yearly.									
<b>Totals</b>							<b>\$181,905</b>	<b>\$312,706</b>	
* Non-reserve components excluded from totals									
<b>Offices</b>									
Grounds Office - Refurbishment Allowance (Maintenance / Operating)			15	4	\$6,037.50 / Total	1	\$6,038*	\$7,063*	Previous Study
Maintenance Office - Refurbishment Allowance			15	8	\$6,037.50 / Total	1	\$6,038	\$8,263	Previous Study
Office - Equipment & Furnishings			4	1	\$5,473.89 / Total	1	\$5,474	\$5,693	Previous Study
Office - Renovation			15	2	\$10,500.00 / Total	1	\$10,500	\$11,357	Previous Study
<b>Totals</b>							<b>\$22,011</b>	<b>\$25,312</b>	
* Non-reserve components excluded from totals									
<b>Painting, Waterproofing &amp; Exterior Repairs</b>									
Bldgs. Ext. - Bldg. Repairs - Ph 2 One Time Only			1	0	\$84,000.00 / Total	1	\$84,000	\$84,000	Previous Study
Bldgs. Ext. - Bldg. Repairs - Ph 3 One Time Only			2	1	\$36,750.00 / Total	1	\$36,750	\$38,220	Previous Study
Bldgs. Ext. - Paint - Ph 1			7	5	\$478,200.45 / Total	1	\$478,200	\$581,804	Previous Study
Project to be completed in 2022. Costs provided by West Side Painting 3-24-22. (Westside)									
Bldgs. Ext. - Paint - Ph 2			7	6	\$432,350.00 / Total	1	\$432,350	\$547,061	Management
Costs provided by West Side Painting 3-24-22.									
Bldgs. Ext. - Paint - Ph 3			8	1	\$479,653.00 / Total	1	\$479,653	\$498,839	Management
Costs provided by West Side Painting 3-24-22. (Fairway)									
Bldgs. Ext. Misc. - Paint (Maintenance / Operating)			6	5	\$0.01 / Total	1	\$0*	\$0*	Previous Study
Painting of rec buildings & fencing.									
Ext. Carports Ph 1			6	3	\$2.84 / SF	3,984	\$11,295	\$12,705	Previous Study

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Ext. Carports Ph 2			6	4	\$2.84 / SF	3,984	\$11,295	\$13,213	Previous Study
Ext. Carports Ph 3			6	5	\$2.84 / SF	3,984	\$11,295	\$13,742	Previous Study
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency			7	5	\$14.18 / SF	168,135	\$71,499	\$86,990	Previous Study
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency			7	6	\$14.18 / SF	159,961	\$68,023	\$86,071	Previous Study
First cycle starts in 2030.									
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency			8	1	\$14.18 / SF	177,078	\$75,302	\$78,315	Previous Study
First cycle starts in 2033.									
Rec. Bldg. - Interior Paint & Repair (Other)			6	1	\$1.05 /	1	\$0*	\$0*	Previous Study
Included in clubhouse, lobby and office renovations.									
Stair Landings - Annual Waterproofing & Repairs			1	0	\$12,180.00 / Total	1	\$12,180	\$12,180	Previous Study
Review and verify contingency amount yearly.									
Wood Staircases, Landings & Lanai's - Annual Repair - Replace			1	0	\$4,935.00 / Total	1	\$4,935	\$4,935	Previous Study
Review and verify contingency amount yearly.									
<b>Totals</b>							<b>\$1,776,778</b>	<b>\$2,058,074</b>	
* Non-reserve components excluded from totals									
<b>Plumbing</b>									
Backflow Preventer & Pressure Regulator Valves			12	0	\$12,150.60 / Total	1	\$12,151	\$12,151	Previous Study
Backflow Preventer & Pressure Regulator Valves			12	2	\$12,150.60 / Total	1	\$12,151	\$13,142	Previous Study
Backflow Preventer & Pressure Regulator Valves			12	1	\$12,150.60 / Total	1	\$12,151	\$12,637	Previous Study
Domestic Water Lines Repair - (Annual)			1	0	\$30,000.00 / Total	1	\$30,000	\$30,000	Management
Review and verify contingency amount yearly.									
Drain Line Reline - Replace Planning #1 - Allowance			2	0	\$26,250.00 / Total	1	\$26,250	\$26,250	Previous Study
Review and verify contingency amount yearly.									
Drain Line Reline - Replace Planning #2 - Allowance			2	1	\$39,375.00 / BLD	2	\$78,750	\$81,900	Previous Study
Evaluations of these systems is beyond the scope of a Reserve Study. Due to the age of the community, we recommend that a qualified professional be consulted to evaluate/test these systems and determine the current condition and repair needs. The service life for plumbing and drainage piping is typically between 40 and 60 years. If a widespread replacement plan is implemented the reserve study will need to be adjusted to reflect scheduled repairs.									
Hot Water Heaters - Housekeeping			12	9	\$5,906.25 / EA	1	\$5,906	\$8,406	Previous Study
Main Sewer System Piping- Repairs (Annual)			1	0	\$5,250.00 / Total	1	\$5,250	\$5,250	Previous Study
Annual contingency for repairs to the Main Sewer System. Additional repairs to be funded from operating budget.									
Shutoff Valves - Replace			1	0	\$800.00 / EA	10	\$8,000	\$8,000	Inspector
To be repaired and/or replaced in-house from the operating budget.									
<b>Totals</b>							<b>\$190,608</b>	<b>\$197,736</b>	
<b>Pool &amp; Spa - All</b>									
Pool - Furnishings - Allowance			1	0	\$10,000.00 / Total	1	\$10,000	\$10,000	Previous Study
<b>Totals</b>							<b>\$10,000</b>	<b>\$10,000</b>	

Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
<b>Pool &amp; Spa Clubhouse - Main</b>									
Clubhouse Lobby - Drink Fountain <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Clubhouse Pool - Drink Fountain <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool - Stone Deck Resurface			25	18	\$36.75 / SF	4,570	\$167,948	\$340,231	Previous Study
Pool - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool - Deck Repairs (5%)			5	4	\$34.65 / SF	4,570	\$7,918	\$9,262	Previous Study
Pool - Filter			15	11	\$2,730.00 / EA	1	\$2,730	\$4,203	Previous Study
Pool - Pump/Motor			6	0	\$2,000.00 / EA	1	\$2,000	\$2,000	Management
Pool - Resurface			15	9	\$44.32 / SF	1,273	\$56,417	\$80,299	Previous Study
Pool Area - Restrooms <i>(Refurbish)</i>			15	5	\$10,500.00 / EA	2	\$21,000	\$25,550	Previous Study
Pool Area - Shower (Post)			15	9	\$2,625.00 / Total	1	\$2,625	\$3,736	Previous Study
Pool Area - Trellis Structure - Replace			25	15	\$52.50 / SF	265	\$13,913	\$25,056	Previous Study
Spa - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Spa - Filter			15	14	\$1,514.05 / EA	1	\$1,514	\$2,622	Previous Study
Spa - Heat System			12	0	\$5,013.85 / EA	1	\$5,014	\$5,014	Previous Study
Spa - Pumps/Motors vsr			6	0	\$2,000.00 / EA	1	\$2,000	\$2,000	Management
Spa - Resurface			15	12	\$14,175.00 / EA	1	\$14,175	\$22,695	Previous Study
						<b>Totals</b>	<b>\$297,252</b>	<b>\$522,667</b>	
* Non-reserve components excluded from totals									
<b>Pool &amp; Spa Ocean</b>									
Ocean Pool - Pavilion - Replace			25	24	\$22.22 / SF	1,150	\$25,553	\$65,500	Management
Pool - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool - Drink Fountain <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool - Filter			15	13	\$2,730.00 / EA	1	\$2,730	\$4,546	Previous Study
Pool - Pump/Motor			6	0	\$2,000.00 / EA	1	\$2,000	\$2,000	Management
Pool - Resurface			15	14	\$38.53 / SF	1,540	\$59,336	\$102,751	Management
Pool - Stone Deck Resurface			25	12	\$36.75 / SF	5,350	\$196,613	\$314,783	Previous Study
Pool Area - Restrooms <i>(Refurbish)</i>			15	0	\$10,500.00 / EA	2	\$21,000	\$21,000	Previous Study
Spa - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Spa - Filter			15	8	\$1,514.05 / EA	1	\$1,514	\$2,072	Previous Study
Spa - Heat System			12	1	\$5,013.85 / EA	1	\$5,014	\$5,214	Previous Study
Spa - Pumps/Motors vsr			6	1	\$2,000.00 / EA	1	\$2,000	\$2,080	Management



## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Spa - Resurface			15	8	\$12,600.00 / EA	1	\$12,600	\$17,244	Previous Study
<b>Totals</b>							<b>\$328,360</b>	<b>\$537,190</b>	
* Non-reserve components excluded from totals									
<b>Pool &amp; Spa Tennis</b>									
Pool - Resurface			15	9	\$44.32 / SF	1,273	\$56,417	\$80,299	Previous Study
Pool - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool - Deck Repairs (5%)			5	4	\$34.65 / SF	2,404	\$4,165	\$4,872	Previous Study
Pool - Filter			15	14	\$2,730.00 / EA	1	\$2,730	\$4,727	Previous Study
Pool - Pump/Motor			7	1	\$2,000.00 / EA	1	\$2,000	\$2,080	Management
Pool - Stone Deck Resurface			25	19	\$36.75 / SF	2,402	\$88,274	\$185,979	Previous Study
Pool Area - Drink Fountain <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Pool Area - Restrooms <i>(Refurbish)</i>			15	6	\$10,500.00 / EA	2	\$21,000	\$26,572	Previous Study
Pool Area - Trellis Structure - Replace			25	14	\$52.50 / SF	265	\$13,913	\$24,092	Previous Study
Spa - Chlorinator <i>(Maintenance / Operating)</i>			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Spa - Filter			15	11	\$1,514.05 / EA	1	\$1,514	\$2,331	Previous Study
Spa - Heat System			12	2	\$5,013.85 / EA	1	\$5,014	\$5,423	Previous Study
Spa - Pumps/Motors vsr			6	1	\$2,000.00 / EA	1	\$2,000	\$2,080	Management
Spa - Resurface			15	8	\$12,600.00 / EA	1	\$12,600	\$17,244	Previous Study
<b>Totals</b>							<b>\$209,626</b>	<b>\$355,699</b>	
* Non-reserve components excluded from totals									
<b>Rec Bldg.</b>									
Clubhouse - Trellis Structure - Replace			30	19	\$52.50 / SF	1,150	\$60,375	\$127,201	Previous Study
Int. Restrooms - Renovation			15	6	\$10,500.00 / Total	1	\$10,500	\$13,286	Previous Study
Lobby Furniture			10	2	\$12,180.00 / Total	1	\$12,180	\$13,174	Previous Study
Lobby Renovation			15	2	\$13,020.00 / Total	1	\$13,020	\$14,082	Previous Study
Television			8	3	\$1,050.00 / EA	1	\$1,050	\$1,181	Previous Study
<b>Totals</b>							<b>\$97,125</b>	<b>\$168,924</b>	
<b>Roofing</b>									
Roofing - Bldgs. Composition Shingle - PH 1			25	6	\$13.78 / SF	64,407	\$887,812	\$1,123,365	Previous Study
Last completed in 2005. Pricing adjusted for inflation.									
Roofing - Bldgs. Composition Shingle - PH 2			25	7	\$13.78 / SF	64,407	\$887,812	\$1,168,300	Previous Study
Roofing - Bldgs. Composition Shingle - PH 3			25	8	\$13.78 / SF	64,407	\$887,812	\$1,215,032	Previous Study
Roofing - Cabana Main Pool - Coating			12	0	\$5.78 / SF	555	\$3,205	\$3,205	Previous Study
Remaining service life has been extended to coincide with one coating cycle with a warranty of 12 years each. Monitor the condition of the substrate in future updates for need for full system replacement. We recommend planning for eventual replacement of the entire roof system not just the coating.									
Roofing - Cabana Main Pool - Replace			30	14	\$12.60 / SF	555	\$6,993	\$12,110	Previous Study
Plan for eventual replacement of the entire Built-Up Roofing System and Underlayment.									
Roofing - Cabana Ocean Pool			12	4	\$5.78 / SF	2,687	\$15,517	\$18,153	Previous Study

## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
- Coating									
Roofing - Cabana Ocean Pool - Replace			30	16	\$12.60 / SF	2,687	\$33,856	\$63,412	Previous Study
Plan for eventual replacement of the entire Built-Up Roofing System and Underlayment.									
Roofing - Cabana Tennis Ct. Pool - Coating			12	0	\$5.78 / SF	555	\$3,205	\$3,205	Previous Study
Roofing - Cabana Tennis Ct. Pool - Replace			30	15	\$12.60 / SF	555	\$6,993	\$12,594	Previous Study
Plan for eventual replacement of the entire Built-Up Roofing System and Underlayment.									
Roofing - Cabanas & Main Clubhouse Corrugated Fiberglass Roofing			15	12	\$6.30 / SF	1,845	\$11,624	\$18,610	Previous Study
Roofing - Carports - Coating Ph 2			12	1	\$5.78 / SF	10,139	\$58,553	\$60,895	Previous Study
Roofing - Carports - Coating Ph 3			12	1	\$5.78 / SF	10,139	\$58,553	\$60,895	Previous Study
Roofing - Carports - Replace Ph 2			30	12	\$12.60 / SF	10,139	\$127,751	\$204,534	Previous Study
Roofing - Carports - Replace Ph 3			30	13	\$10.50 / SF	10,139	\$106,460	\$177,263	Previous Study
Roofing - Carports & Laundry - Coating Ph 1			12	11	\$5.78 / SF	10,139	\$58,553	\$90,139	Previous Study
Roofing - Carports & Laundry - Replace Ph 1			30	11	\$10.50 / SF	10,139	\$106,460	\$163,890	Previous Study
Roofing - Clubhouse Single Ply Roofing			15	14	\$15.75 / SF	200	\$3,150	\$5,455	Previous Study
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance			1	0	\$30,000.00 / ALW	1	\$30,000	\$30,000	Previous Study
Roofing - Maint/Repairs (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study
To be repaired and/or replaced in-house from the operating budget.									
Roofing - Unit Bldgs. Copper Roofing			60	19	\$42.00 / SF	1,000	\$42,000	\$88,488	Previous Study
It appears that the copper roofing has been replaced by composition shingles in certain areas. Confirm if cooper or composition shingles will be used in the future.									
Skylights - Annual Allowance			1	0	\$10,500.00 / Total	1	\$10,500	\$10,500	Previous Study
Review and verify contingency amount yearly.									
<b>Totals</b>							<b>\$3,346,808</b>	<b>\$4,530,043</b>	
* Non-reserve components excluded from totals									
<b>Security System</b>									
Entry System			14	9	\$18,052.19 / EA	1	\$18,052	\$25,694	Previous Study
Security - Entry Gate Loops			8	0	\$6,000.00 / EA	1	\$6,000	\$6,000	Management
Security DVR Unit			8	1	\$3,493.97 / EA	1	\$3,494	\$3,634	Previous Study
Vehicle Lift Arm & Operators			15	2	\$9,450.00 / EA	2	\$18,900	\$20,442	Previous Study
<b>Totals</b>							<b>\$46,446</b>	<b>\$55,770</b>	
<b>Signage</b>									
Signage - Annual Contingency (Maintenance / Operating)			1	0	\$1,000.00 / Total	1	\$1,000*	\$1,000*	Management
Review and verify contingency amount yearly.									
Signage - Bldg Monuments (Maintenance / Operating)			12	2	\$383.25 / EA	38	\$14,564*	\$15,752*	Previous Study
Signage - Entry Monument (Maintenance / Operating)			12	2	\$14,595.00 / Total	1	\$14,595*	\$15,786*	Previous Study

## Component Inventory

Component	GL Code	Project Number	UL	RUL	Unit Price	Quantity	Current Replacement Cost	Anticipated Expenditures	Source
Signage - Grounds Monuments (Maintenance / Operating)			12	2	\$14,595.00 / Total	1	\$14,595*	\$15,786*	Previous Study

**Totals**                      **\$0**                      **\$0**  
 \* Non-reserve components excluded from totals

Tennis Courts									
Tennis Courts - Nets/Equip. (Maintenance / Operating)			1	0	\$0.00 /	1	\$0*	\$0*	Previous Study

To be repaired and/or replaced in-house from the operating budget.

Tennis Courts - Resurface			8	1	\$26,734.05 / EA	2	\$53,468	\$55,607	Previous Study
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**Totals**                      **\$53,468**                      **\$55,607**  
 \* Non-reserve components excluded from totals

Windows & Doors									
Doors - Carport Closets Review and verify contingency amount yearly.			15	14	\$997.50 / EA	166	\$165,585	\$286,740	Previous Study

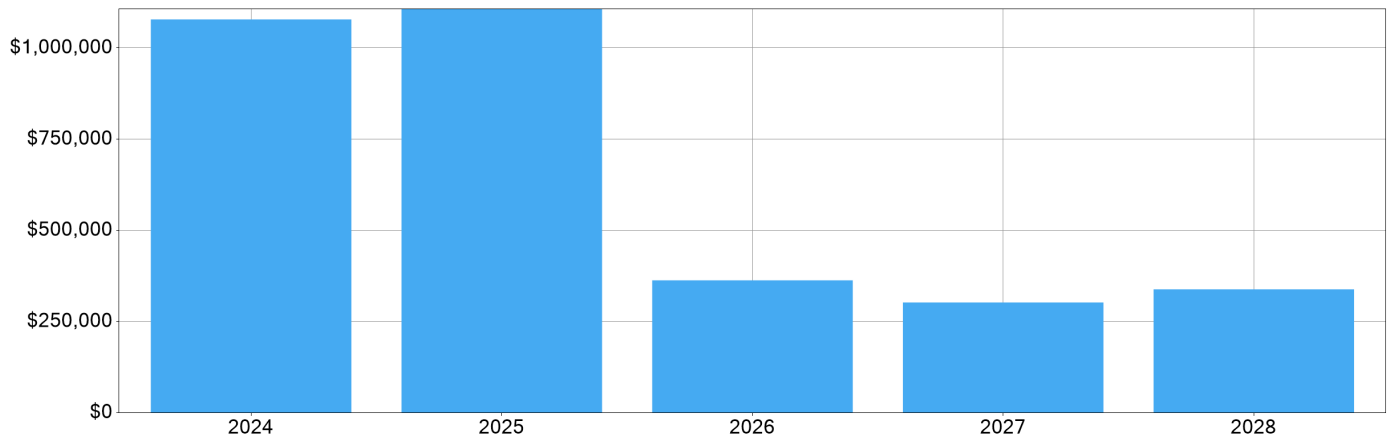
Doors - Misc. Utility - Yearly Allowance (Maintenance / Operating) Review and verify contingency amount yearly.			1	0	\$1,995.00 / Total	1	\$1,995*	\$1,995*	Previous Study
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Window Screens - Annual Allowance Review and verify contingency amount yearly.			1	0	\$5,000.00 / Total	1	\$5,000	\$5,000	Management
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**Totals**                      **\$170,585**                      **\$291,740**  
 \* Non-reserve components excluded from totals

**Measure key :** SF = Square Feet , EA = Each , SY = Square Yard(s) , LF = Linear Feet , ALW = Allowance , BLD = Building(s) , CY = Cubic Yard(s) , LT = Lot , PLC = Place(s) , SQ = Square(s) , TN = Ton(s) , LS = Lump Sum

Anticipated Expenditures (5 Years)



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2024</b>						
Asphalt - Parking Stops - Replace				Asphalt Surfaces	\$13,200	\$13,200
Asphalt - Remove & Replace				Asphalt Surfaces	\$681,001	\$681,001
Asphalt - Repair Contingency				Asphalt Surfaces	\$20,000	\$20,000
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$12,151
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,000
Chain Fencing - Ocean Walls				Fencing & Gates	\$15,750	\$15,750
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$30,000
Drain Line Reline - Replace				Plumbing	\$26,250	\$26,250
Planning #1 - Allowance						
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,000
Irrigation - System Upgrades 03				Irrigation	\$53,271	\$53,271
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,620
Main Breaker - Annual Replace				Electrical	\$15,000	\$15,000
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,250
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,625
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,000
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$2,000
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$2,000
Pool Area - Restrooms (Refurbish)				Pool & Spa Ocean	\$21,000	\$21,000
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$10,500
Roofing - Cabana Main Pool - Coating				Roofing	\$3,205	\$3,205
Roofing - Cabana Tennis Ct. Pool - Coating				Roofing	\$3,205	\$3,205
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$30,000
Security - Entry Gate Loops				Security System	\$6,000	\$6,000

## Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,000
Skylights - Annual Allowance				Roofing	\$10,500	\$10,500
Spa - Heat System				Pool & Spa Clubhouse - Main	\$5,014	\$5,014
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$2,000
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$12,180
Structural Post - Building 15-37 - Replace				Miscellaneous	\$15,000	\$15,000
Termite Treatment - 2024				Miscellaneous	\$40,000	\$40,000
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,000
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$4,935
					<b>Total for 2024:</b>	<b>\$1,078,656</b>
<b>2025</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$12,637
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,160
Bldgs. Ext. - Bldg. Repairs - Ph 3 One Time Only				Painting, Waterproofing & Exterior Repairs	\$36,750	\$38,220
Bldgs. Ext. - Paint - Ph 3				Painting, Waterproofing & Exterior Repairs	\$479,653	\$498,839
Commercial Dryers #2				Commercial Laundry	\$14,075	\$14,638
Commercial Washers #1				Commercial Laundry	\$20,213	\$21,021
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$31,200
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$81,900
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,200
Irrigation - System Upgrades 04				Irrigation	\$55,650	\$57,876
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,805
Main Breaker - Annual Replace				Electrical	\$15,000	\$15,600
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,460
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,730
Office - Equipment & Furnishings				Offices	\$5,474	\$5,693
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,400
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$2,080
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$10,920
Roofing - Carports - Coating Ph 2				Roofing	\$58,553	\$60,895
Roofing - Carports - Coating Ph 3				Roofing	\$58,553	\$60,895
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$31,200
Security DVR Unit				Security System	\$3,494	\$3,634

## Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,320
Skylights - Annual Allowance				Roofing	\$10,500	\$10,920
Spa - Heat System				Pool & Spa Ocean	\$5,014	\$5,214
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$2,080
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$2,080
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$12,667
Street & Tennis Ct. Lights - Poles				Lighting	\$19,270	\$20,040
Tennis Courts - Resurface				Tennis Courts	\$53,468	\$55,607
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,200
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,132
					<b>Total for 2025:</b>	<b>\$1,107,263</b>
<b>2026</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$13,142
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,326
Barbeques Ph 2				Miscellaneous	\$8,820	\$9,540
Commercial Dryers #3				Commercial Laundry	\$14,075	\$15,224
Commercial Washers #2				Commercial Laundry	\$20,213	\$21,862
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$32,448
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$28,392
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,408
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,997
Lobby Furniture				Rec Bldg.	\$12,180	\$13,174
Lobby Renovation				Rec Bldg.	\$13,020	\$14,082
Main Breaker - Annual Replace				Electrical	\$15,000	\$16,224
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,678
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,839
Office - Renovation				Offices	\$10,500	\$11,357
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,816
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$11,357
Rec Bldg - Front Desk - A/C System				Mechanical	\$8,925	\$9,653
Rec Bldg - Unit - Offices - A/C System				Mechanical	\$8,925	\$9,653
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$32,448
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,653
Skylights - Annual Allowance				Roofing	\$10,500	\$11,357
Spa - Heat System				Pool & Spa Tennis	\$5,014	\$5,423
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$13,174

## Anticipated Expenditures (5 Years)

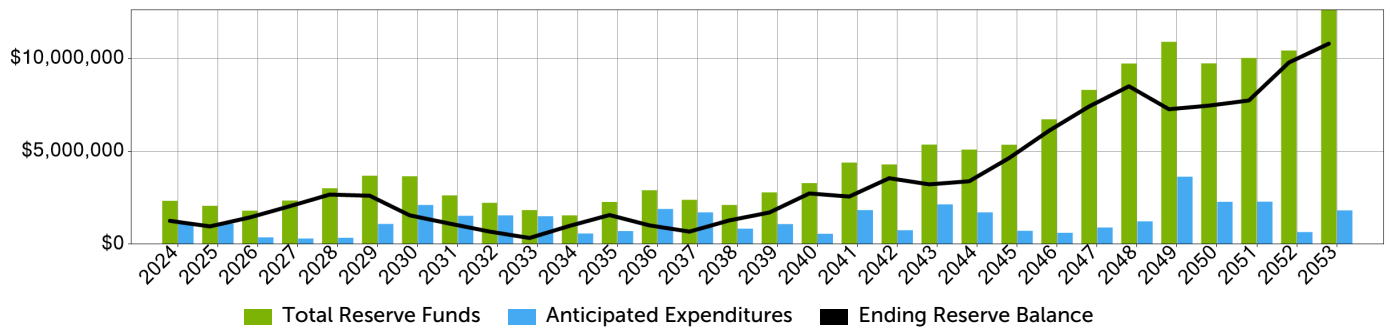
Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$3,617
Utility Carts - Mule 1				Equipment	\$15,750	\$17,035
Vehicle Lift Arm & Operators				Security System	\$18,900	\$20,442
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,408
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,338
					<b>Total for 2026:</b>	<b>\$363,068</b>
<b>2027</b>						
AED - Defibrillator				Equipment	\$2,625	\$2,953
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,499
Barbeques Ph 1				Miscellaneous	\$5,880	\$6,614
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$33,746
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$88,583
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$12,705
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,624
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$5,197
Main Breaker - Annual Replace				Electrical	\$15,000	\$16,873
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,906
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,953
Metal Fencing and Gates - Ocean Pool				Fencing & Gates	\$6,300	\$7,087
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$11,249
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$11,811
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$6,142
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$33,746
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,999
Skylights - Annual Allowance				Roofing	\$10,500	\$11,811
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$13,701
Television				Rec Bldg.	\$1,050	\$1,181
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,624
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,551
					<b>Total for 2027:</b>	<b>\$302,554</b>
<b>2028</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,679
Barbeques - Pavilion Repairs				Miscellaneous	\$6,300	\$7,370
Domestic Water Lines Repair -				Plumbing	\$30,000	\$35,096

## Anticipated Expenditures (5 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Annual)						
Drain Line Reline - Replace				Plumbing	\$26,250	\$30,709
Planning #1 - Allowance						
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$13,213
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$2,854
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,849
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$5,405
Main Breaker - Annual Replace				Electrical	\$15,000	\$17,548
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$6,142
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,071
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$9,262
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$11,699
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$4,872
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$12,284
Roofing - Cabana Ocean Pool - Coating				Roofing	\$15,517	\$18,153
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$35,096
Shutoff Valves - Replace				Plumbing	\$8,000	\$9,359
Skylights - Annual Allowance				Roofing	\$10,500	\$12,284
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$14,249
Tennis Courts - C.L. Fencing Replace - Chain Link				Fencing & Gates	\$57,860	\$67,688
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,849
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,773
					<b>Total for 2028:</b>	<b>\$338,503</b>

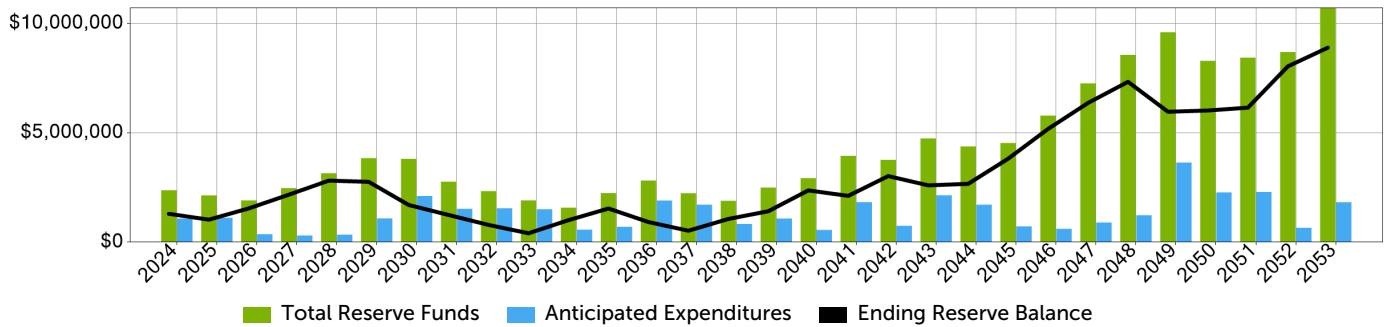


This plan represents first-year reserve contribution of \$737,589 or \$370.28 monthly per unit and incorporates the following variable annual increases in funding: 5% in years 1-10, 4% in years 11-30. If maintained, this plan will meet all anticipated expenditures as they occur over the projected 30 years. If designated future year increases are not maintained the association may be unable to meet all future expense requirements. If adopted, this plan should be reviewed annually and adjusted accordingly to ensure all funding goals and expectations are being met.



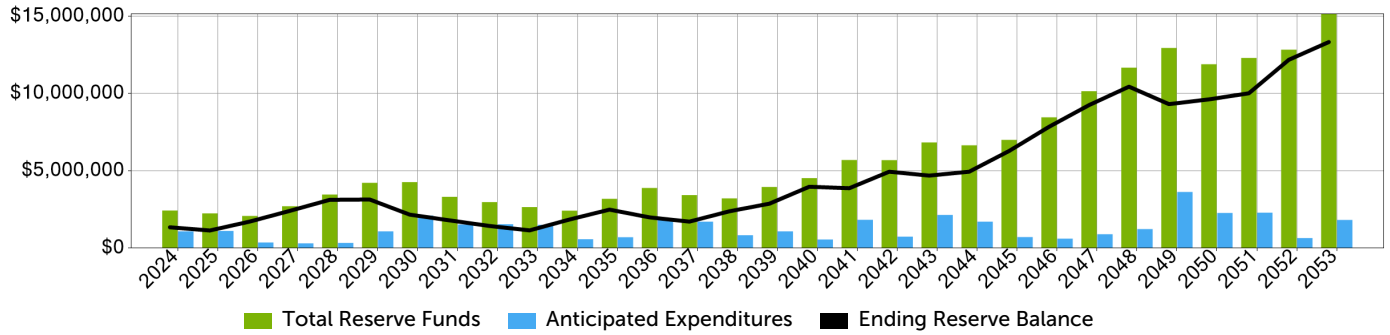
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
<b>Duration: 10 years</b>			<b>Rate of Annual Reserve Contribution Increases: 5.00%</b>				<b>Additional Funds To Reserves: \$0.00</b>		
2024	\$737,589	\$370.28	\$1,552,305	\$41,453	\$2,331,347	\$1,078,656	\$1,252,690	\$5,142,855	24%
2025	\$774,468	\$388.79	\$1,252,690	\$32,589	\$2,059,748	\$1,107,263	\$952,484	\$4,921,787	19%
2026	\$813,192	\$408.23	\$952,484	\$35,326	\$1,801,003	\$363,068	\$1,437,935	\$5,579,535	26%
2027	\$853,851	\$428.64	\$1,437,935	\$51,408	\$2,343,194	\$302,554	\$2,040,640	\$6,360,065	32%
2028	\$896,544	\$450.07	\$2,040,640	\$69,590	\$3,006,773	\$338,503	\$2,668,270	\$7,169,310	37%
2029	\$941,371	\$472.58	\$2,668,270	\$77,936	\$3,687,577	\$1,082,182	\$2,605,395	\$7,273,774	36%
2030	\$988,440	\$496.20	\$2,605,395	\$61,408	\$3,655,243	\$2,105,343	\$1,549,900	\$6,356,057	24%
2031	\$1,037,862	\$521.01	\$1,549,900	\$39,223	\$2,626,985	\$1,522,802	\$1,104,183	\$6,046,708	18%
2032	\$1,089,755	\$547.07	\$1,104,183	\$26,280	\$2,220,218	\$1,546,117	\$674,101	\$5,741,543	12%
2033	\$1,144,243	\$574.42	\$674,101	\$14,820	\$1,833,164	\$1,504,412	\$328,752	\$5,509,982	6%
<b>Duration: 20 years</b>			<b>Rate of Annual Reserve Contribution Increases: 4.00%</b>				<b>Additional Funds To Reserves: \$0.00</b>		
2034	\$1,201,455	\$603.14	\$328,752	\$19,341	\$1,549,549	\$569,528	\$980,020	\$6,285,572	16%
2035	\$1,249,513	\$627.27	\$980,020	\$37,623	\$2,267,156	\$701,364	\$1,565,792	\$7,000,975	22%
2036	\$1,299,493	\$652.36	\$1,565,792	\$38,024	\$2,903,309	\$1,896,158	\$1,007,151	\$6,550,146	15%
2037	\$1,351,473	\$678.45	\$1,007,151	\$24,815	\$2,383,439	\$1,711,459	\$671,980	\$6,304,834	11%
2038	\$1,405,532	\$705.59	\$671,980	\$28,788	\$2,106,301	\$830,272	\$1,276,029	\$7,017,047	18%
2039	\$1,461,753	\$733.81	\$1,276,029	\$43,999	\$2,781,782	\$1,080,529	\$1,701,253	\$7,550,421	23%
2040	\$1,520,224	\$763.16	\$1,701,253	\$65,465	\$3,286,942	\$558,369	\$2,728,572	\$8,673,008	31%
2041	\$1,581,032	\$793.69	\$2,728,572	\$78,158	\$4,387,763	\$1,827,652	\$2,560,111	\$8,607,931	30%
2042	\$1,644,274	\$825.44	\$2,560,111	\$90,298	\$4,294,682	\$744,634	\$3,550,048	\$9,726,139	37%
2043	\$1,710,045	\$858.46	\$3,550,048	\$100,023	\$5,360,116	\$2,141,940	\$3,218,176	\$9,497,811	34%
2044	\$1,778,447	\$892.79	\$3,218,176	\$97,573	\$5,094,195	\$1,709,964	\$3,384,231	\$9,774,014	35%
2045	\$1,849,584	\$928.51	\$3,384,231	\$118,527	\$5,352,342	\$716,268	\$4,636,074	\$11,161,695	42%
2046	\$1,923,568	\$965.65	\$4,636,074	\$158,775	\$6,718,417	\$610,710	\$6,107,707	\$12,784,329	48%
2047	\$2,000,510	\$1,004.27	\$6,107,707	\$199,788	\$8,308,006	\$896,714	\$7,411,292	\$14,246,877	52%
2048	\$2,080,531	\$1,044.44	\$7,411,292	\$235,154	\$9,726,976	\$1,226,215	\$8,500,762	\$15,500,596	55%
2049	\$2,163,752	\$1,086.22	\$8,500,762	\$232,982	\$10,897,496	\$3,633,134	\$7,264,362	\$14,353,536	51%
2050	\$2,250,302	\$1,129.67	\$7,264,362	\$217,584	\$9,732,249	\$2,273,426	\$7,458,823	\$14,655,145	51%
2051	\$2,340,314	\$1,174.86	\$7,458,823	\$224,554	\$10,023,691	\$2,287,691	\$7,736,001	\$14,852,442	52%
2052	\$2,433,927	\$1,221.85	\$7,736,001	\$258,834	\$10,428,762	\$650,320	\$9,778,442	\$16,836,076	58%
2053	\$2,531,284	\$1,270.72	\$9,778,442	\$304,049	\$12,613,775	\$1,818,205	\$10,795,570	\$17,767,090	61%

This plan represents a first-year reserve contribution of \$776,290 or \$389.70 monthly per unit and is calculated to achieve the target funding goal of 50% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



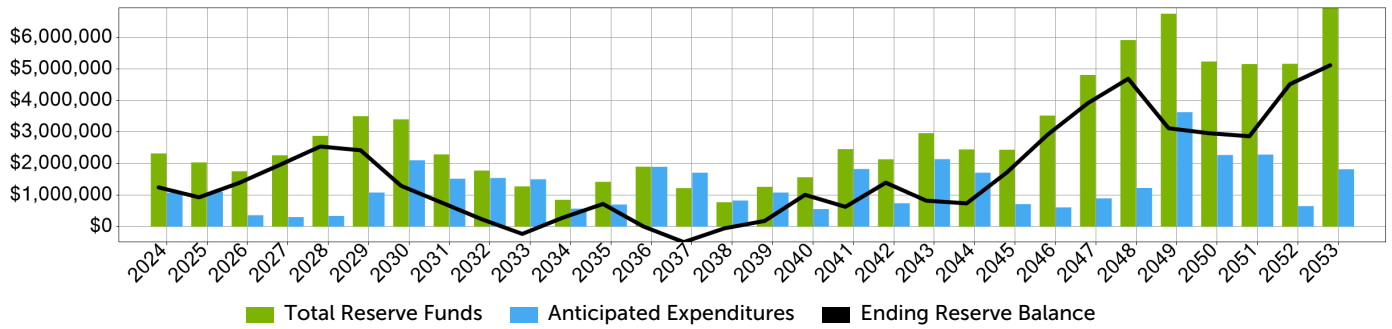
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$776,290	\$389.70	\$1,552,305	\$42,034	\$2,370,628	\$1,078,656	\$1,291,972	\$5,142,855	25%
2025	\$807,342	\$405.29	\$1,291,972	\$34,260	\$2,133,574	\$1,107,263	\$1,026,310	\$4,921,787	21%
2026	\$839,635	\$421.50	\$1,026,310	\$37,938	\$1,903,884	\$363,068	\$1,540,816	\$5,579,535	28%
2027	\$873,221	\$438.36	\$1,540,816	\$54,784	\$2,468,821	\$302,554	\$2,166,267	\$6,360,065	34%
2028	\$908,150	\$455.90	\$2,166,267	\$73,533	\$3,147,949	\$338,503	\$2,809,446	\$7,169,310	39%
2029	\$944,475	\$474.13	\$2,809,446	\$82,218	\$3,836,139	\$1,082,182	\$2,753,957	\$7,273,774	38%
2030	\$982,255	\$493.10	\$2,753,957	\$65,772	\$3,801,983	\$2,105,343	\$1,696,641	\$6,356,057	27%
2031	\$1,021,545	\$512.82	\$1,696,641	\$43,380	\$2,761,566	\$1,522,802	\$1,238,764	\$6,046,708	20%
2032	\$1,062,406	\$533.34	\$1,238,764	\$29,907	\$2,331,078	\$1,546,117	\$784,961	\$5,741,543	14%
2033	\$1,104,903	\$554.67	\$784,961	\$17,556	\$1,907,419	\$1,504,412	\$403,008	\$5,509,982	7%
2034	\$1,149,099	\$576.86	\$403,008	\$20,784	\$1,572,890	\$569,528	\$1,003,362	\$6,285,572	16%
2035	\$1,195,063	\$599.93	\$1,003,362	\$37,506	\$2,235,931	\$701,364	\$1,534,567	\$7,000,975	22%
2036	\$1,242,865	\$623.93	\$1,534,567	\$36,238	\$2,813,670	\$1,896,158	\$917,512	\$6,550,146	14%
2037	\$1,292,580	\$648.89	\$917,512	\$21,242	\$2,231,334	\$1,711,459	\$519,875	\$6,304,834	8%
2038	\$1,344,283	\$674.84	\$519,875	\$23,306	\$1,887,465	\$830,272	\$1,057,193	\$7,017,047	15%
2039	\$1,398,054	\$701.83	\$1,057,193	\$36,479	\$2,491,726	\$1,080,529	\$1,411,197	\$7,550,421	19%
2040	\$1,453,977	\$729.91	\$1,411,197	\$55,770	\$2,920,944	\$558,369	\$2,362,575	\$8,673,008	27%
2041	\$1,512,136	\$759.10	\$2,362,575	\$66,144	\$3,940,855	\$1,827,652	\$2,113,202	\$8,607,931	25%
2042	\$1,572,621	\$789.47	\$2,113,202	\$75,816	\$3,761,639	\$744,634	\$3,017,005	\$9,726,139	31%
2043	\$1,635,526	\$821.05	\$3,017,005	\$82,914	\$4,735,445	\$2,141,940	\$2,593,505	\$9,497,811	27%
2044	\$1,700,947	\$853.89	\$2,593,505	\$77,670	\$4,372,122	\$1,709,964	\$2,662,158	\$9,774,014	27%
2045	\$1,768,985	\$888.04	\$2,662,158	\$95,656	\$4,526,799	\$716,268	\$3,810,531	\$11,161,695	34%
2046	\$1,839,744	\$923.57	\$3,810,531	\$132,751	\$5,783,026	\$610,710	\$5,172,316	\$12,784,329	40%
2047	\$1,913,334	\$960.51	\$5,172,316	\$170,419	\$7,256,069	\$896,714	\$6,359,355	\$14,246,877	45%
2048	\$1,989,867	\$998.93	\$6,359,355	\$202,235	\$8,551,458	\$1,226,215	\$7,325,244	\$15,500,596	47%
2049	\$2,069,462	\$1,038.89	\$7,325,244	\$196,302	\$9,591,008	\$3,633,134	\$5,957,874	\$14,353,536	42%
2050	\$2,152,241	\$1,080.44	\$5,957,874	\$176,918	\$8,287,033	\$2,273,426	\$6,013,608	\$14,655,145	41%
2051	\$2,238,330	\$1,123.66	\$6,013,608	\$179,668	\$8,431,606	\$2,287,691	\$6,143,915	\$14,852,442	41%
2052	\$2,327,863	\$1,168.61	\$6,143,915	\$209,481	\$8,681,259	\$650,320	\$8,030,939	\$16,836,076	48%
2053	\$2,420,978	\$1,215.35	\$8,030,939	\$249,970	\$10,701,887	\$1,818,205	\$8,883,681	\$17,767,090	50%

This plan represents a first-year reserve contribution of \$829,910 or \$416.62 monthly per unit and is calculated to achieve the target funding goal of 75% in 30 years. Upon meeting the designated target, the funding will adjust to maintain this percentage for the remaining years. Assumptions used in this model include a component inflation factor of 4% per year, annual average interest rate of 3% per year and a varied annual contribution rate calculated to meet target requirements.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$829,910	\$416.62	\$1,552,305	\$42,838	\$2,425,052	\$1,078,656	\$1,346,396	\$5,142,855	26%
2025	\$863,106	\$433.29	\$1,346,396	\$36,730	\$2,246,232	\$1,107,263	\$1,138,969	\$4,921,787	23%
2026	\$897,631	\$450.62	\$1,138,969	\$42,188	\$2,078,787	\$363,068	\$1,715,719	\$5,579,535	31%
2027	\$933,536	\$468.64	\$1,715,719	\$60,936	\$2,710,192	\$302,554	\$2,407,637	\$6,360,065	38%
2028	\$970,877	\$487.39	\$2,407,637	\$81,715	\$3,460,229	\$338,503	\$3,121,726	\$7,169,310	44%
2029	\$1,009,712	\$506.88	\$3,121,726	\$92,565	\$4,224,003	\$1,082,182	\$3,141,821	\$7,273,774	43%
2030	\$1,050,101	\$527.16	\$3,141,821	\$78,426	\$4,270,348	\$2,105,343	\$2,165,005	\$6,356,057	34%
2031	\$1,092,105	\$548.25	\$2,165,005	\$58,490	\$3,315,600	\$1,522,802	\$1,792,798	\$6,046,708	30%
2032	\$1,135,789	\$570.18	\$1,792,798	\$47,629	\$2,976,216	\$1,546,117	\$1,430,099	\$5,741,543	25%
2033	\$1,181,221	\$592.98	\$1,430,099	\$38,055	\$2,649,375	\$1,504,412	\$1,144,963	\$5,509,982	21%
2034	\$1,228,470	\$616.70	\$1,144,963	\$44,233	\$2,417,665	\$569,528	\$1,848,137	\$6,285,572	29%
2035	\$1,277,608	\$641.37	\$1,848,137	\$64,088	\$3,189,833	\$701,364	\$2,488,469	\$7,000,975	36%
2036	\$1,328,713	\$667.02	\$2,488,469	\$66,142	\$3,883,324	\$1,896,158	\$1,987,166	\$6,550,146	30%
2037	\$1,381,861	\$693.71	\$1,987,166	\$54,671	\$3,423,698	\$1,711,459	\$1,712,239	\$6,304,834	27%
2038	\$1,437,136	\$721.45	\$1,712,239	\$60,470	\$3,209,845	\$830,272	\$2,379,573	\$7,017,047	34%
2039	\$1,494,621	\$750.31	\$2,379,573	\$77,599	\$3,951,793	\$1,080,529	\$2,871,264	\$7,550,421	38%
2040	\$1,554,406	\$780.32	\$2,871,264	\$101,078	\$4,526,748	\$558,369	\$3,968,379	\$8,673,008	46%
2041	\$1,616,582	\$811.54	\$3,968,379	\$115,885	\$5,700,847	\$1,827,652	\$3,873,194	\$8,607,931	45%
2042	\$1,681,245	\$844.00	\$3,873,194	\$130,245	\$5,684,685	\$744,634	\$4,940,050	\$9,726,139	51%
2043	\$1,748,495	\$877.76	\$4,940,050	\$142,300	\$6,830,845	\$2,141,940	\$4,688,906	\$9,497,811	49%
2044	\$1,818,435	\$912.87	\$4,688,906	\$142,294	\$6,649,635	\$1,709,964	\$4,939,671	\$9,774,014	51%
2045	\$1,891,172	\$949.38	\$4,939,671	\$165,814	\$6,996,657	\$716,268	\$6,280,389	\$11,161,695	56%
2046	\$1,966,819	\$987.36	\$6,280,389	\$208,753	\$8,455,962	\$610,710	\$7,845,252	\$12,784,329	61%
2047	\$2,045,492	\$1,026.85	\$7,845,252	\$252,589	\$10,143,333	\$896,714	\$9,246,619	\$14,246,877	65%
2048	\$2,127,312	\$1,067.93	\$9,246,619	\$290,915	\$11,664,846	\$1,226,215	\$10,438,631	\$15,500,596	67%
2049	\$2,212,404	\$1,110.64	\$10,438,631	\$291,848	\$12,942,884	\$3,633,134	\$9,309,750	\$14,353,536	65%
2050	\$2,300,900	\$1,155.07	\$9,309,750	\$279,705	\$11,890,355	\$2,273,426	\$9,616,929	\$14,655,145	66%
2051	\$2,392,936	\$1,201.27	\$9,616,929	\$290,087	\$12,299,952	\$2,287,691	\$10,012,262	\$14,852,442	67%
2052	\$2,488,654	\$1,249.32	\$10,012,262	\$327,943	\$12,828,858	\$650,320	\$12,178,538	\$16,836,076	72%
2053	\$2,588,200	\$1,299.30	\$12,178,538	\$376,906	\$15,143,645	\$1,818,205	\$13,325,439	\$17,767,090	75%

This plan represents a first-year reserve contribution of \$730,565 or \$366.75 monthly per unit. This funding model incorporates an annual component inflation factor of 4% per year, an average interest rate of 3% per year, and assumes an annual reserve contribution increases of 4%. Based on the projected starting reserve balance of \$1,552,305 as of Jan 1, 2024, this plan will not meet all anticipated expenditures as they occur. If maintained, this plan should be reviewed annually and adjusted accordingly to ensure all future expenditures will be funded.



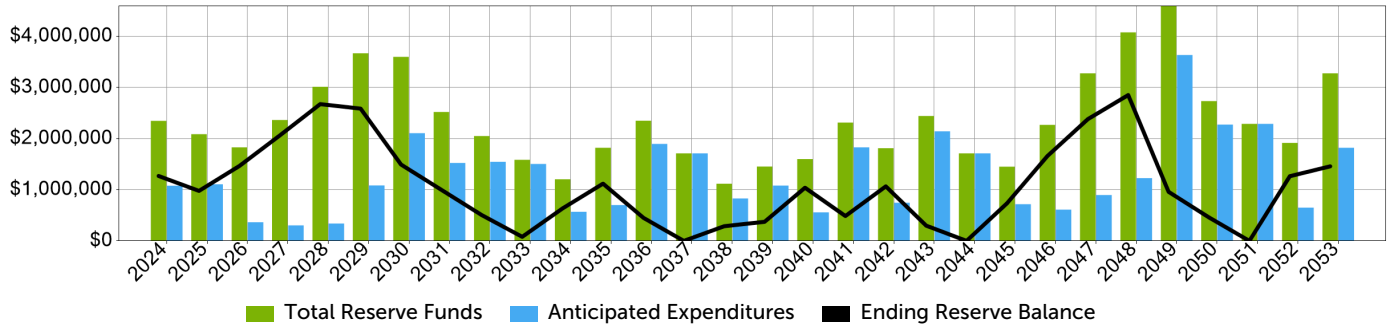
Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$730,565	\$366.75	\$1,552,305	\$41,348	\$2,324,217	\$1,078,656	\$1,245,561	\$5,142,855	24%
2025	\$759,788	\$381.42	\$1,245,561	\$32,155	\$2,037,503	\$1,107,263	\$930,240	\$4,921,787	19%
2026	\$790,179	\$396.68	\$930,240	\$34,314	\$1,754,733	\$363,068	\$1,391,665	\$5,579,535	25%
2027	\$821,786	\$412.54	\$1,391,665	\$49,538	\$2,262,990	\$302,554	\$1,960,436	\$6,360,065	31%
2028	\$854,658	\$429.05	\$1,960,436	\$66,555	\$2,881,649	\$338,503	\$2,543,145	\$7,169,310	35%
2029	\$888,844	\$446.21	\$2,543,145	\$73,394	\$3,505,384	\$1,082,182	\$2,423,201	\$7,273,774	33%
2030	\$924,398	\$464.06	\$2,423,201	\$54,982	\$3,402,581	\$2,105,343	\$1,297,239	\$6,356,057	20%
2031	\$961,374	\$482.62	\$1,297,239	\$30,496	\$2,289,108	\$1,522,802	\$766,306	\$6,046,708	13%
2032	\$999,829	\$501.92	\$766,306	\$14,795	\$1,780,930	\$1,546,117	\$234,812	\$5,741,543	4%
2033	\$1,039,822	\$522.00	\$234,812	\$76	\$1,274,710	\$1,504,412	(\$229,702)	\$5,509,982	0%
2034	\$1,081,415	\$542.88	(\$229,702)	\$787	\$852,500	\$569,528	\$282,972	\$6,285,572	5%
2035	\$1,124,671	\$564.59	\$282,972	\$14,839	\$1,422,482	\$701,364	\$721,117	\$7,000,975	10%
2036	\$1,169,658	\$587.18	\$721,117	\$10,736	\$1,901,512	\$1,896,158	\$5,353	\$6,550,146	0%
2037	\$1,216,444	\$610.66	\$5,353	\$0	\$1,221,798	\$1,711,459	(\$489,661)	\$6,304,834	0%
2038	\$1,265,102	\$635.09	(\$489,661)	\$0	\$775,441	\$830,272	(\$54,830)	\$7,017,047	0%
2039	\$1,315,706	\$660.50	(\$54,830)	\$1,883	\$1,262,759	\$1,080,529	\$182,230	\$7,550,421	2%
2040	\$1,368,335	\$686.91	\$182,230	\$17,616	\$1,568,181	\$558,369	\$1,009,811	\$8,673,008	12%
2041	\$1,423,068	\$714.39	\$1,009,811	\$24,226	\$2,457,105	\$1,827,652	\$629,453	\$8,607,931	7%
2042	\$1,479,991	\$742.97	\$629,453	\$29,914	\$2,139,357	\$744,634	\$1,394,723	\$9,726,139	14%
2043	\$1,539,190	\$772.69	\$1,394,723	\$32,800	\$2,966,713	\$2,141,940	\$824,774	\$9,497,811	9%
2044	\$1,600,758	\$803.59	\$824,774	\$23,105	\$2,448,637	\$1,709,964	\$738,673	\$9,774,014	8%
2045	\$1,664,788	\$835.74	\$738,673	\$36,388	\$2,439,849	\$716,268	\$1,723,581	\$11,161,695	15%
2046	\$1,731,380	\$869.17	\$1,723,581	\$68,517	\$3,523,478	\$610,710	\$2,912,768	\$12,784,329	23%
2047	\$1,800,635	\$903.93	\$2,912,768	\$100,942	\$4,814,345	\$896,714	\$3,917,631	\$14,246,877	27%
2048	\$1,872,660	\$940.09	\$3,917,631	\$127,226	\$5,917,517	\$1,226,215	\$4,691,303	\$15,500,596	30%
2049	\$1,947,567	\$977.69	\$4,691,303	\$115,456	\$6,754,325	\$3,633,134	\$3,121,191	\$14,353,536	22%
2050	\$2,025,469	\$1,016.80	\$3,121,191	\$89,916	\$5,236,577	\$2,273,426	\$2,963,152	\$14,655,145	20%
2051	\$2,106,488	\$1,057.47	\$2,963,152	\$86,177	\$5,155,816	\$2,287,691	\$2,868,125	\$14,852,442	19%
2052	\$2,190,748	\$1,099.77	\$2,868,125	\$109,150	\$5,168,023	\$650,320	\$4,517,703	\$16,836,076	27%
2053	\$2,278,378	\$1,143.76	\$4,517,703	\$142,434	\$6,938,515	\$1,818,205	\$5,120,309	\$17,767,090	29%

# Cash Flow

Statutory Funding – Minimum \$0.00

Report as of: 10/9/2023 | Start Date: 1/1/2024

This plan represents the annual reserve contribution (Year-1) of \$752,911 or \$377.97 monthly per unit as a set forth in section 514B - 148 of the Hawaii Condominium Act. It takes into account a component inflation factor of 4% per year, annual average interest rate of 3% per year and a variable assumed contribution rate calculated to meet the cash flow requirements. The cash flow plan is defined in section 514B - 148(h)(b) as a minimum 30-year projection of an association's future income and expense requirements to fund fully its replacement reserve requirements each year during that 30-year period.



Year	Annual Reserve Contributions	Monthly Reserve Contributions (Avg. Per Unit)	Starting Reserve Balance	Interest Earned	Total Reserve Funds	Anticipated Expenditures	Ending Reserve Balance	Fully Funded Reserve Balance	Percent Funded
2024	\$752,911	\$377.97	\$1,552,305	\$41,683	\$2,346,899	\$1,078,656	\$1,268,243	\$5,142,855	25%
2025	\$783,028	\$393.09	\$1,268,243	\$33,184	\$2,084,454	\$1,107,263	\$977,191	\$4,921,787	20%
2026	\$814,349	\$408.81	\$977,191	\$36,085	\$1,827,625	\$363,068	\$1,464,557	\$5,579,535	26%
2027	\$846,923	\$425.16	\$1,464,557	\$52,102	\$2,363,583	\$302,554	\$2,061,028	\$6,360,065	32%
2028	\$880,800	\$442.17	\$2,061,028	\$69,965	\$3,011,794	\$338,503	\$2,673,290	\$7,169,310	37%
2029	\$916,032	\$459.86	\$2,673,290	\$77,706	\$3,667,029	\$1,082,182	\$2,584,846	\$7,273,774	36%
2030	\$952,673	\$478.25	\$2,584,846	\$60,255	\$3,597,775	\$2,105,343	\$1,492,432	\$6,356,057	23%
2031	\$990,780	\$497.38	\$1,492,432	\$36,793	\$2,520,005	\$1,522,802	\$997,203	\$6,046,708	16%
2032	\$1,030,411	\$517.27	\$997,203	\$22,181	\$2,049,795	\$1,546,117	\$503,678	\$5,741,543	9%
2033	\$1,071,628	\$537.97	\$503,678	\$8,619	\$1,583,924	\$1,504,412	\$79,513	\$5,509,982	1%
2034	\$1,114,493	\$559.48	\$79,513	\$10,560	\$1,204,566	\$569,528	\$635,037	\$6,285,572	10%
2035	\$1,159,073	\$581.86	\$635,037	\$25,917	\$1,820,027	\$701,364	\$1,118,662	\$7,000,975	16%
2036	\$1,205,436	\$605.14	\$1,118,662	\$23,199	\$2,347,297	\$1,896,158	\$451,139	\$6,550,146	7%
2037	\$1,253,653	\$629.34	\$451,139	\$6,667	\$1,711,459	\$1,711,459	\$0	\$6,304,834	0%
2038	\$1,112,708	\$558.59	\$0	\$4,237	\$1,116,945	\$830,272	\$286,673	\$7,017,047	4%
2039	\$1,157,217	\$580.93	\$286,673	\$9,751	\$1,453,641	\$1,080,529	\$373,112	\$7,550,421	5%
2040	\$1,203,505	\$604.17	\$373,112	\$20,870	\$1,597,487	\$558,369	\$1,039,118	\$8,673,008	12%
2041	\$1,251,646	\$628.34	\$1,039,118	\$22,533	\$2,313,297	\$1,827,652	\$485,645	\$8,607,931	6%
2042	\$1,301,711	\$653.47	\$485,645	\$22,925	\$1,810,282	\$744,634	\$1,065,647	\$9,726,139	11%
2043	\$1,353,780	\$679.61	\$1,065,647	\$20,147	\$2,439,574	\$2,141,940	\$297,634	\$9,497,811	3%
2044	\$1,407,931	\$706.79	\$297,634	\$4,399	\$1,709,964	\$1,709,964	\$0	\$9,774,014	0%
2045	\$1,440,440	\$723.11	\$0	\$10,863	\$1,451,303	\$716,268	\$735,035	\$11,161,695	7%
2046	\$1,498,058	\$752.04	\$735,035	\$35,361	\$2,268,454	\$610,710	\$1,657,744	\$12,784,329	13%
2047	\$1,557,980	\$782.12	\$1,657,744	\$59,651	\$3,275,376	\$896,714	\$2,378,662	\$14,246,877	17%
2048	\$1,620,300	\$813.40	\$2,378,662	\$77,271	\$4,076,233	\$1,226,215	\$2,850,018	\$15,500,596	18%
2049	\$1,685,111	\$845.94	\$2,850,018	\$56,280	\$4,591,410	\$3,633,134	\$958,276	\$14,353,536	7%
2050	\$1,752,516	\$879.78	\$958,276	\$20,935	\$2,731,727	\$2,273,426	\$458,301	\$14,655,145	3%
2051	\$1,822,617	\$914.97	\$458,301	\$6,773	\$2,287,691	\$2,287,691	\$0	\$14,852,442	0%
2052	\$1,895,521	\$951.57	\$0	\$18,678	\$1,914,199	\$650,320	\$1,263,879	\$16,836,076	8%
2053	\$1,971,342	\$989.63	\$1,263,879	\$40,213	\$3,275,435	\$1,818,205	\$1,457,230	\$17,767,090	8%

Percent Funded Analysis

Current Percent Funded: 30%

Component	UL Rule		Effective	Current	Starting	Annual	Fully	Annual
	A	B	Age	Replacement	Reserve	Fully	Funded	Reserve
			Cost	Balance	Funding	Reqmt.	Balance	Contrib.
<b>ASPHALT SURFACES</b>								
Asphalt - Parking Stops - Replace	20	0	20	\$13,200	\$3,896	\$660	\$13,200	\$607
Asphalt - Seal Stripe & Repair	5	5	0	\$53,377	\$0	\$10,675	\$0	\$9,813
Asphalt - Overlay	30	30	0	\$468,892	\$0	\$15,630	\$0	\$14,368
Asphalt - Remove & Replace	99	0	99	\$681,001	\$200,976	\$6,879	\$681,001	\$6,323
Asphalt - Repair Contingency	30	0	30	\$20,000	\$5,902	\$667	\$20,000	\$613
			<b>Total</b>	<b>\$1,236,470</b>	<b>\$210,774</b>	<b>\$34,511</b>	<b>\$714,201</b>	<b>\$31,724</b>
<b>COMMERCIAL LAUNDRY</b>								
Commercial Dryers #1	10	9	1	\$14,075	\$415	\$1,408	\$1,408	\$1,294
Commercial Dryers #2	10	1	9	\$14,075	\$3,738	\$1,408	\$12,668	\$1,294
Commercial Dryers #3	10	2	8	\$14,075	\$3,323	\$1,408	\$11,260	\$1,294
Commercial Washers #1	5	1	4	\$20,213	\$4,772	\$4,043	\$16,170	\$3,716
Commercial Washers #2	5	2	3	\$20,213	\$3,579	\$4,043	\$12,128	\$3,716
			<b>Total</b>	<b>\$82,651</b>	<b>\$15,828</b>	<b>\$12,308</b>	<b>\$53,633</b>	<b>\$11,314</b>
<b>ELECTRICAL</b>								
Building Distribution Panels	50	15	35	\$265,542	\$54,856	\$5,311	\$185,879	\$4,882
Main Breaker - Annual Replace	1	0	1	\$15,000	\$4,427	\$15,000	\$15,000	\$13,789
Pool, Spa & Other Common Areas - Distribution Panels (Annual)	1	0	1	\$10,500	\$3,099	\$10,500	\$10,500	\$9,652
Sub Meter Socket Enclosures	60	25	35	\$191,730	\$33,007	\$3,196	\$111,843	\$2,937
			<b>Total</b>	<b>\$482,772</b>	<b>\$95,389</b>	<b>\$34,006</b>	<b>\$323,222</b>	<b>\$31,260</b>
<b>EQUIPMENT</b>								
AED - Defibrillator	5	3	2	\$2,625	\$310	\$525	\$1,050	\$483
Golf Carts - Maintain - Annual	1	0	1	\$5,000	\$1,476	\$5,000	\$5,000	\$4,596
Maint. & Landscaping - Equipment - Annual Allowance	1	0	1	\$2,625	\$775	\$2,625	\$2,625	\$2,413
Pick Up Truck	10	6	4	\$34,125	\$4,028	\$3,413	\$13,650	\$3,137
Utility Carts - Mule 1	10	2	8	\$15,750	\$3,718	\$1,575	\$12,600	\$1,448
			<b>Total</b>	<b>\$60,125</b>	<b>\$10,307</b>	<b>\$13,138</b>	<b>\$34,925</b>	<b>\$12,077</b>
<b>FENCING &amp; GATES</b>								
Chain Fencing - Ocean Walls	20	0	20	\$15,750	\$4,648	\$788	\$15,750	\$724
Metal Fencing and Gates - Ocean Pool	15	3	12	\$6,300	\$1,487	\$420	\$5,040	\$386
Tennis Courts - C.L. Fencing Replace - Chain Link	40	4	36	\$57,860	\$15,368	\$1,447	\$52,074	\$1,330
Wood & Metal Fencing - Grounds - Annual Repair - Replace	15	10	5	\$3,465	\$341	\$231	\$1,155	\$212
Wood & Metal Fencing and Gates - Clubhouse Pool	15	10	5	\$43,209	\$4,251	\$2,881	\$14,403	\$2,648
Wood & Metal Fencing and Gates - Ocean Pool	15	10	5	\$17,470	\$1,719	\$1,165	\$5,823	\$1,071
Wood & Metal Fencing and Gates - Tennis Pool	15	10	5	\$18,052	\$1,776	\$1,203	\$6,017	\$1,106
Wood & Metal Rails - Lanai's & Entries	15	10	5	\$54,025	\$5,315	\$3,602	\$18,008	\$3,311
			<b>Total</b>	<b>\$216,131</b>	<b>\$34,904</b>	<b>\$11,735</b>	<b>\$118,271</b>	<b>\$10,788</b>
<b>FLOORING</b>								
Clubhouse - Lobby - Restrooms - Tile Flooring	30	24	6	\$100,485	\$5,931	\$3,350	\$20,097	\$3,079
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance	5	4	1	\$2,439	\$144	\$488	\$488	\$448
			<b>Total</b>	<b>\$102,924</b>	<b>\$6,075</b>	<b>\$3,837</b>	<b>\$20,585</b>	<b>\$3,528</b>
<b>IRRIGATION</b>								
Irrigation - System Upgrades 01 + 02	40	39	1	\$78,444	\$579	\$1,961	\$1,961	\$1,803
Irrigation - System Upgrades 03	40	0	40	\$53,271	\$15,721	\$1,332	\$53,271	\$1,224
Irrigation - System Upgrades 04	40	1	39	\$55,650	\$16,013	\$1,391	\$54,259	\$1,279
			<b>Total</b>	<b>\$187,365</b>	<b>\$32,313</b>	<b>\$4,684</b>	<b>\$109,491</b>	<b>\$4,306</b>

Percent Funded Analysis

Component	ULRULE Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.					
	A	B	C						D	E	F	G	H
	<b>LANDSCAPING</b>												
Landscaping - Enhancements - Annual	1	0	1	\$4,620	\$1,363	\$4,620	\$4,620	\$4,247					
			<b>Total</b>	<b>\$4,620</b>	<b>\$1,363</b>	<b>\$4,620</b>	<b>\$4,620</b>	<b>\$4,247</b>					
<b>LIGHTING</b>													
Street & Tennis Ct. Lights - Fixtures	15	9	6	\$3,444	\$407	\$230	\$1,378	\$211					
Street & Tennis Ct. Lights - Poles	15	1	14	\$19,270	\$5,308	\$1,285	\$17,985	\$1,181					
			<b>Total</b>	<b>\$22,714</b>	<b>\$5,714</b>	<b>\$1,514</b>	<b>\$19,363</b>	<b>\$1,392</b>					
<b>MECHANICAL</b>													
Housekeeping - A/C Systems	12	5	7	\$8,925	\$1,536	\$744	\$5,206	\$684					
Rec Bldg - Front Desk - A/C System	12	2	10	\$8,925	\$2,195	\$744	\$7,438	\$684					
Rec Bldg - Unit - Offices - A/C System	12	2	10	\$8,925	\$2,195	\$744	\$7,438	\$684					
			<b>Total</b>	<b>\$26,775</b>	<b>\$5,926</b>	<b>\$2,231</b>	<b>\$20,081</b>	<b>\$2,051</b>					
<b>MISCELLANEOUS</b>													
Barbeques - Annual Maintenance	1	0	1	\$4,000	\$1,180	\$4,000	\$4,000	\$3,677					
Barbeques - Countertops - Repair - Replace	10	9	1	\$16,800	\$496	\$1,680	\$1,680	\$1,544					
Barbeques - Pavilion Repairs	20	4	16	\$6,300	\$1,487	\$315	\$5,040	\$290					
Barbeques Ph 1	5	3	2	\$5,880	\$694	\$1,176	\$2,352	\$1,081					
Barbeques Ph 2	5	2	3	\$8,820	\$1,562	\$1,764	\$5,292	\$1,622					
Gate House - Renovation	15	9	6	\$3,675	\$434	\$245	\$1,470	\$225					
Mailboxes	35	13	22	\$24,226	\$4,494	\$692	\$15,228	\$636					
Reserve Study (On-Site)	5	3	2	\$5,460	\$645	\$1,092	\$2,184	\$1,004					
Structural Post - Building 1-14 - Replace	30	29	1	\$48,400	\$476	\$1,613	\$1,613	\$1,483					
Structural Post - Building 15-37 - Replace	30	0	30	\$15,000	\$4,427	\$500	\$15,000	\$460					
Termite Treatment - 2024	99	0	99	\$40,000	\$11,805	\$404	\$40,000	\$371					
Trash Enclosures (4) - Repairs Allowance	3	2	1	\$3,344	\$329	\$1,115	\$1,115	\$1,025					
			<b>Total</b>	<b>\$181,905</b>	<b>\$28,029</b>	<b>\$14,596</b>	<b>\$94,974</b>	<b>\$13,418</b>					
<b>OFFICES</b>													
Maintenance Office - Refurbishment Allowance	15	8	7	\$6,038	\$831	\$403	\$2,818	\$370					
Office - Equipment & Furnishings	4	1	3	\$5,474	\$1,212	\$1,368	\$4,105	\$1,258					
Office - Renovation	15	2	13	\$10,500	\$2,686	\$700	\$9,100	\$643					
			<b>Total</b>	<b>\$22,011</b>	<b>\$4,729</b>	<b>\$2,471</b>	<b>\$16,023</b>	<b>\$2,271</b>					
<b>PAINTING, WATERPROOFING &amp; EXTERIOR REPAIRS</b>													
Bldgs. Ext. - Bldg. Repairs - Ph 2 One Time Only	1	0	1	\$84,000	\$0	\$0	\$0	\$0					
Bldgs. Ext. - Bldg. Repairs - Ph 3 One Time Only	2	1	1	\$36,750	\$5,423	\$18,375	\$18,375	\$16,891					
Bldgs. Ext. - Paint - Ph 1	7	5	2	\$478,200	\$40,322	\$68,314	\$136,629	\$62,798					
Bldgs. Ext. - Paint - Ph 2	7	6	1	\$432,350	\$18,228	\$61,764	\$61,764	\$56,777					
Bldgs. Ext. - Paint - Ph 3	8	1	7	\$479,653	\$123,860	\$59,957	\$419,696	\$55,115					
Ext. Carports Ph 1	6	3	3	\$11,295	\$1,667	\$1,882	\$5,647	\$1,730					
Ext. Carports Ph 2	6	4	2	\$11,295	\$1,111	\$1,882	\$3,765	\$1,730					
Ext. Carports Ph 3	6	5	1	\$11,295	\$556	\$1,882	\$1,882	\$1,730					
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency	7	5	2	\$71,499	\$6,029	\$10,214	\$20,428	\$9,389					
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency	7	6	1	\$68,023	\$2,868	\$9,718	\$9,718	\$8,933					
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency	8	1	7	\$75,302	\$19,445	\$9,413	\$65,890	\$8,653					
Stair Landings - Annual Waterproofing & Repairs	1	0	1	\$12,180	\$3,595	\$12,180	\$12,180	\$11,196					
Wood Staircases, Landings & Lanai's - Annual Repair - Replace	1	0	1	\$4,935	\$1,456	\$4,935	\$4,935	\$4,536					
			<b>Total</b>	<b>\$1,776,778</b>	<b>\$224,558</b>	<b>\$260,517</b>	<b>\$760,910</b>	<b>\$239,480</b>					
<b>PLUMBING</b>													
Backflow Preventer & Pressure Regulator Valves	12	0	12	\$12,151	\$3,586	\$1,013	\$12,151	\$931					

Percent Funded Analysis

Component	ULRULEffective			Current AgeReplacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.					
	A	B	C						D	E	F	G	H
	Backflow Preventer & Pressure Regulator Valves	12	2						10	\$12,151	\$2,988	\$1,013	\$10,126
Backflow Preventer & Pressure Regulator Valves	12	1	11	\$12,151	\$3,287	\$1,013	\$11,138	\$931					
Domestic Water Lines Repair - (Annual)	1	0	1	\$30,000	\$8,854	\$30,000	\$30,000	\$27,577					
Drain Line Reline - Replace Planning #1 - Allowance	2	0	2	\$26,250	\$7,747	\$13,125	\$26,250	\$12,065					
Drain Line Reline - Replace Planning #2 - Allowance	2	1	1	\$78,750	\$11,620	\$39,375	\$39,375	\$36,195					
Hot Water Heaters - Housekeeping	12	9	3	\$5,906	\$436	\$492	\$1,477	\$452					
Main Sewer System Piping- Repairs (Annual)	1	0	1	\$5,250	\$1,549	\$5,250	\$5,250	\$4,826					
Shutoff Valves - Replace	1	0	1	\$8,000	\$2,361	\$8,000	\$8,000	\$7,354					
			<b>Total</b>	<b>\$190,608</b>	<b>\$42,428</b>	<b>\$99,280</b>	<b>\$143,766</b>	<b>\$91,263</b>					
<b>POOL &amp; SPA - ALL</b>													
Pool - Furnishings - Allowance	1	0	1	\$10,000	\$2,951	\$10,000	\$10,000	\$9,192					
			<b>Total</b>	<b>\$10,000</b>	<b>\$2,951</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$9,192</b>					
<b>POOL &amp; SPA CLUBHOUSE - MAIN</b>													
Pool - Stone Deck Resurface	25	18	7	\$167,948	\$13,878	\$6,718	\$47,025	\$6,175					
Pool - Deck Repairs (5%)	5	4	1	\$7,918	\$467	\$1,584	\$1,584	\$1,456					
Pool - Filter	15	11	4	\$2,730	\$215	\$182	\$728	\$167					
Pool - Pump/Motor	6	0	6	\$2,000	\$590	\$333	\$2,000	\$306					
Pool - Resurface	15	9	6	\$56,417	\$6,660	\$3,761	\$22,567	\$3,457					
Pool Area - Restrooms (Refurbish)	15	5	10	\$21,000	\$4,132	\$1,400	\$14,000	\$1,287					
Pool Area - Shower (Post)	15	9	6	\$2,625	\$310	\$175	\$1,050	\$161					
Pool Area - Trellis Structure - Replace	25	15	10	\$13,913	\$1,642	\$557	\$5,565	\$512					
Spa - Filter	15	14	1	\$1,514	\$30	\$101	\$101	\$93					
Spa - Heat System	12	0	12	\$5,014	\$1,480	\$418	\$5,014	\$384					
Spa - Pumps/Motors vsr	6	0	6	\$2,000	\$590	\$333	\$2,000	\$306					
Spa - Resurface	15	12	3	\$14,175	\$837	\$945	\$2,835	\$869					
			<b>Total</b>	<b>\$297,252</b>	<b>\$30,831</b>	<b>\$16,506</b>	<b>\$104,468</b>	<b>\$15,174</b>					
<b>POOL &amp; SPA OCEAN</b>													
Ocean Pool - Pavilion - Replace	25	24	1	\$25,553	\$302	\$1,022	\$1,022	\$940					
Pool - Filter	15	13	2	\$2,730	\$107	\$182	\$364	\$167					
Pool - Pump/Motor	6	0	6	\$2,000	\$590	\$333	\$2,000	\$306					
Pool - Resurface	15	14	1	\$59,336	\$1,167	\$3,956	\$3,956	\$3,636					
Pool - Stone Deck Resurface	25	12	13	\$196,613	\$30,172	\$7,865	\$102,239	\$7,229					
Pool Area - Restrooms (Refurbish)	15	0	15	\$21,000	\$6,197	\$1,400	\$21,000	\$1,287					
Spa - Filter	15	8	7	\$1,514	\$209	\$101	\$707	\$93					
Spa - Heat System	12	1	11	\$5,014	\$1,356	\$418	\$4,596	\$384					
Spa - Pumps/Motors vsr	6	1	5	\$2,000	\$492	\$333	\$1,667	\$306					
Spa - Resurface	15	8	7	\$12,600	\$1,735	\$840	\$5,880	\$772					
			<b>Total</b>	<b>\$328,360</b>	<b>\$42,329</b>	<b>\$16,450</b>	<b>\$143,430</b>	<b>\$15,121</b>					
<b>POOL &amp; SPA TENNIS</b>													
Pool - Resurface	15	9	6	\$56,417	\$6,660	\$3,761	\$22,567	\$3,457					
Pool - Deck Repairs (5%)	5	4	1	\$4,165	\$246	\$833	\$833	\$766					
Pool - Filter	15	14	1	\$2,730	\$54	\$182	\$182	\$167					
Pool - Pump/Motor	7	1	6	\$2,000	\$506	\$286	\$1,714	\$263					
Pool - Stone Deck Resurface	25	19	6	\$88,274	\$6,252	\$3,531	\$21,186	\$3,246					
Pool Area - Restrooms (Refurbish)	15	6	9	\$21,000	\$3,718	\$1,400	\$12,600	\$1,287					
Pool Area - Trellis Structure - Replace	25	14	11	\$13,913	\$1,807	\$557	\$6,122	\$512					
Spa - Filter	15	11	4	\$1,514	\$119	\$101	\$404	\$93					
Spa - Heat System	12	2	10	\$5,014	\$1,233	\$418	\$4,178	\$384					



Percent Funded Analysis

Component	UL RULE Effective			Current Age Replacement Cost	Starting Reserve Balance	Annual Fully Funding Reqmt.	Fully Funded Reserve Balance	Annual Reserve Contrib.					
	A	B	C						D	E	F	G	H
Spa - Pumps/Motors vsr	6	1	5	\$2,000	\$492	\$333	\$1,667	\$306					
Spa - Resurface	15	8	7	\$12,600	\$1,735	\$840	\$5,880	\$772					
			<b>Total</b>	<b>\$209,626</b>	<b>\$22,822</b>	<b>\$12,241</b>	<b>\$77,332</b>	<b>\$11,253</b>					
<b>REC BLDG.</b>													
Clubhouse - Trellis Structure - Replace	30	19	11	\$60,375	\$6,533	\$2,013	\$22,138	\$1,850					
Int. Restrooms - Renovation	15	6	9	\$10,500	\$1,859	\$700	\$6,300	\$643					
Lobby Furniture	10	2	8	\$12,180	\$2,876	\$1,218	\$9,744	\$1,120					
Lobby Renovation	15	2	13	\$13,020	\$3,330	\$868	\$11,284	\$798					
Television	8	3	5	\$1,050	\$194	\$131	\$656	\$121					
			<b>Total</b>	<b>\$97,125</b>	<b>\$14,792</b>	<b>\$4,930</b>	<b>\$50,122</b>	<b>\$4,532</b>					
<b>ROOFING</b>													
Roofing - Bldgs. Composition Shingle - PH 1	25	6	19	\$887,812	\$199,127	\$35,512	\$674,737	\$32,645					
Roofing - Bldgs. Composition Shingle - PH 2	25	7	18	\$887,812	\$188,647	\$35,512	\$639,225	\$32,645					
Roofing - Bldgs. Composition Shingle - PH 3	25	8	17	\$887,812	\$178,166	\$35,512	\$603,712	\$32,645					
Roofing - Cabana Main Pool - Coating	12	0	12	\$3,205	\$946	\$267	\$3,205	\$246					
Roofing - Cabana Main Pool - Replace	30	14	16	\$6,993	\$1,101	\$233	\$3,730	\$214					
Roofing - Cabana Ocean Pool - Coating	12	4	8	\$15,517	\$3,053	\$1,293	\$10,345	\$1,189					
Roofing - Cabana Ocean Pool - Replace	30	16	14	\$33,856	\$4,663	\$1,129	\$15,800	\$1,037					
Roofing - Cabana Tennis Ct. Pool - Coating	12	0	12	\$3,205	\$946	\$267	\$3,205	\$246					
Roofing - Cabana Tennis Ct. Pool - Replace	30	15	15	\$6,993	\$1,032	\$233	\$3,497	\$214					
Roofing - Cabanas & Main Clubhouse Corrugated Fiberglass Roofing	15	12	3	\$11,624	\$686	\$775	\$2,325	\$712					
Roofing - Carports - Coating Ph 2	12	1	11	\$58,553	\$15,840	\$4,879	\$53,673	\$4,485					
Roofing - Carports - Coating Ph 3	12	1	11	\$58,553	\$15,840	\$4,879	\$53,673	\$4,485					
Roofing - Carports - Replace Ph 2	30	12	18	\$127,751	\$22,621	\$4,258	\$76,651	\$3,915					
Roofing - Carports - Replace Ph 3	30	13	17	\$106,460	\$17,804	\$3,549	\$60,327	\$3,262					
Roofing - Carports & Laundry - Coating Ph 1	12	11	1	\$58,553	\$1,440	\$4,879	\$4,879	\$4,485					
Roofing - Carports & Laundry - Replace Ph 1	30	11	19	\$106,460	\$19,898	\$3,549	\$67,424	\$3,262					
Roofing - Clubhouse Single Ply Roofing	15	14	1	\$3,150	\$62	\$210	\$210	\$193					
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance	1	0	1	\$30,000	\$8,854	\$30,000	\$30,000	\$27,577					
Roofing - Unit Bldgs. Copper Roofing	60	19	41	\$42,000	\$8,470	\$700	\$28,700	\$643					
Skylights - Annual Allowance	1	0	1	\$10,500	\$3,099	\$10,500	\$10,500	\$9,652					
			<b>Total</b>	<b>\$3,346,808</b>	<b>\$692,294</b>	<b>\$178,138</b>	<b>\$2,345,817</b>	<b>\$163,754</b>					
<b>SECURITY SYSTEM</b>													
Entry System	14	9	5	\$18,052	\$1,903	\$1,289	\$6,447	\$1,185					
Security - Entry Gate Loops	8	0	8	\$6,000	\$1,771	\$750	\$6,000	\$689					
Security DVR Unit	8	1	7	\$3,494	\$902	\$437	\$3,057	\$401					
Vehicle Lift Arm & Operators	15	2	13	\$18,900	\$4,834	\$1,260	\$16,380	\$1,158					
			<b>Total</b>	<b>\$46,446</b>	<b>\$9,410</b>	<b>\$3,736</b>	<b>\$31,884</b>	<b>\$3,434</b>					
<b>TENNIS COURTS</b>													
Tennis Courts - Resurface	8	1	7	\$53,468	\$13,807	\$6,684	\$46,785	\$6,144					
			<b>Total</b>	<b>\$53,468</b>	<b>\$13,807</b>	<b>\$6,684</b>	<b>\$46,785</b>	<b>\$6,144</b>					
<b>WINDOWS &amp; DOORS</b>													
Doors - Carport Closets	15	14	1	\$165,585	\$3,258	\$11,039	\$11,039	\$10,148					
Window Screens - Annual Allowance	1	0	1	\$5,000	\$1,476	\$5,000	\$5,000	\$4,596					
			<b>Total</b>	<b>\$170,585</b>	<b>\$4,733</b>	<b>\$16,039</b>	<b>\$16,039</b>	<b>\$14,744</b>					
			<b>Totals</b>	<b>\$9,153,519</b>	<b>\$1,552,305</b>	<b>\$764,173</b>	<b>\$5,259,940</b>	<b>\$702,466</b>					

Percent Funded Calculations: Effective Age (Column C): (A) - (B) = (C). Starting Reserve Balance (Column E): G (Individual) / G (Total) \* E (Total) = E (Individual). Annual Fully Funding Requirement (Column F): (D) / (A) = (F). Fully Funded Reserve Balance (Column G): (C) \* (F) = (G)

## Reserve Allocation Report

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	GL Code	Annual 4% Increase	Cash Flow	50% Funded in 30 Years	75% Funded in 30 Years	Annual 5% Increase through 2034
<b>ASPHALT SURFACES</b>						
Asphalt - Parking Stops - Replace		\$631	\$650	\$670	\$717	\$637
Asphalt - Seal Stripe & Repair		\$10,206	\$10,518	\$10,845	\$11,594	\$10,304
Asphalt - Overlay		\$14,942	\$15,399	\$15,878	\$16,974	\$15,086
Asphalt - Remove & Replace		\$6,576	\$6,777	\$6,988	\$7,471	\$6,639
Asphalt - Repair Contingency		\$637	\$657	\$677	\$724	\$643
	<b>Total</b>	<b>\$32,993</b>	<b>\$34,002</b>	<b>\$35,058</b>	<b>\$37,479</b>	<b>\$33,310</b>
<b>COMMERCIAL LAUNDRY</b>						
Commercial Dryers #1		\$1,346	\$1,387	\$1,430	\$1,529	\$1,359
Commercial Dryers #2		\$1,346	\$1,387	\$1,430	\$1,529	\$1,359
Commercial Dryers #3		\$1,346	\$1,387	\$1,430	\$1,529	\$1,359
Commercial Washers #1		\$3,865	\$3,983	\$4,107	\$4,390	\$3,902
Commercial Washers #2		\$3,865	\$3,983	\$4,107	\$4,390	\$3,902
	<b>Total</b>	<b>\$11,766</b>	<b>\$12,126</b>	<b>\$12,503</b>	<b>\$13,366</b>	<b>\$11,879</b>
<b>ELECTRICAL</b>						
Building Distribution Panels		\$5,077	\$5,233	\$5,395	\$5,768	\$5,126
Main Breaker - Annual Replace		\$14,340	\$14,779	\$15,238	\$16,290	\$14,478
Pool, Spa & Other Common Areas - Distribution Panels (Annual)		\$10,038	\$10,345	\$10,666	\$11,403	\$10,135
Sub Meter Socket Enclosures		\$3,055	\$3,148	\$3,246	\$3,470	\$3,084
	<b>Total</b>	<b>\$32,511</b>	<b>\$33,505</b>	<b>\$34,546</b>	<b>\$36,932</b>	<b>\$32,823</b>
<b>EQUIPMENT</b>						
AED - Defibrillator		\$502	\$517	\$533	\$570	\$507
Golf Carts - Maintain - Annual		\$4,780	\$4,926	\$5,079	\$5,430	\$4,826
Maint. & Landscaping - Equipment - Annual Allowance		\$2,510	\$2,586	\$2,667	\$2,851	\$2,534
Pick Up Truck		\$3,262	\$3,362	\$3,467	\$3,706	\$3,294
Utility Carts - Mule 1		\$1,506	\$1,552	\$1,600	\$1,710	\$1,520
	<b>Total</b>	<b>\$12,560</b>	<b>\$12,944</b>	<b>\$13,346</b>	<b>\$14,268</b>	<b>\$12,680</b>
<b>FENCING &amp; GATES</b>						
Chain Fencing - Ocean Walls		\$753	\$776	\$800	\$855	\$760
Metal Fencing and Gates - Ocean Pool		\$402	\$414	\$427	\$456	\$405
Tennis Courts - C.L. Fencing Replace - Chain Link		\$1,383	\$1,425	\$1,469	\$1,571	\$1,396
Wood & Metal Fencing - Grounds - Annual Repair - Replace		\$221	\$228	\$235	\$251	\$223
Wood & Metal Fencing and Gates - Clubhouse Pool		\$2,754	\$2,838	\$2,926	\$3,128	\$2,780
Wood & Metal Fencing and Gates - Ocean Pool		\$1,113	\$1,147	\$1,183	\$1,265	\$1,124
Wood & Metal Fencing and Gates - Tennis Pool		\$1,151	\$1,186	\$1,223	\$1,307	\$1,162
Wood & Metal Rails - Lanai's & Entries		\$3,443	\$3,549	\$3,659	\$3,912	\$3,476
	<b>Total</b>	<b>\$11,219</b>	<b>\$11,562</b>	<b>\$11,921</b>	<b>\$12,745</b>	<b>\$11,327</b>
<b>FLOORING</b>						
Clubhouse - Lobby - Restrooms - Tile Flooring		\$3,202	\$3,300	\$3,403	\$3,638	\$3,233
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance		\$466	\$481	\$496	\$530	\$471
	<b>Total</b>	<b>\$3,669</b>	<b>\$3,781</b>	<b>\$3,898</b>	<b>\$4,167</b>	<b>\$3,704</b>
<b>IRRIGATION</b>						
Irrigation - System Upgrades 01 + 02		\$1,875	\$1,932	\$1,992	\$2,130	\$1,893
Irrigation - System Upgrades 03		\$1,273	\$1,312	\$1,353	\$1,446	\$1,285
Irrigation - System Upgrades 04		\$1,330	\$1,371	\$1,413	\$1,511	\$1,343
	<b>Total</b>	<b>\$4,478</b>	<b>\$4,615</b>	<b>\$4,758</b>	<b>\$5,087</b>	<b>\$4,521</b>
<b>LANDSCAPING</b>						
Landscaping - Enhancements - Annual		\$4,417	\$4,552	\$4,693	\$5,017	\$4,459
	<b>Total</b>	<b>\$4,417</b>	<b>\$4,552</b>	<b>\$4,693</b>	<b>\$5,017</b>	<b>\$4,459</b>
<b>LIGHTING</b>						

## Reserve Allocation Report

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	GL Code	Annual 4% Increase	Cash Flow	50% Funded in 30 Years	75% Funded in 30 Years	Annual 5% Increase through 2034
Street & Tennis Ct. Lights - Fixtures		\$220	\$226	\$233	\$249	\$222
Street & Tennis Ct. Lights - Poles		\$1,228	\$1,266	\$1,305	\$1,395	\$1,240
	<b>Total</b>	<b>\$1,448</b>	<b>\$1,492</b>	<b>\$1,538</b>	<b>\$1,645</b>	<b>\$1,462</b>
<b>MECHANICAL</b>						
Housekeeping - A/C Systems		\$711	\$733	\$756	\$808	\$718
Rec Bldg - Front Desk - A/C System		\$711	\$733	\$756	\$808	\$718
Rec Bldg - Unit - Offices - A/C System		\$711	\$733	\$756	\$808	\$718
	<b>Total</b>	<b>\$2,133</b>	<b>\$2,198</b>	<b>\$2,267</b>	<b>\$2,423</b>	<b>\$2,154</b>
<b>MISCELLANEOUS</b>						
Barbeques - Annual Maintenance		\$3,824	\$3,941	\$4,063	\$4,344	\$3,861
Barbeques - Countertops - Repair - Replace		\$1,606	\$1,655	\$1,707	\$1,825	\$1,622
Barbeques - Pavilion Repairs		\$301	\$310	\$320	\$342	\$304
Barbeques Ph 1		\$1,124	\$1,159	\$1,195	\$1,277	\$1,135
Barbeques Ph 2		\$1,686	\$1,738	\$1,792	\$1,916	\$1,703
Gate House - Renovation		\$234	\$241	\$249	\$266	\$236
Mailboxes		\$662	\$682	\$703	\$752	\$668
Reserve Study (On-Site)		\$1,044	\$1,076	\$1,109	\$1,186	\$1,054
Structural Post - Building 1-14 - Replace		\$1,542	\$1,590	\$1,639	\$1,752	\$1,557
Structural Post - Building 15-37 - Replace		\$478	\$493	\$508	\$543	\$483
Termite Treatment - 2024		\$386	\$398	\$410	\$439	\$390
Trash Enclosures (4) - Repairs Allowance		\$1,066	\$1,098	\$1,132	\$1,211	\$1,076
	<b>Total</b>	<b>\$13,954</b>	<b>\$14,381</b>	<b>\$14,828</b>	<b>\$15,852</b>	<b>\$14,089</b>
<b>OFFICES</b>						
Maintenance Office - Refurbishment Allowance		\$385	\$397	\$409	\$437	\$388
Office - Equipment & Furnishings		\$1,308	\$1,348	\$1,390	\$1,486	\$1,321
Office - Renovation		\$669	\$690	\$711	\$760	\$676
	<b>Total</b>	<b>\$2,362</b>	<b>\$2,435</b>	<b>\$2,510</b>	<b>\$2,684</b>	<b>\$2,385</b>
<b>PAINTING, WATERPROOFING &amp; EXTERIOR REPAIRS</b>						
Bldgs. Ext. - Bldg. Repairs - Ph 2 One Time Only		\$0	\$0	\$0	\$0	\$0
Bldgs. Ext. - Bldg. Repairs - Ph 3 One Time Only		\$17,567	\$18,104	\$18,666	\$19,956	\$17,736
Bldgs. Ext. - Paint - Ph 1		\$65,310	\$67,308	\$69,398	\$74,191	\$65,938
Bldgs. Ext. - Paint - Ph 2		\$59,048	\$60,854	\$62,744	\$67,077	\$59,616
Bldgs. Ext. - Paint - Ph 3		\$57,320	\$59,073	\$60,907	\$65,114	\$57,871
Ext. Carports Ph 1		\$1,800	\$1,855	\$1,912	\$2,044	\$1,817
Ext. Carports Ph 2		\$1,800	\$1,855	\$1,912	\$2,044	\$1,817
Ext. Carports Ph 3		\$1,800	\$1,855	\$1,912	\$2,044	\$1,817
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency		\$9,765	\$10,064	\$10,376	\$11,093	\$9,859
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency		\$9,290	\$9,574	\$9,872	\$10,554	\$9,380
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency		\$8,999	\$9,274	\$9,562	\$10,223	\$9,085
Stair Landings - Annual Waterproofing & Repairs		\$11,644	\$12,001	\$12,373	\$13,228	\$11,756
Wood Staircases, Landings & Lanai's - Annual Repair - Replace		\$4,718	\$4,862	\$5,013	\$5,360	\$4,763
	<b>Total</b>	<b>\$249,060</b>	<b>\$256,678</b>	<b>\$264,648</b>	<b>\$282,928</b>	<b>\$251,454</b>
<b>PLUMBING</b>						
Backflow Preventer & Pressure Regulator Valves		\$968	\$998	\$1,029	\$1,100	\$977
Backflow Preventer & Pressure Regulator Valves		\$968	\$998	\$1,029	\$1,100	\$977
Backflow Preventer & Pressure Regulator Valves		\$968	\$998	\$1,029	\$1,100	\$977
Domestic Water Lines Repair - (Annual)		\$28,681	\$29,558	\$30,476	\$32,581	\$28,956
Drain Line Reline - Replace Planning #1 - Allowance		\$12,548	\$12,932	\$13,333	\$14,254	\$12,668
Drain Line Reline - Replace Planning #2 - Allowance		\$37,643	\$38,795	\$39,999	\$42,762	\$38,005
Hot Water Heaters - Housekeeping		\$471	\$485	\$500	\$535	\$475
Main Sewer System Piping- Repairs (Annual)		\$5,019	\$5,173	\$5,333	\$5,702	\$5,067

Reserve Allocation Report

Component	GL Code	Annual 4% Increase	Cash Flow	50% Funded in 30 Years	75% Funded in 30 Years	Annual 5% Increase through 2034
Shutoff Valves - Replace		\$7,648	\$7,882	\$8,127	\$8,688	\$7,722
<b>Total</b>		<b>\$94,914</b>	<b>\$97,817</b>	<b>\$100,854</b>	<b>\$107,820</b>	<b>\$95,826</b>
<b>POOL &amp; SPA - ALL</b>						
Pool - Furnishings - Allowance		\$9,560	\$9,853	\$10,159	\$10,860	\$9,652
<b>Total</b>		<b>\$9,560</b>	<b>\$9,853</b>	<b>\$10,159</b>	<b>\$10,860</b>	<b>\$9,652</b>
<b>POOL &amp; SPA CLUBHOUSE - MAIN</b>						
Pool - Stone Deck Resurface		\$6,422	\$6,619	\$6,824	\$7,296	\$6,484
Pool - Deck Repairs (5%)		\$1,514	\$1,560	\$1,609	\$1,720	\$1,528
Pool - Filter		\$174	\$179	\$185	\$198	\$176
Pool - Pump/Motor		\$319	\$328	\$339	\$362	\$322
Pool - Resurface		\$3,596	\$3,706	\$3,821	\$4,085	\$3,630
Pool Area - Restrooms (Refurbish)		\$1,338	\$1,379	\$1,422	\$1,520	\$1,351
Pool Area - Shower (Post)		\$167	\$172	\$178	\$190	\$169
Pool Area - Trellis Structure - Replace		\$532	\$548	\$565	\$604	\$537
Spa - Filter		\$96	\$99	\$103	\$110	\$97
Spa - Heat System		\$399	\$412	\$424	\$454	\$403
Spa - Pumps/Motors vsr		\$319	\$328	\$339	\$362	\$322
Spa - Resurface		\$903	\$931	\$960	\$1,026	\$912
<b>Total</b>		<b>\$15,781</b>	<b>\$16,263</b>	<b>\$16,768</b>	<b>\$17,926</b>	<b>\$15,932</b>
<b>POOL &amp; SPA OCEAN</b>						
Ocean Pool - Pavilion - Replace		\$977	\$1,007	\$1,038	\$1,110	\$987
Pool - Filter		\$174	\$179	\$185	\$198	\$176
Pool - Pump/Motor		\$319	\$328	\$339	\$362	\$322
Pool - Resurface		\$3,782	\$3,897	\$4,018	\$4,296	\$3,818
Pool - Stone Deck Resurface		\$7,519	\$7,749	\$7,989	\$8,541	\$7,591
Pool Area - Restrooms (Refurbish)		\$1,338	\$1,379	\$1,422	\$1,520	\$1,351
Spa - Filter		\$96	\$99	\$103	\$110	\$97
Spa - Heat System		\$399	\$412	\$424	\$454	\$403
Spa - Pumps/Motors vsr		\$319	\$328	\$339	\$362	\$322
Spa - Resurface		\$803	\$828	\$853	\$912	\$811
<b>Total</b>		<b>\$15,726</b>	<b>\$16,207</b>	<b>\$16,711</b>	<b>\$17,865</b>	<b>\$15,878</b>
<b>POOL &amp; SPA TENNIS</b>						
Pool - Resurface		\$3,596	\$3,706	\$3,821	\$4,085	\$3,630
Pool - Deck Repairs (5%)		\$796	\$821	\$846	\$905	\$804
Pool - Filter		\$174	\$179	\$185	\$198	\$176
Pool - Pump/Motor		\$273	\$282	\$290	\$310	\$276
Pool - Stone Deck Resurface		\$3,376	\$3,479	\$3,587	\$3,835	\$3,408
Pool Area - Restrooms (Refurbish)		\$1,338	\$1,379	\$1,422	\$1,520	\$1,351
Pool Area - Trellis Structure - Replace		\$532	\$548	\$565	\$604	\$537
Spa - Filter		\$96	\$99	\$103	\$110	\$97
Spa - Heat System		\$399	\$412	\$424	\$454	\$403
Spa - Pumps/Motors vsr		\$319	\$328	\$339	\$362	\$322
Spa - Resurface		\$803	\$828	\$853	\$912	\$811
<b>Total</b>		<b>\$11,703</b>	<b>\$12,061</b>	<b>\$12,435</b>	<b>\$13,294</b>	<b>\$11,816</b>
<b>REC BLDG.</b>						
Clubhouse - Trellis Structure - Replace		\$1,924	\$1,983	\$2,044	\$2,186	\$1,942
Int. Restrooms - Renovation		\$669	\$690	\$711	\$760	\$676
Lobby Furniture		\$1,164	\$1,200	\$1,237	\$1,323	\$1,176
Lobby Renovation		\$830	\$855	\$882	\$943	\$838
Television		\$125	\$129	\$133	\$143	\$127
<b>Total</b>		<b>\$4,713</b>	<b>\$4,857</b>	<b>\$5,008</b>	<b>\$5,354</b>	<b>\$4,758</b>

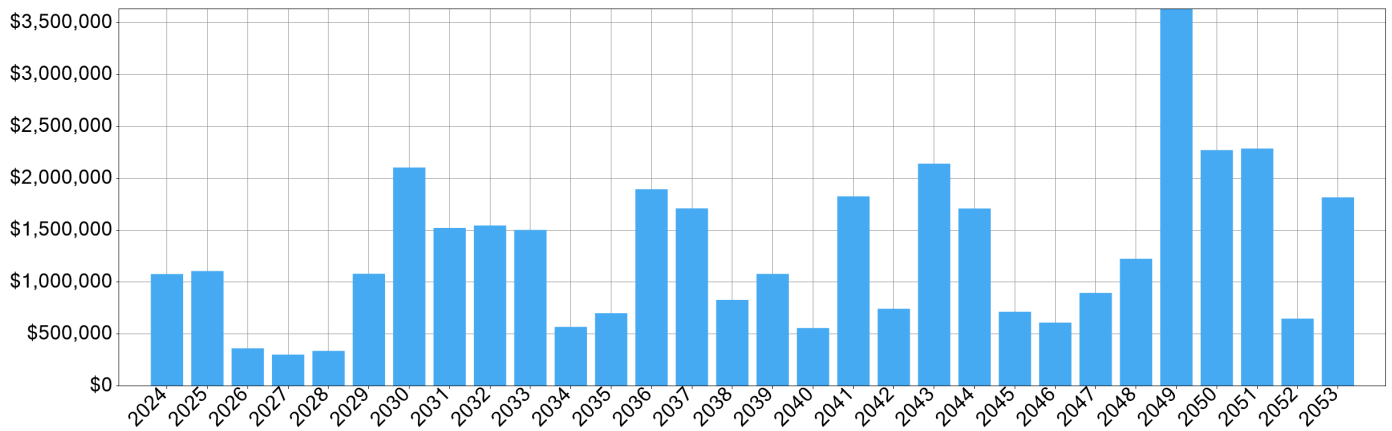
## Reserve Allocation Report

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	GL Code	Annual 4% Increase	Cash Flow	50% Funded in 30 Years	75% Funded in 30 Years	Annual 5% Increase through 2034
<b>ROOFING</b>						
Roofing - Bldgs. Composition Shingle - PH 1		\$33,951	\$34,989	\$36,076	\$38,567	\$34,277
Roofing - Bldgs. Composition Shingle - PH 2		\$33,951	\$34,989	\$36,076	\$38,567	\$34,277
Roofing - Bldgs. Composition Shingle - PH 3		\$33,951	\$34,989	\$36,076	\$38,567	\$34,277
Roofing - Cabana Main Pool - Coating		\$255	\$263	\$271	\$290	\$258
Roofing - Cabana Main Pool - Replace		\$223	\$230	\$237	\$253	\$225
Roofing - Cabana Ocean Pool - Coating		\$1,236	\$1,274	\$1,314	\$1,404	\$1,248
Roofing - Cabana Ocean Pool - Replace		\$1,079	\$1,112	\$1,146	\$1,226	\$1,089
Roofing - Cabana Tennis Ct. Pool - Coating		\$255	\$263	\$271	\$290	\$258
Roofing - Cabana Tennis Ct. Pool - Replace		\$223	\$230	\$237	\$253	\$225
Roofing - Cabanas & Main Clubhouse Corrugated Fiberglass Roofing		\$741	\$763	\$787	\$842	\$748
Roofing - Carports - Coating Ph 2		\$4,665	\$4,807	\$4,957	\$5,299	\$4,710
Roofing - Carports - Coating Ph 3		\$4,665	\$4,807	\$4,957	\$5,299	\$4,710
Roofing - Carports - Replace Ph 2		\$4,071	\$4,196	\$4,326	\$4,625	\$4,110
Roofing - Carports - Replace Ph 3		\$3,393	\$3,496	\$3,605	\$3,854	\$3,425
Roofing - Carports & Laundry - Coating Ph 1		\$4,665	\$4,807	\$4,957	\$5,299	\$4,710
Roofing - Carports & Laundry - Replace Ph 1		\$3,393	\$3,496	\$3,605	\$3,854	\$3,425
Roofing - Clubhouse Single Ply Roofing		\$201	\$207	\$213	\$228	\$203
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance		\$28,681	\$29,558	\$30,476	\$32,581	\$28,956
Roofing - Unit Bldgs. Copper Roofing		\$669	\$690	\$711	\$760	\$676
Skylights - Annual Allowance		\$10,038	\$10,345	\$10,666	\$11,403	\$10,135
	<b>Total</b>	<b>\$170,304</b>	<b>\$175,513</b>	<b>\$180,963</b>	<b>\$193,462</b>	<b>\$171,941</b>
<b>SECURITY SYSTEM</b>						
Entry System		\$1,233	\$1,270	\$1,310	\$1,400	\$1,245
Security - Entry Gate Loops		\$717	\$739	\$762	\$815	\$724
Security DVR Unit		\$418	\$430	\$444	\$474	\$422
Vehicle Lift Arm & Operators		\$1,205	\$1,241	\$1,280	\$1,368	\$1,216
	<b>Total</b>	<b>\$3,572</b>	<b>\$3,681</b>	<b>\$3,795</b>	<b>\$4,058</b>	<b>\$3,606</b>
<b>TENNIS COURTS</b>						
Tennis Courts - Resurface		\$6,390	\$6,585	\$6,789	\$7,258	\$6,451
	<b>Total</b>	<b>\$6,390</b>	<b>\$6,585</b>	<b>\$6,789</b>	<b>\$7,258</b>	<b>\$6,451</b>
<b>WINDOWS &amp; DOORS</b>						
Doors - Carport Closets		\$10,554	\$10,876	\$11,214	\$11,989	\$10,655
Window Screens - Annual Allowance		\$4,780	\$4,926	\$5,079	\$5,430	\$4,826
	<b>Total</b>	<b>\$15,334</b>	<b>\$15,803</b>	<b>\$16,293</b>	<b>\$17,419</b>	<b>\$15,481</b>
	<b>Totals</b>	<b>\$730,565</b>	<b>\$752,911</b>	<b>\$776,290</b>	<b>\$829,910</b>	<b>\$737,589</b>

Anticipated Expenditures (30 Years)

Report as of: 10/9/2023 | Start Date: 1/1/2024



Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
<b>2024</b>						
Asphalt - Parking Stops - Replace				Asphalt Surfaces	\$13,200	\$13,200
Asphalt - Remove & Replace				Asphalt Surfaces	\$681,001	\$681,001
Asphalt - Repair Contingency				Asphalt Surfaces	\$20,000	\$20,000
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$12,151
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,000
Chain Fencing - Ocean Walls				Fencing & Gates	\$15,750	\$15,750
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$30,000
Drain Line Reline - Replace				Plumbing	\$26,250	\$26,250
Planning #1 - Allowance						
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,000
Irrigation - System Upgrades 03				Irrigation	\$53,271	\$53,271
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,620
Main Breaker - Annual Replace				Electrical	\$15,000	\$15,000
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,250
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,625
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,000
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$2,000
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$2,000
Pool Area - Restrooms (Refurbish)				Pool & Spa Ocean	\$21,000	\$21,000
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$10,500
Roofing - Cabana Main Pool - Coating				Roofing	\$3,205	\$3,205
Roofing - Cabana Tennis Ct. Pool - Coating				Roofing	\$3,205	\$3,205
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$30,000
Security - Entry Gate Loops				Security System	\$6,000	\$6,000

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,000
Skylights - Annual Allowance				Roofing	\$10,500	\$10,500
Spa - Heat System				Pool & Spa Clubhouse - Main	\$5,014	\$5,014
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$2,000
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$12,180
Structural Post - Building 15-37 - Replace				Miscellaneous	\$15,000	\$15,000
Termite Treatment - 2024				Miscellaneous	\$40,000	\$40,000
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,000
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$4,935
					<b>Total for 2024:</b>	<b>\$1,078,656</b>
<b>2025</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$12,637
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,160
Bldgs. Ext. - Bldg. Repairs - Ph 3 One Time Only				Painting, Waterproofing & Exterior Repairs	\$36,750	\$38,220
Bldgs. Ext. - Paint - Ph 3				Painting, Waterproofing & Exterior Repairs	\$479,653	\$498,839
Commercial Dryers #2				Commercial Laundry	\$14,075	\$14,638
Commercial Washers #1				Commercial Laundry	\$20,213	\$21,021
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$31,200
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$81,900
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,200
Irrigation - System Upgrades 04				Irrigation	\$55,650	\$57,876
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,805
Main Breaker - Annual Replace				Electrical	\$15,000	\$15,600
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,460
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,730
Office - Equipment & Furnishings				Offices	\$5,474	\$5,693
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,400
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$2,080
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$10,920
Roofing - Carports - Coating Ph 2				Roofing	\$58,553	\$60,895
Roofing - Carports - Coating Ph 3				Roofing	\$58,553	\$60,895
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$31,200
Security DVR Unit				Security System	\$3,494	\$3,634

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,320
Skylights - Annual Allowance				Roofing	\$10,500	\$10,920
Spa - Heat System				Pool & Spa Ocean	\$5,014	\$5,214
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$2,080
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$2,080
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$12,667
Street & Tennis Ct. Lights - Poles				Lighting	\$19,270	\$20,040
Tennis Courts - Resurface				Tennis Courts	\$53,468	\$55,607
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,200
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,132
					<b>Total for 2025:</b>	<b>\$1,107,263</b>
<b>2026</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$13,142
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,326
Barbeques Ph 2				Miscellaneous	\$8,820	\$9,540
Commercial Dryers #3				Commercial Laundry	\$14,075	\$15,224
Commercial Washers #2				Commercial Laundry	\$20,213	\$21,862
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$32,448
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$28,392
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,408
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$4,997
Lobby Furniture				Rec Bldg.	\$12,180	\$13,174
Lobby Renovation				Rec Bldg.	\$13,020	\$14,082
Main Breaker - Annual Replace				Electrical	\$15,000	\$16,224
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,678
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,839
Office - Renovation				Offices	\$10,500	\$11,357
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$10,816
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$11,357
Rec Bldg - Front Desk - A/C System				Mechanical	\$8,925	\$9,653
Rec Bldg - Unit - Offices - A/C System				Mechanical	\$8,925	\$9,653
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$32,448
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,653
Skylights - Annual Allowance				Roofing	\$10,500	\$11,357
Spa - Heat System				Pool & Spa Tennis	\$5,014	\$5,423
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$13,174



## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$3,617
Utility Carts - Mule 1				Equipment	\$15,750	\$17,035
Vehicle Lift Arm & Operators				Security System	\$18,900	\$20,442
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,408
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,338
					<b>Total for 2026:</b>	<b>\$363,068</b>
<b>2027</b>						
AED - Defibrillator				Equipment	\$2,625	\$2,953
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,499
Barbeques Ph 1				Miscellaneous	\$5,880	\$6,614
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$33,746
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$88,583
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$12,705
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,624
Landscaping - Enhacements - Annual				Landscaping	\$4,620	\$5,197
Main Breaker - Annual Replace				Electrical	\$15,000	\$16,873
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$5,906
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$2,953
Metal Fencing and Gates - Ocean Pool				Fencing & Gates	\$6,300	\$7,087
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$11,249
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$11,811
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$6,142
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$33,746
Shutoff Valves - Replace				Plumbing	\$8,000	\$8,999
Skylights - Annual Allowance				Roofing	\$10,500	\$11,811
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$13,701
Television				Rec Bldg.	\$1,050	\$1,181
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,624
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,551
					<b>Total for 2027:</b>	<b>\$302,554</b>
<b>2028</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,679
Barbeques - Pavilion Repairs				Miscellaneous	\$6,300	\$7,370
Domestic Water Lines Repair -				Plumbing	\$30,000	\$35,096

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
(Annual)						
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$30,709
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$13,213
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$2,854
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$5,849
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$5,405
Main Breaker - Annual Replace				Electrical	\$15,000	\$17,548
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$6,142
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,071
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$9,262
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$11,699
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$4,872
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$12,284
Roofing - Cabana Ocean Pool - Coating				Roofing	\$15,517	\$18,153
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$35,096
Shutoff Valves - Replace				Plumbing	\$8,000	\$9,359
Skylights - Annual Allowance				Roofing	\$10,500	\$12,284
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$14,249
Tennis Courts - C.L. Fencing Replace - Chain Link				Fencing & Gates	\$57,860	\$67,688
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$5,849
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$5,773
<b>Total for 2028:</b>						<b>\$338,503</b>
<b>2029</b>						
Asphalt - Seal Stripe & Repair				Asphalt Surfaces	\$53,377	\$64,942
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$4,867
Bldgs. Ext. - Paint - Ph 1				Painting, Waterproofing & Exterior Repairs	\$478,200	\$581,804
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$36,500
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$95,811
Ext. Carports Ph 3				Painting, Waterproofing & Exterior Repairs	\$11,295	\$13,742
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$71,499	\$86,990
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$6,083
Housekeeping - A/C Systems				Mechanical	\$8,925	\$10,859

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$5,621
Main Breaker - Annual Replace				Electrical	\$15,000	\$18,250
Main Sewer System Piping-Repairs (Annual)				Plumbing	\$5,250	\$6,387
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,194
Office - Equipment & Furnishings				Offices	\$5,474	\$6,660
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$12,167
Pool Area - Restrooms (Refurbish)				Pool & Spa Clubhouse - Main	\$21,000	\$25,550
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$12,775
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$36,500
Shutoff Valves - Replace				Plumbing	\$8,000	\$9,733
Skylights - Annual Allowance				Roofing	\$10,500	\$12,775
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$14,819
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$4,069
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$6,083
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$6,004
					<b>Total for 2029:</b>	<b>\$1,082,182</b>
<b>2030</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$5,061
Bldgs. Ext. - Paint - Ph 2				Painting, Waterproofing & Exterior Repairs	\$432,350	\$547,061
Commercial Washers #1				Commercial Laundry	\$20,213	\$25,575
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$37,960
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$33,215
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$68,023	\$86,071
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$6,327
Int. Restrooms - Renovation				Rec Bldg.	\$10,500	\$13,286
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$5,846
Main Breaker - Annual Replace				Electrical	\$15,000	\$18,980
Main Sewer System Piping-Repairs (Annual)				Plumbing	\$5,250	\$6,643
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,321
Pick Up Truck				Equipment	\$34,125	\$43,179
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$12,653
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$2,531

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$2,531
Pool Area - Restrooms (Refurbish)				Pool & Spa Tennis	\$21,000	\$26,572
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$13,286
Roofing - Bldgs. Composition Shingle - PH 1				Roofing	\$887,812	\$1,123,365
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$37,960
Shutoff Valves - Replace				Plumbing	\$8,000	\$10,123
Skylights - Annual Allowance				Roofing	\$10,500	\$13,286
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$2,531
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$15,412
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$6,327
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$6,244
<b>Total for 2030:</b>						<b>\$2,105,343</b>
<b>2031</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$5,264
Barbeques Ph 2				Miscellaneous	\$8,820	\$11,607
Commercial Washers #2				Commercial Laundry	\$20,213	\$26,598
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$39,478
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$103,630
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$6,580
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$6,080
Main Breaker - Annual Replace				Electrical	\$15,000	\$19,739
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$6,909
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,454
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$13,159
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$13,817
Roofing - Bldgs. Composition Shingle - PH 2				Roofing	\$887,812	\$1,168,300
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$39,478
Shutoff Valves - Replace				Plumbing	\$8,000	\$10,527
Skylights - Annual Allowance				Roofing	\$10,500	\$13,817
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$2,632
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$2,632
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$16,028

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$6,580
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$6,494
					<b>Total for 2031:</b>	<b>\$1,522,802</b>
<b>2032</b>						
AED - Defibrillator				Equipment	\$2,625	\$3,592
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$5,474
Barbeques Ph 1				Miscellaneous	\$5,880	\$8,047
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$41,057
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$35,925
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$6,843
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$6,323
Main Breaker - Annual Replace				Electrical	\$15,000	\$20,529
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$7,185
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,592
Maintenance Office - Refurbishment Allowance				Offices	\$6,038	\$8,263
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$13,686
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$2,737
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$14,370
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$7,472
Roofing - Bldgs. Composition Shingle - PH 3				Roofing	\$887,812	\$1,215,032
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$41,057
Security - Entry Gate Loops				Security System	\$6,000	\$8,211
Shutoff Valves - Replace				Plumbing	\$8,000	\$10,949
Skylights - Annual Allowance				Roofing	\$10,500	\$14,370
Spa - Filter				Pool & Spa Ocean	\$1,514	\$2,072
Spa - Resurface				Pool & Spa Ocean	\$12,600	\$17,244
Spa - Resurface				Pool & Spa Tennis	\$12,600	\$17,244
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$16,669
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$4,577
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$6,843
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$6,754
					<b>Total for 2032:</b>	<b>\$1,546,117</b>
<b>2033</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$5,693

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barbeques - Countertops - Repair - Replace				Miscellaneous	\$16,800	\$23,912
Bldgs. Ext. - Paint - Ph 3				Painting, Waterproofing & Exterior Repairs	\$479,653	\$682,696
Commercial Dryers #1				Commercial Laundry	\$14,075	\$20,033
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$42,699
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$112,086
Entry System				Security System	\$18,052	\$25,694
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$16,076
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$75,302	\$107,179
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$3,472
Gate House - Renovation				Miscellaneous	\$3,675	\$5,231
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$7,117
Hot Water Heaters - Housekeeping				Plumbing	\$5,906	\$8,406
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$6,576
Main Breaker - Annual Replace				Electrical	\$15,000	\$21,350
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$7,472
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,736
Office - Equipment & Furnishings				Offices	\$5,474	\$7,791
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$11,269
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$14,233
Pool - Resurface				Pool & Spa Clubhouse - Main	\$56,417	\$80,299
Pool - Resurface				Pool & Spa Tennis	\$56,417	\$80,299
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$5,928
Pool Area - Shower (Post)				Pool & Spa Clubhouse - Main	\$2,625	\$3,736
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$14,945
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$42,699
Security DVR Unit				Security System	\$3,494	\$4,973
Shutoff Valves - Replace				Plumbing	\$8,000	\$11,386
Skylights - Annual Allowance				Roofing	\$10,500	\$14,945
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$17,336
Street & Tennis Ct. Lights - Fixtures				Lighting	\$3,444	\$4,902
Tennis Courts - Resurface				Tennis Courts	\$53,468	\$76,102
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$7,117
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$7,024

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					<b>Total for 2033:</b>	<b>\$1,504,412</b>
<b>2034</b>						
Asphalt - Seal Stripe & Repair				Asphalt Surfaces	\$53,377	\$79,012
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$5,921
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$44,407
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$38,856
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$16,719
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$7,401
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$6,839
Main Breaker - Annual Replace				Electrical	\$15,000	\$22,204
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$7,771
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$3,886
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$14,802
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$15,543
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$44,407
Shutoff Valves - Replace				Plumbing	\$8,000	\$11,842
Skylights - Annual Allowance				Roofing	\$10,500	\$15,543
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$18,029
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$7,401
Wood & Metal Fencing - Grounds - Annual Repair - Replace				Fencing & Gates	\$3,465	\$5,129
Wood & Metal Fencing and Gates - Clubhouse Pool				Fencing & Gates	\$43,209	\$63,959
Wood & Metal Fencing and Gates - Ocean Pool				Fencing & Gates	\$17,470	\$25,860
Wood & Metal Fencing and Gates - Tennis Pool				Fencing & Gates	\$18,052	\$26,722
Wood & Metal Rails - Lanai's & Entries				Fencing & Gates	\$54,025	\$79,970
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$7,305
					<b>Total for 2034:</b>	<b>\$569,528</b>
<b>2035</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$6,158
Commercial Dryers #2				Commercial Laundry	\$14,075	\$21,668
Commercial Washers #1				Commercial Laundry	\$20,213	\$31,116
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$46,184

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$121,232
Ext. Carports Ph 3				Painting, Waterproofing & Exterior Repairs	\$11,295	\$17,388
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$7,697
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$7,112
Main Breaker - Annual Replace				Electrical	\$15,000	\$23,092
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$8,082
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,041
Pool - Filter				Pool & Spa Clubhouse - Main	\$2,730	\$4,203
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$15,395
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$16,164
Roofing - Carports & Laundry - Coating Ph 1				Roofing	\$58,553	\$90,139
Roofing - Carports & Laundry - Replace Ph 1				Roofing	\$106,460	\$163,890
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$46,184
Shutoff Valves - Replace				Plumbing	\$8,000	\$12,316
Skylights - Annual Allowance				Roofing	\$10,500	\$16,164
Spa - Filter				Pool & Spa Tennis	\$1,514	\$2,331
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$18,751
Television				Rec Bldg.	\$1,050	\$1,616
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$5,148
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$7,697
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$7,597
					<b>Total for 2035:</b>	<b>\$701,364</b>
<b>2036</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$19,454
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$6,404
Barbeques Ph 2				Miscellaneous	\$8,820	\$14,121
Bldgs. Ext. - Paint - Ph 1				Painting, Waterproofing & Exterior Repairs	\$478,200	\$765,614
Commercial Dryers #3				Commercial Laundry	\$14,075	\$22,535
Commercial Washers #2				Commercial Laundry	\$20,213	\$32,361
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$48,031
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$42,027
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$71,499	\$114,473



## Anticipated Expenditures (30 Years)

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$8,005
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$7,397
Lobby Furniture				Rec Bldg.	\$12,180	\$19,501
Main Breaker - Annual Replace				Electrical	\$15,000	\$24,015
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$8,405
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,203
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$16,010
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$3,202
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$3,202
Pool - Stone Deck Resurface				Pool & Spa Ocean	\$196,613	\$314,783
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$16,811
Roofing - Cabana Main Pool - Coating				Roofing	\$3,205	\$5,132
Roofing - Cabana Tennis Ct. Pool - Coating				Roofing	\$3,205	\$5,132
Roofing - Cabanas & Main Clubhouse Corrugated Fiberglass Roofing				Roofing	\$11,624	\$18,610
Roofing - Carports - Replace Ph 2				Roofing	\$127,751	\$204,534
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$48,031
Shutoff Valves - Replace				Plumbing	\$8,000	\$12,808
Skylights - Annual Allowance				Roofing	\$10,500	\$16,811
Spa - Heat System				Pool & Spa Clubhouse - Main	\$5,014	\$8,027
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$3,202
Spa - Resurface				Pool & Spa Clubhouse - Main	\$14,175	\$22,695
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$19,501
Utility Carts - Mule 1				Equipment	\$15,750	\$25,216
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$8,005
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$7,901
					<b>Total for 2036:</b>	<b>\$1,896,158</b>
<b>2037</b>						
AED - Defibrillator				Equipment	\$2,625	\$4,371
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$20,232
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$6,660
Barbeques Ph 1				Miscellaneous	\$5,880	\$9,791
Bldgs. Ext. - Paint - Ph 2				Painting, Waterproofing & Exterior Repairs	\$432,350	\$719,895
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$49,952
Drain Line Reline - Replace				Plumbing	\$78,750	\$131,125

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Planning #2 - Allowance						
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$68,023	\$113,264
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$8,325
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$7,693
Mailboxes				Miscellaneous	\$24,226	\$40,338
Main Breaker - Annual Replace				Electrical	\$15,000	\$24,976
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$8,742
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,371
Office - Equipment & Furnishings				Offices	\$5,474	\$9,114
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$16,651
Pool - Filter				Pool & Spa Ocean	\$2,730	\$4,546
Pool, Spa & Other Common Areas - Distribution Panels (Annual)				Electrical	\$10,500	\$17,483
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$9,091
Roofing - Carports - Coating Ph 2				Roofing	\$58,553	\$97,495
Roofing - Carports - Coating Ph 3				Roofing	\$58,553	\$97,495
Roofing - Carports - Replace Ph 3				Roofing	\$106,460	\$177,263
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$49,952
Shutoff Valves - Replace				Plumbing	\$8,000	\$13,321
Skylights - Annual Allowance				Roofing	\$10,500	\$17,483
Spa - Heat System				Pool & Spa Ocean	\$5,014	\$8,348
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$3,330
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$3,330
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$20,281
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$8,325
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$8,217
					<b>Total for 2037:</b>	<b>\$1,711,459</b>
<b>2038</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$21,041
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$6,927
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$51,950
Doors - Carport Closets				Windows & Doors	\$165,585	\$286,740
Drain Line Reline - Replace				Plumbing	\$26,250	\$45,457
Planning #1 - Allowance						
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$4,224

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$8,658
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$8,000
Main Breaker - Annual Replace				Electrical	\$15,000	\$25,975
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$9,091
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,546
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$13,711
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$17,317
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$7,212
Pool - Filter				Pool & Spa Tennis	\$2,730	\$4,727
Pool - Resurface				Pool & Spa Ocean	\$59,336	\$102,751
Pool Area - Trellis Structure - Replace				Pool & Spa Tennis	\$13,913	\$24,092
Rec Bldg - Front Desk - A/C System				Mechanical	\$8,925	\$15,455
Rec Bldg - Unit - Offices - A/C System				Mechanical	\$8,925	\$15,455
Roofing - Cabana Main Pool - Replace				Roofing	\$6,993	\$12,110
Roofing - Clubhouse Single Ply Roofing				Roofing	\$3,150	\$5,455
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$51,950
Shutoff Valves - Replace				Plumbing	\$8,000	\$13,853
Skylights - Annual Allowance				Roofing	\$10,500	\$18,183
Spa - Filter				Pool & Spa Clubhouse - Main	\$1,514	\$2,622
Spa - Heat System				Pool & Spa Tennis	\$5,014	\$8,682
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$21,092
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$5,791
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$8,658
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$8,546
					<b>Total for 2038:</b>	<b>\$830,272</b>
<b>2039</b>						
Asphalt - Seal Stripe & Repair				Asphalt Surfaces	\$53,377	\$96,130
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$7,204
Building Distribution Panels				Electrical	\$265,542	\$478,226
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$54,028
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$141,824
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$20,341
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$9,005
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$8,320

## Anticipated Expenditures (30 Years)

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Breaker - Annual Replace				Electrical	\$15,000	\$27,014
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$9,455
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,727
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$18,009
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$3,602
Pool Area - Restrooms (Refurbish)				Pool & Spa Ocean	\$21,000	\$37,820
Pool Area - Trellis Structure - Replace				Pool & Spa Clubhouse - Main	\$13,913	\$25,056
Roofing - Cabana Tennis Ct. Pool - Replace				Roofing	\$6,993	\$12,594
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$54,028
Shutoff Valves - Replace				Plumbing	\$8,000	\$14,408
Skylights - Annual Allowance				Roofing	\$10,500	\$18,910
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$21,935
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$9,005
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$8,888
					<b>Total for 2039:</b>	<b>\$1,080,529</b>
<b>2040</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$7,492
Commercial Washers #1				Commercial Laundry	\$20,213	\$37,858
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$56,189
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$49,166
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$21,155
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$9,365
Landscaping - Enhacements - Annual				Landscaping	\$4,620	\$8,653
Main Breaker - Annual Replace				Electrical	\$15,000	\$28,095
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$9,833
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$4,917
Pick Up Truck				Equipment	\$34,125	\$63,915
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$18,730
Roofing - Cabana Ocean Pool - Replace				Roofing	\$33,856	\$63,412
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$56,189
Security - Entry Gate Loops				Security System	\$6,000	\$11,238
Shutoff Valves - Replace				Plumbing	\$8,000	\$14,984
Skylights - Annual Allowance				Roofing	\$10,500	\$19,666

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$22,813
Street & Tennis Ct. Lights - Poles				Lighting	\$19,270	\$36,092
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$9,365
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$9,243
<b>Total for 2040:</b>						<b>\$558,369</b>
<b>2041</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$7,792
Barbeques Ph 2				Miscellaneous	\$8,820	\$17,180
Bldgs. Ext. - Paint - Ph 3				Painting, Waterproofing & Exterior Repairs	\$479,653	\$934,316
Commercial Washers #2				Commercial Laundry	\$20,213	\$39,372
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$58,437
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$153,397
Ext. Carports Ph 3				Painting, Waterproofing & Exterior Repairs	\$11,295	\$22,001
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$75,302	\$146,682
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$9,740
Housekeeping - A/C Systems				Mechanical	\$8,925	\$17,385
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$8,999
Lobby Renovation				Rec Bldg.	\$13,020	\$25,362
Main Breaker - Annual Replace				Electrical	\$15,000	\$29,219
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$10,226
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$5,113
Office - Equipment & Furnishings				Offices	\$5,474	\$10,663
Office - Renovation				Offices	\$10,500	\$20,453
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$19,479
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$58,437
Security DVR Unit				Security System	\$3,494	\$6,806
Shutoff Valves - Replace				Plumbing	\$8,000	\$15,583
Skylights - Annual Allowance				Roofing	\$10,500	\$20,453
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$23,725
Tennis Courts - Resurface				Tennis Courts	\$53,468	\$104,151
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$6,514
Vehicle Lift Arm & Operators				Security System	\$18,900	\$36,815
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$9,740
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$9,613

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
					<b>Total for 2041:</b>	<b>\$1,827,652</b>
<b>2042</b>						
AED - Defibrillator				Equipment	\$2,625	\$5,318
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$8,103
Barbeques Ph 1				Miscellaneous	\$5,880	\$11,912
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$60,774
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$53,178
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$10,129
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$9,359
Main Breaker - Annual Replace				Electrical	\$15,000	\$30,387
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$10,636
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$5,318
Metal Fencing and Gates - Ocean Pool				Fencing & Gates	\$6,300	\$12,763
Pool - Stone Deck Resurface				Pool & Spa Clubhouse - Main	\$167,948	\$340,231
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$20,258
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$4,052
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$4,052
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$11,061
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$60,774
Shutoff Valves - Replace				Plumbing	\$8,000	\$16,207
Skylights - Annual Allowance				Roofing	\$10,500	\$21,271
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$4,052
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$24,674
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$10,129
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$9,997
					<b>Total for 2042:</b>	<b>\$744,634</b>
<b>2043</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$8,427
Barbeques - Countertops - Repair - Replace				Miscellaneous	\$16,800	\$35,395
Bldgs. Ext. - Paint - Ph 1				Painting, Waterproofing & Exterior Repairs	\$478,200	\$1,007,496
Clubhouse - Trellis Structure - Replace				Rec Bldg.	\$60,375	\$127,201
Commercial Dryers #1				Commercial Laundry	\$14,075	\$29,654
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$63,205
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$165,914
Exterior Bldg. Surfaces Ph 1 - 3%				Painting, Waterproofing &	\$71,499	\$150,638

## Anticipated Expenditures (30 Years)

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Minor Repair Contingency				Exterior Repairs		
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$5,139
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$10,534
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$9,734
Main Breaker - Annual Replace				Electrical	\$15,000	\$31,603
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$11,061
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$5,530
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$16,681
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$21,068
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$8,775
Pool - Stone Deck Resurface				Pool & Spa Tennis	\$88,274	\$185,979
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$63,205
Roofing - Unit Bldgs. Copper Roofing				Roofing	\$42,000	\$88,488
Shutoff Valves - Replace				Plumbing	\$8,000	\$16,855
Skylights - Annual Allowance				Roofing	\$10,500	\$22,122
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$4,214
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$4,214
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$25,661
Television				Rec Bldg.	\$1,050	\$2,212
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$10,534
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$10,397
					<b>Total for 2043:</b>	<b>\$2,141,940</b>
<b>2044</b>						
Asphalt - Parking Stops - Replace				Asphalt Surfaces	\$13,200	\$28,923
Asphalt - Seal Stripe & Repair				Asphalt Surfaces	\$53,377	\$116,956
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$8,764
Bldgs. Ext. - Paint - Ph 2				Painting, Waterproofing & Exterior Repairs	\$432,350	\$947,332
Chain Fencing - Ocean Walls				Fencing & Gates	\$15,750	\$34,510
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$65,734
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$57,517
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$68,023	\$149,048
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$10,956
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$10,123
Main Breaker - Annual Replace				Electrical	\$15,000	\$32,867
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$11,503

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$5,752
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$21,911
Pool Area - Restrooms (Refurbish)				Pool & Spa Clubhouse - Main	\$21,000	\$46,014
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$65,734
Shutoff Valves - Replace				Plumbing	\$8,000	\$17,529
Skylights - Annual Allowance				Roofing	\$10,500	\$23,007
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$26,688
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$7,328
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$10,956
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$10,813
<b>Total for 2044:</b>						<b>\$1,709,964</b>
<b>2045</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$9,115
Commercial Dryers #2				Commercial Laundry	\$14,075	\$32,074
Commercial Washers #1				Commercial Laundry	\$20,213	\$46,060
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$68,363
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$179,453
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$25,738
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$11,394
Hot Water Heaters - Housekeeping				Plumbing	\$5,906	\$13,459
Int. Restrooms - Renovation				Rec Bldg.	\$10,500	\$23,927
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$10,528
Main Breaker - Annual Replace				Electrical	\$15,000	\$34,182
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$11,964
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$5,982
Office - Equipment & Furnishings				Offices	\$5,474	\$12,474
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$22,788
Pool Area - Restrooms (Refurbish)				Pool & Spa Tennis	\$21,000	\$47,854
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$68,363
Shutoff Valves - Replace				Plumbing	\$8,000	\$18,230
Skylights - Annual Allowance				Roofing	\$10,500	\$23,927
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$27,755



## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$11,394
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$11,246
					<b>Total for 2045:</b>	<b>\$716,268</b>
<b>2046</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$9,480
Barbeques Ph 2				Miscellaneous	\$8,820	\$20,903
Commercial Dryers #3				Commercial Laundry	\$14,075	\$33,357
Commercial Washers #2				Commercial Laundry	\$20,213	\$47,902
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$71,098
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$62,210
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$26,767
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$11,850
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$10,949
Lobby Furniture				Rec Bldg.	\$12,180	\$28,866
Main Breaker - Annual Replace				Electrical	\$15,000	\$35,549
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$12,442
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$6,221
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$23,699
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$4,740
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$71,098
Shutoff Valves - Replace				Plumbing	\$8,000	\$18,959
Skylights - Annual Allowance				Roofing	\$10,500	\$24,884
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$28,866
Utility Carts - Mule 1				Equipment	\$15,750	\$37,326
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$11,850
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$11,696
					<b>Total for 2046:</b>	<b>\$610,710</b>
<b>2047</b>						
AED - Defibrillator				Equipment	\$2,625	\$6,470
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$9,859
Barbeques Ph 1				Miscellaneous	\$5,880	\$14,493
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$73,941
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$194,096
Entry System				Security System	\$18,052	\$44,494
Ext. Carports Ph 3				Painting, Waterproofing & Exterior Repairs	\$11,295	\$27,838

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$12,324
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$11,387
Main Breaker - Annual Replace				Electrical	\$15,000	\$36,971
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$12,940
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$6,470
Maintenance Office - Refurbishment Allowance				Offices	\$6,038	\$14,881
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$24,647
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$13,457
Roofing - Carports & Laundry - Coating Ph 1				Roofing	\$58,553	\$144,316
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$73,941
Shutoff Valves - Replace				Plumbing	\$8,000	\$19,718
Skylights - Annual Allowance				Roofing	\$10,500	\$25,880
Spa - Filter				Pool & Spa Ocean	\$1,514	\$3,732
Spa - Resurface				Pool & Spa Ocean	\$12,600	\$31,055
Spa - Resurface				Pool & Spa Tennis	\$12,600	\$31,055
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$30,020
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$8,243
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$12,324
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$12,163
					<b>Total for 2047:</b>	<b>\$896,714</b>
<b>2048</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$31,146
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$10,253
Barbeques - Pavilion Repairs				Miscellaneous	\$6,300	\$16,149
Clubhouse - Lobby - Restrooms - Tile Flooring				Flooring	\$100,485	\$257,574
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$76,899
Drain Line Reline - Replace				Plumbing	\$26,250	\$67,287
Planning #1 - Allowance						
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$6,253
Gate House - Renovation				Miscellaneous	\$3,675	\$9,420
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$12,817
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$11,842
Main Breaker - Annual Replace				Electrical	\$15,000	\$38,450
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$13,457
Maint. & Landscaping -				Equipment	\$2,625	\$6,729

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Equipment - Annual Allowance						
Ocean Pool - Pavilion - Replace				Pool & Spa Ocean	\$25,553	\$65,500
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$20,295
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$25,633
Pool - Pump/Motor				Pool & Spa Clubhouse - Main	\$2,000	\$5,127
Pool - Resurface				Pool & Spa Clubhouse - Main	\$56,417	\$144,614
Pool - Resurface				Pool & Spa Tennis	\$56,417	\$144,614
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$10,676
Pool - Pump/Motor				Pool & Spa Ocean	\$2,000	\$5,127
Pool Area - Shower (Post)				Pool & Spa Clubhouse - Main	\$2,625	\$6,729
Roofing - Cabana Main Pool - Coating				Roofing	\$3,205	\$8,216
Roofing - Cabana Tennis Ct. Pool - Coating				Roofing	\$3,205	\$8,216
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$76,899
Security - Entry Gate Loops				Security System	\$6,000	\$15,380
Shutoff Valves - Replace				Plumbing	\$8,000	\$20,506
Skylights - Annual Allowance				Roofing	\$10,500	\$26,915
Spa - Heat System				Pool & Spa Clubhouse - Main	\$5,014	\$12,852
Spa - Pumps/Motors vsr				Pool & Spa Clubhouse - Main	\$2,000	\$5,127
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$31,221
Street & Tennis Ct. Lights - Fixtures				Lighting	\$3,444	\$8,828
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$12,817
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$12,650
					<b>Total for 2048:</b>	<b>\$1,226,215</b>
<b>2049</b>						
Asphalt - Seal Stripe & Repair				Asphalt Surfaces	\$53,377	\$142,295
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$32,392
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$10,663
Bldgs. Ext. - Paint - Ph 3				Painting, Waterproofing & Exterior Repairs	\$479,653	\$1,278,676
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$79,975
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$209,935
Exterior Bldg. Surfaces Ph 3 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$75,302	\$200,744
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$13,329
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$12,316
Main Breaker - Annual Replace				Electrical	\$15,000	\$39,988
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$13,996
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$6,998

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Office - Equipment & Furnishings				Offices	\$5,474	\$14,592
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$26,658
Roofing - Carports - Coating Ph 2				Roofing	\$58,553	\$156,092
Roofing - Carports - Coating Ph 3				Roofing	\$58,553	\$156,092
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$79,975
Security DVR Unit				Security System	\$3,494	\$9,314
Shutoff Valves - Replace				Plumbing	\$8,000	\$21,327
Skylights - Annual Allowance				Roofing	\$10,500	\$27,991
Spa - Heat System				Pool & Spa Ocean	\$5,014	\$13,366
Spa - Pumps/Motors vsr				Pool & Spa Tennis	\$2,000	\$5,332
Spa - Pumps/Motors vsr				Pool & Spa Ocean	\$2,000	\$5,332
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$32,470
Sub Meter Socket Enclosures				Electrical	\$191,730	\$511,121
Tennis Courts - Resurface				Tennis Courts	\$53,468	\$142,537
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$13,329
Wood & Metal Fencing - Grounds - Annual Repair - Replace				Fencing & Gates	\$3,465	\$9,237
Wood & Metal Fencing and Gates - Clubhouse Pool				Fencing & Gates	\$43,209	\$115,187
Wood & Metal Fencing and Gates - Ocean Pool				Fencing & Gates	\$17,470	\$46,572
Wood & Metal Fencing and Gates - Tennis Pool				Fencing & Gates	\$18,052	\$48,124
Wood & Metal Rails - Lanai's & Entries				Fencing & Gates	\$54,025	\$144,022
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$13,156
					<b>Total for 2049:</b>	<b>\$3,633,134</b>
<b>2050</b>						
Backflow Preventer & Pressure Regulator Valves				Plumbing	\$12,151	\$33,687
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$11,090
Bldgs. Ext. - Paint - Ph 1				Painting, Waterproofing & Exterior Repairs	\$478,200	\$1,325,796
Commercial Washers #1				Commercial Laundry	\$20,213	\$56,039
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$83,174
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$72,777
Exterior Bldg. Surfaces Ph 1 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$71,499	\$198,230
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$13,862
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$12,809

## Anticipated Expenditures (30 Years)

Report as of: 10/9/2023 | Start Date: 1/1/2024

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Main Breaker - Annual Replace				Electrical	\$15,000	\$41,587
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$14,555
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$7,278
Pick Up Truck				Equipment	\$34,125	\$94,611
Pool - Filter				Pool & Spa Clubhouse - Main	\$2,730	\$7,569
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$27,725
Rec Bldg - Front Desk - A/C System				Mechanical	\$8,925	\$24,744
Rec Bldg - Unit - Offices - A/C System				Mechanical	\$8,925	\$24,744
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$83,174
Shutoff Valves - Replace				Plumbing	\$8,000	\$22,180
Skylights - Annual Allowance				Roofing	\$10,500	\$29,111
Spa - Filter				Pool & Spa Tennis	\$1,514	\$4,198
Spa - Heat System				Pool & Spa Tennis	\$5,014	\$13,901
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$33,769
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$9,272
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$13,862
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$13,682
					<b>Total for 2050:</b>	<b>\$2,273,426</b>
<b>2051</b>						
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$11,533
Barbeques Ph 2				Miscellaneous	\$8,820	\$25,431
Bldgs. Ext. - Paint - Ph 2				Painting, Waterproofing & Exterior Repairs	\$432,350	\$1,246,624
Commercial Washers #2				Commercial Laundry	\$20,213	\$58,280
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$86,501
Drain Line Reline - Replace Planning #2 - Allowance				Plumbing	\$78,750	\$227,065
Ext. Carports Ph 1				Painting, Waterproofing & Exterior Repairs	\$11,295	\$32,567
Exterior Bldg. Surfaces Ph 2 - 3% Minor Repair Contingency				Painting, Waterproofing & Exterior Repairs	\$68,023	\$196,137
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$14,417
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$13,321
Main Breaker - Annual Replace				Electrical	\$15,000	\$43,251
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$15,138
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$7,569
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$28,834
Roofing - Cabanas & Main				Roofing	\$11,624	\$33,515

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Clubhouse Corrugated Fiberglass Roofing						
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$86,501
Shutoff Valves - Replace				Plumbing	\$8,000	\$23,067
Skylights - Annual Allowance				Roofing	\$10,500	\$30,275
Spa - Resurface				Pool & Spa Clubhouse - Main	\$14,175	\$40,872
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$35,119
Television				Rec Bldg.	\$1,050	\$3,028
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$14,417
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$14,229
					<b>Total for 2051:</b>	<b>\$2,287,691</b>
<b>2052</b>						
AED - Defibrillator				Equipment	\$2,625	\$7,872
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$11,995
Barbeques Ph 1				Miscellaneous	\$5,880	\$17,632
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$89,961
Drain Line Reline - Replace Planning #1 - Allowance				Plumbing	\$26,250	\$78,716
Ext. Carports Ph 2				Painting, Waterproofing & Exterior Repairs	\$11,295	\$33,869
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$14,994
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$13,854
Main Breaker - Annual Replace				Electrical	\$15,000	\$44,981
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$15,743
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$7,872
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$29,987
Pool - Filter				Pool & Spa Ocean	\$2,730	\$8,186
Reserve Study (On-Site)				Miscellaneous	\$5,460	\$16,373
Roofing - Cabana Ocean Pool - Coating				Roofing	\$15,517	\$46,532
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$89,961
Shutoff Valves - Replace				Plumbing	\$8,000	\$23,990
Skylights - Annual Allowance				Roofing	\$10,500	\$31,486
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$36,524
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$14,994
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$14,799
					<b>Total for 2052:</b>	<b>\$650,320</b>
<b>2053</b>						

## Anticipated Expenditures (30 Years)

Component	Location	GL Code	Project Number	Category	Current Replacement Cost	Anticipated Expenditures
Barbeques - Annual Maintenance				Miscellaneous	\$4,000	\$12,475
Barbeques - Countertops - Repair - Replace				Miscellaneous	\$16,800	\$52,393
Commercial Dryers #1				Commercial Laundry	\$14,075	\$43,896
Domestic Water Lines Repair - (Annual)				Plumbing	\$30,000	\$93,560
Doors - Carport Closets				Windows & Doors	\$165,585	\$516,402
Drain Line Reline - Replace				Plumbing	\$78,750	\$245,594
Planning #2 - Allowance						
Ext. Carports Ph 3				Painting, Waterproofing & Exterior Repairs	\$11,295	\$35,224
Exterior Walkways - Tile - Stone Paving - 5% Repair Allowance				Flooring	\$2,439	\$7,608
Golf Carts - Maintain - Annual				Equipment	\$5,000	\$15,593
Housekeeping - A/C Systems				Mechanical	\$8,925	\$27,834
Landscaping - Enhancements - Annual				Landscaping	\$4,620	\$14,408
Main Breaker - Annual Replace				Electrical	\$15,000	\$46,780
Main Sewer System Piping- Repairs (Annual)				Plumbing	\$5,250	\$16,373
Maint. & Landscaping - Equipment - Annual Allowance				Equipment	\$2,625	\$8,186
Office - Equipment & Furnishings				Offices	\$5,474	\$17,071
Pool - Deck Repairs (5%)				Pool & Spa Clubhouse - Main	\$7,918	\$24,692
Pool - Furnishings - Allowance				Pool & Spa - All	\$10,000	\$31,187
Pool - Deck Repairs (5%)				Pool & Spa Tennis	\$4,165	\$12,989
Pool - Filter				Pool & Spa Tennis	\$2,730	\$8,514
Pool - Pump/Motor				Pool & Spa Tennis	\$2,000	\$6,237
Pool - Resurface				Pool & Spa Ocean	\$59,336	\$185,049
Roofing - Clubhouse Single Ply Roofing				Roofing	\$3,150	\$9,824
Roofing - Copper Sheet Metal Flashing/Underlayment/Shingle Repairs - Annual Allowance				Roofing	\$30,000	\$93,560
Shutoff Valves - Replace				Plumbing	\$8,000	\$24,949
Skylights - Annual Allowance				Roofing	\$10,500	\$32,746
Spa - Filter				Pool & Spa Clubhouse - Main	\$1,514	\$4,722
Stair Landings - Annual Waterproofing & Repairs				Painting, Waterproofing & Exterior Repairs	\$12,180	\$37,985
Structural Post - Building 1-14 - Replace				Miscellaneous	\$48,400	\$150,943
Trash Enclosures (4) - Repairs Allowance				Miscellaneous	\$3,344	\$10,430
Window Screens - Annual Allowance				Windows & Doors	\$5,000	\$15,593
Wood Staircases, Landings & Lanai's - Annual Repair - Replace				Painting, Waterproofing & Exterior Repairs	\$4,935	\$15,391
					<b>Total for 2053:</b>	<b>\$1,818,205</b>