



STRUCTURAL INTEGRITY RESERVE STUDY **FIORE AT THE GARDENS**

- ☒ Phase 1
☐ Phase 2



Fiore at the Gardens
100 Myrtlewood Drive, Palm Beach Gardens, Florida 33418
Beginning Date: January 1st, 2025

Engineer of Record (E.O.R.): **Christopher M. Smyth**
Professional Engineer **License # 86362**

Qualifications per the Community Associations Institute (C.A.I.) reserve study standards: A professional with construction, engineering, and subject matter expertise.

Levels of Service

The following four (4) categories describe the various types of reserve studies, from exhaustive to minimal. Please select which type was conducted for this Report:

- ☒ **Full:** A reserve study in which the following five reserve study tasks are performed:
- Component Inventory (including quantification)
 - Condition assessment (based on on-site visual observations)
 - Life and valuation estimates
 - Fund status
 - Funding plan
- ☐ **Update, With Site Visit/On-Site Review:** A reserve study update in which the following five reserve study tasks are performed:
- Component inventory (verification only, not quantification)
 - Condition assessment (based on on-site visual observations)
 - Life and valuation estimates
 - Fund status
 - Funding plan
- ☐ **Update, No Site Visit/Off-Site Review:** A reserve study update with no on-site visual observations in which the following three reserve study tasks are performed:
- Life and valuation estimates
 - Fund status
 - Funding plan
- ☐ **Preliminary, Community Not Yet Constructed:** A reserve study prepared before construction that is generally used for budget estimates. It is based on design documents such as the architectural and engineering plans. The following three tasks are performed to prepare this type of study:
- Component inventory
 - Life and valuation estimates
 - Funding plan

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What is a Reserve Study?

A reserve study is a detailed analysis and assessment of the physical components and assets of a property or community, typically conducted by licensed professional architects or engineers. Reserve studies are commonly used for planned developments, homeowner associations, condominiums, or commercial properties. The primary purpose of a reserve study is to determine the current condition and anticipated future repairs or replacement costs for the common areas and major components of a property. Per new requirements as detailed in SB154, there are primary components such as roofs and windows that must be addressed and be fully funded, as well as non S.I.R.S. components such as elevators, trash chutes, and recreational facilities, which need to be inspected and have a repair/replace cost; however, the non-S.I.R.S. items do not need to be fully funded. The primary reserve components are the items that affect life safety of the residents and the weather protection of the exterior building envelope.

The study involves conducting a thorough inspection of the property, evaluating the remaining useful life of various components, estimating their replacement costs, and projecting the necessary funding requirements over a specific period. This analysis helps property owners and managers develop a comprehensive reserve plan, ensuring that sufficient funds are allocated and collected over time to address future maintenance, repair, and replacement needs. The reserve study serves as a valuable financial planning tool, enabling property owners to make informed decisions about budgeting, funding, and prioritizing maintenance, and capital improvement projects. It helps prevent unexpected financial burdens, ensures the longevity of the property, and protects the value of the investment for property owners and residents.

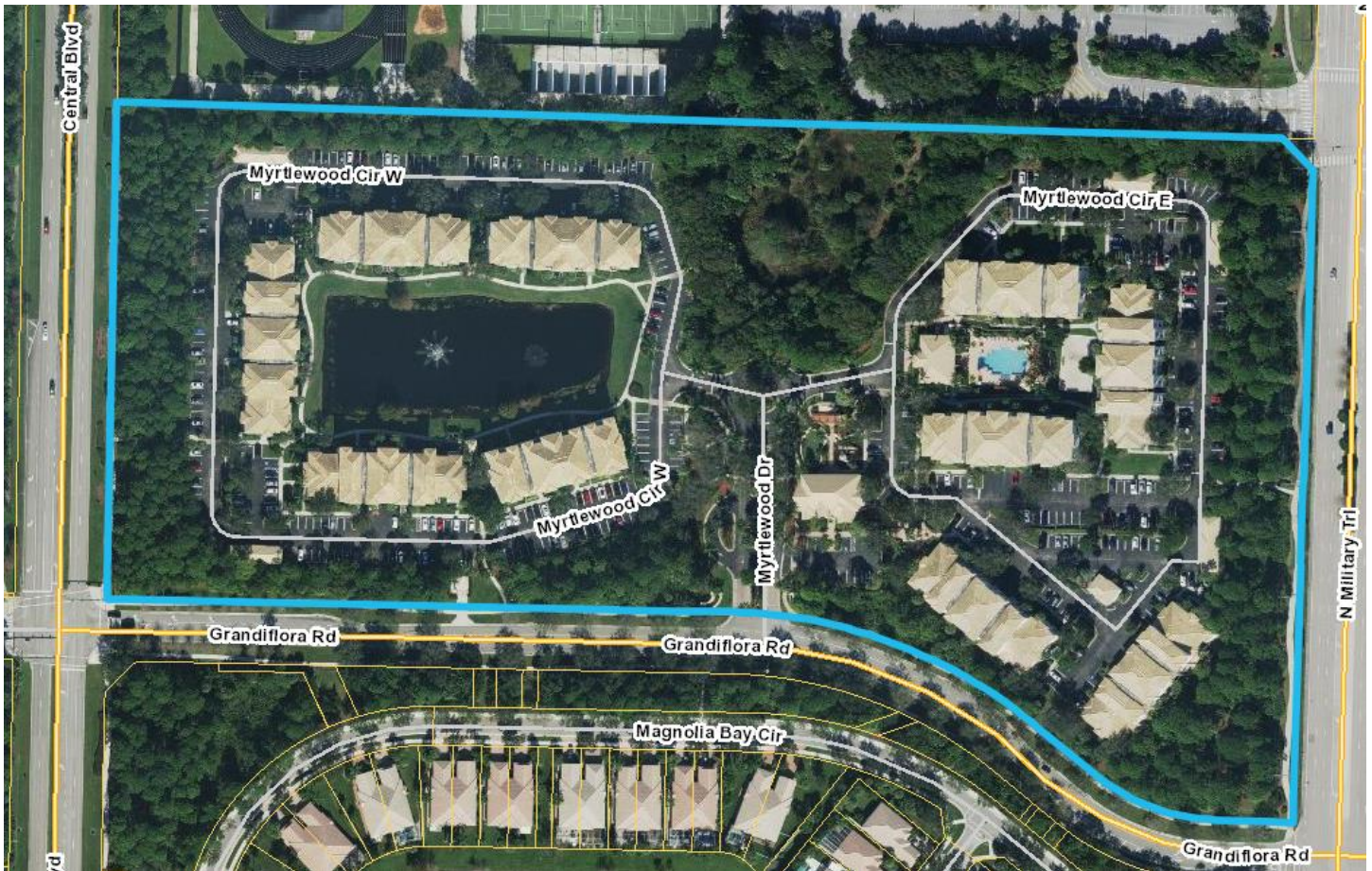
What is Included in this Report? ¹

1. **Methodology:** This report explains the approach and methodology used to conduct the study, including the inspection process, data collection methods, and the guidelines or standards followed (such as the **National Reserve Study Standards (NRSS)** and the **Community Associations Institute (CAI)**).
2. **Condition Assessment:** The condition of each component is assessed based on its age, observed deterioration, and expected remaining useful life. This evaluation helps determine when repairs or replacements are likely to be needed and whether the state of the components are unsafe or dangerous.
3. **Replacement Cost Estimates:** This report provides estimated costs for the repair or replacement of each component within a specified timeframe. These costs are based on current market prices and may account for inflation or other factors.
4. **Funding Analysis:** This report examines the financial aspects of the reserve study. It includes an analysis of the current reserve fund balance, projected future reserve expenses, funding requirements, and recommended funding strategies to ensure the availability of adequate funds for future repairs and replacements.
5. **Reserve Funding Plan:** This report offers a recommended funding plan, which outlines the annual contributions needed to meet the projected reserve expenses. It may include options for funding methods, such as regular assessments, loans, or special assessments. The funding plan will establish a 100% reserve requirement.
6. **Disclosure and Disclaimers:** This report may include disclosures and disclaimers regarding the limitations of the study, the assumptions made, and any other important information regarding the accuracy and reliability of the report.

¹ Pursuant to Fla. Stat. § 553.899(8)(a)-(f) of the report requirements.



7. Recommendations: Finally, the report concludes with recommendations for the property owner or management regarding the allocation of funds, prioritization of projects, and any additional measures to maintain the property's condition and value, including but not limited to remedial or preventative repairs for any items damaged but not substantial structural deterioration.
8. Reserve study complies with SB154 that was approved by Governor DeSantis and passed in June 2023 as part of Chapter No. 2023-203 and CS/CS/CS/HB 799 (Ch 2023-175). S.I.R.S. components will be addressed as well as other/non-S.I.R.S. components.



Terms and Definitions

The following terms and definitions are provided to better assist you in navigating this Report; many of the terms and definitions are directly from the National Reserve Study Standards (NRSS):

1. **BRITISH THERMAL UNIT (BTU):** a standard unit of energy.
2. **CAPITAL IMPROVEMENTS:** Additions to the association's common elements that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction should not be taken from the reserve fund.
3. **CASH FLOW METHOD:** A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
4. **COMPONENT:** The individual line items in the reserve study developed or updated in the physical analysis. These elements form the building blocks for the reserve study. These components comprise the common elements of the community and typically are: 1. association responsibility, 2. with limited useful life expectancies, 3. predictable remaining useful life expectancies, and 4. above a minimum threshold cost. It should be noted that in certain jurisdictions there may be statutory requirements for including components or groups of components in the reserve study.
5. **COMPONENT INVENTORY:** The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.
6. **COMPONENT METHOD:** A method of developing a reserve funding plan where the total contribution is based on the sum of contributions for the individual components.
7. **CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.
8. **DIAMETER** is abbreviated as **DIA**.
9. **EFFECTIVE AGE:** The difference between useful life and remaining useful life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.
10. **EXECUTIVE SUMMARY:** Summary of Reserve Components.
11. **FINANCIAL ANALYSIS:** The portion of a reserve study where the current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (funding plan) are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study.

12. **FULLY FUNDED:** 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.
13. **FULLY FUNDED BALANCE (FFB):** An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life and effective age of 4 years the fully funded balance would be \$4,000.
14. **FUND STATUS:** The status of the reserve fund reported in terms of cash or percent funded.
15. **FUNDING GOALS:** Independent of methodology used, the following represent the basic categories of funding plan goals. They are presented in order of greatest risk to least risk. Risk includes, but is not limited to, cash problems, special assessments, and deferred maintenance.

Baseline Funding: Establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.

Threshold Funding: Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “Fully Funded” with respective higher risk or less risk of cash problems.

Full Funding: Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. This is the most conservative funding goal.

It should be noted that in certain jurisdictions there may be statutory funding requirements that would dictate the minimum requirements for funding.

16. **FUNDING PLAN:** An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of twenty (20) years.
17. **FUNDING PRINCIPLES:** The reserve provider must provide a funding plan addressing these principles.
 - Sufficient funds when required
 - Stable contribution rate over the years
 - Equitable contribution rate over the years
 - Fiscally responsible
18. **GROSS SQUARE FEET (GSF):** (Area) Equivalent to square feet.
19. **GROSS SQUARE YARDS (GSY):** (Area) Equivalent to square yards.
20. **HORSEPOWER** is abbreviated as **HP**.

21. **INFLATION:** Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually.
22. **INTEREST:** Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
23. **LIFE AND VALUATION ESTIMATES:** The task of estimating useful life, remaining useful life, and current repair or replacement costs for the reserve components.
24. **LINEAR FEET** is length abbreviated as **LF**.
25. **PERCENT FUNDED:** The ratio, at a particular point in time related to the fiscal year end, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan in light of the association's risk tolerance.
26. **PHYSICAL ANALYSIS:** The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.
27. **REMAINING USEFUL LIFE (RUL):** Also referred to as "remaining life" (RL). The estimated time, in years, that a reserve component can be expected to serve its intended function. Projects expected to occur in the initial year have zero remaining useful life.
28. **REPLACEMENT COST:** The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering and design, permits, installation, disposal, etc.).
29. **RESERVE BALANCE:** Actual or projected funds, as of a particular point in time that the association has identified, to defray the future repair or replacement cost of those major components that the association is obligated to maintain or replace. Also known as reserves, reserve accounts, cash reserves. **Based on information provided and not audited.**
30. **SPECIAL ASSESSMENT:** A temporary assessment levied on the members of an association in addition to regular assessments. *Note that special assessments are often regulated by governing documents or local statutes.*
31. **USEFUL LIFE (UL):** The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

Disclosures

1. I am qualified and licensed to practice in the State of Florida. I do not have an affiliation or other financial interest in the subject property. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of the present condition of the structure, to the extent reasonably possible.
2. The thoroughness of the in-site observations conducted herein is based on the Level of Service selected on Page 2 and shall not include: (i) destructive testing or not; (ii) representative samplings vs all common areas, or (iii) field measurements vs. drawing take-offs.
3. Financial Analysis: Description of assumptions utilized for interest and inflation, tax and other outside factors.
4. Update Reports: Disclosure of how the current work is reliant on the validity of prior Reserve Studies.
5. Completeness: Material issues which, if not disclosed, would cause a distortion of the association's situation.
6. Reliance on Client Data: Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.
7. Component Quantities: For update with site visit and update no site visit levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable.
8. Reserve Projects: Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

Reserve Funding Goals and Methodology:

Pooled Funding (also known as "Cash Flow Method"):

The recommended funding plan aims to achieve and sustain reserves at or close to 100 percent funding. This approach ensures a substantial reserve fund, reducing the likelihood of special assessments or loans when unexpected expenses arise, such as higher component costs, shorter component lifespans, or unforeseen circumstances.

According to the Florida Administrative Code, for Florida associations using the pooled funding method, there is a minimum requirement for the current year's contribution. It should be set at a level that ensures the balance on hand at the beginning of the budget period, along with the projected annual cash inflows over the estimated remaining lives of the items in the reserve pool, is greater than the estimated cash outflows over the same period. This requirement ensures that the association maintains an adequate level of funding for its reserves. In Florida, meeting this objective is commonly known as "fully funding" the reserves. Please consult with the legal counsel for Fiore at the Gardens Condominium Association for further guidance on waiving or partial funding of reserves.)

It is important to note that although it is often referred to as "fully funding" reserves in Florida, it is also recognized as "baseline funding" in the National Reserve Study Standards (NRSS), as defined in #13 of the Terms and Definitions Section herein. This funding approach carries the highest risk due to uncertainties related to the timing of component replacements, repair costs, and replacement costs.

According to the Florida Division of Condominiums, Timeshares, and Mobile Homes ("the Division"), in certain instances, it is mandated that a community association's reserve funding plan should not include year-over-



year increases in the recommended contribution rate. In other words, the proposed amount of reserve funding must remain constant throughout the projected long-term forecast. This requirement is intended to fulfill the Division's directive, as stated in Florida Administrative Code rule 61B-22.005(3)(b), stating that:

“If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.”

Table Descriptions:

1. Reserve Summary is a summary of your Reserve Components
2. Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components
3. Analysis Summary provides a summary of the starting financial information and your Project Manager's Financial Analysis decision points.
4. Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.
5. Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the association total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost
6. Component Significance shows the relative significance of each component to Reserve funding needs of the association, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.
7. Accounting-Tax Summary provides information on each Component's proportionate portion of key totals, valuable to accounting professionals primarily during tax preparation time of year.
8. 30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.
9. 30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

Summary of Reserve Study

Fiore at the Gardens C.A., Inc Condominium Association has retained the services of Smyth Engineering, Inc to perform the Structural Integrity Reserve Study for Fiore at the Gardens, located in Palm Beach Gardens, FL. This reserve study includes all primary S.I.R.S. components and non-S.I.R.S. components to put together a substantial reserve study of all applicable reserve fund categories with a thirty-year cash flow analysis as required by the Community Association Institute (C.A.I.). The reserves as indicated are required to pay for maintaining, repairing, and replacing the capital improvement of Fiore at the Gardens Condominium Association.

On August 5th, 2024, Smyth Engineering, Inc., met with Carey Grant, maintenance manager for Fiore at the Gardens. We discussed the process for the inspection and received feedback for ongoing and future planned repairs for various building components.

Reserves are monies budgeted, collected, and set aside for replacement or deferred maintenance. Fiore at the Gardens Condominium Association has provided their proposed budget as well as a narrative about the property's maintenance history that were used to establish this reserve study. Without adequate reserves, owners may be subject to either special assessments or may not be able to remove or replace the common area assets. It is also recommended to keep a review fund available for natural disasters. Although these are not predictable, it is advisable to be prepared and have these additional funds available for when disaster strikes.

This analysis follows the straight-line component method to determine the physical analysis of the various building components as it relates to the overall cost of the replacement/repair of respective components over time. For the purposes of the reserve study, the salvage value is \$0 and the respective building components will be addressed when the end of the useful life is reached, unless it is deemed the replacement/repair is needed prior due life safety concerns. The estimated replacement/repair costs are based on industry standard pricing, existing building/permit records, and verification of historical replacement cost of the components. The costs over the 30-year period take into consideration an assumed annual inflation rate of 2.5%. The future Reserve Contributions will also be adjusted to reflect this assumed inflation rate. It is advised that Fiore at the Gardens C.A., Inc. update their reserves to account for actual inflation. Due to increasing material costs year-over-year, inflation, and other factors that cause an overall increase in the price of the repair or replacement of components, logically, there will need to be an increase in the amount of reserves required to be allocated each subsequent year.

The reserve summary provided is an overview of the overall strength of the reserves, and the contributions needed for the following year to reach a status of "fully funded." In this section, the normal annual contributions are added along with any deficit amounts needed to maintain a positive balance in the reserve account.

The reserve analysis section provided is a detailed breakdown of the component items into each reserve category and if the component needs to be fully funded or not. The components are broken down to provide the useful life, remaining life, replacement cost, normal annual contribution, and the current reserve requirement.

A reserve funding analysis is also provided, broken down by year, for all the expenses that will occur for the next thirty (30) years with the year-end fund balance. The normal annual contribution represents the replacement cost divided by the number of years of useful life.

The goal is to meet anticipated reserve expenditures over the next 30 years and maintain a positive cash baseline.

Property Description:

Building legal name:	Fiore at the Gardens
Site address:	100 Myrtlewood Drive, Palm Beach Gardens, Florida 33418
Parcel Number:	52-42-41-25-16-000
Occupancy classification:	Residential group R-2
Present use:	Condominium
Type of construction:	Concrete block structure (C.B.S.)
Buildings square footage:	350,748 sqft = 8.05 acres
Property square footage:	1,071,680 sqft = 24.6 acres
Year built:	2004
Number of stories:	(10) 2 and 3-story buildings
Total number of units:	264
Extension to the original structure:	No
Special features:	Pool, cabana, exercise room, clubhouse
Inspection commencement date:	August 5 th , 2024
Inspection completion date:	August 7 th , 2024
Units entered:	1212, 2102, 3304, 4102, 5107, 6304, 7106, 8206, 9109, 10305

List of primary S.I.R.S. building components assessed during inspection:

<input checked="" type="checkbox"/>	Roofs
<input type="checkbox"/>	Exterior stucco
<input checked="" type="checkbox"/>	Exterior Doors
<input type="checkbox"/>	Carports
<input checked="" type="checkbox"/>	Structure, including load-bearing walls and primary structural members and primary structural systems as those terms are defined in <i>Fla. Stat. § 627.706</i>
<input type="checkbox"/>	Floors
<input type="checkbox"/>	Foundations
<input checked="" type="checkbox"/>	Fireproofing and fire protection systems
<input checked="" type="checkbox"/>	Plumbing
<input checked="" type="checkbox"/>	Electrical systems
<input checked="" type="checkbox"/>	Waterproofing
<input checked="" type="checkbox"/>	Windows
<input type="checkbox"/>	Elevators
<input type="checkbox"/>	Mechanical systems
<input type="checkbox"/>	Swimming pool or spa and equipment
<input type="checkbox"/>	Pavement and parking areas
<input type="checkbox"/>	Drainage systems
<input checked="" type="checkbox"/>	Exterior Painting
<input type="checkbox"/>	Irrigation systems

Financial Analysis (SIRS)

Reserve Fund Strength

Reserve Fund Strength: 69.54%

Reserve Amount: \$1,704,078.83

Required Funds: \$ 2,451,369.33

<input type="checkbox"/>		0%	Poor
<input type="checkbox"/>		10%	
<input type="checkbox"/>		20%	
<input type="checkbox"/>		30%	
<input type="checkbox"/>		40%	Fair
<input type="checkbox"/>		50%	
<input type="checkbox"/>		60%	
<input checked="" type="checkbox"/>		70%	
<input type="checkbox"/>		80%	Strong
<input type="checkbox"/>		90%	
<input type="checkbox"/>		100%	
<input type="checkbox"/>		110%	
<input type="checkbox"/>		120%	

This Report and Reserve Study was prepared or overseen by a licensed engineer. No assets appropriate for Reserve designation were excluded, before input from the Fiore Board of Directors. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 69,45% funded. Based on this figure, a special assessment will not be required to bring your reserves to fully funded status. The objective of your multi-year Funding Plan is to fully fund your reserves, meaning you will have the necessary funds to repair/replace your respective building components when the time comes.

Reserve Summary (SIRS)

The reserve summary takes into consideration all required S.I.R.S. components and non-S.I.R.S. components and provides a cost to bring the SIRS reserves to fully funded by the end of the first year and a cost per year, the normal annual contribution, to account for all expenses for the next 30 years. Please note that it is difficult to determine, with a high degree of accuracy, failures that will occur 20 years from now and there will be building components at some of the buildings that will break down at a different rate than other buildings. It is better to be prepared for the expenses as they are needed, taking into consideration natural disasters, than to borrow funds or perform a special assessment for building components that must be repaired/replaced immediately.

Reserve Summary - Primary SIRS						
100 Myrtlewood Drive, Palm Beach Gardens, FL 33418						
Pool of funds - Fiscal Year runs January 1st through December 31st						
Beginning Reserve Fund SIRS Balance:				1,704,078.83		
Category	Repair/ Replace. Cost	Useful Life	Remain Life	Current Reserve Requirement	Normal Annual Contribution	2025 Contrib. per Unit
Common Area Items						
Structural Concrete Restoration - Clubhouse/Cabana	\$30,000.00	10	1	\$30,000.00	\$3,000.00	\$11.36
Roofing - Cabana	\$44,597.00	25	5	\$37,461.48	\$1,783.88	\$6.76
Roofing - Clubhouse	\$71,743.00	25	5	\$60,264.12	\$2,869.72	\$10.87
Roofing - Garages (5)	\$96,396.00	25	5	\$80,972.64	\$3,855.84	\$14.61
Roofing - Mail Kiosks (2)	\$6,371.00	25	5	\$5,351.64	\$254.84	\$0.97
Roofing - Maintenance Building	\$13,573.00	25	5	\$11,401.32	\$542.92	\$2.06
Roofing - Picnic Pavilion - 1	\$4,570.50	25	5	\$3,839.22	\$182.82	\$0.69
Roofing - Picnic Pavilion - 2	\$3,324.00	25	5	\$2,792.16	\$132.96	\$0.50
Roofing - Pool Pavilion (2)	\$6,648.00	25	5	\$5,584.32	\$265.92	\$1.01
Exterior Doors - Clubhouse, Cabana	\$50,000.00	34	13	\$32,352.94	\$1,470.59	\$5.57
Plumbing - Backflow Preventer - Pool/Cabana	\$10,000.00	20	15	\$3,000.00	\$500.00	\$1.89
Electrical Service Modernization - Clubhouse	\$30,000.00	50	29	\$13,200.00	\$600.00	\$2.27
Building 1 (Type I)						
Structural Concrete Restoration	\$90,000.00	10	1	\$90,000.00	\$9,000.00	\$300.00
Waterproofing - Resurface catwalks	\$22,680.00	12	10	\$5,670.00	\$1,890.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$7.35
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$4.90
Painting - Exterior Masonry Surfaces	\$63,837.44	8	7	\$15,959.36	\$7,979.68	\$265.99
Roofing - Residences - Tile	\$151,657.50	25	17	\$54,596.70	\$6,066.30	\$202.21
Roofing - Residences - Tile	\$26,928.00	25	17	\$9,694.08	\$1,077.12	\$35.90
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$33.33
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$25.00
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$8.33
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$33.33

Building 2 (Type III)						
Structural Concrete Restoration	\$66,000.00	10	1	\$66,000.00	\$6,600.00	\$300.00
Waterproofing - Resurface catwalks	\$16,632.00	12	10	\$4,158.00	\$1,386.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$10.03
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$6.68
Painting - Exterior Masonry Surfaces	\$83,703.96	8	7	\$20,925.99	\$10,463.00	\$475.59
Roofing - Residences - Tile	\$159,738.98	25	17	\$57,506.03	\$6,389.56	\$290.43
Roofing - Residences - Flat	\$27,571.50	25	17	\$9,925.74	\$1,102.86	\$50.13
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$45.45
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$34.09
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$11.36
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$45.45
Building 3 (Type V)						
Structural Concrete Restoration	\$90,000.00	10	1	\$90,000.00	\$9,000.00	\$300.00
Waterproofing - Resurface catwalks	\$22,680.00	12	10	\$5,670.00	\$1,890.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$7.35
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$4.90
Painting - Exterior Masonry Surfaces	\$70,239.84	8	7	\$17,559.96	\$8,779.98	\$292.67
Roofing - Residences - Tile	\$134,760.50	25	17	\$48,513.78	\$5,390.42	\$179.68
Roofing - Residences - Flat	\$22,844.25	25	17	\$8,223.93	\$913.77	\$30.46
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$33.33
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$25.00
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$8.33
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$33.33
Building 4 (Type IV)						
Structural Concrete Restoration	\$72,000.00	10	1	\$72,000.00	\$7,200.00	\$300.00
Waterproofing - Resurface catwalks	\$18,144.00	12	10	\$4,536.00	\$1,512.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$9.19
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$6.13
Painting - Exterior Masonry Surfaces	\$70,307.68	8	7	\$17,576.92	\$8,788.46	\$366.19
Roofing - Residences - Tile	\$148,942.90	25	17	\$53,619.44	\$5,957.72	\$248.24
Roofing - Residences - Flat	\$28,957.50	25	17	\$10,424.70	\$1,158.30	\$48.26
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$41.67
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$31.25
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$10.42
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$41.67

Building 5 (Type I)						
Structural Concrete Restoration	\$90,000.00	10	1	\$90,000.00	\$9,000.00	\$300.00
Waterproofing - Resurface catwalks	\$22,680.00	12	10	\$5,670.00	\$1,890.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$7.35
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$4.90
Painting - Exterior Masonry Surfaces	\$63,837.44	8	7	\$15,959.36	\$7,979.68	\$265.99
Roofing - Residences - Tile	\$151,657.50	25	17	\$54,596.70	\$6,066.30	\$202.21
Roofing - Residences - Flat	\$26,928.00	25	17	\$9,694.08	\$1,077.12	\$35.90
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$33.33
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$25.00
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$8.33
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$33.33
Building 6 (Type III)						
Structural Concrete Restoration	\$66,000.00	10	1	\$66,000.00	\$6,600.00	\$300.00
Waterproofing - Resurface catwalks	\$16,632.00	12	10	\$4,158.00	\$1,386.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$10.03
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$6.68
Painting - Exterior Masonry Surfaces	\$83,703.96	8	7	\$20,925.99	\$10,463.00	\$475.59
Roofing - Residences - Tile	\$159,738.98	25	17	\$57,506.03	\$6,389.56	\$290.43
Roofing - Residences - Flat	\$27,571.50	25	17	\$9,925.74	\$1,102.86	\$50.13
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$45.45
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$34.09
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$11.36
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$45.45
Building 7 (Type III)						
Structural Concrete Restoration	\$66,000.00	10	1	\$66,000.00	\$6,600.00	\$300.00
Waterproofing - Resurface catwalks	\$16,632.00	12	10	\$4,158.00	\$1,386.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$10.03
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$6.68
Painting - Exterior Masonry Surfaces	\$83,703.96	8	7	\$20,925.99	\$10,463.00	\$475.59
Roofing - Residences - Tile	\$159,738.98	25	17	\$57,506.03	\$6,389.56	\$290.43
Roofing - Residences - Flat	\$27,571.50	25	17	\$9,925.74	\$1,102.86	\$50.13
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$45.45
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$34.09
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$11.36
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$45.45

Building 8 (Type II)						
Structural Concrete Restoration	\$90,000.00	10	1	\$90,000.00	\$9,000.00	\$300.00
Waterproofing - Resurface catwalks	\$22,680.00	12	10	\$5,670.00	\$1,890.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$7.35
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$4.90
Painting - Exterior Masonry Surfaces	\$83,703.96	8	7	\$20,925.99	\$10,463.00	\$348.77
Roofing - Residences - Tile	\$203,885.85	25	17	\$73,398.91	\$8,155.43	\$271.85
Roofing - Residences - Flat	\$27,571.50	25	17	\$9,925.74	\$1,102.86	\$36.76
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$33.33
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$25.00
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$8.33
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$33.33
Building 9 (Type V)						
Structural Concrete Restoration	\$90,000.00	10	1	\$90,000.00	\$9,000.00	\$300.00
Waterproofing - Resurface catwalks	\$22,680.00	12	10	\$5,670.00	\$1,890.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$7.35
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$4.90
Painting - Exterior Masonry Surfaces	\$70,239.84	8	7	\$17,559.96	\$8,779.98	\$292.67
Roofing - Residences - Tile	\$134,760.50	25	17	\$48,513.78	\$5,390.42	\$179.68
Roofing - Residences - Tile	\$22,844.25	25	17	\$8,223.93	\$913.77	\$30.46
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$33.33
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$25.00
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$8.33
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$33.33
Building 10 (Type IV)						
Structural Concrete Restoration	\$72,000.00	10	1	\$72,000.00	\$7,200.00	\$300.00
Waterproofing - Resurface catwalks	\$18,144.00	12	10	\$4,536.00	\$1,512.00	\$63.00
Exterior Doors- Single Door	\$7,500.00	34	13	\$4,852.94	\$220.59	\$9.19
Exterior Doors- Double Door	\$5,000.00	34	13	\$3,235.29	\$147.06	\$6.13
Painting - Exterior Masonry Surfaces	\$70,307.68	8	7	\$17,576.92	\$8,788.46	\$366.19
Roofing - Residences - Tile	\$148,942.90	25	17	\$53,619.44	\$5,957.72	\$248.24
Roofing - Residences - Flat	\$28,957.50	25	17	\$10,424.70	\$1,158.30	\$48.26
Fire Alarm System Modernization- Fire alarm control panel	\$25,000.00	25	11	\$15,000.00	\$1,000.00	\$41.67
Fire Alarm System Modernization - Devices	\$7,500.00	10	8	\$2,250.00	\$750.00	\$31.25
Plumbing - Backflow Preventer	\$5,000.00	20	15	\$1,500.00	\$250.00	\$10.42
Electrical Service Modernization	\$50,000.00	50	29	\$22,000.00	\$1,000.00	\$41.67
Total				\$2,458,159.86	\$310,778.98	\$11,434.73

Reserve Component Analysis (SIRS)

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,704,078.83 at the start of your Fiscal Year on 1/1/2025. This is based on information provided directly to us by the Fiore Board of Directors. Your Fully Funded Balance is computed to be \$2,451,369.33 by the end of the fiscal year minus required expenses. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 69.54% funded.

Building Components - SIRS								
Common Area								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration - Clubhouse/Cabana	10	1	1	Lump Sum	\$30,000.00	\$30,000.00	\$3,000.00	\$30,000.00
Roofing - Cabana	25	5	3,220	Square Feet	\$13.85	\$44,597.00	\$1,783.88	\$37,461.48
Roofing - Clubhouse	25	5	5,180	Square Feet	\$13.85	\$71,743.00	\$2,869.72	\$60,264.12
Roofing - Garages (5)	25	5	6,960	Square Feet	\$13.85	\$96,396.00	\$3,855.84	\$80,972.64
Roofing - Mail Kiosks (2)	25	5	460	Square Feet	\$13.85	\$6,371.00	\$254.84	\$5,351.64
Roofing - Maintenance Building	25	5	980	Square Feet	\$13.85	\$13,573.00	\$542.92	\$11,401.32
Roofing - Picnic Pavilion - 1	25	5	330	Square Feet	\$13.85	\$4,570.50	\$182.82	\$3,839.22
Roofing - Picnic Pavilion - 2	25	5	240	Square Feet	\$13.85	\$3,324.00	\$132.96	\$2,792.16
Roofing - Pool Pavilion (2)	25	5	480	Square Feet	\$13.85	\$6,648.00	\$265.92	\$5,584.32
Exterior Doors - Clubhouse, Cabana	34	13	20	Each	\$2,500.00	\$50,000.00	\$1,470.59	\$32,352.94
Plumbing - Backflow Preventer - Pool/Cabana	20	15	1	Each	\$10,000.00	\$10,000.00	\$500.00	\$3,000.00
Electrical Service Modernization - Clubhouse	50	29	1	Lump Sum	\$30,000.00	\$30,000.00	\$600.00	\$13,200.00
Building 1 (Type I)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	30	Unit	\$3,000.00	\$90,000.00	\$9,000.00	\$90,000.00
Waterproofing - Resurface catwalks	12	10	1,260	Square Feet	\$18.00	\$22,680.00	\$1,890.00	\$5,670.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	30,112	Building	\$2.12	\$63,837.44	\$7,979.68	\$15,959.36
Roofing - Residences - Tile	25	17	10,950	Square Feet	\$13.85	\$151,657.50	\$6,066.30	\$54,596.70
Roofing - Residences - Tile	25	17	1,088	Square Feet	\$24.75	\$26,928.00	\$1,077.12	\$9,694.08
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00



Building 2 (Type III)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	22	Unit	\$3,000.00	\$66,000.00	\$6,600.00	\$66,000.00
Waterproofing - Resurface catwalks	12	10	924	Square Feet	\$18.00	\$16,632.00	\$1,386.00	\$4,158.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	39,483	Building	\$2.12	\$83,703.96	\$10,463.00	\$20,925.99
Roofing - Residences - Tile	25	17	11,534	Square Feet	\$13.85	\$159,738.98	\$6,389.56	\$57,506.03
Roofing - Residences - Flat	25	17	1,114	Square Feet	\$24.75	\$27,571.50	\$1,102.86	\$9,925.74
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00
Building 3 (Type V)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	30	Units	\$3,000.00	\$90,000.00	\$9,000.00	\$90,000.00
Waterproofing - Resurface catwalks	12	10	1,260	Square Feet	\$18.00	\$22,680.00	\$1,890.00	\$5,670.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	33,132	Building	\$2.12	\$70,239.84	\$8,779.98	\$17,559.96
Roofing - Residences - Tile	25	17	9,730	Square Feet	\$13.85	\$134,760.50	\$5,390.42	\$48,513.78
Roofing - Residences - Flat	25	17	923	Square Feet	\$24.75	\$22,844.25	\$913.77	\$8,223.93
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00



Building 4 (Type IV)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	24	Units	\$3,000.00	\$72,000.00	\$7,200.00	\$72,000.00
Waterproofing - Resurface catwalks	12	10	1,008	Square Feet	\$18.00	\$18,144.00	\$1,512.00	\$4,536.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	33,164	Building	\$2.12	\$70,307.68	\$8,788.46	\$17,576.92
Roofing - Residences - Tile	25	17	10,754	Square Feet	\$13.85	\$148,942.90	\$5,957.72	\$53,619.44
Roofing - Residences - Flat	25	17	1,170	Square Feet	\$24.75	\$28,957.50	\$1,158.30	\$10,424.70
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00
Building 5 (Type I)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	30	Units	\$3,000.00	\$90,000.00	\$9,000.00	\$90,000.00
Waterproofing - Resurface catwalks	12	10	1,260	Square Feet	\$18.00	\$22,680.00	\$1,890.00	\$5,670.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	30,112	Building	\$2.12	\$63,837.44	\$7,979.68	\$15,959.36
Roofing - Residences - Tile	25	17	10,950	Square Feet	\$13.85	\$151,657.50	\$6,066.30	\$54,596.70
Roofing - Residences - Flat	25	17	1,088	Square Feet	\$24.75	\$26,928.00	\$1,077.12	\$9,694.08
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00



Building 6 (Type III)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	22	Units	\$3,000.00	\$66,000.00	\$6,600.00	\$66,000.00
Waterproofing - Resurface catwalks	12	10	924	Square Feet	\$18.00	\$16,632.00	\$1,386.00	\$4,158.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	39,483	Building	\$2.12	\$83,703.96	\$10,463.00	\$20,925.99
Roofing - Residences - Tile	25	17	11,534	Square Feet	\$13.85	\$159,738.98	\$6,389.56	\$57,506.03
Roofing - Residences - Flat	25	17	1,114	Square Feet	\$24.75	\$27,571.50	\$1,102.86	\$9,925.74
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00
Building 7 (Type III)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	22	Units	\$3,000.00	\$66,000.00	\$6,600.00	\$66,000.00
Waterproofing - Resurface catwalks	12	10	924	Square Feet	\$18.00	\$16,632.00	\$1,386.00	\$4,158.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	39,483	Building	\$2.12	\$83,703.96	\$10,463.00	\$20,925.99
Roofing - Residences - Tile	25	17	11,534	Square Feet	\$13.85	\$159,738.98	\$6,389.56	\$57,506.03
Roofing - Residences - Flat	25	17	1,114	Square Feet	\$24.75	\$27,571.50	\$1,102.86	\$9,925.74
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00



Building 8 (Type II)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	30	Units	\$3,000.00	\$90,000.00	\$9,000.00	\$90,000.00
Waterproofing - Resurface catwalks	12	10	1,260	Square Feet	\$18.00	\$22,680.00	\$1,890.00	\$5,670.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	39,483	Building	\$2.12	\$83,703.96	\$10,463.00	\$20,925.99
Roofing - Residences - Tile	25	17	14,721	Square Feet	\$13.85	\$203,885.85	\$8,155.43	\$73,398.91
Roofing - Residences - Flat	25	17	1,114	Square Feet	\$24.75	\$27,571.50	\$1,102.86	\$9,925.74
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00
Building 9 (Type V)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	30	Units	\$3,000.00	\$90,000.00	\$9,000.00	\$90,000.00
Waterproofing - Resurface catwalks	12	10	1,260	Square Feet	\$18.00	\$22,680.00	\$1,890.00	\$5,670.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	33,132	Building	\$2.12	\$70,239.84	\$8,779.98	\$17,559.96
Roofing - Residences - Tile	25	17	9,730	Square Feet	\$13.85	\$134,760.50	\$5,390.42	\$48,513.78
Roofing - Residences - Tile	25	17	923	Square Feet	\$24.75	\$22,844.25	\$913.77	\$8,223.93
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00



Building 10 (Type IV)								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Structural Concrete Restoration	10	1	24	Units	\$3,000.00	\$72,000.00	\$7,200.00	\$72,000.00
Waterproofing - Resurface catwalks	12	10	1,008	Square Feet	\$18.00	\$18,144.00	\$1,512.00	\$4,536.00
Exterior Doors- Single Door	34	13	3	Each	\$2,500.00	\$7,500.00	\$220.59	\$4,852.94
Exterior Doors- Double Door	34	13	1	Each	\$5,000.00	\$5,000.00	\$147.06	\$3,235.29
Painting - Exterior Masonry Surfaces	8	7	33,164	Building	\$2.12	\$70,307.68	\$8,788.46	\$17,576.92
Roofing - Residences - Tile	25	17	10,754	Square Feet	\$13.85	\$148,942.90	\$5,957.72	\$53,619.44
Roofing - Residences - Flat	25	17	1,170	Square Feet	\$24.75	\$28,957.50	\$1,158.30	\$10,424.70
Fire Alarm System Modernization- Fire alarm control panel	25	11	1	Each	\$25,000.00	\$25,000.00	\$1,000.00	\$15,000.00
Fire Alarm System Modernization - Devices	10	8	1	Lump Sum	\$7,500.00	\$7,500.00	\$750.00	\$2,250.00
Plumbing - Backflow Preventer	20	15	0.5	Each	\$10,000.00	\$5,000.00	\$250.00	\$1,500.00
Electrical Service Modernization	50	29	1	Lump Sum	\$50,000.00	\$50,000.00	\$1,000.00	\$22,000.00

Total	\$4,923,962.34	\$310,778.98	\$2,458,159.86
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Reserve Funding Analysis (SIRS)

Based on your current percent funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$754,081.03 in the upcoming fiscal year. The Association must budget for Reserves in the next fiscal year (2026) of \$310,085.47 and each following year, with the addition of inflation.

Year Number	1			2		
Fiscal Year	2025			2026		
Starting Reserve Balance	\$1,704,078.83			\$2,458,159.86		
Ending Reserve Balance		\$2,458,159.86		\$2,768,245.33		
Component	Annual Expense	Current Reserve Requirement	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana	\$30,000.00	\$30,000.00	\$113.64		\$3,150.00	\$11.93
Roofing - Cabana		\$37,461.48	\$141.90		\$1,873.07	\$7.09
Roofing - Clubhouse		\$60,264.12	\$228.27		\$3,013.21	\$11.41
Roofing - Garages (5)		\$80,972.64	\$306.71		\$4,048.63	\$15.34
Roofing - Mail Kiosks (2)		\$5,351.64	\$20.27		\$267.58	\$1.01
Roofing - Maintenance Building		\$11,401.32	\$43.19		\$570.07	\$2.16
Roofing - Picnic Pavilion - 1		\$3,839.22	\$14.54		\$191.96	\$0.73
Roofing - Picnic Pavilion - 2		\$2,792.16	\$10.58		\$139.61	\$0.53
Roofing - Pool Pavilion (2)		\$5,584.32	\$21.15		\$279.22	\$1.06
Exterior Doors - Clubhouse, Cabana		\$32,352.94	\$122.55		\$1,544.12	\$5.85
Plumbing - Backflow Preventer - Pool/Cabana		\$3,000.00	\$11.36		\$525.00	\$1.99
Electrical Service Modernization - Clubhouse		\$13,200.00	\$50.00		\$630.00	\$2.39
Building 1 (Type I)						
Structural Concrete Restoration	\$90,000.00	\$90,000.00	\$3,000.00		\$9,450.00	\$315.00
Waterproofing - Resurface catwalks		\$5,670.00	\$189.00		\$1,984.50	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$161.76		\$231.62	\$7.72
Exterior Doors- Double Door		\$3,235.29	\$107.84		\$154.41	\$5.15
Painting - Exterior Masonry Surfaces		\$15,959.36	\$531.98		\$8,378.66	\$279.29
Roofing - Residences - Tile		\$54,596.70	\$1,819.89		\$6,369.62	\$212.32
Roofing - Residences - Tile		\$9,694.08	\$323.14		\$1,130.98	\$37.70
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$500.00		\$1,050.00	\$35.00
Fire Alarm System Modernization - Devices		\$2,250.00	\$75.00		\$787.50	\$26.25
Plumbing - Backflow Preventer		\$1,500.00	\$50.00		\$262.50	\$8.75
Electrical Service Modernization		\$22,000.00	\$733.33		\$1,050.00	\$35.00
Building 2 (Type III)						
Structural Concrete Restoration	\$66,000.00	\$66,000.00	\$3,000.00		\$6,930.00	\$315.00
Waterproofing - Resurface catwalks		\$4,158.00	\$189.00		\$1,455.30	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$220.59		\$231.62	\$10.53
Exterior Doors- Double Door		\$3,235.29	\$147.06		\$154.41	\$7.02
Painting - Exterior Masonry Surfaces		\$20,925.99	\$951.18		\$10,986.14	\$499.37
Roofing - Residences - Tile		\$57,506.03	\$2,613.91		\$6,709.04	\$304.96



Roofing - Residences - Flat		\$9,925.74	\$451.17		\$1,158.00	\$52.64
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$681.82		\$1,050.00	\$47.73
Fire Alarm System Modernization - Devices		\$2,250.00	\$102.27		\$787.50	\$35.80
Plumbing - Backflow Preventer		\$1,500.00	\$68.18		\$262.50	\$11.93
Electrical Service Modernization		\$22,000.00	\$1,000.00		\$1,050.00	\$47.73
Building 3 (Type V)						
Structural Concrete Restoration	\$90,000.00	\$90,000.00	\$3,000.00		\$9,450.00	\$315.00
Waterproofing - Resurface catwalks		\$5,670.00	\$189.00		\$1,984.50	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$161.76		\$231.62	\$7.72
Exterior Doors- Double Door		\$3,235.29	\$107.84		\$154.41	\$5.15
Painting - Exterior Masonry Surfaces		\$17,559.96	\$585.33		\$9,218.98	\$307.30
Roofing - Residences - Tile		\$48,513.78	\$1,617.13		\$5,659.94	\$188.66
Roofing - Residences - Flat		\$8,223.93	\$274.13		\$959.46	\$31.98
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$500.00		\$1,050.00	\$35.00
Fire Alarm System Modernization - Devices		\$2,250.00	\$75.00		\$787.50	\$26.25
Plumbing - Backflow Preventer		\$1,500.00	\$50.00		\$262.50	\$8.75
Electrical Service Modernization		\$22,000.00	\$733.33		\$1,050.00	\$35.00
Building 4 (Type IV)						
Structural Concrete Restoration	\$72,000.00	\$72,000.00	\$3,000.00		\$7,560.00	\$315.00
Waterproofing - Resurface catwalks		\$4,536.00	\$189.00		\$1,587.60	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$202.21		\$231.62	\$9.65
Exterior Doors- Double Door		\$3,235.29	\$134.80		\$154.41	\$6.43
Painting - Exterior Masonry Surfaces		\$17,576.92	\$732.37		\$9,227.88	\$384.50
Roofing - Residences - Tile		\$53,619.44	\$2,234.14		\$6,255.60	\$260.65
Roofing - Residences - Flat		\$10,424.70	\$434.36		\$1,216.22	\$50.68
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$625.00		\$1,050.00	\$43.75
Fire Alarm System Modernization - Devices		\$2,250.00	\$93.75		\$787.50	\$32.81
Plumbing - Backflow Preventer		\$1,500.00	\$62.50		\$262.50	\$10.94
Electrical Service Modernization		\$22,000.00	\$916.67		\$1,050.00	\$43.75
Building 5 (Type I)						
Structural Concrete Restoration	\$90,000.00	\$90,000.00	\$3,000.00		\$9,450.00	\$315.00
Waterproofing - Resurface catwalks		\$5,670.00	\$189.00		\$1,984.50	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$161.76		\$231.62	\$7.72
Exterior Doors- Double Door		\$3,235.29	\$107.84		\$154.41	\$5.15
Painting - Exterior Masonry Surfaces		\$15,959.36	\$531.98		\$8,378.66	\$279.29
Roofing - Residences - Tile		\$54,596.70	\$1,819.89		\$6,369.62	\$212.32
Roofing - Residences - Flat		\$9,694.08	\$323.14		\$1,130.98	\$37.70
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$500.00		\$1,050.00	\$35.00
Fire Alarm System Modernization - Devices		\$2,250.00	\$75.00		\$787.50	\$26.25
Plumbing - Backflow Preventer		\$1,500.00	\$50.00		\$262.50	\$8.75
Electrical Service Modernization		\$22,000.00	\$733.33		\$1,050.00	\$35.00



Building 6 (Type III)						
Structural Concrete Restoration	\$66,000.00	\$66,000.00	\$3,000.00		\$6,930.00	\$315.00
Waterproofing - Resurface catwalks		\$4,158.00	\$189.00		\$1,455.30	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$220.59		\$231.62	\$10.53
Exterior Doors- Double Door		\$3,235.29	\$147.06		\$154.41	\$7.02
Painting - Exterior Masonry Surfaces		\$20,925.99	\$951.18		\$10,986.14	\$499.37
Roofing - Residences - Tile		\$57,506.03	\$2,613.91		\$6,709.04	\$304.96
Roofing - Residences - Flat		\$9,925.74	\$451.17		\$1,158.00	\$52.64
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$681.82		\$1,050.00	\$47.73
Fire Alarm System Modernization - Devices		\$2,250.00	\$102.27		\$787.50	\$35.80
Plumbing - Backflow Preventer		\$1,500.00	\$68.18		\$262.50	\$11.93
Electrical Service Modernization		\$22,000.00	\$1,000.00		\$1,050.00	\$47.73
Building 7 (Type III)						
Structural Concrete Restoration	\$66,000.00	\$66,000.00	\$3,000.00		\$6,930.00	\$315.00
Waterproofing - Resurface catwalks		\$4,158.00	\$189.00		\$1,455.30	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$220.59		\$231.62	\$10.53
Exterior Doors- Double Door		\$3,235.29	\$147.06		\$154.41	\$7.02
Painting - Exterior Masonry Surfaces		\$20,925.99	\$951.18		\$10,986.14	\$499.37
Roofing - Residences - Tile		\$57,506.03	\$2,613.91		\$6,709.04	\$304.96
Roofing - Residences - Flat		\$9,925.74	\$451.17		\$1,158.00	\$52.64
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$681.82		\$1,050.00	\$47.73
Fire Alarm System Modernization - Devices		\$2,250.00	\$102.27		\$787.50	\$35.80
Plumbing - Backflow Preventer		\$1,500.00	\$68.18		\$262.50	\$11.93
Electrical Service Modernization		\$22,000.00	\$1,000.00		\$1,050.00	\$47.73
Building 8 (Type II)						
Structural Concrete Restoration	\$90,000.00	\$90,000.00	\$3,000.00		\$9,450.00	\$315.00
Waterproofing - Resurface catwalks		\$5,670.00	\$189.00		\$1,984.50	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$161.76		\$231.62	\$7.72
Exterior Doors- Double Door		\$3,235.29	\$107.84		\$154.41	\$5.15
Painting - Exterior Masonry Surfaces		\$20,925.99	\$697.53		\$10,986.14	\$366.20
Roofing - Residences - Tile		\$73,398.91	\$2,446.63		\$8,563.21	\$285.44
Roofing - Residences - Flat		\$9,925.74	\$330.86		\$1,158.00	\$38.60
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$500.00		\$1,050.00	\$35.00
Fire Alarm System Modernization - Devices		\$2,250.00	\$75.00		\$787.50	\$26.25
Plumbing - Backflow Preventer		\$1,500.00	\$50.00		\$262.50	\$8.75
Electrical Service Modernization		\$22,000.00	\$733.33		\$1,050.00	\$35.00
Building 9 (Type V)						
Structural Concrete Restoration	\$90,000.00	\$90,000.00	\$3,000.00		\$9,450.00	\$315.00
Waterproofing - Resurface catwalks		\$5,670.00	\$189.00		\$1,984.50	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$161.76		\$231.62	\$7.72
Exterior Doors- Double Door		\$3,235.29	\$107.84		\$154.41	\$5.15
Painting - Exterior Masonry Surfaces		\$17,559.96	\$585.33		\$9,218.98	\$307.30



Roofing - Residences - Tile		\$48,513.78	\$1,617.13		\$5,659.94	\$188.66
Roofing - Residences - Tile		\$8,223.93	\$274.13		\$959.46	\$31.98
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$500.00		\$1,050.00	\$35.00
Fire Alarm System Modernization - Devices		\$2,250.00	\$75.00		\$787.50	\$26.25
Plumbing - Backflow Preventer		\$1,500.00	\$50.00		\$262.50	\$8.75
Electrical Service Modernization		\$22,000.00	\$733.33		\$1,050.00	\$35.00
Building 10 (Type IV)						
Structural Concrete Restoration	\$72,000.00	\$72,000.00	\$3,000.00		\$7,560.00	\$315.00
Waterproofing - Resurface catwalks		\$4,536.00	\$189.00		\$1,587.60	\$66.15
Exterior Doors- Single Door		\$4,852.94	\$202.21		\$231.62	\$9.65
Exterior Doors- Double Door		\$3,235.29	\$134.80		\$154.41	\$6.43
Painting - Exterior Masonry Surfaces		\$17,576.92	\$732.37		\$9,227.88	\$384.50
Roofing - Residences - Tile		\$53,619.44	\$2,234.14		\$6,255.60	\$260.65
Roofing - Residences - Flat		\$10,424.70	\$434.36		\$1,216.22	\$50.68
Fire Alarm System Modernization- Fire alarm control panel		\$15,000.00	\$625.00		\$1,050.00	\$43.75
Fire Alarm System Modernization - Devices		\$2,250.00	\$93.75		\$787.50	\$32.81
Plumbing - Backflow Preventer		\$1,500.00	\$62.50		\$262.50	\$10.94
Electrical Service Modernization		\$22,000.00	\$916.67		\$1,050.00	\$43.75
Annual Total	\$792,000.00	\$2,458,159.86	\$83,571.98	\$0.00	\$310,085.47	\$11,944.98

Additional Reserves Required to be 100% Fully Funded		\$754,081.03	\$2,856.37
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Year Number	3			4		
Fiscal Year	2027			2028		
Starting Reserve Balance	\$2,768,245.33			\$3,086,071.68		
Ending Reserve Balance	\$3,086,071.68			\$3,411,661.43		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$3,225.00	\$12.22		\$3,307.50	\$12.53
Roofing - Cabana		\$1,917.67	\$7.26		\$1,966.73	\$7.45
Roofing - Clubhouse		\$3,084.95	\$11.69		\$3,163.87	\$11.98
Roofing - Garages (5)		\$4,145.03	\$15.70		\$4,251.06	\$16.10
Roofing - Mail Kiosks (2)		\$273.95	\$1.04		\$280.96	\$1.06
Roofing - Maintenance Building		\$583.64	\$2.21		\$598.57	\$2.27
Roofing - Picnic Pavilion - 1		\$196.53	\$0.74		\$201.56	\$0.76
Roofing - Picnic Pavilion - 2		\$142.93	\$0.54		\$146.59	\$0.56
Roofing - Pool Pavilion (2)		\$285.86	\$1.08		\$293.18	\$1.11
Exterior Doors - Clubhouse, Cabana		\$1,580.88	\$5.99		\$1,621.32	\$6.14
Plumbing - Backflow Preventer - Pool/Cabana		\$537.50	\$2.04		\$551.25	\$2.09



Electrical Service Modernization - Clubhouse		\$645.00	\$2.44		\$661.50	\$2.51
Building 1 (Type I)		\$0.00			\$0.00	
Structural Concrete Restoration		\$9,675.00	\$322.50		\$9,922.50	\$330.75
Waterproofing - Resurface catwalks		\$2,034.11	\$67.80		\$2,083.73	\$69.46
Exterior Doors- Single Door		\$237.41	\$7.91		\$243.20	\$8.11
Exterior Doors- Double Door		\$158.27	\$5.28		\$162.13	\$5.40
Painting - Exterior Masonry Surfaces		\$8,588.13	\$286.27		\$8,797.60	\$293.25
Roofing - Residences - Tile		\$6,528.86	\$217.63		\$6,688.10	\$222.94
Roofing - Residences - Tile		\$1,159.25	\$38.64		\$1,187.52	\$39.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Fire Alarm System Modernization - Devices		\$807.19	\$26.91		\$826.88	\$27.56
Plumbing - Backflow Preventer		\$269.06	\$8.97		\$275.63	\$9.19
Electrical Service Modernization		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Building 2 (Type III)						
Structural Concrete Restoration		\$7,103.25	\$322.88		\$7,276.50	\$330.75
Waterproofing - Resurface catwalks		\$1,491.68	\$67.80		\$1,528.07	\$69.46
Exterior Doors- Single Door		\$237.41	\$10.79		\$243.20	\$11.05
Exterior Doors- Double Door		\$158.27	\$7.19		\$162.13	\$7.37
Painting - Exterior Masonry Surfaces		\$11,260.80	\$511.85		\$11,535.45	\$524.34
Roofing - Residences - Tile		\$6,876.76	\$312.58		\$7,044.49	\$320.20
Roofing - Residences - Flat		\$1,186.95	\$53.95		\$1,215.90	\$55.27
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Fire Alarm System Modernization - Devices		\$807.19	\$36.69		\$826.88	\$37.59
Plumbing - Backflow Preventer		\$269.06	\$12.23		\$275.63	\$12.53
Electrical Service Modernization		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Building 3 (Type V)						
Structural Concrete Restoration		\$9,686.25	\$322.88		\$9,922.50	\$330.75
Waterproofing - Resurface catwalks		\$2,034.11	\$67.80		\$2,083.73	\$69.46
Exterior Doors- Single Door		\$237.41	\$7.91		\$243.20	\$8.11
Exterior Doors- Double Door		\$158.27	\$5.28		\$162.13	\$5.40
Painting - Exterior Masonry Surfaces		\$9,449.45	\$314.98		\$9,679.93	\$322.66
Roofing - Residences - Tile		\$5,801.44	\$193.38		\$5,942.94	\$198.10
Roofing - Residences - Flat		\$983.44	\$32.78		\$1,007.43	\$33.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Fire Alarm System Modernization - Devices		\$807.19	\$26.91		\$826.88	\$27.56
Plumbing - Backflow Preventer		\$269.06	\$8.97		\$275.63	\$9.19
Electrical Service Modernization		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Building 4 (Type IV)						
Structural Concrete Restoration		\$7,749.00	\$322.88		\$7,938.00	\$330.75
Waterproofing - Resurface catwalks		\$1,627.29	\$67.80		\$1,666.98	\$69.46
Exterior Doors- Single Door		\$237.41	\$9.89		\$243.20	\$10.13
Exterior Doors- Double Door		\$158.27	\$6.59		\$162.13	\$6.76



Painting - Exterior Masonry Surfaces		\$9,458.58	\$394.11		\$9,689.28	\$403.72
Roofing - Residences - Tile		\$6,411.99	\$267.17		\$6,568.38	\$273.68
Roofing - Residences - Flat		\$1,246.62	\$51.94		\$1,277.03	\$53.21
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$44.84		\$1,102.50	\$45.94
Fire Alarm System Modernization - Devices		\$807.19	\$33.63		\$826.88	\$34.45
Plumbing - Backflow Preventer		\$269.06	\$11.21		\$275.63	\$11.48
Electrical Service Modernization		\$1,076.25	\$44.84		\$1,102.50	\$45.94
Building 5 (Type I)						
Structural Concrete Restoration		\$9,686.25	\$322.88		\$9,922.50	\$330.75
Waterproofing - Resurface catwalks		\$2,034.11	\$67.80		\$2,083.73	\$69.46
Exterior Doors- Single Door		\$237.41	\$7.91		\$243.20	\$8.11
Exterior Doors- Double Door		\$158.27	\$5.28		\$162.13	\$5.40
Painting - Exterior Masonry Surfaces		\$8,588.13	\$286.27		\$8,797.60	\$293.25
Roofing - Residences - Tile		\$6,528.86	\$217.63		\$6,688.10	\$222.94
Roofing - Residences - Flat		\$1,159.25	\$38.64		\$1,187.52	\$39.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Fire Alarm System Modernization - Devices		\$807.19	\$26.91		\$826.88	\$27.56
Plumbing - Backflow Preventer		\$269.06	\$8.97		\$275.63	\$9.19
Electrical Service Modernization		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Building 6 (Type III)						
Structural Concrete Restoration		\$7,103.25	\$322.88		\$7,276.50	\$330.75
Waterproofing - Resurface catwalks		\$1,491.68	\$67.80		\$1,528.07	\$69.46
Exterior Doors- Single Door		\$237.41	\$10.79		\$243.20	\$11.05
Exterior Doors- Double Door		\$158.27	\$7.19		\$162.13	\$7.37
Painting - Exterior Masonry Surfaces		\$11,260.80	\$511.85		\$11,535.45	\$524.34
Roofing - Residences - Tile		\$6,876.76	\$312.58		\$7,044.49	\$320.20
Roofing - Residences - Flat		\$1,186.95	\$53.95		\$1,215.90	\$55.27
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Fire Alarm System Modernization - Devices		\$807.19	\$36.69		\$826.88	\$37.59
Plumbing - Backflow Preventer		\$269.06	\$12.23		\$275.63	\$12.53
Electrical Service Modernization		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Building 7 (Type III)						
Structural Concrete Restoration		\$7,103.25	\$322.88		\$7,276.50	\$330.75
Waterproofing - Resurface catwalks		\$1,491.68	\$67.80		\$1,528.07	\$69.46
Exterior Doors- Single Door		\$237.41	\$10.79		\$243.20	\$11.05
Exterior Doors- Double Door		\$158.27	\$7.19		\$162.13	\$7.37
Painting - Exterior Masonry Surfaces		\$11,260.80	\$511.85		\$11,535.45	\$524.34
Roofing - Residences - Tile		\$6,876.76	\$312.58		\$7,044.49	\$320.20
Roofing - Residences - Flat		\$1,186.95	\$53.95		\$1,215.90	\$55.27
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Fire Alarm System Modernization - Devices		\$807.19	\$36.69		\$826.88	\$37.59



Plumbing - Backflow Preventer		\$269.06	\$12.23		\$275.63	\$12.53
Electrical Service Modernization		\$1,076.25	\$48.92		\$1,102.50	\$50.11
Building 8 (Type II)						
Structural Concrete Restoration		\$9,686.25	\$322.88		\$9,922.50	\$330.75
Waterproofing - Resurface catwalks		\$2,034.11	\$67.80		\$2,083.73	\$69.46
Exterior Doors- Single Door		\$237.41	\$7.91		\$243.20	\$8.11
Exterior Doors- Double Door		\$158.27	\$5.28		\$162.13	\$5.40
Painting - Exterior Masonry Surfaces		\$11,260.80	\$375.36		\$11,535.45	\$384.52
Roofing - Residences - Tile		\$8,777.29	\$292.58		\$8,991.37	\$299.71
Roofing - Residences - Flat		\$1,186.95	\$39.57		\$1,215.90	\$40.53
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Fire Alarm System Modernization - Devices		\$807.19	\$26.91		\$826.88	\$27.56
Plumbing - Backflow Preventer		\$269.06	\$8.97		\$275.63	\$9.19
Electrical Service Modernization		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Building 9 (Type V)						
Structural Concrete Restoration		\$9,686.25	\$322.88		\$9,922.50	\$330.75
Waterproofing - Resurface catwalks		\$2,034.11	\$67.80		\$2,083.73	\$69.46
Exterior Doors- Single Door		\$237.41	\$7.91		\$243.20	\$8.11
Exterior Doors- Double Door		\$158.27	\$5.28		\$162.13	\$5.40
Painting - Exterior Masonry Surfaces		\$9,449.45	\$314.98		\$9,679.93	\$322.66
Roofing - Residences - Tile		\$5,801.44	\$193.38		\$5,942.94	\$198.10
Roofing - Residences - Tile		\$983.44	\$32.78		\$1,007.43	\$33.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Fire Alarm System Modernization - Devices		\$807.19	\$26.91		\$826.88	\$27.56
Plumbing - Backflow Preventer		\$269.06	\$8.97		\$275.63	\$9.19
Electrical Service Modernization		\$1,076.25	\$35.88		\$1,102.50	\$36.75
Building 10 (Type IV)						
Structural Concrete Restoration		\$7,749.00	\$322.88		\$7,938.00	\$330.75
Waterproofing - Resurface catwalks		\$1,627.29	\$67.80		\$1,666.98	\$69.46
Exterior Doors- Single Door		\$237.41	\$9.89		\$243.20	\$10.13
Exterior Doors- Double Door		\$158.27	\$6.59		\$162.13	\$6.76
Painting - Exterior Masonry Surfaces		\$9,458.58	\$394.11		\$9,689.28	\$403.72
Roofing - Residences - Tile		\$6,411.99	\$267.17		\$6,568.38	\$273.68
Roofing - Residences - Flat		\$1,246.62	\$51.94		\$1,277.03	\$53.21
Fire Alarm System Modernization- Fire alarm control panel		\$1,076.25	\$44.84		\$1,102.50	\$45.94
Fire Alarm System Modernization - Devices		\$807.19	\$33.63		\$826.88	\$34.45
Plumbing - Backflow Preventer		\$269.06	\$11.21		\$275.63	\$11.48
Electrical Service Modernization		\$1,076.25	\$44.84		\$1,102.50	\$45.94
Total	\$0.00	\$317,826.35	\$12,243.23	\$0.00	\$325,589.74	\$12,542.23

Year Number	5	6
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Fiscal Year	2029			2030		
Starting Reserve Balance	\$3,411,661.43			\$3,745,003.30		
Ending Reserve Balance	\$3,745,003.30			\$4,086,097.32		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$3,386.25	\$12.83		\$3,465.00	\$13.13
Roofing - Cabana	\$44,597.00	\$2,013.55	\$7.63		\$2,060.38	\$7.80
Roofing - Clubhouse	\$71,743.00	\$3,239.20	\$12.27		\$3,314.53	\$12.56
Roofing - Garages (5)	\$96,396.00	\$4,352.28	\$16.49		\$4,453.50	\$16.87
Roofing - Mail Kiosks (2)	\$6,371.00	\$287.65	\$1.09		\$294.34	\$1.11
Roofing - Maintenance Building	\$13,573.00	\$612.82	\$2.32		\$627.07	\$2.38
Roofing - Picnic Pavilion - 1	\$4,570.50	\$206.36	\$0.78		\$211.16	\$0.80
Roofing - Picnic Pavilion - 2	\$3,324.00	\$150.08	\$0.57		\$153.57	\$0.58
Roofing - Pool Pavilion (2)	\$6,648.00	\$300.16	\$1.14		\$307.14	\$1.16
Exterior Doors - Clubhouse, Cabana		\$1,659.93	\$6.29		\$1,698.53	\$6.43
Plumbing - Backflow Preventer - Pool/Cabana		\$564.38	\$2.14		\$577.50	\$2.19
Electrical Service Modernization - Clubhouse		\$677.25	\$2.57		\$693.00	\$2.63
Building 1 (Type I)		\$0.00			\$0.00	
Structural Concrete Restoration		\$10,158.75	\$338.63		\$10,395.00	\$346.50
Waterproofing - Resurface catwalks		\$2,133.34	\$71.11		\$2,182.95	\$72.77
Exterior Doors- Single Door		\$248.99	\$8.30		\$254.78	\$8.49
Exterior Doors- Double Door		\$165.99	\$5.53		\$169.85	\$5.66
Painting - Exterior Masonry Surfaces		\$9,007.06	\$300.24		\$9,216.53	\$307.22
Roofing - Residences - Tile		\$6,847.34	\$228.24		\$7,006.58	\$233.55
Roofing - Residences - Tile		\$1,215.80	\$40.53		\$1,244.07	\$41.47
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Fire Alarm System Modernization - Devices		\$846.56	\$28.22		\$866.25	\$28.88
Plumbing - Backflow Preventer		\$282.19	\$9.41		\$288.75	\$9.63
Electrical Service Modernization		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Building 2 (Type III)						
Structural Concrete Restoration		\$7,449.75	\$338.63		\$7,623.00	\$346.50
Waterproofing - Resurface catwalks		\$1,564.45	\$71.11		\$1,600.83	\$72.77
Exterior Doors- Single Door		\$248.99	\$11.32		\$254.78	\$11.58
Exterior Doors- Double Door		\$165.99	\$7.55		\$169.85	\$7.72
Painting - Exterior Masonry Surfaces		\$11,810.11	\$536.82		\$12,084.76	\$549.31
Roofing - Residences - Tile		\$7,212.21	\$327.83		\$7,379.94	\$335.45
Roofing - Residences - Flat		\$1,244.85	\$56.58		\$1,273.80	\$57.90
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$51.31		\$1,155.00	\$52.50
Fire Alarm System Modernization - Devices		\$846.56	\$38.48		\$866.25	\$39.38
Plumbing - Backflow Preventer		\$282.19	\$12.83		\$288.75	\$13.13
Electrical Service Modernization		\$1,128.75	\$51.31		\$1,155.00	\$52.50



Building 3 (Type V)						
Structural Concrete Restoration		\$10,158.75	\$338.63		\$10,395.00	\$346.50
Waterproofing - Resurface catwalks		\$2,133.34	\$71.11		\$2,182.95	\$72.77
Exterior Doors- Single Door		\$248.99	\$8.30		\$254.78	\$8.49
Exterior Doors- Double Door		\$165.99	\$5.53		\$169.85	\$5.66
Painting - Exterior Masonry Surfaces		\$9,910.40	\$330.35		\$10,140.88	\$338.03
Roofing - Residences - Tile		\$6,084.44	\$202.81		\$6,225.94	\$207.53
Roofing - Residences - Flat		\$1,031.42	\$34.38		\$1,055.40	\$35.18
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Fire Alarm System Modernization - Devices		\$846.56	\$28.22		\$866.25	\$28.88
Plumbing - Backflow Preventer		\$282.19	\$9.41		\$288.75	\$9.63
Electrical Service Modernization		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Building 4 (Type IV)						
Structural Concrete Restoration		\$8,127.00	\$338.63		\$8,316.00	\$346.50
Waterproofing - Resurface catwalks		\$1,706.67	\$71.11		\$1,746.36	\$72.77
Exterior Doors- Single Door		\$248.99	\$10.37		\$254.78	\$10.62
Exterior Doors- Double Door		\$165.99	\$6.92		\$169.85	\$7.08
Painting - Exterior Masonry Surfaces		\$9,919.97	\$413.33		\$10,150.67	\$422.94
Roofing - Residences - Tile		\$6,724.77	\$280.20		\$6,881.16	\$286.72
Roofing - Residences - Flat		\$1,307.43	\$54.48		\$1,337.84	\$55.74
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$47.03		\$1,155.00	\$48.13
Fire Alarm System Modernization - Devices		\$846.56	\$35.27		\$866.25	\$36.09
Plumbing - Backflow Preventer		\$282.19	\$11.76		\$288.75	\$12.03
Electrical Service Modernization		\$1,128.75	\$47.03		\$1,155.00	\$48.13
Building 5 (Type I)						
Structural Concrete Restoration		\$10,158.75	\$338.63		\$10,395.00	\$346.50
Waterproofing - Resurface catwalks		\$2,133.34	\$71.11		\$2,182.95	\$72.77
Exterior Doors- Single Door		\$248.99	\$8.30		\$254.78	\$8.49
Exterior Doors- Double Door		\$165.99	\$5.53		\$169.85	\$5.66
Painting - Exterior Masonry Surfaces		\$9,007.06	\$300.24		\$9,216.53	\$307.22
Roofing - Residences - Tile		\$6,847.34	\$228.24		\$7,006.58	\$233.55
Roofing - Residences - Flat		\$1,215.80	\$40.53		\$1,244.07	\$41.47
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Fire Alarm System Modernization - Devices		\$846.56	\$28.22		\$866.25	\$28.88
Plumbing - Backflow Preventer		\$282.19	\$9.41		\$288.75	\$9.63
Electrical Service Modernization		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Building 6 (Type III)						
Structural Concrete Restoration		\$7,449.75	\$338.63		\$7,623.00	\$346.50
Waterproofing - Resurface catwalks		\$1,564.45	\$71.11		\$1,600.83	\$72.77
Exterior Doors- Single Door		\$248.99	\$11.32		\$254.78	\$11.58
Exterior Doors- Double Door		\$165.99	\$7.55		\$169.85	\$7.72
Painting - Exterior Masonry Surfaces		\$11,810.11	\$536.82		\$12,084.76	\$549.31



Roofing - Residences - Tile		\$7,212.21	\$327.83		\$7,379.94	\$335.45
Roofing - Residences - Flat		\$1,244.85	\$56.58		\$1,273.80	\$57.90
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$51.31		\$1,155.00	\$52.50
Fire Alarm System Modernization - Devices		\$846.56	\$38.48		\$866.25	\$39.38
Plumbing - Backflow Preventer		\$282.19	\$12.83		\$288.75	\$13.13
Electrical Service Modernization		\$1,128.75	\$51.31		\$1,155.00	\$52.50
Building 7 (Type III)						
Structural Concrete Restoration		\$7,449.75	\$338.63		\$7,623.00	\$346.50
Waterproofing - Resurface catwalks		\$1,564.45	\$71.11		\$1,600.83	\$72.77
Exterior Doors- Single Door		\$248.99	\$11.32		\$254.78	\$11.58
Exterior Doors- Double Door		\$165.99	\$7.55		\$169.85	\$7.72
Painting - Exterior Masonry Surfaces		\$11,810.11	\$536.82		\$12,084.76	\$549.31
Roofing - Residences - Tile		\$7,212.21	\$327.83		\$7,379.94	\$335.45
Roofing - Residences - Flat		\$1,244.85	\$56.58		\$1,273.80	\$57.90
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$51.31		\$1,155.00	\$52.50
Fire Alarm System Modernization - Devices		\$846.56	\$38.48		\$866.25	\$39.38
Plumbing - Backflow Preventer		\$282.19	\$12.83		\$288.75	\$13.13
Electrical Service Modernization		\$1,128.75	\$51.31		\$1,155.00	\$52.50
Building 8 (Type II)						
Structural Concrete Restoration		\$10,158.75	\$338.63		\$10,395.00	\$346.50
Waterproofing - Resurface catwalks		\$2,133.34	\$71.11		\$2,182.95	\$72.77
Exterior Doors- Single Door		\$248.99	\$8.30		\$254.78	\$8.49
Exterior Doors- Double Door		\$165.99	\$5.53		\$169.85	\$5.66
Painting - Exterior Masonry Surfaces		\$11,810.11	\$393.67		\$12,084.76	\$402.83
Roofing - Residences - Tile		\$9,205.45	\$306.85		\$9,419.53	\$313.98
Roofing - Residences - Flat		\$1,244.85	\$41.50		\$1,273.80	\$42.46
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Fire Alarm System Modernization - Devices		\$846.56	\$28.22		\$866.25	\$28.88
Plumbing - Backflow Preventer		\$282.19	\$9.41		\$288.75	\$9.63
Electrical Service Modernization		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Building 9 (Type V)						
Structural Concrete Restoration		\$10,158.75	\$338.63		\$10,395.00	\$346.50
Waterproofing - Resurface catwalks		\$2,133.34	\$71.11		\$2,182.95	\$72.77
Exterior Doors- Single Door		\$248.99	\$8.30		\$254.78	\$8.49
Exterior Doors- Double Door		\$165.99	\$5.53		\$169.85	\$5.66
Painting - Exterior Masonry Surfaces		\$9,910.40	\$330.35		\$10,140.88	\$338.03
Roofing - Residences - Tile		\$6,084.44	\$202.81		\$6,225.94	\$207.53
Roofing - Residences - Tile		\$1,031.42	\$34.38		\$1,055.40	\$35.18
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Fire Alarm System Modernization - Devices		\$846.56	\$28.22		\$866.25	\$28.88
Plumbing - Backflow Preventer		\$282.19	\$9.41		\$288.75	\$9.63



Electrical Service Modernization		\$1,128.75	\$37.63		\$1,155.00	\$38.50
Building 10 (Type IV)						
Structural Concrete Restoration		\$8,127.00	\$338.63		\$8,316.00	\$346.50
Waterproofing - Resurface catwalks		\$1,706.67	\$71.11		\$1,746.36	\$72.77
Exterior Doors- Single Door		\$248.99	\$10.37		\$254.78	\$10.62
Exterior Doors- Double Door		\$165.99	\$6.92		\$169.85	\$7.08
Painting - Exterior Masonry Surfaces		\$9,919.97	\$413.33		\$10,150.67	\$422.94
Roofing - Residences - Tile		\$6,724.77	\$280.20		\$6,881.16	\$286.72
Roofing - Residences - Flat		\$1,307.43	\$54.48		\$1,337.84	\$55.74
Fire Alarm System Modernization- Fire alarm control panel		\$1,128.75	\$47.03		\$1,155.00	\$48.13
Fire Alarm System Modernization - Devices		\$846.56	\$35.27		\$866.25	\$36.09
Plumbing - Backflow Preventer		\$282.19	\$11.76		\$288.75	\$12.03
Electrical Service Modernization		\$1,128.75	\$47.03		\$1,155.00	\$48.13
Total	\$0.00	\$333,341.88	\$12,840.85	\$0.00	\$341,094.02	\$13,139.48



Year Number	7			8		
Fiscal Year	2031			2032		
Starting Reserve Balance	\$4,086,097.32			\$3,561,230.20		
Ending Reserve Balance	\$3,561,230.20			\$3,827,828.49		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$3,543.75	\$13.42		\$3,622.50	\$13.72
Roofing - Cabana		\$2,107.21	\$7.98		\$2,154.04	\$8.16
Roofing - Clubhouse		\$3,389.86	\$12.84		\$3,465.19	\$13.13
Roofing - Garages (5)		\$4,554.71	\$17.25		\$4,655.93	\$17.64
Roofing - Mail Kiosks (2)		\$301.03	\$1.14		\$307.72	\$1.17
Roofing - Maintenance Building		\$641.32	\$2.43		\$655.58	\$2.48
Roofing - Picnic Pavilion - 1		\$215.96	\$0.82		\$220.76	\$0.84
Roofing - Picnic Pavilion - 2		\$157.06	\$0.59		\$160.55	\$0.61
Roofing - Pool Pavilion (2)		\$314.12	\$1.19		\$321.10	\$1.22
Exterior Doors - Clubhouse, Cabana		\$1,737.13	\$6.58		\$1,775.74	\$6.73
Plumbing - Backflow Preventer - Pool/Cabana		\$590.63	\$2.24		\$603.75	\$2.29
Electrical Service Modernization - Clubhouse		\$708.75	\$2.68		\$724.50	\$2.74
Building 1 (Type I)		\$0.00			\$0.00	
Structural Concrete Restoration		\$10,631.25	\$354.38		\$10,867.50	\$362.25
Waterproofing - Resurface catwalks		\$2,232.56	\$74.42		\$2,282.18	\$76.07
Exterior Doors- Single Door		\$260.57	\$8.69		\$266.36	\$8.88
Exterior Doors- Double Door		\$173.71	\$5.79		\$177.57	\$5.92
Painting - Exterior Masonry Surfaces	\$75,008.99	\$9,426.00	\$314.20		\$9,635.46	\$321.18
Roofing - Residences - Tile		\$7,165.82	\$238.86		\$7,325.06	\$244.17
Roofing - Residences - Tile		\$1,272.35	\$42.41		\$1,300.62	\$43.35
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Fire Alarm System Modernization - Devices		\$885.94	\$29.53	\$9,000.00	\$905.63	\$30.19
Plumbing - Backflow Preventer		\$295.31	\$9.84		\$301.88	\$10.06
Electrical Service Modernization		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Building 2 (Type III)						
Structural Concrete Restoration		\$7,796.25	\$354.38		\$7,969.50	\$362.25
Waterproofing - Resurface catwalks		\$1,637.21	\$74.42		\$1,673.60	\$76.07
Exterior Doors- Single Door		\$260.57	\$11.84		\$266.36	\$12.11
Exterior Doors- Double Door		\$173.71	\$7.90		\$177.57	\$8.07
Painting - Exterior Masonry Surfaces	\$98,352.15	\$12,359.41	\$561.79		\$12,634.07	\$574.28
Roofing - Residences - Tile		\$7,547.67	\$343.08		\$7,715.39	\$350.70
Roofing - Residences - Flat		\$1,302.75	\$59.22		\$1,331.70	\$60.53
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Fire Alarm System Modernization - Devices		\$885.94	\$40.27	\$9,000.00	\$905.63	\$41.16
Plumbing - Backflow Preventer		\$295.31	\$13.42		\$301.88	\$13.72



Electrical Service Modernization		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Building 3 (Type V)						
Structural Concrete Restoration		\$10,631.25	\$354.38		\$10,867.50	\$362.25
Waterproofing - Resurface catwalks		\$2,232.56	\$74.42		\$2,282.18	\$76.07
Exterior Doors- Single Door		\$260.57	\$8.69		\$266.36	\$8.88
Exterior Doors- Double Door		\$173.71	\$5.79		\$177.57	\$5.92
Painting - Exterior Masonry Surfaces	\$82,531.81	\$10,371.35	\$345.71		\$10,601.83	\$353.39
Roofing - Residences - Tile		\$6,367.43	\$212.25		\$6,508.93	\$216.96
Roofing - Residences - Flat		\$1,079.39	\$35.98		\$1,103.38	\$36.78
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Fire Alarm System Modernization - Devices		\$885.94	\$29.53	\$9,000.00	\$905.63	\$30.19
Plumbing - Backflow Preventer		\$295.31	\$9.84		\$301.88	\$10.06
Electrical Service Modernization		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Building 4 (Type IV)						
Structural Concrete Restoration		\$8,505.00	\$354.38		\$8,694.00	\$362.25
Waterproofing - Resurface catwalks		\$1,786.05	\$74.42		\$1,825.74	\$76.07
Exterior Doors- Single Door		\$260.57	\$10.86		\$266.36	\$11.10
Exterior Doors- Double Door		\$173.71	\$7.24		\$177.57	\$7.40
Painting - Exterior Masonry Surfaces	\$82,611.52	\$10,381.37	\$432.56		\$10,612.07	\$442.17
Roofing - Residences - Tile		\$7,037.55	\$293.23		\$7,193.94	\$299.75
Roofing - Residences - Flat		\$1,368.24	\$57.01		\$1,398.65	\$58.28
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$49.22		\$1,207.50	\$50.31
Fire Alarm System Modernization - Devices		\$885.94	\$36.91	\$9,000.00	\$905.63	\$37.73
Plumbing - Backflow Preventer		\$295.31	\$12.30		\$301.88	\$12.58
Electrical Service Modernization		\$1,181.25	\$49.22		\$1,207.50	\$50.31
Building 5 (Type I)						
Structural Concrete Restoration		\$10,631.25	\$354.38		\$10,867.50	\$362.25
Waterproofing - Resurface catwalks		\$2,232.56	\$74.42		\$2,282.18	\$76.07
Exterior Doors- Single Door		\$260.57	\$8.69		\$266.36	\$8.88
Exterior Doors- Double Door		\$173.71	\$5.79		\$177.57	\$5.92
Painting - Exterior Masonry Surfaces	\$75,008.99	\$9,426.00	\$314.20		\$9,635.46	\$321.18
Roofing - Residences - Tile		\$7,165.82	\$238.86		\$7,325.06	\$244.17
Roofing - Residences - Flat		\$1,272.35	\$42.41		\$1,300.62	\$43.35
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Fire Alarm System Modernization - Devices		\$885.94	\$29.53	\$9,000.00	\$905.63	\$30.19
Plumbing - Backflow Preventer		\$295.31	\$9.84		\$301.88	\$10.06
Electrical Service Modernization		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Building 6 (Type III)						
Structural Concrete Restoration		\$7,796.25	\$354.38		\$7,969.50	\$362.25
Waterproofing - Resurface catwalks		\$1,637.21	\$74.42		\$1,673.60	\$76.07
Exterior Doors- Single Door		\$260.57	\$11.84		\$266.36	\$12.11
Exterior Doors- Double Door		\$173.71	\$7.90		\$177.57	\$8.07



Painting - Exterior Masonry Surfaces	\$98,352.15	\$12,359.41	\$561.79		\$12,634.07	\$574.28
Roofing - Residences - Tile		\$7,547.67	\$343.08		\$7,715.39	\$350.70
Roofing - Residences - Flat		\$1,302.75	\$59.22		\$1,331.70	\$60.53
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Fire Alarm System Modernization - Devices		\$885.94	\$40.27	\$9,000.00	\$905.63	\$41.16
Plumbing - Backflow Preventer		\$295.31	\$13.42		\$301.88	\$13.72
Electrical Service Modernization		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Building 7 (Type III)						
Structural Concrete Restoration		\$7,796.25	\$354.38		\$7,969.50	\$362.25
Waterproofing - Resurface catwalks		\$1,637.21	\$74.42		\$1,673.60	\$76.07
Exterior Doors- Single Door		\$260.57	\$11.84		\$266.36	\$12.11
Exterior Doors- Double Door		\$173.71	\$7.90		\$177.57	\$8.07
Painting - Exterior Masonry Surfaces	\$98,352.15	\$12,359.41	\$561.79		\$12,634.07	\$574.28
Roofing - Residences - Tile		\$7,547.67	\$343.08		\$7,715.39	\$350.70
Roofing - Residences - Flat		\$1,302.75	\$59.22		\$1,331.70	\$60.53
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Fire Alarm System Modernization - Devices		\$885.94	\$40.27	\$9,000.00	\$905.63	\$41.16
Plumbing - Backflow Preventer		\$295.31	\$13.42		\$301.88	\$13.72
Electrical Service Modernization		\$1,181.25	\$53.69		\$1,207.50	\$54.89
Building 8 (Type II)						
Structural Concrete Restoration		\$10,631.25	\$354.38		\$10,867.50	\$362.25
Waterproofing - Resurface catwalks		\$2,232.56	\$74.42		\$2,282.18	\$76.07
Exterior Doors- Single Door		\$260.57	\$8.69		\$266.36	\$8.88
Exterior Doors- Double Door		\$173.71	\$5.79		\$177.57	\$5.92
Painting - Exterior Masonry Surfaces	\$98,352.15	\$12,359.41	\$411.98		\$12,634.07	\$421.14
Roofing - Residences - Tile		\$9,633.61	\$321.12		\$9,847.69	\$328.26
Roofing - Residences - Flat		\$1,302.75	\$43.43		\$1,331.70	\$44.39
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Fire Alarm System Modernization - Devices		\$885.94	\$29.53	\$9,000.00	\$905.63	\$30.19
Plumbing - Backflow Preventer		\$295.31	\$9.84		\$301.88	\$10.06
Electrical Service Modernization		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Building 9 (Type V)						
Structural Concrete Restoration		\$10,631.25	\$354.38		\$10,867.50	\$362.25
Waterproofing - Resurface catwalks		\$2,232.56	\$74.42		\$2,282.18	\$76.07
Exterior Doors- Single Door		\$260.57	\$8.69		\$266.36	\$8.88
Exterior Doors- Double Door		\$173.71	\$5.79		\$177.57	\$5.92
Painting - Exterior Masonry Surfaces	\$82,531.81	\$10,371.35	\$345.71		\$10,601.83	\$353.39
Roofing - Residences - Tile		\$6,367.43	\$212.25		\$6,508.93	\$216.96
Roofing - Residences - Tile		\$1,079.39	\$35.98		\$1,103.38	\$36.78
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Fire Alarm System Modernization - Devices		\$885.94	\$29.53	\$9,000.00	\$905.63	\$30.19



Plumbing - Backflow Preventer		\$295.31	\$9.84		\$301.88	\$10.06
Electrical Service Modernization		\$1,181.25	\$39.38		\$1,207.50	\$40.25
Building 10 (Type IV)						
Structural Concrete Restoration		\$8,505.00	\$354.38		\$8,694.00	\$362.25
Waterproofing - Resurface catwalks		\$1,786.05	\$74.42		\$1,825.74	\$76.07
Exterior Doors- Single Door		\$260.57	\$10.86		\$266.36	\$11.10
Exterior Doors- Double Door		\$173.71	\$7.24		\$177.57	\$7.40
Painting - Exterior Masonry Surfaces	\$82,611.52	\$10,381.37	\$432.56		\$10,612.07	\$442.17
Roofing - Residences - Tile		\$7,037.55	\$293.23		\$7,193.94	\$299.75
Roofing - Residences - Flat		\$1,368.24	\$57.01		\$1,398.65	\$58.28
Fire Alarm System Modernization- Fire alarm control panel		\$1,181.25	\$49.22		\$1,207.50	\$50.31
Fire Alarm System Modernization - Devices		\$885.94	\$36.91	\$9,000.00	\$905.63	\$37.73
Plumbing - Backflow Preventer		\$295.31	\$12.30		\$301.88	\$12.58
Electrical Service Modernization		\$1,181.25	\$49.22		\$1,207.50	\$50.31
Total	\$873,713.27	\$348,846.15	\$13,438.10	\$90,000.00	\$356,598.29	\$13,736.72

Year Number	9	10
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Fiscal Year	2033			2034		
Starting Reserve Balance	\$3,827,828.49			\$4,192,178.92		
Ending Reserve Balance	\$4,192,178.92			\$4,314,801.48		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$3,701.25	\$14.02		\$3,780.00	\$14.32
Roofing - Cabana		\$2,200.86	\$8.34		\$2,247.69	\$8.51
Roofing - Clubhouse		\$3,540.52	\$13.41		\$3,615.85	\$13.70
Roofing - Garages (5)		\$4,757.14	\$18.02		\$4,858.36	\$18.40
Roofing - Mail Kiosks (2)		\$314.41	\$1.19		\$321.10	\$1.22
Roofing - Maintenance Building		\$669.83	\$2.54		\$684.08	\$2.59
Roofing - Picnic Pavilion - 1		\$225.55	\$0.85		\$230.35	\$0.87
Roofing - Picnic Pavilion - 2		\$164.04	\$0.62		\$167.53	\$0.63
Roofing - Pool Pavilion (2)		\$328.08	\$1.24		\$335.06	\$1.27
Exterior Doors - Clubhouse, Cabana		\$1,814.34	\$6.87		\$1,852.94	\$7.02
Plumbing - Backflow Preventer - Pool/Cabana		\$616.88	\$2.34		\$630.00	\$2.39
Electrical Service Modernization - Clubhouse		\$740.25	\$2.80		\$756.00	\$2.86
Building 1 (Type I)						
Structural Concrete Restoration		\$11,103.75	\$370.13		\$11,340.00	\$378.00
Waterproofing - Resurface catwalks		\$2,331.79	\$77.73	\$28,350.00	\$2,381.40	\$79.38
Exterior Doors- Single Door		\$272.15	\$9.07		\$277.94	\$9.26
Exterior Doors- Double Door		\$181.43	\$6.05		\$185.29	\$6.18
Painting - Exterior Masonry Surfaces		\$9,844.93	\$328.16		\$10,054.40	\$335.15
Roofing - Residences - Tile		\$7,484.30	\$249.48		\$7,643.54	\$254.78
Roofing - Residences - Tile		\$1,328.90	\$44.30		\$1,357.17	\$45.24
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Fire Alarm System Modernization - Devices		\$925.31	\$30.84		\$945.00	\$31.50
Plumbing - Backflow Preventer		\$308.44	\$10.28		\$315.00	\$10.50
Electrical Service Modernization		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Building 2 (Type III)						
Structural Concrete Restoration		\$8,142.75	\$370.13		\$8,316.00	\$378.00
Waterproofing - Resurface catwalks		\$1,709.98	\$77.73	\$20,790.00	\$1,746.36	\$79.38
Exterior Doors- Single Door		\$272.15	\$12.37		\$277.94	\$12.63
Exterior Doors- Double Door		\$181.43	\$8.25		\$185.29	\$8.42
Painting - Exterior Masonry Surfaces		\$12,908.72	\$586.76		\$13,183.37	\$599.24
Roofing - Residences - Tile		\$7,883.12	\$358.32		\$8,050.84	\$365.95
Roofing - Residences - Flat		\$1,360.65	\$61.85		\$1,389.60	\$63.16
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$56.08		\$1,260.00	\$57.27
Fire Alarm System Modernization - Devices		\$925.31	\$42.06		\$945.00	\$42.95
Plumbing - Backflow Preventer		\$308.44	\$14.02		\$315.00	\$14.32
Electrical Service Modernization		\$1,233.75	\$56.08		\$1,260.00	\$57.27



Building 3 (Type V)						
Structural Concrete Restoration		\$11,103.75	\$370.13		\$11,340.00	\$378.00
Waterproofing - Resurface catwalks		\$2,331.79	\$77.73	\$28,350.00	\$2,381.40	\$79.38
Exterior Doors- Single Door		\$272.15	\$9.07		\$277.94	\$9.26
Exterior Doors- Double Door		\$181.43	\$6.05		\$185.29	\$6.18
Painting - Exterior Masonry Surfaces		\$10,832.30	\$361.08		\$11,062.77	\$368.76
Roofing - Residences - Tile		\$6,650.43	\$221.68		\$6,791.93	\$226.40
Roofing - Residences - Flat		\$1,127.36	\$37.58		\$1,151.35	\$38.38
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Fire Alarm System Modernization - Devices		\$925.31	\$30.84		\$945.00	\$31.50
Plumbing - Backflow Preventer		\$308.44	\$10.28		\$315.00	\$10.50
Electrical Service Modernization		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Building 4 (Type IV)						
Structural Concrete Restoration		\$8,883.00	\$370.13		\$9,072.00	\$378.00
Waterproofing - Resurface catwalks		\$1,865.43	\$77.73	\$22,680.00	\$1,905.12	\$79.38
Exterior Doors- Single Door		\$272.15	\$11.34		\$277.94	\$11.58
Exterior Doors- Double Door		\$181.43	\$7.56		\$185.29	\$7.72
Painting - Exterior Masonry Surfaces		\$10,842.76	\$451.78		\$11,073.46	\$461.39
Roofing - Residences - Tile		\$7,350.33	\$306.26		\$7,506.72	\$312.78
Roofing - Residences - Flat		\$1,429.05	\$59.54		\$1,459.46	\$60.81
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$51.41		\$1,260.00	\$52.50
Fire Alarm System Modernization - Devices		\$925.31	\$38.55		\$945.00	\$39.38
Plumbing - Backflow Preventer		\$308.44	\$12.85		\$315.00	\$13.13
Electrical Service Modernization		\$1,233.75	\$51.41		\$1,260.00	\$52.50
Building 5 (Type I)						
Structural Concrete Restoration		\$11,103.75	\$370.13		\$11,340.00	\$378.00
Waterproofing - Resurface catwalks		\$2,331.79	\$77.73	\$28,350.00	\$2,381.40	\$79.38
Exterior Doors- Single Door		\$272.15	\$9.07		\$277.94	\$9.26
Exterior Doors- Double Door		\$181.43	\$6.05		\$185.29	\$6.18
Painting - Exterior Masonry Surfaces		\$9,844.93	\$328.16		\$10,054.40	\$335.15
Roofing - Residences - Tile		\$7,484.30	\$249.48		\$7,643.54	\$254.78
Roofing - Residences - Flat		\$1,328.90	\$44.30		\$1,357.17	\$45.24
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Fire Alarm System Modernization - Devices		\$925.31	\$30.84		\$945.00	\$31.50
Plumbing - Backflow Preventer		\$308.44	\$10.28		\$315.00	\$10.50
Electrical Service Modernization		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Building 6 (Type III)						
Structural Concrete Restoration		\$8,142.75	\$370.13		\$8,316.00	\$378.00
Waterproofing - Resurface catwalks		\$1,709.98	\$77.73	\$20,790.00	\$1,746.36	\$79.38
Exterior Doors- Single Door		\$272.15	\$12.37		\$277.94	\$12.63
Exterior Doors- Double Door		\$181.43	\$8.25		\$185.29	\$8.42
Painting - Exterior Masonry Surfaces		\$12,908.72	\$586.76		\$13,183.37	\$599.24



Roofing - Residences - Tile		\$7,883.12	\$358.32		\$8,050.84	\$365.95
Roofing - Residences - Flat		\$1,360.65	\$61.85		\$1,389.60	\$63.16
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$56.08		\$1,260.00	\$57.27
Fire Alarm System Modernization - Devices		\$925.31	\$42.06		\$945.00	\$42.95
Plumbing - Backflow Preventer		\$308.44	\$14.02		\$315.00	\$14.32
Electrical Service Modernization		\$1,233.75	\$56.08		\$1,260.00	\$57.27
Building 7 (Type III)						
Structural Concrete Restoration		\$8,142.75	\$370.13		\$8,316.00	\$378.00
Waterproofing - Resurface catwalks		\$1,709.98	\$77.73	\$20,790.00	\$1,746.36	\$79.38
Exterior Doors- Single Door		\$272.15	\$12.37		\$277.94	\$12.63
Exterior Doors- Double Door		\$181.43	\$8.25		\$185.29	\$8.42
Painting - Exterior Masonry Surfaces		\$12,908.72	\$586.76		\$13,183.37	\$599.24
Roofing - Residences - Tile		\$7,883.12	\$358.32		\$8,050.84	\$365.95
Roofing - Residences - Flat		\$1,360.65	\$61.85		\$1,389.60	\$63.16
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$56.08		\$1,260.00	\$57.27
Fire Alarm System Modernization - Devices		\$925.31	\$42.06		\$945.00	\$42.95
Plumbing - Backflow Preventer		\$308.44	\$14.02		\$315.00	\$14.32
Electrical Service Modernization		\$1,233.75	\$56.08		\$1,260.00	\$57.27
Building 8 (Type II)						
Structural Concrete Restoration		\$11,103.75	\$370.13		\$11,340.00	\$378.00
Waterproofing - Resurface catwalks		\$2,331.79	\$77.73	\$28,350.00	\$2,381.40	\$79.38
Exterior Doors- Single Door		\$272.15	\$9.07		\$277.94	\$9.26
Exterior Doors- Double Door		\$181.43	\$6.05		\$185.29	\$6.18
Painting - Exterior Masonry Surfaces		\$12,908.72	\$430.29		\$13,183.37	\$439.45
Roofing - Residences - Tile		\$10,061.77	\$335.39		\$10,275.85	\$342.53
Roofing - Residences - Flat		\$1,360.65	\$45.36		\$1,389.60	\$46.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Fire Alarm System Modernization - Devices		\$925.31	\$30.84		\$945.00	\$31.50
Plumbing - Backflow Preventer		\$308.44	\$10.28		\$315.00	\$10.50
Electrical Service Modernization		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Building 9 (Type V)						
Structural Concrete Restoration		\$11,103.75	\$370.13		\$11,340.00	\$378.00
Waterproofing - Resurface catwalks		\$2,331.79	\$77.73	\$28,350.00	\$2,381.40	\$79.38
Exterior Doors- Single Door		\$272.15	\$9.07		\$277.94	\$9.26
Exterior Doors- Double Door		\$181.43	\$6.05		\$185.29	\$6.18
Painting - Exterior Masonry Surfaces		\$10,832.30	\$361.08		\$11,062.77	\$368.76
Roofing - Residences - Tile		\$6,650.43	\$221.68		\$6,791.93	\$226.40
Roofing - Residences - Tile		\$1,127.36	\$37.58		\$1,151.35	\$38.38
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Fire Alarm System Modernization - Devices		\$925.31	\$30.84		\$945.00	\$31.50
Plumbing - Backflow Preventer		\$308.44	\$10.28		\$315.00	\$10.50



Electrical Service Modernization		\$1,233.75	\$41.13		\$1,260.00	\$42.00
Building 10 (Type IV)						
Structural Concrete Restoration		\$8,883.00	\$370.13		\$9,072.00	\$378.00
Waterproofing - Resurface catwalks		\$1,865.43	\$77.73	\$22,680.00	\$1,905.12	\$79.38
Exterior Doors- Single Door		\$272.15	\$11.34		\$277.94	\$11.58
Exterior Doors- Double Door		\$181.43	\$7.56		\$185.29	\$7.72
Painting - Exterior Masonry Surfaces		\$10,842.76	\$451.78		\$11,073.46	\$461.39
Roofing - Residences - Tile		\$7,350.33	\$306.26		\$7,506.72	\$312.78
Roofing - Residences - Flat		\$1,429.05	\$59.54		\$1,459.46	\$60.81
Fire Alarm System Modernization- Fire alarm control panel		\$1,233.75	\$51.41		\$1,260.00	\$52.50
Fire Alarm System Modernization - Devices		\$925.31	\$38.55		\$945.00	\$39.38
Plumbing - Backflow Preventer		\$308.44	\$12.85		\$315.00	\$13.13
Electrical Service Modernization		\$1,233.75	\$51.41		\$1,260.00	\$52.50
Total	\$0.00	\$364,350.43	\$14,035.35	\$249,480.00	\$372,102.56	\$14,333.97



Year Number	11			12		
Fiscal Year	2035			2036		
Starting Reserve Balance	\$4,314,801.48			\$3,366,106.18		
Ending Reserve Balance	\$3,366,106.18			\$3,753,713.01		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana	\$38,250.00	\$3,858.75	\$14.62		\$3,937.50	\$14.91
Roofing - Cabana		\$2,294.52	\$8.69		\$2,341.34	\$8.87
Roofing - Clubhouse		\$3,691.18	\$13.98		\$3,766.51	\$14.27
Roofing - Garages (5)		\$4,959.57	\$18.79		\$5,060.79	\$19.17
Roofing - Mail Kiosks (2)		\$327.79	\$1.24		\$334.48	\$1.27
Roofing - Maintenance Building		\$698.33	\$2.65		\$712.58	\$2.70
Roofing - Picnic Pavilion - 1		\$235.15	\$0.89		\$239.95	\$0.91
Roofing - Picnic Pavilion - 2		\$171.02	\$0.65		\$174.51	\$0.66
Roofing - Pool Pavilion (2)		\$342.04	\$1.30		\$349.02	\$1.32
Exterior Doors - Clubhouse, Cabana		\$1,891.54	\$7.16		\$1,930.15	\$7.31
Plumbing - Backflow Preventer - Pool/Cabana		\$643.13	\$2.44		\$656.25	\$2.49
Electrical Service Modernization - Clubhouse		\$771.75	\$2.92		\$787.50	\$2.98
Building 1 (Type I)						
Structural Concrete Restoration	\$114,750.00	\$11,576.25	\$385.88		\$11,812.50	\$393.75
Waterproofing - Resurface catwalks		\$2,431.01	\$81.03		\$2,480.63	\$82.69
Exterior Doors- Single Door		\$283.73	\$9.46		\$289.52	\$9.65
Exterior Doors- Double Door		\$189.15	\$6.31		\$193.01	\$6.43
Painting - Exterior Masonry Surfaces		\$10,263.86	\$342.13		\$10,473.33	\$349.11
Roofing - Residences - Tile		\$7,802.78	\$260.09		\$7,962.02	\$265.40
Roofing - Residences - Tile		\$1,385.45	\$46.18		\$1,413.72	\$47.12
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$42.88		\$1,312.50	\$43.75
Fire Alarm System Modernization - Devices		\$964.69	\$32.16		\$984.38	\$32.81
Plumbing - Backflow Preventer		\$321.56	\$10.72		\$328.13	\$10.94
Electrical Service Modernization		\$1,286.25	\$42.88		\$1,312.50	\$43.75
Building 2 (Type III)						
Structural Concrete Restoration	\$84,150.00	\$8,489.25	\$385.88		\$8,662.50	\$393.75
Waterproofing - Resurface catwalks		\$1,782.74	\$81.03		\$1,819.13	\$82.69
Exterior Doors- Single Door		\$283.73	\$12.90		\$289.52	\$13.16
Exterior Doors- Double Door		\$189.15	\$8.60		\$193.01	\$8.77
Painting - Exterior Masonry Surfaces		\$13,458.03	\$611.73		\$13,732.68	\$624.21
Roofing - Residences - Tile		\$8,218.57	\$373.57		\$8,386.30	\$381.20
Roofing - Residences - Flat		\$1,418.55	\$64.48		\$1,447.50	\$65.80
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$58.47		\$1,312.50	\$59.66
Fire Alarm System Modernization - Devices		\$964.69	\$43.85		\$984.38	\$44.74
Plumbing - Backflow Preventer		\$321.56	\$14.62		\$328.13	\$14.91



Electrical Service Modernization		\$1,286.25	\$58.47		\$1,312.50	\$59.66
Building 3 (Type V)						
Structural Concrete Restoration	\$114,750.00	\$11,576.25	\$385.88		\$11,812.50	\$393.75
Waterproofing - Resurface catwalks		\$2,431.01	\$81.03		\$2,480.63	\$82.69
Exterior Doors- Single Door		\$283.73	\$9.46		\$289.52	\$9.65
Exterior Doors- Double Door		\$189.15	\$6.31		\$193.01	\$6.43
Painting - Exterior Masonry Surfaces		\$11,293.25	\$376.44		\$11,523.72	\$384.12
Roofing - Residences - Tile		\$6,933.43	\$231.11		\$7,074.93	\$235.83
Roofing - Residences - Flat		\$1,175.34	\$39.18		\$1,199.32	\$39.98
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$42.88		\$1,312.50	\$43.75
Fire Alarm System Modernization - Devices		\$964.69	\$32.16		\$984.38	\$32.81
Plumbing - Backflow Preventer		\$321.56	\$10.72		\$328.13	\$10.94
Electrical Service Modernization		\$1,286.25	\$42.88		\$1,312.50	\$43.75
Building 4 (Type IV)						
Structural Concrete Restoration	\$91,800.00	\$9,261.00	\$385.88		\$9,450.00	\$393.75
Waterproofing - Resurface catwalks		\$1,944.81	\$81.03		\$1,984.50	\$82.69
Exterior Doors- Single Door		\$283.73	\$11.82		\$289.52	\$12.06
Exterior Doors- Double Door		\$189.15	\$7.88		\$193.01	\$8.04
Painting - Exterior Masonry Surfaces		\$11,304.16	\$471.01		\$11,534.85	\$480.62
Roofing - Residences - Tile		\$7,663.11	\$319.30		\$7,819.50	\$325.81
Roofing - Residences - Flat		\$1,489.86	\$62.08		\$1,520.27	\$63.34
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$53.59		\$1,312.50	\$54.69
Fire Alarm System Modernization - Devices		\$964.69	\$40.20		\$984.38	\$41.02
Plumbing - Backflow Preventer		\$321.56	\$13.40		\$328.13	\$13.67
Electrical Service Modernization		\$1,286.25	\$53.59		\$1,312.50	\$54.69
Building 5 (Type I)						
Structural Concrete Restoration	\$114,750.00	\$11,576.25	\$385.88		\$11,812.50	\$393.75
Waterproofing - Resurface catwalks		\$2,431.01	\$81.03		\$2,480.63	\$82.69
Exterior Doors- Single Door		\$283.73	\$9.46		\$289.52	\$9.65
Exterior Doors- Double Door		\$189.15	\$6.31		\$193.01	\$6.43
Painting - Exterior Masonry Surfaces		\$10,263.86	\$342.13		\$10,473.33	\$349.11
Roofing - Residences - Tile		\$7,802.78	\$260.09		\$7,962.02	\$265.40
Roofing - Residences - Flat		\$1,385.45	\$46.18		\$1,413.72	\$47.12
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$42.88		\$1,312.50	\$43.75
Fire Alarm System Modernization - Devices		\$964.69	\$32.16		\$984.38	\$32.81
Plumbing - Backflow Preventer		\$321.56	\$10.72		\$328.13	\$10.94
Electrical Service Modernization		\$1,286.25	\$42.88		\$1,312.50	\$43.75
Building 6 (Type III)						
Structural Concrete Restoration	\$84,150.00	\$8,489.25	\$385.88		\$8,662.50	\$393.75
Waterproofing - Resurface catwalks		\$1,782.74	\$81.03		\$1,819.13	\$82.69
Exterior Doors- Single Door		\$283.73	\$12.90		\$289.52	\$13.16
Exterior Doors- Double Door		\$189.15	\$8.60		\$193.01	\$8.77



Painting - Exterior Masonry Surfaces		\$13,458.03	\$611.73		\$13,732.68	\$624.21
Roofing - Residences - Tile		\$8,218.57	\$373.57		\$8,386.30	\$381.20
Roofing - Residences - Flat		\$1,418.55	\$64.48		\$1,447.50	\$65.80
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$58.47		\$1,312.50	\$59.66
Fire Alarm System Modernization - Devices		\$964.69	\$43.85		\$984.38	\$44.74
Plumbing - Backflow Preventer		\$321.56	\$14.62		\$328.13	\$14.91
Electrical Service Modernization		\$1,286.25	\$58.47		\$1,312.50	\$59.66
Building 7 (Type III)						
Structural Concrete Restoration	\$84,150.00	\$8,489.25	\$385.88		\$8,662.50	\$393.75
Waterproofing - Resurface catwalks		\$1,782.74	\$81.03		\$1,819.13	\$82.69
Exterior Doors- Single Door		\$283.73	\$12.90		\$289.52	\$13.16
Exterior Doors- Double Door		\$189.15	\$8.60		\$193.01	\$8.77
Painting - Exterior Masonry Surfaces		\$13,458.03	\$611.73		\$13,732.68	\$624.21
Roofing - Residences - Tile		\$8,218.57	\$373.57		\$8,386.30	\$381.20
Roofing - Residences - Flat		\$1,418.55	\$64.48		\$1,447.50	\$65.80
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$58.47		\$1,312.50	\$59.66
Fire Alarm System Modernization - Devices		\$964.69	\$43.85		\$984.38	\$44.74
Plumbing - Backflow Preventer		\$321.56	\$14.62		\$328.13	\$14.91
Electrical Service Modernization		\$1,286.25	\$58.47		\$1,312.50	\$59.66
Building 8 (Type II)						
Structural Concrete Restoration	\$114,750.00	\$11,576.25	\$385.88		\$11,812.50	\$393.75
Waterproofing - Resurface catwalks		\$2,431.01	\$81.03		\$2,480.63	\$82.69
Exterior Doors- Single Door		\$283.73	\$9.46		\$289.52	\$9.65
Exterior Doors- Double Door		\$189.15	\$6.31		\$193.01	\$6.43
Painting - Exterior Masonry Surfaces		\$13,458.03	\$448.60		\$13,732.68	\$457.76
Roofing - Residences - Tile		\$10,489.93	\$349.66		\$10,704.01	\$356.80
Roofing - Residences - Flat		\$1,418.55	\$47.29		\$1,447.50	\$48.25
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$42.88		\$1,312.50	\$43.75
Fire Alarm System Modernization - Devices		\$964.69	\$32.16		\$984.38	\$32.81
Plumbing - Backflow Preventer		\$321.56	\$10.72		\$328.13	\$10.94
Electrical Service Modernization		\$1,286.25	\$42.88		\$1,312.50	\$43.75
Building 9 (Type V)						
Structural Concrete Restoration	\$114,750.00	\$11,576.25	\$385.88		\$11,812.50	\$393.75
Waterproofing - Resurface catwalks		\$2,431.01	\$81.03		\$2,480.63	\$82.69
Exterior Doors- Single Door		\$283.73	\$9.46		\$289.52	\$9.65
Exterior Doors- Double Door		\$189.15	\$6.31		\$193.01	\$6.43
Painting - Exterior Masonry Surfaces		\$11,293.25	\$376.44		\$11,523.72	\$384.12
Roofing - Residences - Tile		\$6,933.43	\$231.11		\$7,074.93	\$235.83
Roofing - Residences - Tile		\$1,175.34	\$39.18		\$1,199.32	\$39.98
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$42.88		\$1,312.50	\$43.75
Fire Alarm System Modernization - Devices		\$964.69	\$32.16		\$984.38	\$32.81



Plumbing - Backflow Preventer		\$321.56	\$10.72		\$328.13	\$10.94
Electrical Service Modernization		\$1,286.25	\$42.88		\$1,312.50	\$43.75
Building 10 (Type IV)						
Structural Concrete Restoration	\$91,800.00	\$9,261.00	\$385.88		\$9,450.00	\$393.75
Waterproofing - Resurface catwalks		\$1,944.81	\$81.03		\$1,984.50	\$82.69
Exterior Doors- Single Door		\$283.73	\$11.82		\$289.52	\$12.06
Exterior Doors- Double Door		\$189.15	\$7.88		\$193.01	\$8.04
Painting - Exterior Masonry Surfaces		\$11,304.16	\$471.01		\$11,534.85	\$480.62
Roofing - Residences - Tile		\$7,663.11	\$319.30		\$7,819.50	\$325.81
Roofing - Residences - Flat		\$1,489.86	\$62.08		\$1,520.27	\$63.34
Fire Alarm System Modernization- Fire alarm control panel	\$31,875.00	\$1,286.25	\$53.59		\$1,312.50	\$54.69
Fire Alarm System Modernization - Devices		\$964.69	\$40.20		\$984.38	\$41.02
Plumbing - Backflow Preventer		\$321.56	\$13.40		\$328.13	\$13.67
Electrical Service Modernization		\$1,286.25	\$53.59		\$1,312.50	\$54.69
Total	\$1,328,550.00	\$379,854.70	\$14,632.60	\$0.00	\$387,606.84	\$14,931.22

Year Number	13	14
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Fiscal Year	2037			2038		
Starting Reserve Balance	\$3,753,713.01			\$3,983,446.98		
Ending Reserve Balance	\$3,983,446.98			\$4,386,558.09		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,016.25	\$15.21		\$4,095.00	\$15.51
Roofing - Cabana		\$2,388.17	\$9.05		\$2,435.00	\$9.22
Roofing - Clubhouse		\$3,841.84	\$14.55		\$3,917.17	\$14.84
Roofing - Garages (5)		\$5,162.01	\$19.55		\$5,263.22	\$19.94
Roofing - Mail Kiosks (2)		\$341.17	\$1.29		\$347.86	\$1.32
Roofing - Maintenance Building		\$726.83	\$2.75		\$741.09	\$2.81
Roofing - Picnic Pavilion - 1		\$244.75	\$0.93		\$249.55	\$0.95
Roofing - Picnic Pavilion - 2		\$178.00	\$0.67		\$181.49	\$0.69
Roofing - Pool Pavilion (2)		\$356.00	\$1.35		\$362.98	\$1.37
Exterior Doors - Clubhouse, Cabana	\$66,250.00	\$1,968.75	\$7.46		\$2,007.35	\$7.60
Plumbing - Backflow Preventer - Pool/Cabana		\$669.38	\$2.54		\$682.50	\$2.59
Electrical Service Modernization - Clubhouse		\$803.25	\$3.04		\$819.00	\$3.10
Building 1 (Type I)						
Structural Concrete Restoration		\$12,048.75	\$401.63		\$12,285.00	\$409.50
Waterproofing - Resurface catwalks		\$2,530.24	\$84.34		\$2,579.85	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$9.84		\$301.10	\$10.04
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$6.56		\$200.74	\$6.69
Painting - Exterior Masonry Surfaces		\$10,682.80	\$356.09		\$10,892.26	\$363.08
Roofing - Residences - Tile		\$8,121.26	\$270.71		\$8,280.50	\$276.02
Roofing - Residences - Tile		\$1,441.99	\$48.07		\$1,470.27	\$49.01
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Fire Alarm System Modernization - Devices		\$1,004.06	\$33.47		\$1,023.75	\$34.13
Plumbing - Backflow Preventer		\$334.69	\$11.16		\$341.25	\$11.38
Electrical Service Modernization		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Building 2 (Type III)						
Structural Concrete Restoration		\$8,835.75	\$401.63		\$9,009.00	\$409.50
Waterproofing - Resurface catwalks		\$1,855.51	\$84.34		\$1,891.89	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$13.42		\$301.10	\$13.69
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$8.95		\$200.74	\$9.12
Painting - Exterior Masonry Surfaces		\$14,007.33	\$636.70		\$14,281.99	\$649.18
Roofing - Residences - Tile		\$8,554.02	\$388.82		\$8,721.75	\$396.44
Roofing - Residences - Flat		\$1,476.45	\$67.11		\$1,505.40	\$68.43
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$60.85		\$1,365.00	\$62.05
Fire Alarm System Modernization - Devices		\$1,004.06	\$45.64		\$1,023.75	\$46.53
Plumbing - Backflow Preventer		\$334.69	\$15.21		\$341.25	\$15.51
Electrical Service Modernization		\$1,338.75	\$60.85		\$1,365.00	\$62.05



Building 3 (Type V)						
Structural Concrete Restoration		\$12,048.75	\$401.63		\$12,285.00	\$409.50
Waterproofing - Resurface catwalks		\$2,530.24	\$84.34		\$2,579.85	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$9.84		\$301.10	\$10.04
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$6.56		\$200.74	\$6.69
Painting - Exterior Masonry Surfaces		\$11,754.20	\$391.81		\$11,984.67	\$399.49
Roofing - Residences - Tile		\$7,216.42	\$240.55		\$7,357.92	\$245.26
Roofing - Residences - Flat		\$1,223.31	\$40.78		\$1,247.30	\$41.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Fire Alarm System Modernization - Devices		\$1,004.06	\$33.47		\$1,023.75	\$34.13
Plumbing - Backflow Preventer		\$334.69	\$11.16		\$341.25	\$11.38
Electrical Service Modernization		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Building 4 (Type IV)						
Structural Concrete Restoration		\$9,639.00	\$401.63		\$9,828.00	\$409.50
Waterproofing - Resurface catwalks		\$2,024.19	\$84.34		\$2,063.88	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$12.30		\$301.10	\$12.55
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$8.20		\$200.74	\$8.36
Painting - Exterior Masonry Surfaces		\$11,765.55	\$490.23		\$11,996.25	\$499.84
Roofing - Residences - Tile		\$7,975.89	\$332.33		\$8,132.28	\$338.85
Roofing - Residences - Flat		\$1,550.67	\$64.61		\$1,581.08	\$65.88
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$55.78		\$1,365.00	\$56.88
Fire Alarm System Modernization - Devices		\$1,004.06	\$41.84		\$1,023.75	\$42.66
Plumbing - Backflow Preventer		\$334.69	\$13.95		\$341.25	\$14.22
Electrical Service Modernization		\$1,338.75	\$55.78		\$1,365.00	\$56.88
Building 5 (Type I)						
Structural Concrete Restoration		\$12,048.75	\$401.63		\$12,285.00	\$409.50
Waterproofing - Resurface catwalks		\$2,530.24	\$84.34		\$2,579.85	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$9.84		\$301.10	\$10.04
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$6.56		\$200.74	\$6.69
Painting - Exterior Masonry Surfaces		\$10,682.80	\$356.09		\$10,892.26	\$363.08
Roofing - Residences - Tile		\$8,121.26	\$270.71		\$8,280.50	\$276.02
Roofing - Residences - Flat		\$1,441.99	\$48.07		\$1,470.27	\$49.01
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Fire Alarm System Modernization - Devices		\$1,004.06	\$33.47		\$1,023.75	\$34.13
Plumbing - Backflow Preventer		\$334.69	\$11.16		\$341.25	\$11.38
Electrical Service Modernization		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Building 6 (Type III)						
Structural Concrete Restoration		\$8,835.75	\$401.63		\$9,009.00	\$409.50
Waterproofing - Resurface catwalks		\$1,855.51	\$84.34		\$1,891.89	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$13.42		\$301.10	\$13.69
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$8.95		\$200.74	\$9.12
Painting - Exterior Masonry Surfaces		\$14,007.33	\$636.70		\$14,281.99	\$649.18



Roofing - Residences - Tile		\$8,554.02	\$388.82		\$8,721.75	\$396.44
Roofing - Residences - Flat		\$1,476.45	\$67.11		\$1,505.40	\$68.43
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$60.85		\$1,365.00	\$62.05
Fire Alarm System Modernization - Devices		\$1,004.06	\$45.64		\$1,023.75	\$46.53
Plumbing - Backflow Preventer		\$334.69	\$15.21		\$341.25	\$15.51
Electrical Service Modernization		\$1,338.75	\$60.85		\$1,365.00	\$62.05
Building 7 (Type III)						
Structural Concrete Restoration		\$8,835.75	\$401.63		\$9,009.00	\$409.50
Waterproofing - Resurface catwalks		\$1,855.51	\$84.34		\$1,891.89	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$13.42		\$301.10	\$13.69
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$8.95		\$200.74	\$9.12
Painting - Exterior Masonry Surfaces		\$14,007.33	\$636.70		\$14,281.99	\$649.18
Roofing - Residences - Tile		\$8,554.02	\$388.82		\$8,721.75	\$396.44
Roofing - Residences - Flat		\$1,476.45	\$67.11		\$1,505.40	\$68.43
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$60.85		\$1,365.00	\$62.05
Fire Alarm System Modernization - Devices		\$1,004.06	\$45.64		\$1,023.75	\$46.53
Plumbing - Backflow Preventer		\$334.69	\$15.21		\$341.25	\$15.51
Electrical Service Modernization		\$1,338.75	\$60.85		\$1,365.00	\$62.05
Building 8 (Type II)						
Structural Concrete Restoration		\$12,048.75	\$401.63		\$12,285.00	\$409.50
Waterproofing - Resurface catwalks		\$2,530.24	\$84.34		\$2,579.85	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$9.84		\$301.10	\$10.04
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$6.56		\$200.74	\$6.69
Painting - Exterior Masonry Surfaces		\$14,007.33	\$466.91		\$14,281.99	\$476.07
Roofing - Residences - Tile		\$10,918.09	\$363.94		\$11,132.17	\$371.07
Roofing - Residences - Flat		\$1,476.45	\$49.22		\$1,505.40	\$50.18
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Fire Alarm System Modernization - Devices		\$1,004.06	\$33.47		\$1,023.75	\$34.13
Plumbing - Backflow Preventer		\$334.69	\$11.16		\$341.25	\$11.38
Electrical Service Modernization		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Building 9 (Type V)						
Structural Concrete Restoration		\$12,048.75	\$401.63		\$12,285.00	\$409.50
Waterproofing - Resurface catwalks		\$2,530.24	\$84.34		\$2,579.85	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$9.84		\$301.10	\$10.04
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$6.56		\$200.74	\$6.69
Painting - Exterior Masonry Surfaces		\$11,754.20	\$391.81		\$11,984.67	\$399.49
Roofing - Residences - Tile		\$7,216.42	\$240.55		\$7,357.92	\$245.26
Roofing - Residences - Tile		\$1,223.31	\$40.78		\$1,247.30	\$41.58
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Fire Alarm System Modernization - Devices		\$1,004.06	\$33.47		\$1,023.75	\$34.13
Plumbing - Backflow Preventer		\$334.69	\$11.16		\$341.25	\$11.38



Electrical Service Modernization		\$1,338.75	\$44.63		\$1,365.00	\$45.50
Building 10 (Type IV)						
Structural Concrete Restoration		\$9,639.00	\$401.63		\$9,828.00	\$409.50
Waterproofing - Resurface catwalks		\$2,024.19	\$84.34		\$2,063.88	\$86.00
Exterior Doors- Single Door	\$9,937.50	\$295.31	\$12.30		\$301.10	\$12.55
Exterior Doors- Double Door	\$6,625.00	\$196.88	\$8.20		\$200.74	\$8.36
Painting - Exterior Masonry Surfaces		\$11,765.55	\$490.23		\$11,996.25	\$499.84
Roofing - Residences - Tile		\$7,975.89	\$332.33		\$8,132.28	\$338.85
Roofing - Residences - Flat		\$1,550.67	\$64.61		\$1,581.08	\$65.88
Fire Alarm System Modernization- Fire alarm control panel		\$1,338.75	\$55.78		\$1,365.00	\$56.88
Fire Alarm System Modernization - Devices		\$1,004.06	\$41.84		\$1,023.75	\$42.66
Plumbing - Backflow Preventer		\$334.69	\$13.95		\$341.25	\$14.22
Electrical Service Modernization		\$1,338.75	\$55.78		\$1,365.00	\$56.88
Total	\$165,625.00	\$395,358.97	\$15,229.85	\$0.00	\$403,111.11	\$15,528.47

Year Number	15			16		
Fiscal Year	2039			2040		
Starting Reserve Balance	\$4,386,558.09			\$3,706,240.92		
Ending Reserve Balance	\$3,706,240.92			\$4,124,856.30		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,173.75	\$15.81		\$4,252.50	\$16.11
Roofing - Cabana		\$2,481.82	\$9.40		\$2,528.65	\$9.58
Roofing - Clubhouse		\$3,992.50	\$15.12		\$4,067.83	\$15.41
Roofing - Garages (5)		\$5,364.44	\$20.32		\$5,465.65	\$20.70
Roofing - Mail Kiosks (2)		\$354.55	\$1.34		\$361.24	\$1.37
Roofing - Maintenance Building		\$755.34	\$2.86		\$769.59	\$2.92
Roofing - Picnic Pavilion - 1		\$254.35	\$0.96		\$259.15	\$0.98
Roofing - Picnic Pavilion - 2		\$184.98	\$0.70		\$188.47	\$0.71
Roofing - Pool Pavilion (2)		\$369.96	\$1.40		\$376.94	\$1.43
Exterior Doors - Clubhouse, Cabana		\$2,045.96	\$7.75		\$2,084.56	\$7.90
Plumbing - Backflow Preventer - Pool/Cabana	\$13,750.00	\$695.63	\$2.63		\$708.75	\$2.68
Electrical Service Modernization - Clubhouse		\$834.75	\$3.16		\$850.50	\$3.22
Building 1 (Type I)						
Structural Concrete Restoration		\$12,521.25	\$417.38		\$12,757.50	\$425.25
Waterproofing - Resurface catwalks		\$2,629.46	\$87.65		\$2,679.08	\$89.30
Exterior Doors- Single Door		\$306.89	\$10.23		\$312.68	\$10.42
Exterior Doors- Double Door		\$204.60	\$6.82		\$208.46	\$6.95
Painting - Exterior Masonry Surfaces	\$87,776.48	\$11,101.73	\$370.06		\$11,311.20	\$377.04
Roofing - Residences - Tile		\$8,439.74	\$281.32		\$8,598.98	\$286.63
Roofing - Residences - Tile		\$1,498.54	\$49.95		\$1,526.82	\$50.89
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Fire Alarm System Modernization - Devices		\$1,043.44	\$34.78		\$1,063.13	\$35.44
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$11.59		\$354.38	\$11.81
Electrical Service Modernization		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Building 2 (Type III)						
Structural Concrete Restoration		\$9,182.25	\$417.38		\$9,355.50	\$425.25
Waterproofing - Resurface catwalks		\$1,928.27	\$87.65		\$1,964.66	\$89.30
Exterior Doors- Single Door		\$306.89	\$13.95		\$312.68	\$14.21
Exterior Doors- Double Door		\$204.60	\$9.30		\$208.46	\$9.48
Painting - Exterior Masonry Surfaces	\$115,092.95	\$14,556.64	\$661.67		\$14,831.30	\$674.15
Roofing - Residences - Tile		\$8,889.47	\$404.07		\$9,057.20	\$411.69
Roofing - Residences - Flat		\$1,534.35	\$69.74		\$1,563.30	\$71.06
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Fire Alarm System Modernization - Devices		\$1,043.44	\$47.43		\$1,063.13	\$48.32
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$15.81		\$354.38	\$16.11



Electrical Service Modernization		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Building 3 (Type V)						
Structural Concrete Restoration		\$12,521.25	\$417.38		\$12,757.50	\$425.25
Waterproofing - Resurface catwalks		\$2,629.46	\$87.65		\$2,679.08	\$89.30
Exterior Doors- Single Door		\$306.89	\$10.23		\$312.68	\$10.42
Exterior Doors- Double Door		\$204.60	\$6.82		\$208.46	\$6.95
Painting - Exterior Masonry Surfaces	\$96,579.78	\$12,215.15	\$407.17		\$12,445.62	\$414.85
Roofing - Residences - Tile		\$7,499.42	\$249.98		\$7,640.92	\$254.70
Roofing - Residences - Flat		\$1,271.28	\$42.38		\$1,295.27	\$43.18
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Fire Alarm System Modernization - Devices		\$1,043.44	\$34.78		\$1,063.13	\$35.44
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$11.59		\$354.38	\$11.81
Electrical Service Modernization		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Building 4 (Type IV)						
Structural Concrete Restoration		\$10,017.00	\$417.38		\$10,206.00	\$425.25
Waterproofing - Resurface catwalks		\$2,103.57	\$87.65		\$2,143.26	\$89.30
Exterior Doors- Single Door		\$306.89	\$12.79		\$312.68	\$13.03
Exterior Doors- Double Door		\$204.60	\$8.52		\$208.46	\$8.69
Painting - Exterior Masonry Surfaces	\$96,673.06	\$12,226.94	\$509.46		\$12,457.64	\$519.07
Roofing - Residences - Tile		\$8,288.67	\$345.36		\$8,445.06	\$351.88
Roofing - Residences - Flat		\$1,611.48	\$67.15		\$1,641.89	\$68.41
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$57.97		\$1,417.50	\$59.06
Fire Alarm System Modernization - Devices		\$1,043.44	\$43.48		\$1,063.13	\$44.30
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$14.49		\$354.38	\$14.77
Electrical Service Modernization		\$1,391.25	\$57.97		\$1,417.50	\$59.06
Building 5 (Type I)						
Structural Concrete Restoration		\$12,521.25	\$417.38		\$12,757.50	\$425.25
Waterproofing - Resurface catwalks		\$2,629.46	\$87.65		\$2,679.08	\$89.30
Exterior Doors- Single Door		\$306.89	\$10.23		\$312.68	\$10.42
Exterior Doors- Double Door		\$204.60	\$6.82		\$208.46	\$6.95
Painting - Exterior Masonry Surfaces	\$87,776.48	\$11,101.73	\$370.06		\$11,311.20	\$377.04
Roofing - Residences - Tile		\$8,439.74	\$281.32		\$8,598.98	\$286.63
Roofing - Residences - Flat		\$1,498.54	\$49.95		\$1,526.82	\$50.89
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Fire Alarm System Modernization - Devices		\$1,043.44	\$34.78		\$1,063.13	\$35.44
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$11.59		\$354.38	\$11.81
Electrical Service Modernization		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Building 6 (Type III)						
Structural Concrete Restoration		\$9,182.25	\$417.38		\$9,355.50	\$425.25
Waterproofing - Resurface catwalks		\$1,928.27	\$87.65		\$1,964.66	\$89.30
Exterior Doors- Single Door		\$306.89	\$13.95		\$312.68	\$14.21
Exterior Doors- Double Door		\$204.60	\$9.30		\$208.46	\$9.48



Painting - Exterior Masonry Surfaces	\$115,092.95	\$14,556.64	\$661.67		\$14,831.30	\$674.15
Roofing - Residences - Tile		\$8,889.47	\$404.07		\$9,057.20	\$411.69
Roofing - Residences - Flat		\$1,534.35	\$69.74		\$1,563.30	\$71.06
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Fire Alarm System Modernization - Devices		\$1,043.44	\$47.43		\$1,063.13	\$48.32
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$15.81		\$354.38	\$16.11
Electrical Service Modernization		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Building 7 (Type III)						
Structural Concrete Restoration		\$9,182.25	\$417.38		\$9,355.50	\$425.25
Waterproofing - Resurface catwalks		\$1,928.27	\$87.65		\$1,964.66	\$89.30
Exterior Doors- Single Door		\$306.89	\$13.95		\$312.68	\$14.21
Exterior Doors- Double Door		\$204.60	\$9.30		\$208.46	\$9.48
Painting - Exterior Masonry Surfaces	\$115,092.95	\$14,556.64	\$661.67		\$14,831.30	\$674.15
Roofing - Residences - Tile		\$8,889.47	\$404.07		\$9,057.20	\$411.69
Roofing - Residences - Flat		\$1,534.35	\$69.74		\$1,563.30	\$71.06
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Fire Alarm System Modernization - Devices		\$1,043.44	\$47.43		\$1,063.13	\$48.32
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$15.81		\$354.38	\$16.11
Electrical Service Modernization		\$1,391.25	\$63.24		\$1,417.50	\$64.43
Building 8 (Type II)						
Structural Concrete Restoration		\$12,521.25	\$417.38		\$12,757.50	\$425.25
Waterproofing - Resurface catwalks		\$2,629.46	\$87.65		\$2,679.08	\$89.30
Exterior Doors- Single Door		\$306.89	\$10.23		\$312.68	\$10.42
Exterior Doors- Double Door		\$204.60	\$6.82		\$208.46	\$6.95
Painting - Exterior Masonry Surfaces	\$115,092.95	\$14,556.64	\$485.22		\$14,831.30	\$494.38
Roofing - Residences - Tile		\$11,346.25	\$378.21		\$11,560.33	\$385.34
Roofing - Residences - Flat		\$1,534.35	\$51.15		\$1,563.30	\$52.11
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Fire Alarm System Modernization - Devices		\$1,043.44	\$34.78		\$1,063.13	\$35.44
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$11.59		\$354.38	\$11.81
Electrical Service Modernization		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Building 9 (Type V)						
Structural Concrete Restoration		\$12,521.25	\$417.38		\$12,757.50	\$425.25
Waterproofing - Resurface catwalks		\$2,629.46	\$87.65		\$2,679.08	\$89.30
Exterior Doors- Single Door		\$306.89	\$10.23		\$312.68	\$10.42
Exterior Doors- Double Door		\$204.60	\$6.82		\$208.46	\$6.95
Painting - Exterior Masonry Surfaces	\$96,579.78	\$12,215.15	\$407.17		\$12,445.62	\$414.85
Roofing - Residences - Tile		\$7,499.42	\$249.98		\$7,640.92	\$254.70
Roofing - Residences - Tile		\$1,271.28	\$42.38		\$1,295.27	\$43.18
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Fire Alarm System Modernization - Devices		\$1,043.44	\$34.78		\$1,063.13	\$35.44



Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$11.59		\$354.38	\$11.81
Electrical Service Modernization		\$1,391.25	\$46.38		\$1,417.50	\$47.25
Building 10 (Type IV)						
Structural Concrete Restoration		\$10,017.00	\$417.38		\$10,206.00	\$425.25
Waterproofing - Resurface catwalks		\$2,103.57	\$87.65		\$2,143.26	\$89.30
Exterior Doors- Single Door		\$306.89	\$12.79		\$312.68	\$13.03
Exterior Doors- Double Door		\$204.60	\$8.52		\$208.46	\$8.69
Painting - Exterior Masonry Surfaces	\$96,673.06	\$12,226.94	\$509.46		\$12,457.64	\$519.07
Roofing - Residences - Tile		\$8,288.67	\$345.36		\$8,445.06	\$351.88
Roofing - Residences - Flat		\$1,611.48	\$67.15		\$1,641.89	\$68.41
Fire Alarm System Modernization- Fire alarm control panel		\$1,391.25	\$57.97		\$1,417.50	\$59.06
Fire Alarm System Modernization - Devices		\$1,043.44	\$43.48		\$1,063.13	\$44.30
Plumbing - Backflow Preventer	\$6,875.00	\$347.81	\$14.49		\$354.38	\$14.77
Electrical Service Modernization		\$1,391.25	\$57.97		\$1,417.50	\$59.06
Total	\$1,091,180.42	\$410,863.25	\$15,827.10	\$0.00	\$418,615.38	\$16,125.72

Year Number	17	18
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Fiscal Year	2041			2042		
Starting Reserve Balance	\$4,124,856.30			\$1,955,486.46		
Ending Reserve Balance	\$1,955,486.46			\$2,280,856.12		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,331.25	\$16.41		\$4,410.00	\$16.70
Roofing - Cabana		\$2,575.48	\$9.76		\$2,622.30	\$9.93
Roofing - Clubhouse		\$4,143.16	\$15.69		\$4,218.49	\$15.98
Roofing - Garages (5)		\$5,566.87	\$21.09		\$5,668.08	\$21.47
Roofing - Mail Kiosks (2)		\$367.93	\$1.39		\$374.61	\$1.42
Roofing - Maintenance Building		\$783.84	\$2.97		\$798.09	\$3.02
Roofing - Picnic Pavilion - 1		\$263.95	\$1.00		\$268.75	\$1.02
Roofing - Picnic Pavilion - 2		\$191.96	\$0.73		\$195.45	\$0.74
Roofing - Pool Pavilion (2)		\$383.92	\$1.45		\$390.90	\$1.48
Exterior Doors - Clubhouse, Cabana		\$2,123.16	\$8.04		\$2,161.76	\$8.19
Plumbing - Backflow Preventer - Pool/Cabana		\$721.88	\$2.73		\$735.00	\$2.78
Electrical Service Modernization - Clubhouse		\$866.25	\$3.28		\$882.00	\$3.34
Building 1 (Type I)						
Structural Concrete Restoration		\$12,993.75	\$433.13		\$13,230.00	\$441.00
Waterproofing - Resurface catwalks		\$2,728.69	\$90.96		\$2,778.30	\$92.61
Exterior Doors- Single Door		\$318.47	\$10.62		\$324.26	\$10.81
Exterior Doors- Double Door		\$212.32	\$7.08		\$216.18	\$7.21
Painting - Exterior Masonry Surfaces		\$11,520.66	\$384.02		\$11,730.13	\$391.00
Roofing - Residences - Tile	\$216,111.94	\$8,758.22	\$291.94		\$8,917.46	\$297.25
Roofing - Residences - Tile	\$38,372.40	\$1,555.09	\$51.84		\$1,583.37	\$52.78
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Fire Alarm System Modernization - Devices		\$1,082.81	\$36.09	\$10,875.00	\$1,102.50	\$36.75
Plumbing - Backflow Preventer		\$360.94	\$12.03		\$367.50	\$12.25
Electrical Service Modernization		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Building 2 (Type III)						
Structural Concrete Restoration		\$9,528.75	\$433.13		\$9,702.00	\$441.00
Waterproofing - Resurface catwalks		\$2,001.04	\$90.96		\$2,037.42	\$92.61
Exterior Doors- Single Door		\$318.47	\$14.48		\$324.26	\$14.74
Exterior Doors- Double Door		\$212.32	\$9.65		\$216.18	\$9.83
Painting - Exterior Masonry Surfaces		\$15,105.95	\$686.63		\$15,380.60	\$699.12
Roofing - Residences - Tile	\$227,628.04	\$9,224.93	\$419.31		\$9,392.65	\$426.94
Roofing - Residences - Flat	\$39,289.39	\$1,592.25	\$72.38		\$1,621.20	\$73.69
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$65.63		\$1,470.00	\$66.82
Fire Alarm System Modernization - Devices		\$1,082.81	\$49.22	\$10,875.00	\$1,102.50	\$50.11
Plumbing - Backflow Preventer		\$360.94	\$16.41		\$367.50	\$16.70
Electrical Service Modernization		\$1,443.75	\$65.63		\$1,470.00	\$66.82



Building 3 (Type V)						
Structural Concrete Restoration		\$12,993.75	\$433.13		\$13,230.00	\$441.00
Waterproofing - Resurface catwalks		\$2,728.69	\$90.96		\$2,778.30	\$92.61
Exterior Doors- Single Door		\$318.47	\$10.62		\$324.26	\$10.81
Exterior Doors- Double Door		\$212.32	\$7.08		\$216.18	\$7.21
Painting - Exterior Masonry Surfaces		\$12,676.10	\$422.54		\$12,906.57	\$430.22
Roofing - Residences - Tile	\$192,033.71	\$7,782.42	\$259.41		\$7,923.92	\$264.13
Roofing - Residences - Flat	\$32,553.06	\$1,319.26	\$43.98		\$1,343.24	\$44.77
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Fire Alarm System Modernization - Devices		\$1,082.81	\$36.09	\$10,875.00	\$1,102.50	\$36.75
Plumbing - Backflow Preventer		\$360.94	\$12.03		\$367.50	\$12.25
Electrical Service Modernization		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Building 4 (Type IV)						
Structural Concrete Restoration		\$10,395.00	\$433.13		\$10,584.00	\$441.00
Waterproofing - Resurface catwalks		\$2,182.95	\$90.96		\$2,222.64	\$92.61
Exterior Doors- Single Door		\$318.47	\$13.27		\$324.26	\$13.51
Exterior Doors- Double Door		\$212.32	\$8.85		\$216.18	\$9.01
Painting - Exterior Masonry Surfaces		\$12,688.34	\$528.68		\$12,919.04	\$538.29
Roofing - Residences - Tile	\$212,243.63	\$8,601.45	\$358.39		\$8,757.84	\$364.91
Roofing - Residences - Flat	\$41,264.44	\$1,672.30	\$69.68		\$1,702.70	\$70.95
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$60.16		\$1,470.00	\$61.25
Fire Alarm System Modernization - Devices		\$1,082.81	\$45.12	\$10,875.00	\$1,102.50	\$45.94
Plumbing - Backflow Preventer		\$360.94	\$15.04		\$367.50	\$15.31
Electrical Service Modernization		\$1,443.75	\$60.16		\$1,470.00	\$61.25
Building 5 (Type I)						
Structural Concrete Restoration		\$12,993.75	\$433.13		\$13,230.00	\$441.00
Waterproofing - Resurface catwalks		\$2,728.69	\$90.96		\$2,778.30	\$92.61
Exterior Doors- Single Door		\$318.47	\$10.62		\$324.26	\$10.81
Exterior Doors- Double Door		\$212.32	\$7.08		\$216.18	\$7.21
Painting - Exterior Masonry Surfaces		\$11,520.66	\$384.02		\$11,730.13	\$391.00
Roofing - Residences - Tile	\$216,111.94	\$8,758.22	\$291.94		\$8,917.46	\$297.25
Roofing - Residences - Flat	\$38,372.40	\$1,555.09	\$51.84		\$1,583.37	\$52.78
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Fire Alarm System Modernization - Devices		\$1,082.81	\$36.09	\$10,875.00	\$1,102.50	\$36.75
Plumbing - Backflow Preventer		\$360.94	\$12.03		\$367.50	\$12.25
Electrical Service Modernization		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Building 6 (Type III)						
Structural Concrete Restoration		\$9,528.75	\$433.13		\$9,702.00	\$441.00
Waterproofing - Resurface catwalks		\$2,001.04	\$90.96		\$2,037.42	\$92.61
Exterior Doors- Single Door		\$318.47	\$14.48		\$324.26	\$14.74
Exterior Doors- Double Door		\$212.32	\$9.65		\$216.18	\$9.83
Painting - Exterior Masonry Surfaces		\$15,105.95	\$686.63		\$15,380.60	\$699.12



Roofing - Residences - Tile	\$227,628.04	\$9,224.93	\$419.31		\$9,392.65	\$426.94
Roofing - Residences - Flat	\$39,289.39	\$1,592.25	\$72.38		\$1,621.20	\$73.69
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$65.63		\$1,470.00	\$66.82
Fire Alarm System Modernization - Devices		\$1,082.81	\$49.22	\$10,875.00	\$1,102.50	\$50.11
Plumbing - Backflow Preventer		\$360.94	\$16.41		\$367.50	\$16.70
Electrical Service Modernization		\$1,443.75	\$65.63		\$1,470.00	\$66.82
Building 7 (Type III)						
Structural Concrete Restoration		\$9,528.75	\$433.13		\$9,702.00	\$441.00
Waterproofing - Resurface catwalks		\$2,001.04	\$90.96		\$2,037.42	\$92.61
Exterior Doors- Single Door		\$318.47	\$14.48		\$324.26	\$14.74
Exterior Doors- Double Door		\$212.32	\$9.65		\$216.18	\$9.83
Painting - Exterior Masonry Surfaces		\$15,105.95	\$686.63		\$15,380.60	\$699.12
Roofing - Residences - Tile	\$227,628.04	\$9,224.93	\$419.31		\$9,392.65	\$426.94
Roofing - Residences - Flat	\$39,289.39	\$1,592.25	\$72.38		\$1,621.20	\$73.69
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$65.63		\$1,470.00	\$66.82
Fire Alarm System Modernization - Devices		\$1,082.81	\$49.22	\$10,875.00	\$1,102.50	\$50.11
Plumbing - Backflow Preventer		\$360.94	\$16.41		\$367.50	\$16.70
Electrical Service Modernization		\$1,443.75	\$65.63		\$1,470.00	\$66.82
Building 8 (Type II)						
Structural Concrete Restoration		\$12,993.75	\$433.13		\$13,230.00	\$441.00
Waterproofing - Resurface catwalks		\$2,728.69	\$90.96		\$2,778.30	\$92.61
Exterior Doors- Single Door		\$318.47	\$10.62		\$324.26	\$10.81
Exterior Doors- Double Door		\$212.32	\$7.08		\$216.18	\$7.21
Painting - Exterior Masonry Surfaces		\$15,105.95	\$503.53		\$15,380.60	\$512.69
Roofing - Residences - Tile	\$290,537.34	\$11,774.41	\$392.48		\$11,988.49	\$399.62
Roofing - Residences - Flat	\$39,289.39	\$1,592.25	\$53.08		\$1,621.20	\$54.04
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Fire Alarm System Modernization - Devices		\$1,082.81	\$36.09	\$10,875.00	\$1,102.50	\$36.75
Plumbing - Backflow Preventer		\$360.94	\$12.03		\$367.50	\$12.25
Electrical Service Modernization		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Building 9 (Type V)						
Structural Concrete Restoration		\$12,993.75	\$433.13		\$13,230.00	\$441.00
Waterproofing - Resurface catwalks		\$2,728.69	\$90.96		\$2,778.30	\$92.61
Exterior Doors- Single Door		\$318.47	\$10.62		\$324.26	\$10.81
Exterior Doors- Double Door		\$212.32	\$7.08		\$216.18	\$7.21
Painting - Exterior Masonry Surfaces		\$12,676.10	\$422.54		\$12,906.57	\$430.22
Roofing - Residences - Tile	\$192,033.71	\$7,782.42	\$259.41		\$7,923.92	\$264.13
Roofing - Residences - Tile	\$32,553.06	\$1,319.26	\$43.98		\$1,343.24	\$44.77
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Fire Alarm System Modernization - Devices		\$1,082.81	\$36.09	\$10,875.00	\$1,102.50	\$36.75
Plumbing - Backflow Preventer		\$360.94	\$12.03		\$367.50	\$12.25



Electrical Service Modernization		\$1,443.75	\$48.13		\$1,470.00	\$49.00
Building 10 (Type IV)						
Structural Concrete Restoration		\$10,395.00	\$433.13		\$10,584.00	\$441.00
Waterproofing - Resurface catwalks		\$2,182.95	\$90.96		\$2,222.64	\$92.61
Exterior Doors- Single Door		\$318.47	\$13.27		\$324.26	\$13.51
Exterior Doors- Double Door		\$212.32	\$8.85		\$216.18	\$9.01
Painting - Exterior Masonry Surfaces		\$12,688.34	\$528.68		\$12,919.04	\$538.29
Roofing - Residences - Tile	\$212,243.63	\$8,601.45	\$358.39		\$8,757.84	\$364.91
Roofing - Residences - Flat	\$41,264.44	\$1,672.30	\$69.68		\$1,702.70	\$70.95
Fire Alarm System Modernization- Fire alarm control panel		\$1,443.75	\$60.16		\$1,470.00	\$61.25
Fire Alarm System Modernization - Devices		\$1,082.81	\$45.12	\$10,875.00	\$1,102.50	\$45.94
Plumbing - Backflow Preventer		\$360.94	\$15.04		\$367.50	\$15.31
Electrical Service Modernization		\$1,443.75	\$60.16		\$1,470.00	\$61.25
Total	\$2,595,737.36	\$426,367.52	\$16,424.34	\$108,750.00	\$434,119.66	\$16,722.97



Year Number	19			20		
Fiscal Year	2043			2044		
Starting Reserve Balance	\$2,280,856.12			\$2,722,727.91		
Ending Reserve Balance	\$2,722,727.91			\$3,172,351.84		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,488.75	\$17.00		\$4,567.50	\$17.30
Roofing - Cabana		\$2,669.13	\$10.11		\$2,715.96	\$10.29
Roofing - Clubhouse		\$4,293.82	\$16.26		\$4,369.15	\$16.55
Roofing - Garages (5)		\$5,769.30	\$21.85		\$5,870.52	\$22.24
Roofing - Mail Kiosks (2)		\$381.30	\$1.44		\$387.99	\$1.47
Roofing - Maintenance Building		\$812.34	\$3.08		\$826.60	\$3.13
Roofing - Picnic Pavilion - 1		\$273.54	\$1.04		\$278.34	\$1.05
Roofing - Picnic Pavilion - 2		\$198.94	\$0.75		\$202.43	\$0.77
Roofing - Pool Pavilion (2)		\$397.88	\$1.51		\$404.86	\$1.53
Exterior Doors - Clubhouse, Cabana		\$2,200.37	\$8.33		\$2,238.97	\$8.48
Plumbing - Backflow Preventer - Pool/Cabana		\$748.13	\$2.83		\$761.25	\$2.88
Electrical Service Modernization - Clubhouse		\$897.75	\$3.40		\$913.50	\$3.46
Building 1 (Type I)						
Structural Concrete Restoration		\$13,466.25	\$448.88		\$13,702.50	\$456.75
Waterproofing - Resurface catwalks		\$2,827.91	\$94.26		\$2,877.53	\$95.92
Exterior Doors- Single Door		\$330.06	\$11.00		\$335.85	\$11.19
Exterior Doors- Double Door		\$220.04	\$7.33		\$223.90	\$7.46
Painting - Exterior Masonry Surfaces		\$11,939.60	\$397.99		\$12,149.06	\$404.97
Roofing - Residences - Tile		\$9,076.70	\$302.56		\$9,235.94	\$307.86
Roofing - Residences - Tile		\$1,611.64	\$53.72		\$1,639.92	\$54.66
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Fire Alarm System Modernization - Devices		\$1,122.19	\$37.41		\$1,141.88	\$38.06
Plumbing - Backflow Preventer		\$374.06	\$12.47		\$380.63	\$12.69
Electrical Service Modernization		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Building 2 (Type III)						
Structural Concrete Restoration		\$9,875.25	\$448.88		\$10,048.50	\$456.75
Waterproofing - Resurface catwalks		\$2,073.80	\$94.26		\$2,110.19	\$95.92
Exterior Doors- Single Door		\$330.06	\$15.00		\$335.85	\$15.27
Exterior Doors- Double Door		\$220.04	\$10.00		\$223.90	\$10.18
Painting - Exterior Masonry Surfaces		\$15,655.26	\$711.60		\$15,929.91	\$724.09
Roofing - Residences - Tile		\$9,560.38	\$434.56		\$9,728.10	\$442.19
Roofing - Residences - Flat		\$1,650.15	\$75.01		\$1,679.10	\$76.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Fire Alarm System Modernization - Devices		\$1,122.19	\$51.01		\$1,141.88	\$51.90
Plumbing - Backflow Preventer		\$374.06	\$17.00		\$380.63	\$17.30



Electrical Service Modernization		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Building 3 (Type V)						
Structural Concrete Restoration		\$13,466.25	\$448.88		\$13,702.50	\$456.75
Waterproofing - Resurface catwalks		\$2,827.91	\$94.26		\$2,877.53	\$95.92
Exterior Doors- Single Door		\$330.06	\$11.00		\$335.85	\$11.19
Exterior Doors- Double Door		\$220.04	\$7.33		\$223.90	\$7.46
Painting - Exterior Masonry Surfaces		\$13,137.05	\$437.90		\$13,367.52	\$445.58
Roofing - Residences - Tile		\$8,065.42	\$268.85		\$8,206.91	\$273.56
Roofing - Residences - Flat		\$1,367.23	\$45.57		\$1,391.21	\$46.37
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Fire Alarm System Modernization - Devices		\$1,122.19	\$37.41		\$1,141.88	\$38.06
Plumbing - Backflow Preventer		\$374.06	\$12.47		\$380.63	\$12.69
Electrical Service Modernization		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Building 4 (Type IV)						
Structural Concrete Restoration		\$10,773.00	\$448.88		\$10,962.00	\$456.75
Waterproofing - Resurface catwalks		\$2,262.33	\$94.26		\$2,302.02	\$95.92
Exterior Doors- Single Door		\$330.06	\$13.75		\$335.85	\$13.99
Exterior Doors- Double Door		\$220.04	\$9.17		\$223.90	\$9.33
Painting - Exterior Masonry Surfaces		\$13,149.73	\$547.91		\$13,380.43	\$557.52
Roofing - Residences - Tile		\$8,914.23	\$371.43		\$9,070.62	\$377.94
Roofing - Residences - Flat		\$1,733.11	\$72.21		\$1,763.51	\$73.48
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$62.34		\$1,522.50	\$63.44
Fire Alarm System Modernization - Devices		\$1,122.19	\$46.76		\$1,141.88	\$47.58
Plumbing - Backflow Preventer		\$374.06	\$15.59		\$380.63	\$15.86
Electrical Service Modernization		\$1,496.25	\$62.34		\$1,522.50	\$63.44
Building 5 (Type I)						
Structural Concrete Restoration		\$13,466.25	\$448.88		\$13,702.50	\$456.75
Waterproofing - Resurface catwalks		\$2,827.91	\$94.26		\$2,877.53	\$95.92
Exterior Doors- Single Door		\$330.06	\$11.00		\$335.85	\$11.19
Exterior Doors- Double Door		\$220.04	\$7.33		\$223.90	\$7.46
Painting - Exterior Masonry Surfaces		\$11,939.60	\$397.99		\$12,149.06	\$404.97
Roofing - Residences - Tile		\$9,076.70	\$302.56		\$9,235.94	\$307.86
Roofing - Residences - Flat		\$1,611.64	\$53.72		\$1,639.92	\$54.66
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Fire Alarm System Modernization - Devices		\$1,122.19	\$37.41		\$1,141.88	\$38.06
Plumbing - Backflow Preventer		\$374.06	\$12.47		\$380.63	\$12.69
Electrical Service Modernization		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Building 6 (Type III)						
Structural Concrete Restoration		\$9,875.25	\$448.88		\$10,048.50	\$456.75
Waterproofing - Resurface catwalks		\$2,073.80	\$94.26		\$2,110.19	\$95.92
Exterior Doors- Single Door		\$330.06	\$15.00		\$335.85	\$15.27
Exterior Doors- Double Door		\$220.04	\$10.00		\$223.90	\$10.18



Painting - Exterior Masonry Surfaces		\$15,655.26	\$711.60		\$15,929.91	\$724.09
Roofing - Residences - Tile		\$9,560.38	\$434.56		\$9,728.10	\$442.19
Roofing - Residences - Flat		\$1,650.15	\$75.01		\$1,679.10	\$76.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Fire Alarm System Modernization - Devices		\$1,122.19	\$51.01		\$1,141.88	\$51.90
Plumbing - Backflow Preventer		\$374.06	\$17.00		\$380.63	\$17.30
Electrical Service Modernization		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Building 7 (Type III)						
Structural Concrete Restoration		\$9,875.25	\$448.88		\$10,048.50	\$456.75
Waterproofing - Resurface catwalks		\$2,073.80	\$94.26		\$2,110.19	\$95.92
Exterior Doors- Single Door		\$330.06	\$15.00		\$335.85	\$15.27
Exterior Doors- Double Door		\$220.04	\$10.00		\$223.90	\$10.18
Painting - Exterior Masonry Surfaces		\$15,655.26	\$711.60		\$15,929.91	\$724.09
Roofing - Residences - Tile		\$9,560.38	\$434.56		\$9,728.10	\$442.19
Roofing - Residences - Flat		\$1,650.15	\$75.01		\$1,679.10	\$76.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Fire Alarm System Modernization - Devices		\$1,122.19	\$51.01		\$1,141.88	\$51.90
Plumbing - Backflow Preventer		\$374.06	\$17.00		\$380.63	\$17.30
Electrical Service Modernization		\$1,496.25	\$68.01		\$1,522.50	\$69.20
Building 8 (Type II)						
Structural Concrete Restoration		\$13,466.25	\$448.88		\$13,702.50	\$456.75
Waterproofing - Resurface catwalks		\$2,827.91	\$94.26		\$2,877.53	\$95.92
Exterior Doors- Single Door		\$330.06	\$11.00		\$335.85	\$11.19
Exterior Doors- Double Door		\$220.04	\$7.33		\$223.90	\$7.46
Painting - Exterior Masonry Surfaces		\$15,655.26	\$521.84		\$15,929.91	\$531.00
Roofing - Residences - Tile		\$12,202.57	\$406.75		\$12,416.65	\$413.89
Roofing - Residences - Flat		\$1,650.15	\$55.01		\$1,679.10	\$55.97
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Fire Alarm System Modernization - Devices		\$1,122.19	\$37.41		\$1,141.88	\$38.06
Plumbing - Backflow Preventer		\$374.06	\$12.47		\$380.63	\$12.69
Electrical Service Modernization		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Building 9 (Type V)						
Structural Concrete Restoration		\$13,466.25	\$448.88		\$13,702.50	\$456.75
Waterproofing - Resurface catwalks		\$2,827.91	\$94.26		\$2,877.53	\$95.92
Exterior Doors- Single Door		\$330.06	\$11.00		\$335.85	\$11.19
Exterior Doors- Double Door		\$220.04	\$7.33		\$223.90	\$7.46
Painting - Exterior Masonry Surfaces		\$13,137.05	\$437.90		\$13,367.52	\$445.58
Roofing - Residences - Tile		\$8,065.42	\$268.85		\$8,206.91	\$273.56
Roofing - Residences - Tile		\$1,367.23	\$45.57		\$1,391.21	\$46.37
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Fire Alarm System Modernization - Devices		\$1,122.19	\$37.41		\$1,141.88	\$38.06



Plumbing - Backflow Preventer		\$374.06	\$12.47		\$380.63	\$12.69
Electrical Service Modernization		\$1,496.25	\$49.88		\$1,522.50	\$50.75
Building 10 (Type IV)						
Structural Concrete Restoration		\$10,773.00	\$448.88		\$10,962.00	\$456.75
Waterproofing - Resurface catwalks		\$2,262.33	\$94.26		\$2,302.02	\$95.92
Exterior Doors- Single Door		\$330.06	\$13.75		\$335.85	\$13.99
Exterior Doors- Double Door		\$220.04	\$9.17		\$223.90	\$9.33
Painting - Exterior Masonry Surfaces		\$13,149.73	\$547.91		\$13,380.43	\$557.52
Roofing - Residences - Tile		\$8,914.23	\$371.43		\$9,070.62	\$377.94
Roofing - Residences - Flat		\$1,733.11	\$72.21		\$1,763.51	\$73.48
Fire Alarm System Modernization- Fire alarm control panel		\$1,496.25	\$62.34		\$1,522.50	\$63.44
Fire Alarm System Modernization - Devices		\$1,122.19	\$46.76		\$1,141.88	\$47.58
Plumbing - Backflow Preventer		\$374.06	\$15.59		\$380.63	\$15.86
Electrical Service Modernization		\$1,496.25	\$62.34		\$1,522.50	\$63.44
Total	\$0.00	\$441,871.79	\$17,021.59	\$0.00	\$449,623.93	\$17,320.22

Year Number	21	22
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Fiscal Year	2045			2046		
Starting Reserve Balance	\$3,172,351.84			\$2,421,927.91		
Ending Reserve Balance	\$2,421,927.91			\$2,577,700.91		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana	\$45,750.00	\$4,646.25	\$17.60		\$4,725.00	\$17.90
Roofing - Cabana		\$2,762.78	\$10.47		\$2,809.61	\$10.64
Roofing - Clubhouse		\$4,444.48	\$16.84		\$4,519.81	\$17.12
Roofing - Garages (5)		\$5,971.73	\$22.62		\$6,072.95	\$23.00
Roofing - Mail Kiosks (2)		\$394.68	\$1.50		\$401.37	\$1.52
Roofing - Maintenance Building		\$840.85	\$3.19		\$855.10	\$3.24
Roofing - Picnic Pavilion - 1		\$283.14	\$1.07		\$287.94	\$1.09
Roofing - Picnic Pavilion - 2		\$205.92	\$0.78		\$209.41	\$0.79
Roofing - Pool Pavilion (2)		\$411.84	\$1.56		\$418.82	\$1.59
Exterior Doors - Clubhouse, Cabana		\$2,277.57	\$8.63		\$2,316.18	\$8.77
Plumbing - Backflow Preventer - Pool/Cabana		\$774.38	\$2.93		\$787.50	\$2.98
Electrical Service Modernization - Clubhouse		\$929.25	\$3.52		\$945.00	\$3.58
Building 1 (Type I)						
Structural Concrete Restoration	\$137,250.00	\$13,938.75	\$464.63		\$14,175.00	\$472.50
Waterproofing - Resurface catwalks		\$2,927.14	\$97.57	\$35,154.00	\$2,976.75	\$99.23
Exterior Doors- Single Door		\$341.64	\$11.39		\$347.43	\$11.58
Exterior Doors- Double Door		\$227.76	\$7.59		\$231.62	\$7.72
Painting - Exterior Masonry Surfaces		\$12,358.53	\$411.95		\$12,568.00	\$418.93
Roofing - Residences - Tile		\$9,395.18	\$313.17		\$9,554.42	\$318.48
Roofing - Residences - Tile		\$1,668.19	\$55.61		\$1,696.46	\$56.55
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Fire Alarm System Modernization - Devices		\$1,161.56	\$38.72		\$1,181.25	\$39.38
Plumbing - Backflow Preventer		\$387.19	\$12.91		\$393.75	\$13.13
Electrical Service Modernization		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Building 2 (Type III)						
Structural Concrete Restoration	\$100,650.00	\$10,221.75	\$464.63		\$10,395.00	\$472.50
Waterproofing - Resurface catwalks		\$2,146.57	\$97.57	\$25,779.60	\$2,182.95	\$99.23
Exterior Doors- Single Door		\$341.64	\$15.53		\$347.43	\$15.79
Exterior Doors- Double Door		\$227.76	\$10.35		\$231.62	\$10.53
Painting - Exterior Masonry Surfaces		\$16,204.56	\$736.57		\$16,479.22	\$749.06
Roofing - Residences - Tile		\$9,895.83	\$449.81		\$10,063.56	\$457.43
Roofing - Residences - Flat		\$1,708.05	\$77.64		\$1,737.00	\$78.95
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$70.40		\$1,575.00	\$71.59
Fire Alarm System Modernization - Devices		\$1,161.56	\$52.80		\$1,181.25	\$53.69
Plumbing - Backflow Preventer		\$387.19	\$17.60		\$393.75	\$17.90
Electrical Service Modernization		\$1,548.75	\$70.40		\$1,575.00	\$71.59



Building 3 (Type V)						
Structural Concrete Restoration	\$137,250.00	\$13,938.75	\$464.63		\$14,175.00	\$472.50
Waterproofing - Resurface catwalks		\$2,927.14	\$97.57	\$35,154.00	\$2,976.75	\$99.23
Exterior Doors- Single Door		\$341.64	\$11.39		\$347.43	\$11.58
Exterior Doors- Double Door		\$227.76	\$7.59		\$231.62	\$7.72
Painting - Exterior Masonry Surfaces		\$13,597.99	\$453.27		\$13,828.47	\$460.95
Roofing - Residences - Tile		\$8,348.41	\$278.28		\$8,489.91	\$283.00
Roofing - Residences - Flat		\$1,415.20	\$47.17		\$1,439.19	\$47.97
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Fire Alarm System Modernization - Devices		\$1,161.56	\$38.72		\$1,181.25	\$39.38
Plumbing - Backflow Preventer		\$387.19	\$12.91		\$393.75	\$13.13
Electrical Service Modernization		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Building 4 (Type IV)						
Structural Concrete Restoration	\$109,800.00	\$11,151.00	\$464.63		\$11,340.00	\$472.50
Waterproofing - Resurface catwalks		\$2,341.71	\$97.57	\$28,123.20	\$2,381.40	\$99.23
Exterior Doors- Single Door		\$341.64	\$14.23		\$347.43	\$14.48
Exterior Doors- Double Door		\$227.76	\$9.49		\$231.62	\$9.65
Painting - Exterior Masonry Surfaces		\$13,611.13	\$567.13		\$13,841.82	\$576.74
Roofing - Residences - Tile		\$9,227.01	\$384.46		\$9,383.40	\$390.98
Roofing - Residences - Flat		\$1,793.92	\$74.75		\$1,824.32	\$76.01
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$64.53		\$1,575.00	\$65.63
Fire Alarm System Modernization - Devices		\$1,161.56	\$48.40		\$1,181.25	\$49.22
Plumbing - Backflow Preventer		\$387.19	\$16.13		\$393.75	\$16.41
Electrical Service Modernization		\$1,548.75	\$64.53		\$1,575.00	\$65.63
Building 5 (Type I)						
Structural Concrete Restoration	\$137,250.00	\$13,938.75	\$464.63		\$14,175.00	\$472.50
Waterproofing - Resurface catwalks		\$2,927.14	\$97.57	\$35,154.00	\$2,976.75	\$99.23
Exterior Doors- Single Door		\$341.64	\$11.39		\$347.43	\$11.58
Exterior Doors- Double Door		\$227.76	\$7.59		\$231.62	\$7.72
Painting - Exterior Masonry Surfaces		\$12,358.53	\$411.95		\$12,568.00	\$418.93
Roofing - Residences - Tile		\$9,395.18	\$313.17		\$9,554.42	\$318.48
Roofing - Residences - Flat		\$1,668.19	\$55.61		\$1,696.46	\$56.55
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Fire Alarm System Modernization - Devices		\$1,161.56	\$38.72		\$1,181.25	\$39.38
Plumbing - Backflow Preventer		\$387.19	\$12.91		\$393.75	\$13.13
Electrical Service Modernization		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Building 6 (Type III)						
Structural Concrete Restoration	\$100,650.00	\$10,221.75	\$464.63		\$10,395.00	\$472.50
Waterproofing - Resurface catwalks		\$2,146.57	\$97.57	\$25,779.60	\$2,182.95	\$99.23
Exterior Doors- Single Door		\$341.64	\$15.53		\$347.43	\$15.79
Exterior Doors- Double Door		\$227.76	\$10.35		\$231.62	\$10.53
Painting - Exterior Masonry Surfaces		\$16,204.56	\$736.57		\$16,479.22	\$749.06



Roofing - Residences - Tile		\$9,895.83	\$449.81		\$10,063.56	\$457.43
Roofing - Residences - Flat		\$1,708.05	\$77.64		\$1,737.00	\$78.95
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$70.40		\$1,575.00	\$71.59
Fire Alarm System Modernization - Devices		\$1,161.56	\$52.80		\$1,181.25	\$53.69
Plumbing - Backflow Preventer		\$387.19	\$17.60		\$393.75	\$17.90
Electrical Service Modernization		\$1,548.75	\$70.40		\$1,575.00	\$71.59
Building 7 (Type III)						
Structural Concrete Restoration	\$100,650.00	\$10,221.75	\$464.63		\$10,395.00	\$472.50
Waterproofing - Resurface catwalks		\$2,146.57	\$97.57	\$25,779.60	\$2,182.95	\$99.23
Exterior Doors- Single Door		\$341.64	\$15.53		\$347.43	\$15.79
Exterior Doors- Double Door		\$227.76	\$10.35		\$231.62	\$10.53
Painting - Exterior Masonry Surfaces		\$16,204.56	\$736.57		\$16,479.22	\$749.06
Roofing - Residences - Tile		\$9,895.83	\$449.81		\$10,063.56	\$457.43
Roofing - Residences - Flat		\$1,708.05	\$77.64		\$1,737.00	\$78.95
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$70.40		\$1,575.00	\$71.59
Fire Alarm System Modernization - Devices		\$1,161.56	\$52.80		\$1,181.25	\$53.69
Plumbing - Backflow Preventer		\$387.19	\$17.60		\$393.75	\$17.90
Electrical Service Modernization		\$1,548.75	\$70.40		\$1,575.00	\$71.59
Building 8 (Type II)						
Structural Concrete Restoration	\$137,250.00	\$13,938.75	\$464.63		\$14,175.00	\$472.50
Waterproofing - Resurface catwalks		\$2,927.14	\$97.57	\$35,154.00	\$2,976.75	\$99.23
Exterior Doors- Single Door		\$341.64	\$11.39		\$347.43	\$11.58
Exterior Doors- Double Door		\$227.76	\$7.59		\$231.62	\$7.72
Painting - Exterior Masonry Surfaces		\$16,204.56	\$540.15		\$16,479.22	\$549.31
Roofing - Residences - Tile		\$12,630.73	\$421.02		\$12,844.81	\$428.16
Roofing - Residences - Flat		\$1,708.05	\$56.94		\$1,737.00	\$57.90
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Fire Alarm System Modernization - Devices		\$1,161.56	\$38.72		\$1,181.25	\$39.38
Plumbing - Backflow Preventer		\$387.19	\$12.91		\$393.75	\$13.13
Electrical Service Modernization		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Building 9 (Type V)						
Structural Concrete Restoration	\$137,250.00	\$13,938.75	\$464.63		\$14,175.00	\$472.50
Waterproofing - Resurface catwalks		\$2,927.14	\$97.57	\$35,154.00	\$2,976.75	\$99.23
Exterior Doors- Single Door		\$341.64	\$11.39		\$347.43	\$11.58
Exterior Doors- Double Door		\$227.76	\$7.59		\$231.62	\$7.72
Painting - Exterior Masonry Surfaces		\$13,597.99	\$453.27		\$13,828.47	\$460.95
Roofing - Residences - Tile		\$8,348.41	\$278.28		\$8,489.91	\$283.00
Roofing - Residences - Tile		\$1,415.20	\$47.17		\$1,439.19	\$47.97
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Fire Alarm System Modernization - Devices		\$1,161.56	\$38.72		\$1,181.25	\$39.38
Plumbing - Backflow Preventer		\$387.19	\$12.91		\$393.75	\$13.13



Electrical Service Modernization		\$1,548.75	\$51.63		\$1,575.00	\$52.50
Building 10 (Type IV)						
Structural Concrete Restoration	\$109,800.00	\$11,151.00	\$464.63		\$11,340.00	\$472.50
Waterproofing - Resurface catwalks		\$2,341.71	\$97.57	\$28,123.20	\$2,381.40	\$99.23
Exterior Doors- Single Door		\$341.64	\$14.23		\$347.43	\$14.48
Exterior Doors- Double Door		\$227.76	\$9.49		\$231.62	\$9.65
Painting - Exterior Masonry Surfaces		\$13,611.13	\$567.13		\$13,841.82	\$576.74
Roofing - Residences - Tile		\$9,227.01	\$384.46		\$9,383.40	\$390.98
Roofing - Residences - Flat		\$1,793.92	\$74.75		\$1,824.32	\$76.01
Fire Alarm System Modernization- Fire alarm control panel		\$1,548.75	\$64.53		\$1,575.00	\$65.63
Fire Alarm System Modernization - Devices		\$1,161.56	\$48.40		\$1,181.25	\$49.22
Plumbing - Backflow Preventer		\$387.19	\$16.13		\$393.75	\$16.41
Electrical Service Modernization		\$1,548.75	\$64.53		\$1,575.00	\$65.63
Total	\$1,207,800.00	\$457,376.07	\$17,618.84	\$309,355.20	\$465,128.20	\$17,917.47

Year Number	23			24		
Fiscal Year	2047			2048		
Starting Reserve Balance	\$2,577,700.91			\$1,879,433.68		
Ending Reserve Balance	\$1,879,433.68			\$2,360,066.15		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,803.75	\$18.20		\$4,882.50	\$18.49
Roofing - Cabana		\$2,856.44	\$10.82		\$2,903.26	\$11.00
Roofing - Clubhouse		\$4,595.14	\$17.41		\$4,670.47	\$17.69
Roofing - Garages (5)		\$6,174.16	\$23.39		\$6,275.38	\$23.77
Roofing - Mail Kiosks (2)		\$408.06	\$1.55		\$414.75	\$1.57
Roofing - Maintenance Building		\$869.35	\$3.29		\$883.60	\$3.35
Roofing - Picnic Pavilion - 1		\$292.74	\$1.11		\$297.54	\$1.13
Roofing - Picnic Pavilion - 2		\$212.90	\$0.81		\$216.39	\$0.82
Roofing - Pool Pavilion (2)		\$425.80	\$1.61		\$432.78	\$1.64
Exterior Doors - Clubhouse, Cabana		\$2,354.78	\$8.92		\$2,393.38	\$9.07
Plumbing - Backflow Preventer - Pool/Cabana		\$800.63	\$3.03		\$813.75	\$3.08
Electrical Service Modernization - Clubhouse		\$960.75	\$3.64		\$976.50	\$3.70
Building 1 (Type I)						
Structural Concrete Restoration		\$14,411.25	\$480.38		\$14,647.50	\$488.25
Waterproofing - Resurface catwalks		\$3,026.36	\$100.88		\$3,075.98	\$102.53
Exterior Doors- Single Door		\$353.22	\$11.77		\$359.01	\$11.97
Exterior Doors- Double Door		\$235.48	\$7.85		\$239.34	\$7.98
Painting - Exterior Masonry Surfaces	\$100,543.97	\$12,777.46	\$425.92		\$12,986.93	\$432.90
Roofing - Residences - Tile		\$9,713.66	\$323.79		\$9,872.90	\$329.10
Roofing - Residences - Tile		\$1,724.74	\$57.49		\$1,753.01	\$58.43
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Fire Alarm System Modernization - Devices		\$1,200.94	\$40.03		\$1,220.63	\$40.69
Plumbing - Backflow Preventer		\$400.31	\$13.34		\$406.88	\$13.56
Electrical Service Modernization		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Building 2 (Type III)						
Structural Concrete Restoration		\$10,568.25	\$480.38		\$10,741.50	\$488.25
Waterproofing - Resurface catwalks		\$2,219.33	\$100.88		\$2,255.72	\$102.53
Exterior Doors- Single Door		\$353.22	\$16.06		\$359.01	\$16.32
Exterior Doors- Double Door		\$235.48	\$10.70		\$239.34	\$10.88
Painting - Exterior Masonry Surfaces	\$131,833.74	\$16,753.87	\$761.54		\$17,028.52	\$774.02
Roofing - Residences - Tile		\$10,231.28	\$465.06		\$10,399.01	\$472.68
Roofing - Residences - Flat		\$1,765.95	\$80.27		\$1,794.90	\$81.59
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Fire Alarm System Modernization - Devices		\$1,200.94	\$54.59		\$1,220.63	\$55.48
Plumbing - Backflow Preventer		\$400.31	\$18.20		\$406.88	\$18.49



Electrical Service Modernization		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Building 3 (Type V)						
Structural Concrete Restoration		\$14,411.25	\$480.38		\$14,647.50	\$488.25
Waterproofing - Resurface catwalks		\$3,026.36	\$100.88		\$3,075.98	\$102.53
Exterior Doors- Single Door		\$353.22	\$11.77		\$359.01	\$11.97
Exterior Doors- Double Door		\$235.48	\$7.85		\$239.34	\$7.98
Painting - Exterior Masonry Surfaces	\$110,627.75	\$14,058.94	\$468.63		\$14,289.42	\$476.31
Roofing - Residences - Tile		\$8,631.41	\$287.71		\$8,772.91	\$292.43
Roofing - Residences - Flat		\$1,463.17	\$48.77		\$1,487.16	\$49.57
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Fire Alarm System Modernization - Devices		\$1,200.94	\$40.03		\$1,220.63	\$40.69
Plumbing - Backflow Preventer		\$400.31	\$13.34		\$406.88	\$13.56
Electrical Service Modernization		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Building 4 (Type IV)						
Structural Concrete Restoration		\$11,529.00	\$480.38		\$11,718.00	\$488.25
Waterproofing - Resurface catwalks		\$2,421.09	\$100.88		\$2,460.78	\$102.53
Exterior Doors- Single Door		\$353.22	\$14.72		\$359.01	\$14.96
Exterior Doors- Double Door		\$235.48	\$9.81		\$239.34	\$9.97
Painting - Exterior Masonry Surfaces	\$110,734.60	\$14,072.52	\$586.36		\$14,303.22	\$595.97
Roofing - Residences - Tile		\$9,539.79	\$397.49		\$9,696.18	\$404.01
Roofing - Residences - Flat		\$1,854.73	\$77.28		\$1,885.13	\$78.55
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$66.72		\$1,627.50	\$67.81
Fire Alarm System Modernization - Devices		\$1,200.94	\$50.04		\$1,220.63	\$50.86
Plumbing - Backflow Preventer		\$400.31	\$16.68		\$406.88	\$16.95
Electrical Service Modernization		\$1,601.25	\$66.72		\$1,627.50	\$67.81
Building 5 (Type I)						
Structural Concrete Restoration		\$14,411.25	\$480.38		\$14,647.50	\$488.25
Waterproofing - Resurface catwalks		\$3,026.36	\$100.88		\$3,075.98	\$102.53
Exterior Doors- Single Door		\$353.22	\$11.77		\$359.01	\$11.97
Exterior Doors- Double Door		\$235.48	\$7.85		\$239.34	\$7.98
Painting - Exterior Masonry Surfaces	\$100,543.97	\$12,777.46	\$425.92		\$12,986.93	\$432.90
Roofing - Residences - Tile		\$9,713.66	\$323.79		\$9,872.90	\$329.10
Roofing - Residences - Flat		\$1,724.74	\$57.49		\$1,753.01	\$58.43
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Fire Alarm System Modernization - Devices		\$1,200.94	\$40.03		\$1,220.63	\$40.69
Plumbing - Backflow Preventer		\$400.31	\$13.34		\$406.88	\$13.56
Electrical Service Modernization		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Building 6 (Type III)						
Structural Concrete Restoration		\$10,568.25	\$480.38		\$10,741.50	\$488.25
Waterproofing - Resurface catwalks		\$2,219.33	\$100.88		\$2,255.72	\$102.53
Exterior Doors- Single Door		\$353.22	\$16.06		\$359.01	\$16.32
Exterior Doors- Double Door		\$235.48	\$10.70		\$239.34	\$10.88



Painting - Exterior Masonry Surfaces	\$131,833.74	\$16,753.87	\$761.54		\$17,028.52	\$774.02
Roofing - Residences - Tile		\$10,231.28	\$465.06		\$10,399.01	\$472.68
Roofing - Residences - Flat		\$1,765.95	\$80.27		\$1,794.90	\$81.59
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Fire Alarm System Modernization - Devices		\$1,200.94	\$54.59		\$1,220.63	\$55.48
Plumbing - Backflow Preventer		\$400.31	\$18.20		\$406.88	\$18.49
Electrical Service Modernization		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Building 7 (Type III)						
Structural Concrete Restoration		\$10,568.25	\$480.38		\$10,741.50	\$488.25
Waterproofing - Resurface catwalks		\$2,219.33	\$100.88		\$2,255.72	\$102.53
Exterior Doors- Single Door		\$353.22	\$16.06		\$359.01	\$16.32
Exterior Doors- Double Door		\$235.48	\$10.70		\$239.34	\$10.88
Painting - Exterior Masonry Surfaces	\$131,833.74	\$16,753.87	\$761.54		\$17,028.52	\$774.02
Roofing - Residences - Tile		\$10,231.28	\$465.06		\$10,399.01	\$472.68
Roofing - Residences - Flat		\$1,765.95	\$80.27		\$1,794.90	\$81.59
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Fire Alarm System Modernization - Devices		\$1,200.94	\$54.59		\$1,220.63	\$55.48
Plumbing - Backflow Preventer		\$400.31	\$18.20		\$406.88	\$18.49
Electrical Service Modernization		\$1,601.25	\$72.78		\$1,627.50	\$73.98
Building 8 (Type II)						
Structural Concrete Restoration		\$14,411.25	\$480.38		\$14,647.50	\$488.25
Waterproofing - Resurface catwalks		\$3,026.36	\$100.88		\$3,075.98	\$102.53
Exterior Doors- Single Door		\$353.22	\$11.77		\$359.01	\$11.97
Exterior Doors- Double Door		\$235.48	\$7.85		\$239.34	\$7.98
Painting - Exterior Masonry Surfaces	\$131,833.74	\$16,753.87	\$558.46		\$17,028.52	\$567.62
Roofing - Residences - Tile		\$13,058.89	\$435.30		\$13,272.97	\$442.43
Roofing - Residences - Flat		\$1,765.95	\$58.87		\$1,794.90	\$59.83
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Fire Alarm System Modernization - Devices		\$1,200.94	\$40.03		\$1,220.63	\$40.69
Plumbing - Backflow Preventer		\$400.31	\$13.34		\$406.88	\$13.56
Electrical Service Modernization		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Building 9 (Type V)						
Structural Concrete Restoration		\$14,411.25	\$480.38		\$14,647.50	\$488.25
Waterproofing - Resurface catwalks		\$3,026.36	\$100.88		\$3,075.98	\$102.53
Exterior Doors- Single Door		\$353.22	\$11.77		\$359.01	\$11.97
Exterior Doors- Double Door		\$235.48	\$7.85		\$239.34	\$7.98
Painting - Exterior Masonry Surfaces	\$110,627.75	\$14,058.94	\$468.63		\$14,289.42	\$476.31
Roofing - Residences - Tile		\$8,631.41	\$287.71		\$8,772.91	\$292.43
Roofing - Residences - Tile		\$1,463.17	\$48.77		\$1,487.16	\$49.57
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Fire Alarm System Modernization - Devices		\$1,200.94	\$40.03		\$1,220.63	\$40.69



Plumbing - Backflow Preventer		\$400.31	\$13.34		\$406.88	\$13.56
Electrical Service Modernization		\$1,601.25	\$53.38		\$1,627.50	\$54.25
Building 10 (Type IV)						
Structural Concrete Restoration		\$11,529.00	\$480.38		\$11,718.00	\$488.25
Waterproofing - Resurface catwalks		\$2,421.09	\$100.88		\$2,460.78	\$102.53
Exterior Doors- Single Door		\$353.22	\$14.72		\$359.01	\$14.96
Exterior Doors- Double Door		\$235.48	\$9.81		\$239.34	\$9.97
Painting - Exterior Masonry Surfaces	\$110,734.60	\$14,072.52	\$586.36		\$14,303.22	\$595.97
Roofing - Residences - Tile		\$9,539.79	\$397.49		\$9,696.18	\$404.01
Roofing - Residences - Flat		\$1,854.73	\$77.28		\$1,885.13	\$78.55
Fire Alarm System Modernization- Fire alarm control panel		\$1,601.25	\$66.72		\$1,627.50	\$67.81
Fire Alarm System Modernization - Devices		\$1,200.94	\$50.04		\$1,220.63	\$50.86
Plumbing - Backflow Preventer		\$400.31	\$16.68		\$406.88	\$16.95
Electrical Service Modernization		\$1,601.25	\$66.72		\$1,627.50	\$67.81
Total	\$1,171,147.57	\$472,880.34	\$18,216.09	\$0.00	\$480,632.48	\$18,514.72

Year Number	25	26
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Fiscal Year	2049			2050		
Starting Reserve Balance	\$2,360,066.15			\$2,848,450.76		
Ending Reserve Balance	\$2,848,450.76			\$3,344,587.51		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$4,961.25	\$18.79		\$5,040.00	\$19.09
Roofing - Cabana		\$2,950.09	\$11.17		\$2,996.92	\$11.35
Roofing - Clubhouse		\$4,745.80	\$17.98		\$4,821.13	\$18.26
Roofing - Garages (5)		\$6,376.60	\$24.15		\$6,477.81	\$24.54
Roofing - Mail Kiosks (2)		\$421.44	\$1.60		\$428.13	\$1.62
Roofing - Maintenance Building		\$897.85	\$3.40		\$912.11	\$3.45
Roofing - Picnic Pavilion - 1		\$302.34	\$1.15		\$307.14	\$1.16
Roofing - Picnic Pavilion - 2		\$219.88	\$0.83		\$223.37	\$0.85
Roofing - Pool Pavilion (2)		\$439.77	\$1.67		\$446.75	\$1.69
Exterior Doors - Clubhouse, Cabana		\$2,431.99	\$9.21		\$2,470.59	\$9.36
Plumbing - Backflow Preventer - Pool/Cabana		\$826.88	\$3.13		\$840.00	\$3.18
Electrical Service Modernization - Clubhouse		\$992.25	\$3.76		\$1,008.00	\$3.82
Building 1 (Type I)						
Structural Concrete Restoration		\$14,883.75	\$496.13		\$15,120.00	\$504.00
Waterproofing - Resurface catwalks		\$3,125.59	\$104.19		\$3,175.20	\$105.84
Exterior Doors- Single Door		\$364.80	\$12.16		\$370.59	\$12.35
Exterior Doors- Double Door		\$243.20	\$8.11		\$247.06	\$8.24
Painting - Exterior Masonry Surfaces		\$13,196.40	\$439.88		\$13,405.86	\$446.86
Roofing - Residences - Tile		\$10,032.14	\$334.40		\$10,191.38	\$339.71
Roofing - Residences - Tile		\$1,781.29	\$59.38		\$1,809.56	\$60.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$41.34		\$1,260.00	\$42.00
Plumbing - Backflow Preventer		\$413.44	\$13.78		\$420.00	\$14.00
Electrical Service Modernization		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Building 2 (Type III)						
Structural Concrete Restoration		\$10,914.75	\$496.13		\$11,088.00	\$504.00
Waterproofing - Resurface catwalks		\$2,292.10	\$104.19		\$2,328.48	\$105.84
Exterior Doors- Single Door		\$364.80	\$16.58		\$370.59	\$16.84
Exterior Doors- Double Door		\$243.20	\$11.05		\$247.06	\$11.23
Painting - Exterior Masonry Surfaces		\$17,303.18	\$786.51		\$17,577.83	\$798.99
Roofing - Residences - Tile		\$10,566.73	\$480.31		\$10,734.46	\$487.93
Roofing - Residences - Flat		\$1,823.85	\$82.90		\$1,852.80	\$84.22
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$75.17		\$1,680.00	\$76.36
Fire Alarm System Modernization - Devices		\$1,240.31	\$56.38		\$1,260.00	\$57.27
Plumbing - Backflow Preventer		\$413.44	\$18.79		\$420.00	\$19.09
Electrical Service Modernization		\$1,653.75	\$75.17		\$1,680.00	\$76.36



Building 3 (Type V)						
Structural Concrete Restoration		\$14,883.75	\$496.13		\$15,120.00	\$504.00
Waterproofing - Resurface catwalks		\$3,125.59	\$104.19		\$3,175.20	\$105.84
Exterior Doors- Single Door		\$364.80	\$12.16		\$370.59	\$12.35
Exterior Doors- Double Door		\$243.20	\$8.11		\$247.06	\$8.24
Painting - Exterior Masonry Surfaces		\$14,519.89	\$484.00		\$14,750.37	\$491.68
Roofing - Residences - Tile		\$8,914.41	\$297.15		\$9,055.91	\$301.86
Roofing - Residences - Flat		\$1,511.15	\$50.37		\$1,535.13	\$51.17
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$41.34		\$1,260.00	\$42.00
Plumbing - Backflow Preventer		\$413.44	\$13.78		\$420.00	\$14.00
Electrical Service Modernization		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Building 4 (Type IV)						
Structural Concrete Restoration		\$11,907.00	\$496.13		\$12,096.00	\$504.00
Waterproofing - Resurface catwalks		\$2,500.47	\$104.19		\$2,540.16	\$105.84
Exterior Doors- Single Door		\$364.80	\$15.20		\$370.59	\$15.44
Exterior Doors- Double Door		\$243.20	\$10.13		\$247.06	\$10.29
Painting - Exterior Masonry Surfaces		\$14,533.92	\$605.58		\$14,764.61	\$615.19
Roofing - Residences - Tile		\$9,852.57	\$410.52		\$10,008.96	\$417.04
Roofing - Residences - Flat		\$1,915.54	\$79.81		\$1,945.94	\$81.08
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$68.91		\$1,680.00	\$70.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$51.68		\$1,260.00	\$52.50
Plumbing - Backflow Preventer		\$413.44	\$17.23		\$420.00	\$17.50
Electrical Service Modernization		\$1,653.75	\$68.91		\$1,680.00	\$70.00
Building 5 (Type I)						
Structural Concrete Restoration		\$14,883.75	\$496.13		\$15,120.00	\$504.00
Waterproofing - Resurface catwalks		\$3,125.59	\$104.19		\$3,175.20	\$105.84
Exterior Doors- Single Door		\$364.80	\$12.16		\$370.59	\$12.35
Exterior Doors- Double Door		\$243.20	\$8.11		\$247.06	\$8.24
Painting - Exterior Masonry Surfaces		\$13,196.40	\$439.88		\$13,405.86	\$446.86
Roofing - Residences - Tile		\$10,032.14	\$334.40		\$10,191.38	\$339.71
Roofing - Residences - Flat		\$1,781.29	\$59.38		\$1,809.56	\$60.32
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$41.34		\$1,260.00	\$42.00
Plumbing - Backflow Preventer		\$413.44	\$13.78		\$420.00	\$14.00
Electrical Service Modernization		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Building 6 (Type III)						
Structural Concrete Restoration		\$10,914.75	\$496.13		\$11,088.00	\$504.00
Waterproofing - Resurface catwalks		\$2,292.10	\$104.19		\$2,328.48	\$105.84
Exterior Doors- Single Door		\$364.80	\$16.58		\$370.59	\$16.84
Exterior Doors- Double Door		\$243.20	\$11.05		\$247.06	\$11.23
Painting - Exterior Masonry Surfaces		\$17,303.18	\$786.51		\$17,577.83	\$798.99



Roofing - Residences - Tile		\$10,566.73	\$480.31		\$10,734.46	\$487.93
Roofing - Residences - Flat		\$1,823.85	\$82.90		\$1,852.80	\$84.22
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$75.17		\$1,680.00	\$76.36
Fire Alarm System Modernization - Devices		\$1,240.31	\$56.38		\$1,260.00	\$57.27
Plumbing - Backflow Preventer		\$413.44	\$18.79		\$420.00	\$19.09
Electrical Service Modernization		\$1,653.75	\$75.17		\$1,680.00	\$76.36
Building 7 (Type III)						
Structural Concrete Restoration		\$10,914.75	\$496.13		\$11,088.00	\$504.00
Waterproofing - Resurface catwalks		\$2,292.10	\$104.19		\$2,328.48	\$105.84
Exterior Doors- Single Door		\$364.80	\$16.58		\$370.59	\$16.84
Exterior Doors- Double Door		\$243.20	\$11.05		\$247.06	\$11.23
Painting - Exterior Masonry Surfaces		\$17,303.18	\$786.51		\$17,577.83	\$798.99
Roofing - Residences - Tile		\$10,566.73	\$480.31		\$10,734.46	\$487.93
Roofing - Residences - Flat		\$1,823.85	\$82.90		\$1,852.80	\$84.22
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$75.17		\$1,680.00	\$76.36
Fire Alarm System Modernization - Devices		\$1,240.31	\$56.38		\$1,260.00	\$57.27
Plumbing - Backflow Preventer		\$413.44	\$18.79		\$420.00	\$19.09
Electrical Service Modernization		\$1,653.75	\$75.17		\$1,680.00	\$76.36
Building 8 (Type II)						
Structural Concrete Restoration		\$14,883.75	\$496.13		\$15,120.00	\$504.00
Waterproofing - Resurface catwalks		\$3,125.59	\$104.19		\$3,175.20	\$105.84
Exterior Doors- Single Door		\$364.80	\$12.16		\$370.59	\$12.35
Exterior Doors- Double Door		\$243.20	\$8.11		\$247.06	\$8.24
Painting - Exterior Masonry Surfaces		\$17,303.18	\$576.77		\$17,577.83	\$585.93
Roofing - Residences - Tile		\$13,487.05	\$449.57		\$13,701.13	\$456.70
Roofing - Residences - Flat		\$1,823.85	\$60.80		\$1,852.80	\$61.76
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$41.34		\$1,260.00	\$42.00
Plumbing - Backflow Preventer		\$413.44	\$13.78		\$420.00	\$14.00
Electrical Service Modernization		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Building 9 (Type V)						
Structural Concrete Restoration		\$14,883.75	\$496.13		\$15,120.00	\$504.00
Waterproofing - Resurface catwalks		\$3,125.59	\$104.19		\$3,175.20	\$105.84
Exterior Doors- Single Door		\$364.80	\$12.16		\$370.59	\$12.35
Exterior Doors- Double Door		\$243.20	\$8.11		\$247.06	\$8.24
Painting - Exterior Masonry Surfaces		\$14,519.89	\$484.00		\$14,750.37	\$491.68
Roofing - Residences - Tile		\$8,914.41	\$297.15		\$9,055.91	\$301.86
Roofing - Residences - Tile		\$1,511.15	\$50.37		\$1,535.13	\$51.17
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$41.34		\$1,260.00	\$42.00
Plumbing - Backflow Preventer		\$413.44	\$13.78		\$420.00	\$14.00



Electrical Service Modernization		\$1,653.75	\$55.13		\$1,680.00	\$56.00
Building 10 (Type IV)						
Structural Concrete Restoration		\$11,907.00	\$496.13		\$12,096.00	\$504.00
Waterproofing - Resurface catwalks		\$2,500.47	\$104.19		\$2,540.16	\$105.84
Exterior Doors- Single Door		\$364.80	\$15.20		\$370.59	\$15.44
Exterior Doors- Double Door		\$243.20	\$10.13		\$247.06	\$10.29
Painting - Exterior Masonry Surfaces		\$14,533.92	\$605.58		\$14,764.61	\$615.19
Roofing - Residences - Tile		\$9,852.57	\$410.52		\$10,008.96	\$417.04
Roofing - Residences - Flat		\$1,915.54	\$79.81		\$1,945.94	\$81.08
Fire Alarm System Modernization- Fire alarm control panel		\$1,653.75	\$68.91		\$1,680.00	\$70.00
Fire Alarm System Modernization - Devices		\$1,240.31	\$51.68		\$1,260.00	\$52.50
Plumbing - Backflow Preventer		\$413.44	\$17.23		\$420.00	\$17.50
Electrical Service Modernization		\$1,653.75	\$68.91		\$1,680.00	\$70.00
Total	\$0.00	\$488,384.61	\$18,813.34	\$0.00	\$496,136.75	\$19,111.96



Year Number	27			28		
Fiscal Year	2051			2052		
Starting Reserve Balance	\$3,344,587.51			\$3,848,476.40		
Ending Reserve Balance	\$3,848,476.40			\$4,232,617.42		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$5,118.75	\$19.39		\$5,197.50	\$19.69
Roofing - Cabana		\$3,043.75	\$11.53		\$3,090.57	\$11.71
Roofing - Clubhouse		\$4,896.46	\$18.55		\$4,971.79	\$18.83
Roofing - Garages (5)		\$6,579.03	\$24.92		\$6,680.24	\$25.30
Roofing - Mail Kiosks (2)		\$434.82	\$1.65		\$441.51	\$1.67
Roofing - Maintenance Building		\$926.36	\$3.51		\$940.61	\$3.56
Roofing - Picnic Pavilion - 1		\$311.94	\$1.18		\$316.74	\$1.20
Roofing - Picnic Pavilion - 2		\$226.86	\$0.86		\$230.35	\$0.87
Roofing - Pool Pavilion (2)		\$453.73	\$1.72		\$460.71	\$1.75
Exterior Doors - Clubhouse, Cabana		\$2,509.19	\$9.50		\$2,547.79	\$9.65
Plumbing - Backflow Preventer - Pool/Cabana		\$853.13	\$3.23		\$866.25	\$3.28
Electrical Service Modernization - Clubhouse		\$1,023.75	\$3.88		\$1,039.50	\$3.94
Building 1 (Type I)						
Structural Concrete Restoration		\$15,356.25	\$511.88		\$15,592.50	\$519.75
Waterproofing - Resurface catwalks		\$3,224.81	\$107.49		\$3,274.43	\$109.15
Exterior Doors- Single Door		\$376.38	\$12.55		\$382.17	\$12.74
Exterior Doors- Double Door		\$250.92	\$8.36		\$254.78	\$8.49
Painting - Exterior Masonry Surfaces		\$13,615.33	\$453.84		\$13,824.80	\$460.83
Roofing - Residences - Tile		\$10,350.62	\$345.02		\$10,509.86	\$350.33
Roofing - Residences - Tile		\$1,837.84	\$61.26		\$1,866.11	\$62.20
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$42.66	\$12,750.00	\$1,299.38	\$43.31
Plumbing - Backflow Preventer		\$426.56	\$14.22		\$433.13	\$14.44
Electrical Service Modernization		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Building 2 (Type III)						
Structural Concrete Restoration		\$11,261.25	\$511.88		\$11,434.50	\$519.75
Waterproofing - Resurface catwalks		\$2,364.86	\$107.49		\$2,401.25	\$109.15
Exterior Doors- Single Door		\$376.38	\$17.11		\$382.17	\$17.37
Exterior Doors- Double Door		\$250.92	\$11.41		\$254.78	\$11.58
Painting - Exterior Masonry Surfaces		\$17,852.49	\$811.48		\$18,127.14	\$823.96
Roofing - Residences - Tile		\$10,902.19	\$495.55		\$11,069.91	\$503.18
Roofing - Residences - Flat		\$1,881.75	\$85.53		\$1,910.70	\$86.85
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$58.17	\$12,750.00	\$1,299.38	\$59.06
Plumbing - Backflow Preventer		\$426.56	\$19.39		\$433.13	\$19.69



Electrical Service Modernization		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Building 3 (Type V)						
Structural Concrete Restoration		\$15,356.25	\$511.88		\$15,592.50	\$519.75
Waterproofing - Resurface catwalks		\$3,224.81	\$107.49		\$3,274.43	\$109.15
Exterior Doors- Single Door		\$376.38	\$12.55		\$382.17	\$12.74
Exterior Doors- Double Door		\$250.92	\$8.36		\$254.78	\$8.49
Painting - Exterior Masonry Surfaces		\$14,980.84	\$499.36		\$15,211.32	\$507.04
Roofing - Residences - Tile		\$9,197.40	\$306.58		\$9,338.90	\$311.30
Roofing - Residences - Flat		\$1,559.12	\$51.97		\$1,583.11	\$52.77
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$42.66	\$12,750.00	\$1,299.38	\$43.31
Plumbing - Backflow Preventer		\$426.56	\$14.22		\$433.13	\$14.44
Electrical Service Modernization		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Building 4 (Type IV)						
Structural Concrete Restoration		\$12,285.00	\$511.88		\$12,474.00	\$519.75
Waterproofing - Resurface catwalks		\$2,579.85	\$107.49		\$2,619.54	\$109.15
Exterior Doors- Single Door		\$376.38	\$15.68		\$382.17	\$15.92
Exterior Doors- Double Door		\$250.92	\$10.45		\$254.78	\$10.62
Painting - Exterior Masonry Surfaces		\$14,995.31	\$624.80		\$15,226.01	\$634.42
Roofing - Residences - Tile		\$10,165.35	\$423.56		\$10,321.74	\$430.07
Roofing - Residences - Flat		\$1,976.35	\$82.35		\$2,006.75	\$83.61
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$71.09		\$1,732.50	\$72.19
Fire Alarm System Modernization - Devices		\$1,279.69	\$53.32	\$12,750.00	\$1,299.38	\$54.14
Plumbing - Backflow Preventer		\$426.56	\$17.77		\$433.13	\$18.05
Electrical Service Modernization		\$1,706.25	\$71.09		\$1,732.50	\$72.19
Building 5 (Type I)						
Structural Concrete Restoration		\$15,356.25	\$511.88		\$15,592.50	\$519.75
Waterproofing - Resurface catwalks		\$3,224.81	\$107.49		\$3,274.43	\$109.15
Exterior Doors- Single Door		\$376.38	\$12.55		\$382.17	\$12.74
Exterior Doors- Double Door		\$250.92	\$8.36		\$254.78	\$8.49
Painting - Exterior Masonry Surfaces		\$13,615.33	\$453.84		\$13,824.80	\$460.83
Roofing - Residences - Tile		\$10,350.62	\$345.02		\$10,509.86	\$350.33
Roofing - Residences - Flat		\$1,837.84	\$61.26		\$1,866.11	\$62.20
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$42.66	\$12,750.00	\$1,299.38	\$43.31
Plumbing - Backflow Preventer		\$426.56	\$14.22		\$433.13	\$14.44
Electrical Service Modernization		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Building 6 (Type III)						
Structural Concrete Restoration		\$11,261.25	\$511.88		\$11,434.50	\$519.75
Waterproofing - Resurface catwalks		\$2,364.86	\$107.49		\$2,401.25	\$109.15
Exterior Doors- Single Door		\$376.38	\$17.11		\$382.17	\$17.37
Exterior Doors- Double Door		\$250.92	\$11.41		\$254.78	\$11.58



Painting - Exterior Masonry Surfaces		\$17,852.49	\$811.48		\$18,127.14	\$823.96
Roofing - Residences - Tile		\$10,902.19	\$495.55		\$11,069.91	\$503.18
Roofing - Residences - Flat		\$1,881.75	\$85.53		\$1,910.70	\$86.85
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$58.17	\$12,750.00	\$1,299.38	\$59.06
Plumbing - Backflow Preventer		\$426.56	\$19.39		\$433.13	\$19.69
Electrical Service Modernization		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Building 7 (Type III)						
Structural Concrete Restoration		\$11,261.25	\$511.88		\$11,434.50	\$519.75
Waterproofing - Resurface catwalks		\$2,364.86	\$107.49		\$2,401.25	\$109.15
Exterior Doors- Single Door		\$376.38	\$17.11		\$382.17	\$17.37
Exterior Doors- Double Door		\$250.92	\$11.41		\$254.78	\$11.58
Painting - Exterior Masonry Surfaces		\$17,852.49	\$811.48		\$18,127.14	\$823.96
Roofing - Residences - Tile		\$10,902.19	\$495.55		\$11,069.91	\$503.18
Roofing - Residences - Flat		\$1,881.75	\$85.53		\$1,910.70	\$86.85
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$58.17	\$12,750.00	\$1,299.38	\$59.06
Plumbing - Backflow Preventer		\$426.56	\$19.39		\$433.13	\$19.69
Electrical Service Modernization		\$1,706.25	\$77.56		\$1,732.50	\$78.75
Building 8 (Type II)						
Structural Concrete Restoration		\$15,356.25	\$511.88		\$15,592.50	\$519.75
Waterproofing - Resurface catwalks		\$3,224.81	\$107.49		\$3,274.43	\$109.15
Exterior Doors- Single Door		\$376.38	\$12.55		\$382.17	\$12.74
Exterior Doors- Double Door		\$250.92	\$8.36		\$254.78	\$8.49
Painting - Exterior Masonry Surfaces		\$17,852.49	\$595.08		\$18,127.14	\$604.24
Roofing - Residences - Tile		\$13,915.21	\$463.84		\$14,129.29	\$470.98
Roofing - Residences - Flat		\$1,881.75	\$62.73		\$1,910.70	\$63.69
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$42.66	\$12,750.00	\$1,299.38	\$43.31
Plumbing - Backflow Preventer		\$426.56	\$14.22		\$433.13	\$14.44
Electrical Service Modernization		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Building 9 (Type V)						
Structural Concrete Restoration		\$15,356.25	\$511.88		\$15,592.50	\$519.75
Waterproofing - Resurface catwalks		\$3,224.81	\$107.49		\$3,274.43	\$109.15
Exterior Doors- Single Door		\$376.38	\$12.55		\$382.17	\$12.74
Exterior Doors- Double Door		\$250.92	\$8.36		\$254.78	\$8.49
Painting - Exterior Masonry Surfaces		\$14,980.84	\$499.36		\$15,211.32	\$507.04
Roofing - Residences - Tile		\$9,197.40	\$306.58		\$9,338.90	\$311.30
Roofing - Residences - Tile		\$1,559.12	\$51.97		\$1,583.11	\$52.77
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Fire Alarm System Modernization - Devices		\$1,279.69	\$42.66	\$12,750.00	\$1,299.38	\$43.31



Plumbing - Backflow Preventer		\$426.56	\$14.22		\$433.13	\$14.44
Electrical Service Modernization		\$1,706.25	\$56.88		\$1,732.50	\$57.75
Building 10 (Type IV)						
Structural Concrete Restoration		\$12,285.00	\$511.88		\$12,474.00	\$519.75
Waterproofing - Resurface catwalks		\$2,579.85	\$107.49		\$2,619.54	\$109.15
Exterior Doors- Single Door		\$376.38	\$15.68		\$382.17	\$15.92
Exterior Doors- Double Door		\$250.92	\$10.45		\$254.78	\$10.62
Painting - Exterior Masonry Surfaces		\$14,995.31	\$624.80		\$15,226.01	\$634.42
Roofing - Residences - Tile		\$10,165.35	\$423.56		\$10,321.74	\$430.07
Roofing - Residences - Flat		\$1,976.35	\$82.35		\$2,006.75	\$83.61
Fire Alarm System Modernization- Fire alarm control panel		\$1,706.25	\$71.09		\$1,732.50	\$72.19
Fire Alarm System Modernization - Devices		\$1,279.69	\$53.32	\$12,750.00	\$1,299.38	\$54.14
Plumbing - Backflow Preventer		\$426.56	\$17.77		\$433.13	\$18.05
Electrical Service Modernization		\$1,706.25	\$71.09		\$1,732.50	\$72.19
Total	\$0.00	\$503,888.89	\$19,410.59	\$127,500.00	\$511,641.02	\$19,709.21

Year Number	29	30
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Fiscal Year	2053			2054		
Starting Reserve Balance	\$4,232,617.42			\$3,889,510.58		
Ending Reserve Balance	\$3,889,510.58			\$4,416,655.88		
Component	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner	Annual Expense	Normal Annual Contribution	Contribution Per Unit Owner
Common Area						
Structural Concrete Restoration - Clubhouse/Cabana		\$5,276.25	\$19.99		\$5,355.00	\$20.28
Roofing - Cabana		\$3,137.40	\$11.88	\$78,044.75	\$3,184.23	\$12.06
Roofing - Clubhouse		\$5,047.12	\$19.12	\$125,550.25	\$5,122.45	\$19.40
Roofing - Garages (5)		\$6,781.46	\$25.69	\$168,693.00	\$6,882.67	\$26.07
Roofing - Mail Kiosks (2)		\$448.20	\$1.70	\$11,149.25	\$454.89	\$1.72
Roofing - Maintenance Building		\$954.86	\$3.62	\$23,752.75	\$969.11	\$3.67
Roofing - Picnic Pavilion - 1		\$321.53	\$1.22	\$7,998.38	\$326.33	\$1.24
Roofing - Picnic Pavilion - 2		\$233.84	\$0.89	\$5,817.00	\$237.33	\$0.90
Roofing - Pool Pavilion (2)		\$467.69	\$1.77	\$11,634.00	\$474.67	\$1.80
Exterior Doors - Clubhouse, Cabana		\$2,586.40	\$9.80		\$2,625.00	\$9.94
Plumbing - Backflow Preventer - Pool/Cabana		\$879.38	\$3.33		\$892.50	\$3.38
Electrical Service Modernization - Clubhouse	\$51,750.00	\$1,055.25	\$4.00		\$1,071.00	\$4.06
Building 1 (Type I)						
Structural Concrete Restoration		\$15,828.75	\$527.63		\$16,065.00	\$535.50
Waterproofing - Resurface catwalks		\$3,324.04	\$110.80		\$3,373.65	\$112.46
Exterior Doors- Single Door		\$387.96	\$12.93		\$393.75	\$13.13
Exterior Doors- Double Door		\$258.64	\$8.62		\$262.50	\$8.75
Painting - Exterior Masonry Surfaces		\$14,034.26	\$467.81		\$14,243.73	\$474.79
Roofing - Residences - Tile		\$10,669.11	\$355.64		\$10,828.35	\$360.94
Roofing - Residences - Tile		\$1,894.38	\$63.15		\$1,922.66	\$64.09
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$58.63		\$1,785.00	\$59.50
Fire Alarm System Modernization - Devices		\$1,319.06	\$43.97		\$1,338.75	\$44.63
Plumbing - Backflow Preventer		\$439.69	\$14.66		\$446.25	\$14.88
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$58.63		\$1,785.00	\$59.50
Building 2 (Type III)						
Structural Concrete Restoration		\$11,607.75	\$527.63		\$11,781.00	\$535.50
Waterproofing - Resurface catwalks		\$2,437.63	\$110.80		\$2,474.01	\$112.46
Exterior Doors- Single Door		\$387.96	\$17.63		\$393.75	\$17.90
Exterior Doors- Double Door		\$258.64	\$11.76		\$262.50	\$11.93
Painting - Exterior Masonry Surfaces		\$18,401.79	\$836.45		\$18,676.45	\$848.93
Roofing - Residences - Tile		\$11,237.64	\$510.80		\$11,405.36	\$518.43
Roofing - Residences - Flat		\$1,939.66	\$88.17		\$1,968.61	\$89.48
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$79.94		\$1,785.00	\$81.14
Fire Alarm System Modernization - Devices		\$1,319.06	\$59.96		\$1,338.75	\$60.85
Plumbing - Backflow Preventer		\$439.69	\$19.99		\$446.25	\$20.28
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$79.94		\$1,785.00	\$81.14



Building 3 (Type V)						
Structural Concrete Restoration		\$15,828.75	\$527.63		\$16,065.00	\$535.50
Waterproofing - Resurface catwalks		\$3,324.04	\$110.80		\$3,373.65	\$112.46
Exterior Doors- Single Door		\$387.96	\$12.93		\$393.75	\$13.13
Exterior Doors- Double Door		\$258.64	\$8.62		\$262.50	\$8.75
Painting - Exterior Masonry Surfaces		\$15,441.79	\$514.73		\$15,672.26	\$522.41
Roofing - Residences - Tile		\$9,480.40	\$316.01		\$9,621.90	\$320.73
Roofing - Residences - Flat		\$1,607.09	\$53.57		\$1,631.08	\$54.37
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$58.63		\$1,785.00	\$59.50
Fire Alarm System Modernization - Devices		\$1,319.06	\$43.97		\$1,338.75	\$44.63
Plumbing - Backflow Preventer		\$439.69	\$14.66		\$446.25	\$14.88
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$58.63		\$1,785.00	\$59.50
Building 4 (Type IV)						
Structural Concrete Restoration		\$12,663.00	\$527.63		\$12,852.00	\$535.50
Waterproofing - Resurface catwalks		\$2,659.23	\$110.80		\$2,698.92	\$112.46
Exterior Doors- Single Door		\$387.96	\$16.16		\$393.75	\$16.41
Exterior Doors- Double Door		\$258.64	\$10.78		\$262.50	\$10.94
Painting - Exterior Masonry Surfaces		\$15,456.70	\$644.03		\$15,687.40	\$653.64
Roofing - Residences - Tile		\$10,478.13	\$436.59		\$10,634.52	\$443.11
Roofing - Residences - Flat		\$2,037.16	\$84.88		\$2,067.57	\$86.15
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$73.28		\$1,785.00	\$74.38
Fire Alarm System Modernization - Devices		\$1,319.06	\$54.96		\$1,338.75	\$55.78
Plumbing - Backflow Preventer		\$439.69	\$18.32		\$446.25	\$18.59
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$73.28		\$1,785.00	\$74.38
Building 5 (Type I)						
Structural Concrete Restoration		\$15,828.75	\$527.63		\$16,065.00	\$535.50
Waterproofing - Resurface catwalks		\$3,324.04	\$110.80		\$3,373.65	\$112.46
Exterior Doors- Single Door		\$387.96	\$12.93		\$393.75	\$13.13
Exterior Doors- Double Door		\$258.64	\$8.62		\$262.50	\$8.75
Painting - Exterior Masonry Surfaces		\$14,034.26	\$467.81		\$14,243.73	\$474.79
Roofing - Residences - Tile		\$10,669.11	\$355.64		\$10,828.35	\$360.94
Roofing - Residences - Flat		\$1,894.38	\$63.15		\$1,922.66	\$64.09
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$58.63		\$1,785.00	\$59.50
Fire Alarm System Modernization - Devices		\$1,319.06	\$43.97		\$1,338.75	\$44.63
Plumbing - Backflow Preventer		\$439.69	\$14.66		\$446.25	\$14.88
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$58.63		\$1,785.00	\$59.50
Building 6 (Type III)						
Structural Concrete Restoration		\$11,607.75	\$527.63		\$11,781.00	\$535.50
Waterproofing - Resurface catwalks		\$2,437.63	\$110.80		\$2,474.01	\$112.46
Exterior Doors- Single Door		\$387.96	\$17.63		\$393.75	\$17.90
Exterior Doors- Double Door		\$258.64	\$11.76		\$262.50	\$11.93
Painting - Exterior Masonry Surfaces		\$18,401.79	\$836.45		\$18,676.45	\$848.93



Roofing - Residences - Tile		\$11,237.64	\$510.80		\$11,405.36	\$518.43
Roofing - Residences - Flat		\$1,939.66	\$88.17		\$1,968.61	\$89.48
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$79.94		\$1,785.00	\$81.14
Fire Alarm System Modernization - Devices		\$1,319.06	\$59.96		\$1,338.75	\$60.85
Plumbing - Backflow Preventer		\$439.69	\$19.99		\$446.25	\$20.28
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$79.94		\$1,785.00	\$81.14
Building 7 (Type III)						
Structural Concrete Restoration		\$11,607.75	\$527.63		\$11,781.00	\$535.50
Waterproofing - Resurface catwalks		\$2,437.63	\$110.80		\$2,474.01	\$112.46
Exterior Doors- Single Door		\$387.96	\$17.63		\$393.75	\$17.90
Exterior Doors- Double Door		\$258.64	\$11.76		\$262.50	\$11.93
Painting - Exterior Masonry Surfaces		\$18,401.79	\$836.45		\$18,676.45	\$848.93
Roofing - Residences - Tile		\$11,237.64	\$510.80		\$11,405.36	\$518.43
Roofing - Residences - Flat		\$1,939.66	\$88.17		\$1,968.61	\$89.48
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$79.94		\$1,785.00	\$81.14
Fire Alarm System Modernization - Devices		\$1,319.06	\$59.96		\$1,338.75	\$60.85
Plumbing - Backflow Preventer		\$439.69	\$19.99		\$446.25	\$20.28
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$79.94		\$1,785.00	\$81.14
Building 8 (Type II)						
Structural Concrete Restoration		\$15,828.75	\$527.63		\$16,065.00	\$535.50
Waterproofing - Resurface catwalks		\$3,324.04	\$110.80		\$3,373.65	\$112.46
Exterior Doors- Single Door		\$387.96	\$12.93		\$393.75	\$13.13
Exterior Doors- Double Door		\$258.64	\$8.62		\$262.50	\$8.75
Painting - Exterior Masonry Surfaces		\$18,401.79	\$613.39		\$18,676.45	\$622.55
Roofing - Residences - Tile		\$14,343.37	\$478.11		\$14,557.45	\$485.25
Roofing - Residences - Flat		\$1,939.66	\$64.66		\$1,968.61	\$65.62
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$58.63		\$1,785.00	\$59.50
Fire Alarm System Modernization - Devices		\$1,319.06	\$43.97		\$1,338.75	\$44.63
Plumbing - Backflow Preventer		\$439.69	\$14.66		\$446.25	\$14.88
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$58.63		\$1,785.00	\$59.50
Building 9 (Type V)						
Structural Concrete Restoration		\$15,828.75	\$527.63		\$16,065.00	\$535.50
Waterproofing - Resurface catwalks		\$3,324.04	\$110.80		\$3,373.65	\$112.46
Exterior Doors- Single Door		\$387.96	\$12.93		\$393.75	\$13.13
Exterior Doors- Double Door		\$258.64	\$8.62		\$262.50	\$8.75
Painting - Exterior Masonry Surfaces		\$15,441.79	\$514.73		\$15,672.26	\$522.41
Roofing - Residences - Tile		\$9,480.40	\$316.01		\$9,621.90	\$320.73
Roofing - Residences - Tile		\$1,607.09	\$53.57		\$1,631.08	\$54.37
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$58.63		\$1,785.00	\$59.50
Fire Alarm System Modernization - Devices		\$1,319.06	\$43.97		\$1,338.75	\$44.63
Plumbing - Backflow Preventer		\$439.69	\$14.66		\$446.25	\$14.88



Electrical Service Modernization	\$86,250.00	\$1,758.75	\$58.63		\$1,785.00	\$59.50
Building 10 (Type IV)						
Structural Concrete Restoration		\$12,663.00	\$527.63		\$12,852.00	\$535.50
Waterproofing - Resurface catwalks		\$2,659.23	\$110.80		\$2,698.92	\$112.46
Exterior Doors- Single Door		\$387.96	\$16.16		\$393.75	\$16.41
Exterior Doors- Double Door		\$258.64	\$10.78		\$262.50	\$10.94
Painting - Exterior Masonry Surfaces		\$15,456.70	\$644.03		\$15,687.40	\$653.64
Roofing - Residences - Tile		\$10,478.13	\$436.59		\$10,634.52	\$443.11
Roofing - Residences - Flat		\$2,037.16	\$84.88		\$2,067.57	\$86.15
Fire Alarm System Modernization- Fire alarm control panel		\$1,758.75	\$73.28		\$1,785.00	\$74.38
Fire Alarm System Modernization - Devices		\$1,319.06	\$54.96		\$1,338.75	\$55.78
Plumbing - Backflow Preventer		\$439.69	\$18.32		\$446.25	\$18.59
Electrical Service Modernization	\$86,250.00	\$1,758.75	\$73.28		\$1,785.00	\$74.38
Total	\$862,500.00	\$519,393.16	\$20,007.84	\$0.00	\$527,145.30	\$20,306.46

Charts (SIRS)

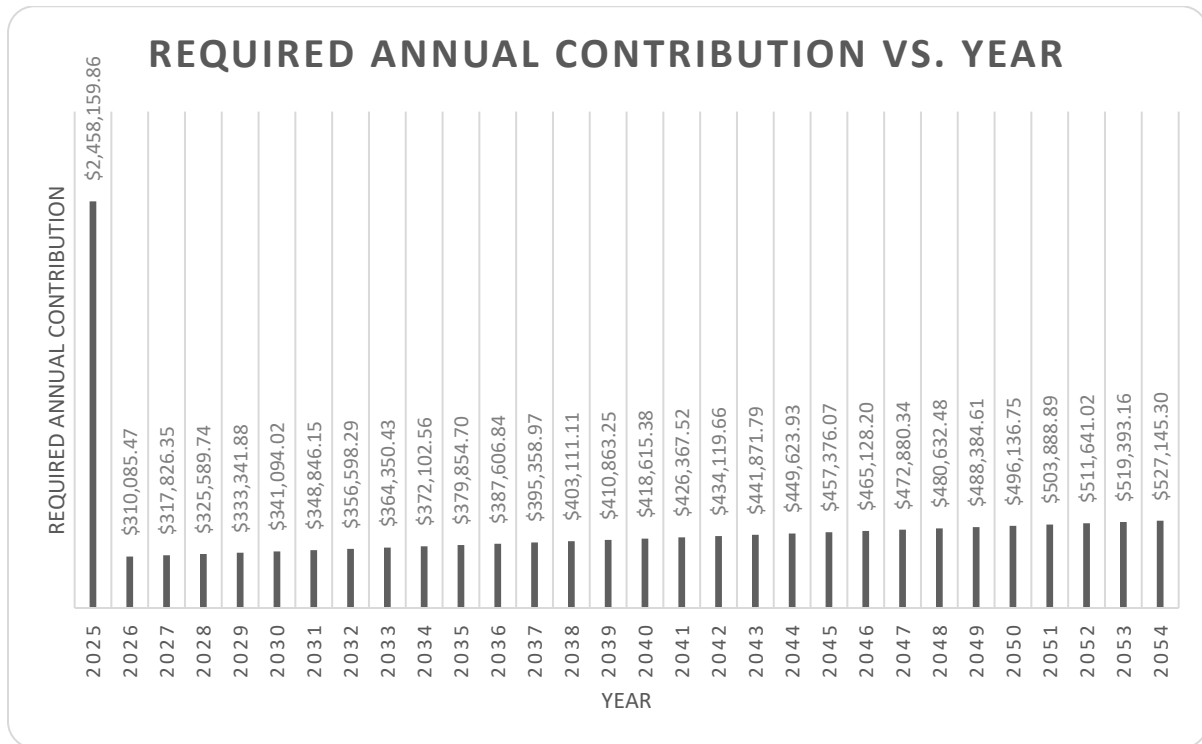


Fig. 1. Required Annual Total Contribution per Year

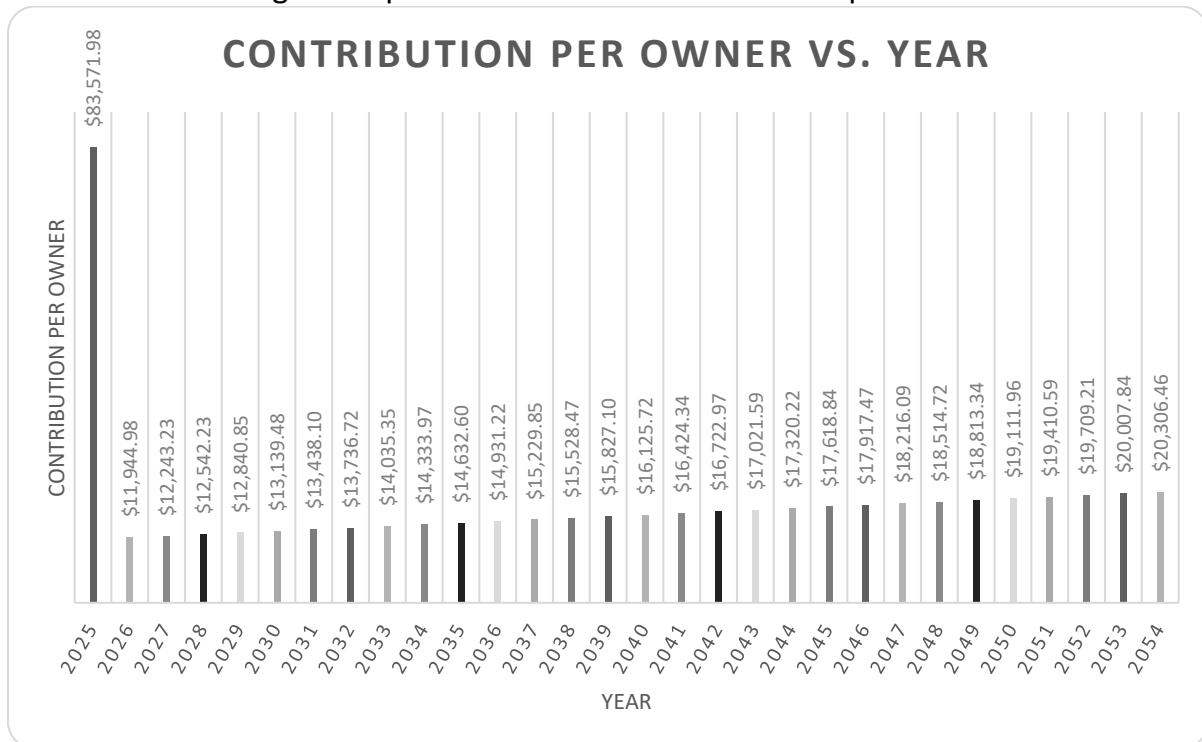


Fig. 2. Required Annual Owner Contribution per Year

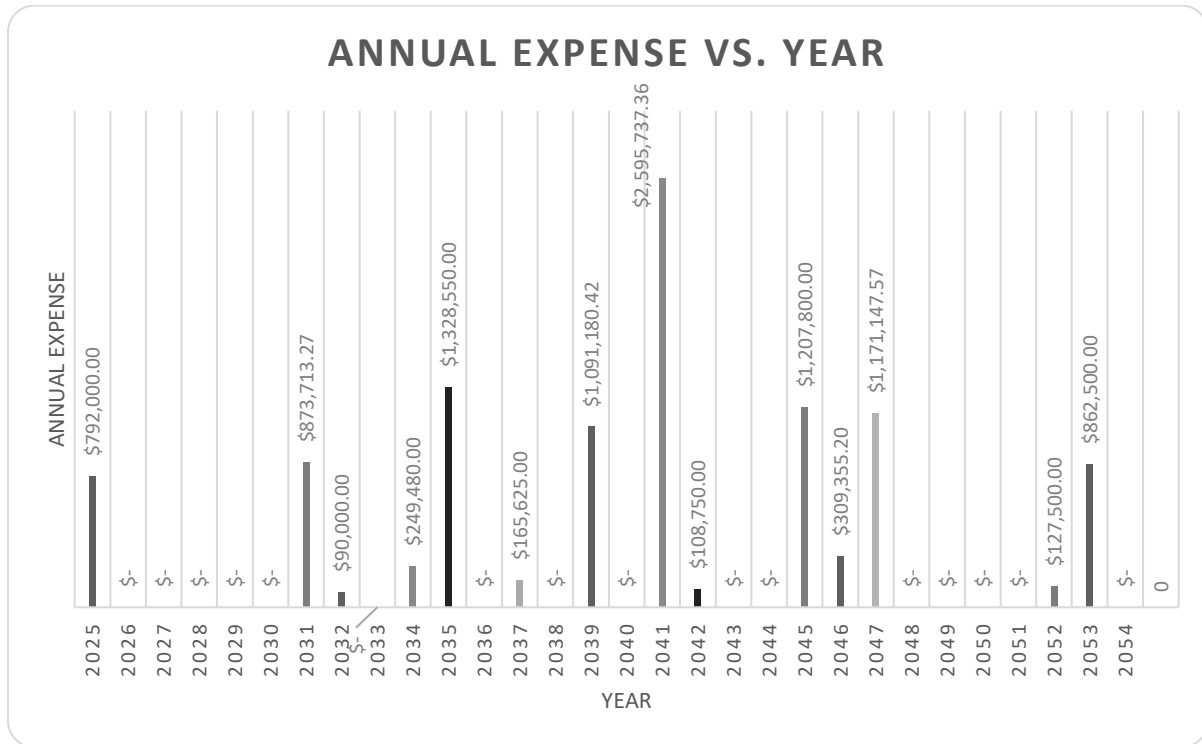


Fig. 3. Expenses Required per Year



Fig. 4. Reserve Balance per Year

Photos (SIRS)

Roofs:

Type: Pioneer double-roll Hacienda Tile for the sloped roofing. Built up modified roofing for the flat roofing.

Installed: 2017 on residential buildings; 2004 on all others

Useful Life: 25 Years

Replacement Date: 2042 for residential; 2030 for all others.

This is one of the most critical components of a building structure. Roofs shall be maintained according to the manufacturer's recommendation; an annual inspection is encouraged, along with preventative maintenance. A roof showing signs of water penetration can cause issues with moisture entering the building envelope. Over time, moisture can cause substrate damage, concrete roof slab spalling or rebar deterioration.

Fiore at the Gardens has pitched tile roofing, which offers great resistance to high temperatures and salty air, and it has a longer useful life than some other roof types. It is recommended to keep an eye on water outlets to ensure they do not become clogged, and for cracks or other damage to the roof tiles. Repairs or replace affected areas promptly.









Exterior painting:

Type: two colors on stucco exterior

Installed: 2017

Useful Life: 8 Years

Replacement Date: 2025

The paint on the buildings of Fiore seems to be in fair condition with few signs of wear and tear; the property was last painted in 2017. Promptly and properly re-painting damaged areas is encouraged as part of ongoing preventative maintenance.

Although paint is considered an aesthetical building component, paint also provides an extra layer of protection for the building envelope. The painting contractor must follow the manufacturer's recommendations for the paint to last. If the substrate is not properly prepared, paint can peel and cause moisture to enter behind the paint. Different qualities of paint can have varying useful lives. A higher quality paint may be more resistant to dirt and fading, leading to a longer useful life. Consider using low-VOC (Volatile Organic Compound) or no-VOC paints to minimize fumes and create a healthier living environment for tenants.

Common problems that can occur with exterior paint on a condominium complex include:

1. **Peeling:** Paint peeling occurs when the bond between the paint and the surface weakens, often due to moisture, poor surface preparation, or low-quality paint.
2. **Fading:** Over time, exposure to sunlight can cause the paint color to fade or become dull.
3. **Blistering:** Blistering happens when bubbles or blisters form under the paint film, usually due to moisture trapped beneath the surface.
4. **Rust discoloration:** If metal surfaces are not properly primed or protected, rust can develop and discolor the paint.
5. **Chalking:** Chalking occurs when a powdery residue forms on the paint surface, often due to weathering or aging of the paint.
6. **Checking:** Checking refers to the development of small cracks in the paint film, typically caused by aging or exposure to extreme temperature changes.
7. **Efflorescence:** Efflorescence appears as a white, powdery substance on masonry surfaces and is caused by water-soluble salts migrating through the paint film.
8. **Sagging:** Sagging occurs when the paint drips or sags down the surface due to excessive application or poor technique.
9. **Mildew:** In damp or humid environments, mildew can grow on exterior surfaces, leading to unsightly stains and discoloration.

To replace the paint on a condominium complex, you can follow these general steps:

1. **Preparation:** Start by preparing the area for painting. This includes cleaning the surfaces, removing any loose or peeling paint, and covering areas that should not be painted.
2. **Choosing the right paint:** Select a high-quality paint that is suitable for exterior use. Consider factors such as durability, weather resistance, and color options.
3. **Surface repair:** Inspect the surfaces for any damage or cracks. Repair them before applying the new paint to ensure a smooth and even finish.

4. Priming: Apply a coat of primer to the surfaces before painting. This helps the paint adhere better and provides a uniform base for the topcoat.
5. Painting: Use a brush, roller, or sprayer to apply the paint to the surfaces. Follow the manufacturer's instructions for application techniques and drying times.
6. Multiple coats: Depending on the desired finish and color, you may need to apply multiple coats of paint. Allow each coat to dry completely before applying the next one.
7. Finishing touches: Once the paint has dried, inspect the surfaces for any touch-ups or areas that need additional attention. Make sure everything looks clean and well-finished.



Waterproofing:

Resealing and resurfacing concrete walkways and patios, and pool deck areas

Installed: 2017

Useful Life: 12 Years

Replacement Date: 2029

Outdoor surfaces must be waterproofed appropriately; otherwise, since concrete is porous, it will absorb water and corrode the rebar within. Rebar provides significant structural strength to concrete; corrosion of rebar must be prevented. Water intrusion can lead to serious damage if allowed to penetrate the building. For the pool deck, if water is to constantly be allowed under this deck, the water can erode the soil base that was compacted and prepared during construction.

Waterproofing concrete is a crucial step in construction, ensuring the longevity and durability of structures. Let's delve into why this process matters:

- **Enhanced Structural Integrity:** Regular concrete is not fully waterproof. During the curing process, it develops capillaries that allow water to seep in. Over time, this moisture infiltration can lead to erosion and cracks. Waterproof concrete, on the other hand, prevents both soil moisture and liquid water from penetrating. By minimizing cracks, it strengthens the overall structure and makes it less vulnerable to the elements.
- **Reduced Maintenance Costs:** Erosion and deterioration caused by water can result in expensive repairs. Waterproofing mitigates these issues, saving both time and money. When you invest in high-quality concrete upfront, you avoid costly fixes down the line.
- **Mold and Mildew Prevention:** Dampness in concrete can foster mold and mildew growth. Waterproofing keeps these unwanted guests at bay, contributing to a healthier environment and maintaining structural integrity.

Preventive maintenance:

- Regularly check joint sealants and visible waterproofing membranes for signs of deterioration or damage. Look for membrane cracking, blistering, bald spots, pin holing, mechanical damage, storm damage, blockage to drains, and softening in the membrane during inspections
- Use a neutral pH cleaner or detergent and a soft bristle broom to clean coatings. Rinse thoroughly with clean water under a low-pressure spray. In coastal areas, cleaning may be required more frequently to prevent salt contamination



Exterior Doors:

Installed: 2004

Useful Life: 34 Years

Replacement Date: 2038

- 36" x 80" metal doors
- 96" x 96" metal glass doors
- 108" x 84" metal doors
- 72" x 96" wood doors

** See the Section: Reserve Component Analysis (NOTES) for updates to these components, as directed by Fiore's Board of Directors. These changes should not affect any life safety concerns for the property, and it's structural integrity.

Common area doors on the Fiore property include the Clubhouse, Cabana, and accesses to utility areas within the residential buildings. Sodium chloride (NaCl) in the air by being relatively adjacent to the ocean causes quicker deterioration in hollow metal doors. Although the exterior doors are in good condition throughout the property, it is recommended to replace all doors at the end of their useful life. It is further recommended to paint the doors with an anti-corrosion paint/coating.

Common door problems to watch out for could include squeaking, failing to latch, and hitting the wall. A few of the doors are experiencing these problems more than others, where sticking was occurring requiring a larger force to open.





Windows:

Installed: 2004

Useful Life: 34 Years

Replacement Date: 2038

- 72" x 60" horizontal slider windows
- 36" x 60" single hung windows
- 36" x 36" fixed windows

The windows observed during the inspection include: single hung, horizontal sliders and fixed windows. These can be maintained by cleaning windows, cleaning the tracks, recaulking and sealing, and identifying cracks or holes. Nothing stands out as far as threats to health and safety, however as the windows' useful life comes to an end, replacements will have to be made. When reviewing this property, all windows seem to be in fair condition. No threats to human safety or health are present.

Hurricane impact windows are designed to withstand heavy impact and high-pressure force without shattering, making them ideal for hurricane zones and locations with high-speed straight-line winds. They are also known as 'hurricane rated' windows or 'impact resistant' windows. The most important component of a hurricane window is the layer of plastic or polymer material sandwiched between two glass layers, known as laminated glass. Hurricane-proof windows are made with impact-resistant glass that's treated with a protective layer of polyvinyl butyral (PVB) or ethylene-vinyl acetate (EVA). Impact windows offer improved security against potential break-ins and reduce the noise transferred through the windows, into the residence.

Moisture damage: If you notice condensation or frost forming on your windows, it could be a sign of high moisture levels in your home. This can lead to mold, mildew, or rotting wood sills.

1. Seal failure: Double- or triple-pane windows may experience seal deterioration, allowing outside air to enter and moisture to get trapped between the panes.
2. Gas leaks: Gas-filled windows can develop leaks, causing the glass to bow inward and reducing insulation properties.

There are a few reasons why people would change their windows:

1. Energy efficiency: New windows can provide better insulation, reducing heat transfer and potentially lowering your energy bills.
2. Comfort: Upgrading to new windows can help reduce drafts, noise, and condensation, making your home more comfortable.
3. Aesthetics: Replacing windows can give your home a fresh look and enhance its curb appeal and resale value.
4. Maintenance: Older windows may require more frequent repairs and maintenance. Newer windows often come with features that make cleaning and maintenance easier.
5. Safety and security: New windows may offer improved safety features such as reinforced glass or better locking mechanisms.



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Building Structural Components:

Concern is areas of spalling, cracking, chipping or other deterioration of concrete and building components

Useful Life: 10 Years

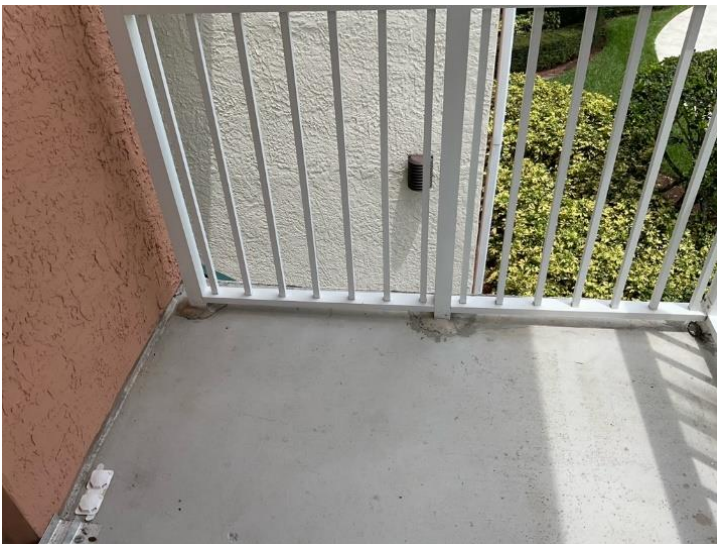
Restoration Date: 2025

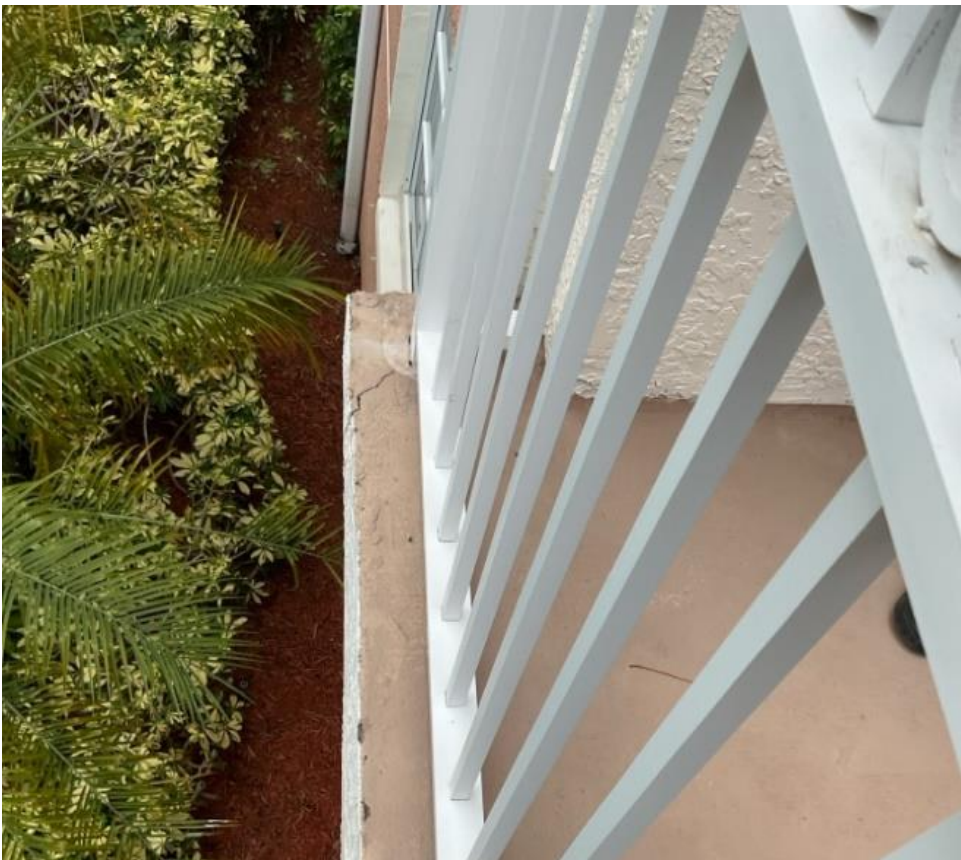
Overall, the buildings of Fiore are in fair to poor structural condition; there was apparent concrete spalling and structural damage but no immediate concern for Life Safety were observed as of the date of our visual, on-site inspection.

Building structure, including load-bearing walls and or other primary structural members are the most critical building components when it comes to the life safety of the building residents. The basic components of a building structure include the foundation, floors, walls, beams, columns, roof, and stairs. These elements serve the purpose of supporting, enclosing, and protecting the building structure. Structural members can be classified as beams, columns and tension structures, frames, and trusses.

Each building has its primary structure designed to meet certain 'dead' and 'live' loads. The dead and live loads are transferred through beams, columns, floor slabs, and adjacent structural elements to the foundation. The structural members are good quality throughout most of the building. The reinforced concrete columns and adjacent structural elements are within their useful life and do not need immediate restoration.

Sodium chloride (NaCl) does accelerate the oxidation of reinforcement bar, leading to concrete spalling as well as increased deterioration of the steel columns. Due to the interior location of the structural members, they are protected from the salty air and thus have slower degradation. The term deterioration does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes. Most of the imperfections seen would fall under cracks, thus the building is fine in accordance with the building code. No immediate threats to health and human safety are present.





Fire protection systems:

Type: fire extinguishers, fire sprinkler system, fire hydrants and emergency lighting

Installed: (various by device)

Useful Life: approximately 10 Years

Replacement Date: various

The fire protection systems must consistently be inspected. It is recommended to replace/upgrade the fire protection system every 25 years. Restoration of service and new equipment shall be promptly repaired, meet manufacturer specifications, industry standards and the requirements of state statutes. Fire risers play an essential role in the normal operations of a sprinkler system in a building. They serve several functions, including:

1. Shutting off and draining the system: Fire risers allow the system to be shut off and drained for repairs, maintenance, or inspection.
2. Testing and measuring flow and pressure: Fire risers enable testing and measuring the flow and pressure in a sprinkler system.
3. Sounding the alarm: Fire risers are equipped with alarm devices that sound an alarm when the sprinkler heads activate.
4. Preventing contamination: Fire risers prevent contamination of local water supplies by dirty sprinkler water.





Fire Alarm System:

Type: Fire-Lite Alarms, Inc, Model MS_5024

Installed: 2011

Useful Life: 25 Years

Replacement Date: 2036

- 18 Pull stations
- 8 horns with strobe lights
- 2 strobe lights
- 30 mini horns
- 1 flow switch
- 1 tamper switch

The alarm system includes devices that alerts others of an emergency. Once a fire alarm has been going off in a residence for a set amount of time, the system will alert the rest of the building to the fire and will trigger and perform an evacuation of the affected building(s).

System tests are performed annually to make sure that all systems are running normally. Fiore's last fire alarm maintenance was accomplished in April, 2024. Recommendations of the alarm company and/or local fire department personnel should be implemented promptly.





Plumbing:

Type: backflow preventers, 3" plumbing risers, lift station

Installed: 2019

Useful Life: 20 Years

Replacement Date: 2039

Plumbing is one of the most important aspects of any condominium building. It ensures the proper delivery and disposal of water, gas, and waste for the residents and the building. The plumbing system consists of several components, such as pipes, valves, fittings, fixtures, appliances, pumps, tanks, and drains. These components must be designed, installed, maintained, and repaired according to local codes and standards, as well as the specific needs and preferences of the owners and management. A plumbing system must also be efficient, reliable, safe, and environmentally friendly. It should minimize water and energy consumption, prevent leaks and clogs, protect against fire and flooding, and reduce noise and odors. Consider employing the expertise and experience of a licensed and qualified plumber or plumbing contractor. They can provide professional advice, planning, design, installation, maintenance, and repair services for any plumbing project.

Preventive maintenance:

- Schedule annual inspections with a professional plumber to unveil hidden issues such as pipe corrosion, slow leaks, or blockages.
- Keep an eye out for any signs of leaks, such as damp spots on walls or floors, a musty smell, or an unexpected increase in water bills.
- Regularly clean your drains and avoid flushing down materials that could cause blockages, like oils and non-biodegradable products.

Water Pressure Checks: Monitor water pressure to ensure its force is within a safe range





Electrical Systems:

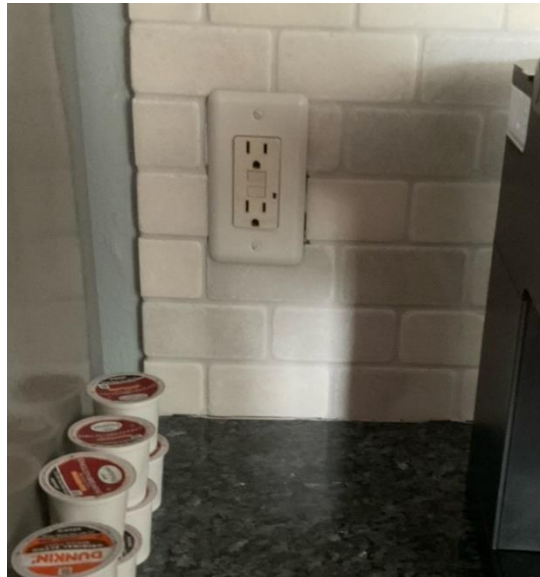
Type: Panels, breakers, wiring, safety devices

Installed: 2004

Useful Life: 50 Years

Replacement Date: 2053

There is no particular timetable when it comes to determining when an electrical system shall be replaced/upgraded. Owners and management must have a good deal of knowledge and common sense when it comes to dealing with an electrical system. All panels should be inspected for double taps, proper grounding, correct size wiring, any wire fraying and/or overheating. Typically, newer systems have less issues; however, all necessary electrical repairs should be performed at the time of encountering the respective issue. Electrical systems are considered a part of life safety as incorrect wire size and overloading of systems can cause fires or electrical shock. If wires become too hot, the plastic can melt and catch fire. Individual residence electrical panels are the responsibility of the respective owner, while the meter rooms are the responsibility of the utility provider.





Main Electrical Service:

Type: panels, breakers, meters, safety devices

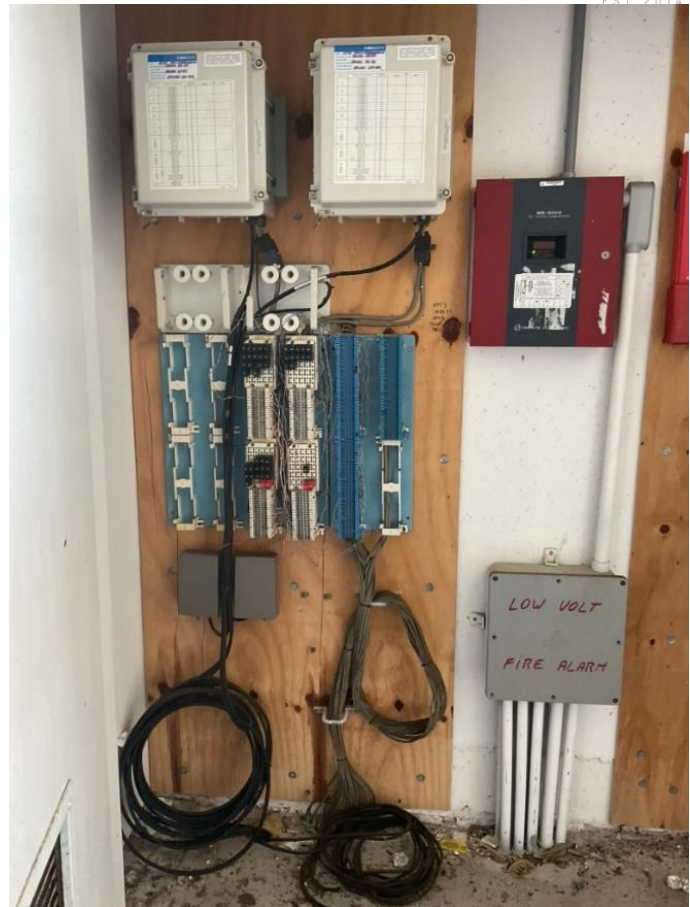
Installed: 2004

Useful Life: 50 Years

Replacement Date: 2053

The main electrical service is essentially the first electrical panel that connects the electricity to the property through the FPL transfer vault. The primary role of the panel is to distribute power to different areas of the site according to the area's required electrical load and nature of the load's requirements. This board supports 2000 AMPS, 120/208 volts, and is a 3 phase 4 wire panel board. This will specifically provide power up to the units of the building through busways that lead to a meter panel that splits for each residence.





Electrical Panels:

Type: various

Installed: 2004

Useful Life: 50 Years

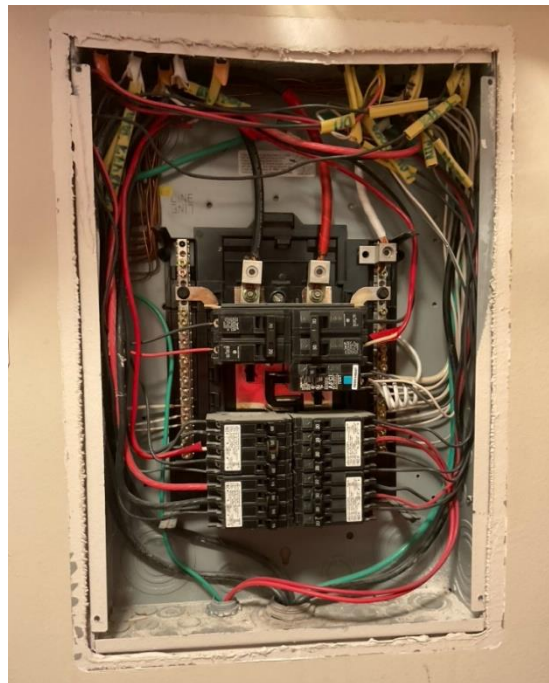
Replacement Date: 2054

Double-tapped breakers are dangerous because two electrical wires connected to a single-rated breaker reduce the electrical resistance, causing the breaker to possibly overheat, trip, or fail suddenly. The wire expands and contracts as the circuit overheats, creating loose connections that can arc and cause fire. Double-tapped breakers tend to trip frequently and overheat, posing a risk to the electrical system. If you suspect double-tapped breakers in your electrical system, it's recommended to promptly consult a licensed electrician to assess the situation and make any necessary repairs.

Having undersized panels pulling too much electrical current can cause several problems, such as:

- Voltage drop. This means the voltage supplied by the panel is lower than the voltage required by the devices connected to it. This can affect the performance and lifespan of the devices and increase the electricity consumption and heat generation.
- Circuit breaker tripping. This means the circuit breaker in the panel detects an overload and shuts off the power to the entire circuit. This is a safety feature that prevents overheating and fire hazards, but it can also be inconvenient and disruptive.
- Wire damage. Wires in the panel or the circuit can overheat and melt their insulation, exposing bare conductors that can cause short circuits, sparks, shocks, or fires.

To avoid these problems, it is important to have panels that are properly sized for the electrical demand of the devices connected to them. You can reduce the current consumed by turning off or unplugging devices when not in use or switching to more energy-efficient devices. If you are planning to add more devices or appliances to your home, you may need to upgrade your panel to a higher amperage rating.





Financial Analysis (Non-SIRS)

NOTE: Based on SB154, the below Non-SIRS building components can be financially deferred by a majority vote by the Owners' Association.

Reserve Summary (Non-SIRS)

2025 Reserve Summary - Non SIRS						
100 Myrtlewood Drive, Palm Beach Gardens, FL 33418						
Pool of funds - Fiscal Year runs January 1st through December 31st						
Beginning Reserve Fund Non-SIRS Balance:				\$0		
Category	Repair/ Replace. Cost	Useful Life (years)	Remain Life (years)	Current Reserve Requirement	Normal Annual Contribution	2025 Contrib. per unit
Asphalt Paving - Reseal	\$62,550.00	4	2	\$46,912.50	\$15,637.50	\$59.23
Asphalt Paving - Replace	\$430,900.00	20	2	\$409,355.00	\$21,545.00	\$81.61
Pool - Interior Re-finishing	\$81,900.00	15	8	\$43,680.00	\$5,460.00	\$20.68
Pool - Deck Pavers	\$41,437.50	24	3	\$37,984.38	\$1,726.56	\$6.54
Pool - Water heater	\$18,000.00	10	8	\$5,400.00	\$1,800.00	\$6.82
Pool - Filtration & Water Treatment Equipment	\$23,000.00	10	8	\$6,900.00	\$2,300.00	\$8.71
Pool - Furniture	\$23,700.00	10	7	\$9,480.00	\$2,370.00	\$8.98
Pool - Trellises	\$22,813.70	14	8	\$11,406.85	\$1,629.55	\$6.17
Cabana - Kitchen	\$13,310.00	24	3	\$12,200.83	\$554.58	\$2.10
Cabana - Restrooms	\$28,800.00	24	3	\$26,400.00	\$1,200.00	\$4.55
Cabana - Furniture	\$15,750.00	15	10	\$6,300.00	\$1,050.00	\$3.98
Cabana - Screen Enclosure System	\$9,290.40	24	3	\$8,516.20	\$387.10	\$1.47
Gym - Exercise Equipment	\$60,000.00	10	5	\$36,000.00	\$6,000.00	\$22.73
Playground - Equipment	\$40,000.00	20	1	\$40,000.00	\$2,000.00	\$7.58
Putting Green - Resurface	\$9,000.00	8	1	\$9,000.00	\$1,125.00	\$4.26
Security Gate	\$30,000.00	25	5	\$25,200.00	\$1,200.00	\$4.55
Security Gate - Equipment	\$22,250.00	17	13	\$6,544.12	\$1,308.82	\$4.96
Security Gate - Barrier Arm & Equipment	\$17,250.00	18	16	\$2,875.00	\$958.33	\$3.63
Surveillance Equipment	\$36,225.00	11	1	\$36,225.00	\$3,293.18	\$12.47
Clubhouse - Furnishings	\$50,000.00	15	10	\$20,000.00	\$3,333.33	\$12.63
Clubhouse - Kitchen	\$28,375.00	24	3	\$26,010.42	\$1,182.29	\$4.48
Clubhouse - Restrooms	\$33,930.00	24	3	\$31,102.50	\$1,413.75	\$5.36
Clubhouse - Tile Flooring	\$17,602.20	24	3	\$16,135.35	\$733.43	\$2.78
Clubhouse - Carpeting	\$13,480.50	10	5	\$8,088.30	\$1,348.05	\$5.11
Clubhouse - Paint and Finishes	\$11,300.00	15	10	\$4,520.00	\$753.33	\$2.85
Clubhouse - Trellis	\$20,511.40	14	10	\$7,325.50	\$1,465.10	\$5.55
Clubhouse - Air Handler (3 Ton)	\$5,700.00	14	6	\$3,664.29	\$407.14	\$1.54
Clubhouse - Air Handler (4 Ton)	\$6,500.00	20	12	\$2,925.00	\$325.00	\$1.23
Clubhouse - Air Handler (5 Ton)	\$6,900.00	14	12	\$1,478.57	\$492.86	\$1.87



Golf Carts	\$45,000.00	10	5	\$27,000.00	\$4,500.00	\$17.05
Trash Compactor - Trellis	\$22,185.80	14	8	\$11,092.90	\$1,584.70	\$6.00
Property Lighting	\$105,600.00	30	9	\$77,440.00	\$3,520.00	\$13.33
Fencing - Property Line	\$76,500.00	30	21	\$25,500.00	\$2,550.00	\$9.66
Fencing - Entry Gate	\$16,972.80	24	3	\$15,558.40	\$707.20	\$2.68
Fencing - Playground	\$5,000.00	20	1	\$5,000.00	\$250.00	\$0.95
Fencing - Pool	\$26,910.00	25	5	\$22,604.40	\$1,076.40	\$4.08
Irrigation - Aerator	\$6,100.00	16	10	\$2,668.75	\$381.25	\$1.44
Irrigation - Fountain	\$20,150.00	23	2	\$19,273.91	\$876.09	\$3.32
Mailboxes	\$10,000.00	40	19	\$5,500.00	\$250.00	\$0.95
Total				\$1,113,268.16	\$98,695.55	\$373.85

Reserve Component Analysis (Non-SIRS)

Building Components - Non SIRS								
Common Area								
Component	Useful life	Remaining Life	Quantity	Unit Quantity	Unit Cost	Replacement/ Restoration Cost	Normal Annual Contribution	Current Reserve Requirement
Common Areas								
Asphalt Paving - Reseal	4	2	27800	Sq Yard	\$2.25	\$62,550.00	\$15,637.50	\$46,912.50
Asphalt Paving - Replace	20	2	27800	Sq Yard	\$15.50	\$430,900.00	\$21,545.00	\$409,355.00
Pool - Interior Re-finishing	15	8	1950	Sq Feet	\$42.00	\$81,900.00	\$5,460.00	\$43,680.00
Pool - Deck Pavers	24	3	3750	Sq Feet	\$11.05	\$41,437.50	\$1,726.56	\$37,984.38
Pool - Water heater	10	8	2	Each	\$9,000.00	\$18,000.00	\$1,800.00	\$5,400.00
Pool - Filtration & Water Treatment Equipment	10	8	1	Each	\$23,000.00	\$23,000.00	\$2,300.00	\$6,900.00
Pool - Furniture	10	7	60	Each	\$395.00	\$23,700.00	\$2,370.00	\$9,480.00
Pool - Trellises	14	8	545	Sq Feet	\$41.86	\$22,813.70	\$1,629.55	\$11,406.85
Cabana - Kitchen	24	3	110	Each	\$121.00	\$13,310.00	\$554.58	\$12,200.83
Cabana - Restrooms	24	3	300	Each	\$96.00	\$28,800.00	\$1,200.00	\$26,400.00
Cabana - Furniture	15	10	1	Lump Sum	\$15,750.00	\$15,750.00	\$1,050.00	\$6,300.00
Cabana - Screen Enclosure System	24	3	840	Sq Feet	\$11.06	\$9,290.40	\$387.10	\$8,516.20
Gym - Exercise Equipment	10	5	1	Each	\$60,000.00	\$60,000.00	\$6,000.00	\$36,000.00
Playground - Equipment	20	1	1	Lump Sum	\$40,000.00	\$40,000.00	\$2,000.00	\$40,000.00
Putting Green - Resurface	8	1	1	Lump Sum	\$9,000.00	\$9,000.00	\$1,125.00	\$9,000.00
Security Gate	25	5	3	Each	\$10,000.00	\$30,000.00	\$1,200.00	\$25,200.00
Security Gate - Equipment	17	13	5	Each	\$4,450.00	\$22,250.00	\$1,308.82	\$6,544.12
Security Gate - Barrier Arm & Equipment	18	16	3	Each	\$5,750.00	\$17,250.00	\$958.33	\$2,875.00
Surveillance Equipment	11	1	21	Lump Sum	\$1,725.00	\$36,225.00	\$3,293.18	\$36,225.00
Clubhouse - Furnishings	15	10	1	Lump Sum	\$50,000.00	\$50,000.00	\$3,333.33	\$20,000.00
Clubhouse - Kitchen	24	3	125	Sq Feet	\$227.00	\$28,375.00	\$1,182.29	\$26,010.42
Clubhouse - Restrooms	24	3	290	Lump Sum	\$117.00	\$33,930.00	\$1,413.75	\$31,102.50
Clubhouse - Tile Flooring	24	3	990	Sq Feet	\$17.78	\$17,602.20	\$733.43	\$16,135.35
Clubhouse - Carpeting	10	5	215	Sq Yard	\$62.70	\$13,480.50	\$1,348.05	\$8,088.30
Clubhouse - Paint and Finishes	15	10	1	Each	\$11,300.00	\$11,300.00	\$753.33	\$4,520.00



Clubhouse - Trellis	14	10	490	Sq Feet	\$41.86	\$20,511.40	\$1,465.10	\$7,325.50
Clubhouse - Air Handler (3 Ton)	14	6	2	Each	\$2,850.00	\$5,700.00	\$407.14	\$3,664.29
Clubhouse - Air Handler (4 Ton)	20	12	2	Each	\$3,250.00	\$6,500.00	\$325.00	\$2,925.00
Clubhouse - Air Handler (5 Ton)	14	12	2	Each	\$3,450.00	\$6,900.00	\$492.86	\$1,478.57
Golf Carts	10	5	2	Each	\$22,500.00	\$45,000.00	\$4,500.00	\$27,000.00
Trash Compactor - Trellis	14	8	530	Lump Sum	\$41.86	\$22,185.80	\$1,584.70	\$11,092.90
Property Lighting	30	9	64	Each	\$1,650.00	\$105,600.00	\$3,520.00	\$77,440.00
Fencing - Property Line	30	21	3,600	Feet	\$21.25	\$76,500.00	\$2,550.00	\$25,500.00
Fencing - Entry Gate	24	3	256	Feet	\$66.30	\$16,972.80	\$707.20	\$15,558.40
Fencing - Playground	20	1	1	Lump Sum	\$5,000.00	\$5,000.00	\$250.00	\$5,000.00
Fencing - Pool	25	5	345	Feet	\$78.00	\$26,910.00	\$1,076.40	\$22,604.40
Irrigation - Aerator	16	10	1	Lump Sum	\$6,100.00	\$6,100.00	\$381.25	\$2,668.75
Irrigation - Fountain	23	2	2	Lump Sum	\$10,075.00	\$20,150.00	\$876.09	\$19,273.91
Mailboxes	40	19	2	Lump Sum	\$5,000.00	\$10,000.00	\$250.00	\$5,500.00
Total						\$1,514,894.30	\$98,695.55	\$1,113,268.16

Reserve Funding Analysis (Non-SIRS)

Year Number	1			2		
Fiscal Year	2025			2026		
Starting Reserve Balance	\$0			\$1,113,268.16		
Ending Reserve Balance	\$1,113,268.16			\$1,124,206.11		
Component	Annual Expense	Required Reserves Contribution	Contribution Per Unit Owner	Annual Expense	Required Reserves Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$46,912.50	\$177.70		\$16,028.44	\$60.71
Asphalt Paving - Replace		\$409,355.00	\$1,550.59		\$22,083.63	\$83.65
Pool - Interior Re-finishing		\$43,680.00	\$165.45		\$5,596.50	\$21.20
Pool - Deck Pavers		\$37,984.38	\$143.88		\$1,769.73	\$6.70
Pool - Water heater		\$5,400.00	\$20.45		\$1,845.00	\$6.99
Pool - Filtration & Water Treatment Equipment		\$6,900.00	\$26.14		\$2,357.50	\$8.93
Pool - Furniture		\$9,480.00	\$35.91		\$2,429.25	\$9.20
Pool - Trellises		\$11,406.85	\$43.21		\$1,670.29	\$6.33
Cabana - Kitchen		\$12,200.83	\$46.22		\$568.45	\$2.15
Cabana - Restrooms		\$26,400.00	\$100.00		\$1,230.00	\$4.66
Cabana - Furniture		\$6,300.00	\$23.86		\$1,076.25	\$4.08
Cabana - Screen Enclosure System		\$8,516.20	\$32.26		\$396.78	\$1.50
Gym - Exercise Equipment		\$36,000.00	\$136.36		\$6,150.00	\$23.30
Playground - Equipment		\$40,000.00	\$151.52	\$40,000.00	\$2,050.00	\$7.77
Putting Green - Resurface		\$9,000.00	\$34.09	\$9,000.00	\$1,153.13	\$4.37
Security Gate		\$25,200.00	\$95.45		\$1,230.00	\$4.66
Security Gate - Equipment		\$6,544.12	\$24.79		\$1,341.54	\$5.08
Security Gate - Barrier Arm & Equipment		\$2,875.00	\$10.89		\$982.29	\$3.72
Surveillance Equipment		\$36,225.00	\$137.22	\$36,225.00	\$3,375.51	\$12.79
Clubhouse - Furnishings		\$20,000.00	\$75.76		\$3,416.67	\$12.94
Clubhouse - Kitchen		\$26,010.42	\$98.52		\$1,211.85	\$4.59
Clubhouse - Restrooms		\$31,102.50	\$117.81		\$1,449.09	\$5.49
Clubhouse - Tile Flooring		\$16,135.35	\$61.12		\$751.76	\$2.85
Clubhouse - Carpeting		\$8,088.30	\$30.64		\$1,381.75	\$5.23
Clubhouse - Paint and Finishes		\$4,520.00	\$17.12		\$772.17	\$2.92
Clubhouse - Trellis		\$7,325.50	\$27.75		\$1,501.73	\$5.69
Clubhouse - Air Handler (3 Ton)		\$3,664.29	\$13.88		\$417.32	\$1.58
Clubhouse - Air Handler (4 Ton)		\$2,925.00	\$11.08		\$333.13	\$1.26
Clubhouse - Air Handler (5 Ton)		\$1,478.57	\$5.60		\$505.18	\$1.91
Golf Carts		\$27,000.00	\$102.27		\$4,612.50	\$17.47
Trash Compactor - Trellis		\$11,092.90	\$42.02		\$1,624.32	\$6.15
Property Lighting		\$77,440.00	\$293.33		\$3,608.00	\$13.67
Fencing - Property Line		\$25,500.00	\$96.59		\$2,613.75	\$9.90



Fencing - Entry Gate		\$15,558.40	\$58.93		\$724.88	\$2.75
Fencing - Playground		\$5,000.00	\$18.94	\$5,000.00	\$256.25	\$0.97
Fencing - Pool		\$22,604.40	\$85.62		\$1,103.31	\$4.18
Irrigation - Aerator		\$2,668.75	\$10.11		\$390.78	\$1.48
Irrigation - Fountain		\$19,273.91	\$73.01		\$897.99	\$3.40
Mailboxes		\$5,500.00	\$20.83		\$256.25	\$0.97
Total	\$0.00	\$1,113,268.16	\$4,216.92	\$90,225.00	\$101,162.94	\$383.19

Year Number	3			4		
Fiscal Year	2027			2028		
Starting Reserve Balance	\$1,124,206.11			\$776,848.12		
Ending Reserve Balance	\$776,848.12			\$693,351.31		
Component	Annual Expense	Required Reserves Contribution	Contribution Per Unit Owner	Annual Expense	Required Reserves Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$16,429.15	\$62.23		\$16,829.86	\$63.75
Asphalt Paving - Replace	\$430,900.00	\$22,635.72	\$85.74		\$23,187.81	\$87.83
Pool - Interior Re-finishing		\$5,736.41	\$21.73		\$5,876.33	\$22.26
Pool - Deck Pavers		\$1,813.97	\$6.87	\$41,437.50	\$1,858.21	\$7.04
Pool - Water heater		\$1,891.13	\$7.16		\$1,937.25	\$7.34
Pool - Filtration & Water Treatment Equipment		\$2,416.44	\$9.15		\$2,475.38	\$9.38
Pool - Furniture		\$2,489.98	\$9.43		\$2,550.71	\$9.66
Pool - Trellises		\$1,712.05	\$6.49		\$1,753.80	\$6.64
Cabana - Kitchen		\$582.66	\$2.21	\$13,310.00	\$596.87	\$2.26
Cabana - Restrooms		\$1,260.75	\$4.78	\$28,800.00	\$1,291.50	\$4.89
Cabana - Furniture		\$1,103.16	\$4.18		\$1,130.06	\$4.28
Cabana - Screen Enclosure System		\$406.70	\$1.54	\$9,290.40	\$416.62	\$1.58
Gym - Exercise Equipment		\$6,303.75	\$23.88		\$6,457.50	\$24.46
Playground - Equipment		\$2,101.25	\$7.96		\$2,152.50	\$8.15
Putting Green - Resurface		\$1,181.95	\$4.48		\$1,210.78	\$4.59
Security Gate		\$1,260.75	\$4.78		\$1,291.50	\$4.89
Security Gate - Equipment		\$1,375.08	\$5.21		\$1,408.62	\$5.34
Security Gate - Barrier Arm & Equipment		\$1,006.85	\$3.81		\$1,031.41	\$3.91
Surveillance Equipment		\$3,459.90	\$13.11		\$3,544.29	\$13.43
Clubhouse - Furnishings		\$3,502.08	\$13.27		\$3,587.50	\$13.59
Clubhouse - Kitchen		\$1,242.15	\$4.71	\$28,375.00	\$1,272.44	\$4.82
Clubhouse - Restrooms		\$1,485.32	\$5.63	\$33,930.00	\$1,521.55	\$5.76
Clubhouse - Tile Flooring		\$770.55	\$2.92	\$17,602.20	\$789.35	\$2.99
Clubhouse - Carpeting		\$1,416.30	\$5.36		\$1,450.84	\$5.50
Clubhouse - Paint and Finishes		\$791.47	\$3.00		\$810.78	\$3.07
Clubhouse - Trellis		\$1,539.27	\$5.83		\$1,576.81	\$5.97
Clubhouse - Air Handler (3 Ton)		\$427.75	\$1.62		\$438.19	\$1.66
Clubhouse - Air Handler (4 Ton)		\$341.45	\$1.29		\$349.78	\$1.32
Clubhouse - Air Handler (5 Ton)		\$517.81	\$1.96		\$530.44	\$2.01
Golf Carts		\$4,727.81	\$17.91		\$4,843.13	\$18.35
Trash Compactor - Trellis		\$1,664.93	\$6.31		\$1,705.53	\$6.46
Property Lighting		\$3,698.20	\$14.01		\$3,788.40	\$14.35
Fencing - Property Line		\$2,679.09	\$10.15		\$2,744.44	\$10.40
Fencing - Entry Gate		\$743.00	\$2.81	\$16,972.80	\$761.12	\$2.88
Fencing - Playground		\$262.66	\$0.99		\$269.06	\$1.02



Fencing - Pool		\$1,130.89	\$4.28		\$1,158.48	\$4.39
Irrigation - Aerator		\$400.55	\$1.52		\$410.32	\$1.55
Irrigation - Fountain	\$20,150.00	\$920.44	\$3.49		\$942.89	\$3.57
Mailboxes		\$262.66	\$0.99		\$269.06	\$1.02
Total	\$451,050.00	\$103,692.02	\$392.77	\$189,717.90	\$106,221.09	\$402.35



Year Number	5			6		
Fiscal Year	2029			2030		
Starting Reserve Balance	\$693,351.31			\$802,101.48		
Ending Reserve Balance	\$802,101.48			\$737,990.22		
Component	Annual Expense	Required Reserves Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$17,230.57	\$65.27		\$17,631.28	\$66.79
Asphalt Paving - Replace		\$23,739.90	\$89.92		\$24,291.99	\$92.02
Pool - Interior Re-finishing		\$6,016.24	\$22.79		\$6,156.15	\$23.32
Pool - Deck Pavers		\$1,902.46	\$7.21		\$1,946.70	\$7.37
Pool - Water heater		\$1,983.38	\$7.51		\$2,029.50	\$7.69
Pool - Filtration & Water Treatment Equipment		\$2,534.31	\$9.60		\$2,593.25	\$9.82
Pool - Furniture		\$2,611.44	\$9.89		\$2,672.18	\$10.12
Pool - Trellises		\$1,795.56	\$6.80		\$1,837.32	\$6.96
Cabana - Kitchen		\$611.08	\$2.31		\$625.29	\$2.37
Cabana - Restrooms		\$1,322.25	\$5.01		\$1,353.00	\$5.13
Cabana - Furniture		\$1,156.97	\$4.38		\$1,183.88	\$4.48
Cabana - Screen Enclosure System		\$426.54	\$1.62		\$436.46	\$1.65
Gym - Exercise Equipment		\$6,611.25	\$25.04	\$60,000.00	\$6,765.00	\$25.63
Playground - Equipment		\$2,203.75	\$8.35		\$2,255.00	\$8.54
Putting Green - Resurface		\$1,239.61	\$4.70		\$1,268.44	\$4.80
Security Gate		\$1,322.25	\$5.01	\$30,000.00	\$1,353.00	\$5.13
Security Gate - Equipment		\$1,442.16	\$5.46		\$1,475.70	\$5.59
Security Gate - Barrier Arm & Equipment		\$1,055.96	\$4.00		\$1,080.52	\$4.09
Surveillance Equipment		\$3,628.67	\$13.74		\$3,713.06	\$14.06
Clubhouse - Furnishings		\$3,672.92	\$13.91		\$3,758.33	\$14.24
Clubhouse - Kitchen		\$1,302.74	\$4.93		\$1,333.03	\$5.05
Clubhouse - Restrooms		\$1,557.78	\$5.90		\$1,594.00	\$6.04
Clubhouse - Tile Flooring		\$808.14	\$3.06		\$826.94	\$3.13
Clubhouse - Carpeting		\$1,485.38	\$5.63	\$13,480.50	\$1,519.93	\$5.76
Clubhouse - Paint and Finishes		\$830.08	\$3.14		\$849.38	\$3.22
Clubhouse - Trellis		\$1,614.36	\$6.11		\$1,651.90	\$6.26
Clubhouse - Air Handler (3 Ton)		\$448.62	\$1.70		\$459.05	\$1.74
Clubhouse - Air Handler (4 Ton)		\$358.11	\$1.36		\$366.44	\$1.39
Clubhouse - Air Handler (5 Ton)		\$543.07	\$2.06		\$555.70	\$2.10
Golf Carts		\$4,958.44	\$18.78	\$45,000.00	\$5,073.75	\$19.22
Trash Compactor - Trellis		\$1,746.14	\$6.61		\$1,786.75	\$6.77
Property Lighting		\$3,878.60	\$14.69		\$3,968.80	\$15.03
Fencing - Property Line		\$2,809.78	\$10.64		\$2,875.13	\$10.89
Fencing - Entry Gate		\$779.25	\$2.95		\$797.37	\$3.02
Fencing - Playground		\$275.47	\$1.04		\$281.88	\$1.07



Fencing - Pool		\$1,186.06	\$4.49	\$26,910.00	\$1,213.64	\$4.60
Irrigation - Aerator		\$420.09	\$1.59		\$429.86	\$1.63
Irrigation - Fountain		\$965.34	\$3.66		\$987.79	\$3.74
Mailboxes		\$275.47	\$1.04		\$281.88	\$1.07
Total	\$0.00	\$108,750.16	\$411.93	\$175,390.50	\$111,279.24	\$421.51

Year Number	7			8		
Fiscal Year	2031			2032		
Starting Reserve Balance	\$737,990.22			\$783,548.53		
Ending Reserve Balance	\$783,548.53			\$876,185.91		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal	\$62,550.00	\$18,031.99	\$68.30		\$18,432.70	\$69.82
Asphalt Paving - Replace		\$24,844.08	\$94.11		\$25,396.17	\$96.20
Pool - Interior Re-finishing		\$6,296.06	\$23.85		\$6,435.98	\$24.38
Pool - Deck Pavers		\$1,990.94	\$7.54		\$2,035.19	\$7.71
Pool - Water heater		\$2,075.63	\$7.86		\$2,121.75	\$8.04
Pool - Filtration & Water Treatment Equipment		\$2,652.19	\$10.05		\$2,711.13	\$10.27
Pool - Furniture		\$2,732.91	\$10.35	\$23,700.00	\$2,793.64	\$10.58
Pool - Trellises		\$1,879.07	\$7.12		\$1,920.83	\$7.28
Cabana - Kitchen		\$639.50	\$2.42		\$653.72	\$2.48
Cabana - Restrooms		\$1,383.75	\$5.24		\$1,414.50	\$5.36
Cabana - Furniture		\$1,210.78	\$4.59		\$1,237.69	\$4.69
Cabana - Screen Enclosure System		\$446.37	\$1.69		\$456.29	\$1.73
Gym - Exercise Equipment		\$6,918.75	\$26.21		\$7,072.50	\$26.79
Playground - Equipment		\$2,306.25	\$8.74		\$2,357.50	\$8.93
Putting Green - Resurface		\$1,297.27	\$4.91		\$1,326.09	\$5.02
Security Gate		\$1,383.75	\$5.24		\$1,414.50	\$5.36
Security Gate - Equipment		\$1,509.24	\$5.72		\$1,542.78	\$5.84
Security Gate - Barrier Arm & Equipment		\$1,105.08	\$4.19		\$1,129.64	\$4.28
Surveillance Equipment		\$3,797.45	\$14.38		\$3,881.84	\$14.70
Clubhouse - Furnishings		\$3,843.75	\$14.56		\$3,929.17	\$14.88
Clubhouse - Kitchen		\$1,363.33	\$5.16		\$1,393.63	\$5.28
Clubhouse - Restrooms		\$1,630.23	\$6.18		\$1,666.46	\$6.31
Clubhouse - Tile Flooring		\$845.73	\$3.20		\$864.52	\$3.27
Clubhouse - Carpeting		\$1,554.47	\$5.89		\$1,589.01	\$6.02
Clubhouse - Paint and Finishes		\$868.69	\$3.29		\$887.99	\$3.36
Clubhouse - Trellis		\$1,689.44	\$6.40		\$1,726.99	\$6.54
Clubhouse - Air Handler (3 Ton)	\$5,700.00	\$469.49	\$1.78		\$479.92	\$1.82
Clubhouse - Air Handler (4 Ton)		\$374.77	\$1.42		\$383.09	\$1.45
Clubhouse - Air Handler (5 Ton)		\$568.33	\$2.15		\$580.96	\$2.20
Golf Carts		\$5,189.06	\$19.66		\$5,304.38	\$20.09
Trash Compactor - Trellis		\$1,827.36	\$6.92		\$1,867.97	\$7.08
Property Lighting		\$4,059.00	\$15.38		\$4,149.20	\$15.72
Fencing - Property Line		\$2,940.47	\$11.14		\$3,005.81	\$11.39
Fencing - Entry Gate		\$815.49	\$3.09		\$833.61	\$3.16
Fencing - Playground		\$288.28	\$1.09		\$294.69	\$1.12

Fencing - Pool		\$1,241.22	\$4.70		\$1,268.81	\$4.81
Irrigation - Aerator		\$439.63	\$1.67		\$449.40	\$1.70
Irrigation - Fountain		\$1,010.24	\$3.83		\$1,032.69	\$3.91
Mailboxes		\$288.28	\$1.09		\$294.69	\$1.12
Total	\$68,250.00	\$113,808.31	\$431.09	\$23,700.00	\$116,337.39	\$440.67

Year Number	9			10		
Fiscal Year	2033			2034		
Starting Reserve Balance	\$876,185.91			\$827,152.87		
Ending Reserve Balance	\$827,152.87			\$833,948.41		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$18,833.41	\$71.34		\$19,234.13	\$72.86
Asphalt Paving - Replace		\$25,948.26	\$98.29		\$26,500.35	\$100.38
Pool - Interior Re-finish	\$81,900.00	\$6,575.89	\$24.91		\$6,715.80	\$25.44
Pool - Deck Pavers		\$2,079.43	\$7.88		\$2,123.67	\$8.04
Pool - Water heater	\$18,000.00	\$2,167.88	\$8.21		\$2,214.00	\$8.39
Pool - Filtration & Water Treatment Equipment	\$23,000.00	\$2,770.06	\$10.49		\$2,829.00	\$10.72
Pool - Furniture		\$2,854.37	\$10.81		\$2,915.10	\$11.04
Pool - Trellises	\$22,813.70	\$1,962.59	\$7.43		\$2,004.35	\$7.59
Cabana - Kitchen		\$667.93	\$2.53		\$682.14	\$2.58
Cabana - Restrooms		\$1,445.25	\$5.47		\$1,476.00	\$5.59
Cabana - Furniture		\$1,264.59	\$4.79		\$1,291.50	\$4.89
Cabana - Screen Enclosure System		\$466.21	\$1.77		\$476.13	\$1.80
Gym - Exercise Equipment		\$7,226.25	\$27.37		\$7,380.00	\$27.95
Playground - Equipment		\$2,408.75	\$9.12		\$2,460.00	\$9.32
Putting Green - Resurface		\$1,354.92	\$5.13	\$9,000.00	\$1,383.75	\$5.24
Security Gate		\$1,445.25	\$5.47		\$1,476.00	\$5.59
Security Gate - Equipment		\$1,576.31	\$5.97		\$1,609.85	\$6.10
Security Gate - Barrier Arm & Equipment		\$1,154.19	\$4.37		\$1,178.75	\$4.46
Surveillance Equipment		\$3,966.23	\$15.02		\$4,050.61	\$15.34
Clubhouse - Furnishings		\$4,014.58	\$15.21		\$4,100.00	\$15.53
Clubhouse - Kitchen		\$1,423.92	\$5.39		\$1,454.22	\$5.51
Clubhouse - Restrooms		\$1,702.69	\$6.45		\$1,738.91	\$6.59
Clubhouse - Tile Flooring		\$883.32	\$3.35		\$902.11	\$3.42
Clubhouse - Carpeting		\$1,623.56	\$6.15		\$1,658.10	\$6.28
Clubhouse - Paint and Finishes		\$907.30	\$3.44		\$926.60	\$3.51
Clubhouse - Trellis		\$1,764.53	\$6.68		\$1,802.07	\$6.83
Clubhouse - Air Handler (3 Ton)		\$490.35	\$1.86		\$500.79	\$1.90
Clubhouse - Air Handler (4 Ton)		\$391.42	\$1.48		\$399.75	\$1.51
Clubhouse - Air Handler (5 Ton)		\$593.58	\$2.25		\$606.21	\$2.30
Golf Carts		\$5,419.69	\$20.53		\$5,535.00	\$20.97
Trash Compactor - Trellis	\$22,185.80	\$1,908.57	\$7.23		\$1,949.18	\$7.38
Property Lighting		\$4,239.40	\$16.06	\$105,600.00	\$4,329.60	\$16.40
Fencing - Property Line		\$3,071.16	\$11.63		\$3,136.50	\$11.88
Fencing - Entry Gate		\$851.73	\$3.23		\$869.86	\$3.29
Fencing - Playground		\$301.09	\$1.14		\$307.50	\$1.16

Fencing - Pool		\$1,296.39	\$4.91		\$1,323.97	\$5.02
Irrigation - Aerator		\$459.17	\$1.74		\$468.94	\$1.78
Irrigation - Fountain		\$1,055.14	\$4.00		\$1,077.59	\$4.08
Mailboxes		\$301.09	\$1.14		\$307.50	\$1.16
Total	\$167,899.50	\$118,866.46	\$450.25	\$114,600.00	\$121,395.53	\$459.83



Year Number	11			12		
Fiscal Year	2035			2036		
Starting Reserve Balance	\$833,948.41			\$791,661.61		
Ending Reserve Balance	\$791,661.61			\$918,115.29		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal	\$62,550.00	\$19,634.84	\$74.37		\$20,035.55	\$75.89
Asphalt Paving - Replace		\$27,052.44	\$102.47		\$27,604.53	\$104.56
Pool - Interior Re-finishing		\$6,855.71	\$25.97		\$6,995.63	\$26.50
Pool - Deck Pavers		\$2,167.92	\$8.21		\$2,212.16	\$8.38
Pool - Water heater		\$2,260.13	\$8.56		\$2,306.25	\$8.74
Pool - Filtration & Water Treatment Equipment		\$2,887.94	\$10.94		\$2,946.88	\$11.16
Pool - Furniture		\$2,975.83	\$11.27		\$3,036.56	\$11.50
Pool - Trellises		\$2,046.10	\$7.75		\$2,087.86	\$7.91
Cabana - Kitchen		\$696.35	\$2.64		\$710.56	\$2.69
Cabana - Restrooms		\$1,506.75	\$5.71		\$1,537.50	\$5.82
Cabana - Furniture	\$15,750.00	\$1,318.41	\$4.99		\$1,345.31	\$5.10
Cabana - Screen Enclosure System		\$486.05	\$1.84		\$495.97	\$1.88
Gym - Exercise Equipment		\$7,533.75	\$28.54		\$7,687.50	\$29.12
Playground - Equipment		\$2,511.25	\$9.51		\$2,562.50	\$9.71
Putting Green - Resurface		\$1,412.58	\$5.35		\$1,441.41	\$5.46
Security Gate		\$1,506.75	\$5.71		\$1,537.50	\$5.82
Security Gate - Equipment		\$1,643.39	\$6.22		\$1,676.93	\$6.35
Security Gate - Barrier Arm & Equipment		\$1,203.31	\$4.56		\$1,227.86	\$4.65
Surveillance Equipment		\$4,135.00	\$15.66		\$4,219.39	\$15.98
Clubhouse - Furnishings	\$50,000.00	\$4,185.42	\$15.85		\$4,270.83	\$16.18
Clubhouse - Kitchen		\$1,484.51	\$5.62		\$1,514.81	\$5.74
Clubhouse - Restrooms		\$1,775.14	\$6.72		\$1,811.37	\$6.86
Clubhouse - Tile Flooring		\$920.91	\$3.49		\$939.70	\$3.56
Clubhouse - Carpeting		\$1,692.65	\$6.41		\$1,727.19	\$6.54
Clubhouse - Paint and Finishes	\$11,300.00	\$945.90	\$3.58		\$965.21	\$3.66
Clubhouse - Trellis	\$20,511.40	\$1,839.62	\$6.97		\$1,877.16	\$7.11
Clubhouse - Air Handler (3 Ton)		\$511.22	\$1.94		\$521.65	\$1.98
Clubhouse - Air Handler (4 Ton)		\$408.08	\$1.55		\$416.41	\$1.58
Clubhouse - Air Handler (5 Ton)		\$618.84	\$2.34		\$631.47	\$2.39
Golf Carts		\$5,650.31	\$21.40		\$5,765.63	\$21.84
Trash Compactor - Trellis		\$1,989.79	\$7.54		\$2,030.40	\$7.69
Property Lighting		\$4,419.80	\$16.74		\$4,510.00	\$17.08
Fencing - Property Line		\$3,201.84	\$12.13		\$3,267.19	\$12.38
Fencing - Entry Gate		\$887.98	\$3.36		\$906.10	\$3.43
Fencing - Playground		\$313.91	\$1.19		\$320.31	\$1.21



Fencing - Pool		\$1,351.55	\$5.12		\$1,379.14	\$5.22
Irrigation - Aerator	\$6,100.00	\$478.71	\$1.81		\$488.48	\$1.85
Irrigation - Fountain		\$1,100.04	\$4.17		\$1,122.49	\$4.25
Mailboxes		\$313.91	\$1.19		\$320.31	\$1.21
Total	\$166,211.40	\$123,924.61	\$469.41	\$0.00	\$126,453.68	\$478.99

Year Number	13			14		
Fiscal Year	2037			2038		
Starting Reserve Balance	\$918,115.29			\$997,473.04		
Ending Reserve Balance	\$997,473.04			\$1,106,734.87		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$20,436.26	\$77.41		\$20,836.97	\$78.93
Asphalt Paving - Replace		\$28,156.62	\$106.65		\$28,708.71	\$108.75
Pool - Interior Re-finishing		\$7,135.54	\$27.03		\$7,275.45	\$27.56
Pool - Deck Pavers		\$2,256.40	\$8.55		\$2,300.64	\$8.71
Pool - Water heater		\$2,352.38	\$8.91		\$2,398.50	\$9.09
Pool - Filtration & Water Treatment Equipment		\$3,005.81	\$11.39		\$3,064.75	\$11.61
Pool - Furniture		\$3,097.29	\$11.73		\$3,158.03	\$11.96
Pool - Trellises		\$2,129.62	\$8.07		\$2,171.38	\$8.22
Cabana - Kitchen		\$724.77	\$2.75		\$738.98	\$2.80
Cabana - Restrooms		\$1,568.25	\$5.94		\$1,599.00	\$6.06
Cabana - Furniture		\$1,372.22	\$5.20		\$1,399.13	\$5.30
Cabana - Screen Enclosure System		\$505.89	\$1.92		\$515.81	\$1.95
Gym - Exercise Equipment		\$7,841.25	\$29.70		\$7,995.00	\$30.28
Playground - Equipment		\$2,613.75	\$9.90		\$2,665.00	\$10.09
Putting Green - Resurface		\$1,470.23	\$5.57		\$1,499.06	\$5.68
Security Gate		\$1,568.25	\$5.94		\$1,599.00	\$6.06
Security Gate - Equipment		\$1,710.47	\$6.48	\$22,250.00	\$1,744.01	\$6.61
Security Gate - Barrier Arm & Equipment		\$1,252.42	\$4.74		\$1,276.98	\$4.84
Surveillance Equipment	\$36,225.00	\$4,303.78	\$16.30		\$4,388.16	\$16.62
Clubhouse - Furnishings		\$4,356.25	\$16.50		\$4,441.67	\$16.82
Clubhouse - Kitchen		\$1,545.11	\$5.85		\$1,575.40	\$5.97
Clubhouse - Restrooms		\$1,847.59	\$7.00		\$1,883.82	\$7.14
Clubhouse - Tile Flooring		\$958.49	\$3.63		\$977.29	\$3.70
Clubhouse - Carpeting		\$1,761.73	\$6.67		\$1,796.28	\$6.80
Clubhouse - Paint and Finishes		\$984.51	\$3.73		\$1,003.82	\$3.80
Clubhouse - Trellis		\$1,914.70	\$7.25		\$1,952.25	\$7.39
Clubhouse - Air Handler (3 Ton)		\$532.08	\$2.02		\$542.52	\$2.05
Clubhouse - Air Handler (4 Ton)	\$6,500.00	\$424.73	\$1.61		\$433.06	\$1.64
Clubhouse - Air Handler (5 Ton)	\$6,900.00	\$644.10	\$2.44		\$656.73	\$2.49
Golf Carts		\$5,880.94	\$22.28		\$5,996.25	\$22.71
Trash Compactor - Trellis		\$2,071.00	\$7.84		\$2,111.61	\$8.00
Property Lighting		\$4,600.20	\$17.43		\$4,690.40	\$17.77
Fencing - Property Line		\$3,332.53	\$12.62		\$3,397.88	\$12.87
Fencing - Entry Gate		\$924.22	\$3.50		\$942.34	\$3.57



Fencing - Playground		\$326.72	\$1.24		\$333.13	\$1.26
Fencing - Pool		\$1,406.72	\$5.33		\$1,434.30	\$5.43
Irrigation - Aerator		\$498.25	\$1.89		\$508.02	\$1.92
Irrigation - Fountain		\$1,144.94	\$4.34		\$1,167.39	\$4.42
Mailboxes		\$326.72	\$1.24		\$333.13	\$1.26
Total	\$49,625.00	\$128,982.75	\$488.57	\$22,250.00	\$131,511.83	\$498.15



Year Number	15			16		
Fiscal Year	2039			2040		
Starting Reserve Balance	\$1,106,734.87			\$1,178,225.77		
Ending Reserve Balance	\$1,178,225.77			\$1,196,315.25		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal	\$62,550.00	\$21,237.68	\$80.45		\$21,638.39	\$81.96
Asphalt Paving - Replace		\$29,260.80	\$110.84		\$29,812.89	\$112.93
Pool - Interior Re-finishing		\$7,415.36	\$28.09		\$7,555.28	\$28.62
Pool - Deck Pavers		\$2,344.89	\$8.88		\$2,389.13	\$9.05
Pool - Water heater		\$2,444.63	\$9.26		\$2,490.75	\$9.43
Pool - Filtration & Water Treatment Equipment		\$3,123.69	\$11.83		\$3,182.63	\$12.06
Pool - Furniture		\$3,218.76	\$12.19		\$3,279.49	\$12.42
Pool - Trellises		\$2,213.13	\$8.38		\$2,254.89	\$8.54
Cabana - Kitchen		\$753.19	\$2.85		\$767.40	\$2.91
Cabana - Restrooms		\$1,629.75	\$6.17		\$1,660.50	\$6.29
Cabana - Furniture		\$1,426.03	\$5.40		\$1,452.94	\$5.50
Cabana - Screen Enclosure System		\$525.73	\$1.99		\$535.65	\$2.03
Gym - Exercise Equipment		\$8,148.75	\$30.87	\$60,000.00	\$8,302.50	\$31.45
Playground - Equipment		\$2,716.25	\$10.29		\$2,767.50	\$10.48
Putting Green - Resurface		\$1,527.89	\$5.79		\$1,556.72	\$5.90
Security Gate		\$1,629.75	\$6.17		\$1,660.50	\$6.29
Security Gate - Equipment		\$1,777.55	\$6.73		\$1,811.08	\$6.86
Security Gate - Barrier Arm & Equipment		\$1,301.54	\$4.93		\$1,326.09	\$5.02
Surveillance Equipment		\$4,472.55	\$16.94		\$4,556.94	\$17.26
Clubhouse - Furnishings		\$4,527.08	\$17.15		\$4,612.50	\$17.47
Clubhouse - Kitchen		\$1,605.70	\$6.08		\$1,636.00	\$6.20
Clubhouse - Restrooms		\$1,920.05	\$7.27		\$1,956.28	\$7.41
Clubhouse - Tile Flooring		\$996.08	\$3.77		\$1,014.88	\$3.84
Clubhouse - Carpeting		\$1,830.82	\$6.93	\$13,480.50	\$1,865.36	\$7.07
Clubhouse - Paint and Finishes		\$1,023.12	\$3.88		\$1,042.43	\$3.95
Clubhouse - Trellis		\$1,989.79	\$7.54		\$2,027.33	\$7.68
Clubhouse - Air Handler (3 Ton)		\$552.95	\$2.09		\$563.38	\$2.13
Clubhouse - Air Handler (4 Ton)		\$441.39	\$1.67		\$449.72	\$1.70
Clubhouse - Air Handler (5 Ton)		\$669.36	\$2.54		\$681.99	\$2.58
Golf Carts		\$6,111.56	\$23.15	\$45,000.00	\$6,226.88	\$23.59
Trash Compactor - Trellis		\$2,152.22	\$8.15		\$2,192.83	\$8.31
Property Lighting		\$4,780.60	\$18.11		\$4,870.80	\$18.45
Fencing - Property Line		\$3,463.22	\$13.12		\$3,528.56	\$13.37
Fencing - Entry Gate		\$960.47	\$3.64		\$978.59	\$3.71
Fencing - Playground		\$339.53	\$1.29		\$345.94	\$1.31



Fencing - Pool		\$1,461.89	\$5.54		\$1,489.47	\$5.64
Irrigation - Aerator		\$517.79	\$1.96		\$527.55	\$2.00
Irrigation - Fountain		\$1,189.84	\$4.51		\$1,212.29	\$4.59
Mailboxes		\$339.53	\$1.29		\$345.94	\$1.31
Total	\$62,550.00	\$134,040.90	\$507.73	\$118,480.50	\$136,569.97	\$517.31

Year Number	17			18		
Fiscal Year	2041			2042		
Starting Reserve Balance	\$1,196,315.25			\$1,318,164.29		
Ending Reserve Balance	\$1,318,164.29			\$1,427,092.41		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$22,039.10	\$83.48		\$22,439.81	\$85.00
Asphalt Paving - Replace		\$30,364.98	\$115.02		\$30,917.08	\$117.11
Pool - Interior Re-finishing		\$7,695.19	\$29.15		\$7,835.10	\$29.68
Pool - Deck Pavers		\$2,433.37	\$9.22		\$2,477.62	\$9.38
Pool - Water heater		\$2,536.88	\$9.61		\$2,583.00	\$9.78
Pool - Filtration & Water Treatment Equipment		\$3,241.56	\$12.28		\$3,300.50	\$12.50
Pool - Furniture		\$3,340.22	\$12.65	\$23,700.00	\$3,400.95	\$12.88
Pool - Trellises		\$2,296.65	\$8.70		\$2,338.40	\$8.86
Cabana - Kitchen		\$781.62	\$2.96		\$795.83	\$3.01
Cabana - Restrooms		\$1,691.25	\$6.41		\$1,722.00	\$6.52
Cabana - Furniture		\$1,479.84	\$5.61		\$1,506.75	\$5.71
Cabana - Screen Enclosure System		\$545.57	\$2.07		\$555.49	\$2.10
Gym - Exercise Equipment		\$8,456.25	\$32.03		\$8,610.00	\$32.61
Playground - Equipment		\$2,818.75	\$10.68		\$2,870.00	\$10.87
Putting Green - Resurface		\$1,585.55	\$6.01	\$9,000.00	\$1,614.38	\$6.12
Security Gate		\$1,691.25	\$6.41		\$1,722.00	\$6.52
Security Gate - Equipment		\$1,844.62	\$6.99		\$1,878.16	\$7.11
Security Gate - Barrier Arm & Equipment	\$17,250.00	\$1,350.65	\$5.12		\$1,375.21	\$5.21
Surveillance Equipment		\$4,641.33	\$17.58		\$4,725.72	\$17.90
Clubhouse - Furnishings		\$4,697.92	\$17.80		\$4,783.33	\$18.12
Clubhouse - Kitchen		\$1,666.29	\$6.31		\$1,696.59	\$6.43
Clubhouse - Restrooms		\$1,992.50	\$7.55		\$2,028.73	\$7.68
Clubhouse - Tile Flooring		\$1,033.67	\$3.92		\$1,052.46	\$3.99
Clubhouse - Carpeting		\$1,899.91	\$7.20		\$1,934.45	\$7.33
Clubhouse - Paint and Finishes		\$1,061.73	\$4.02		\$1,081.03	\$4.09
Clubhouse - Trellis		\$2,064.88	\$7.82		\$2,102.42	\$7.96
Clubhouse - Air Handler (3 Ton)		\$573.82	\$2.17		\$584.25	\$2.21
Clubhouse - Air Handler (4 Ton)		\$458.05	\$1.74		\$466.38	\$1.77
Clubhouse - Air Handler (5 Ton)		\$694.62	\$2.63		\$707.25	\$2.68
Golf Carts		\$6,342.19	\$24.02		\$6,457.50	\$24.46
Trash Compactor - Trellis		\$2,233.44	\$8.46		\$2,274.04	\$8.61
Property Lighting		\$4,961.00	\$18.79		\$5,051.20	\$19.13
Fencing - Property Line		\$3,593.91	\$13.61		\$3,659.25	\$13.86
Fencing - Entry Gate		\$996.71	\$3.78		\$1,014.83	\$3.84
Fencing - Playground		\$352.34	\$1.33		\$358.75	\$1.36

Fencing - Pool		\$1,517.05	\$5.75		\$1,544.63	\$5.85
Irrigation - Aerator		\$537.32	\$2.04		\$547.09	\$2.07
Irrigation - Fountain		\$1,234.74	\$4.68		\$1,257.18	\$4.76
Mailboxes		\$352.34	\$1.33		\$358.75	\$1.36
Total	\$17,250.00	\$139,099.05	\$526.89	\$32,700.00	\$141,628.12	\$536.47



Year Number	19			20		
Fiscal Year	2043			2044		
Starting Reserve Balance	\$1,427,092.41			\$1,467,334.45		
Ending Reserve Balance	\$1,467,334.45			\$1,604,020.72		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal	\$62,550.00	\$22,840.52	\$86.52		\$23,241.23	\$88.03
Asphalt Paving - Replace		\$31,469.17	\$119.20		\$32,021.26	\$121.29
Pool - Interior Re-finishing		\$7,975.01	\$30.21		\$8,114.93	\$30.74
Pool - Deck Pavers		\$2,521.86	\$9.55		\$2,566.10	\$9.72
Pool - Water heater	\$18,000.00	\$2,629.13	\$9.96		\$2,675.25	\$10.13
Pool - Filtration & Water Treatment Equipment	\$23,000.00	\$3,359.44	\$12.73		\$3,418.38	\$12.95
Pool - Furniture		\$3,461.68	\$13.11		\$3,522.41	\$13.34
Pool - Trellises		\$2,380.16	\$9.02		\$2,421.92	\$9.17
Cabana - Kitchen		\$810.04	\$3.07		\$824.25	\$3.12
Cabana - Restrooms		\$1,752.75	\$6.64		\$1,783.50	\$6.76
Cabana - Furniture		\$1,533.66	\$5.81		\$1,560.56	\$5.91
Cabana - Screen Enclosure System		\$565.41	\$2.14		\$575.33	\$2.18
Gym - Exercise Equipment		\$8,763.75	\$33.20		\$8,917.50	\$33.78
Playground - Equipment		\$2,921.25	\$11.07		\$2,972.50	\$11.26
Putting Green - Resurface		\$1,643.20	\$6.22		\$1,672.03	\$6.33
Security Gate		\$1,752.75	\$6.64		\$1,783.50	\$6.76
Security Gate - Equipment		\$1,911.70	\$7.24		\$1,945.24	\$7.37
Security Gate - Barrier Arm & Equipment		\$1,399.77	\$5.30		\$1,424.32	\$5.40
Surveillance Equipment		\$4,810.10	\$18.22		\$4,894.49	\$18.54
Clubhouse - Furnishings		\$4,868.75	\$18.44		\$4,954.17	\$18.77
Clubhouse - Kitchen		\$1,726.88	\$6.54		\$1,757.18	\$6.66
Clubhouse - Restrooms		\$2,064.96	\$7.82		\$2,101.19	\$7.96
Clubhouse - Tile Flooring		\$1,071.26	\$4.06		\$1,090.05	\$4.13
Clubhouse - Carpeting		\$1,969.00	\$7.46		\$2,003.54	\$7.59
Clubhouse - Paint and Finishes		\$1,100.34	\$4.17		\$1,119.64	\$4.24
Clubhouse - Trellis		\$2,139.96	\$8.11		\$2,177.50	\$8.25
Clubhouse - Air Handler (3 Ton)		\$594.68	\$2.25		\$605.12	\$2.29
Clubhouse - Air Handler (4 Ton)		\$474.70	\$1.80		\$483.03	\$1.83
Clubhouse - Air Handler (5 Ton)		\$719.88	\$2.73		\$732.51	\$2.77
Golf Carts		\$6,572.81	\$24.90		\$6,688.13	\$25.33
Trash Compactor - Trellis		\$2,314.65	\$8.77		\$2,355.26	\$8.92
Property Lighting		\$5,141.40	\$19.48		\$5,231.60	\$19.82
Fencing - Property Line		\$3,724.59	\$14.11		\$3,789.94	\$14.36
Fencing - Entry Gate		\$1,032.95	\$3.91		\$1,051.08	\$3.98
Fencing - Playground		\$365.16	\$1.38		\$371.56	\$1.41



Fencing - Pool		\$1,572.22	\$5.96		\$1,599.80	\$6.06
Irrigation - Aerator		\$556.86	\$2.11		\$566.63	\$2.15
Irrigation - Fountain		\$1,279.63	\$4.85		\$1,302.08	\$4.93
Mailboxes			\$0.00	\$10,000.00	\$371.56	\$1.41
Total	\$103,550.00	\$143,792.04	\$544.67	\$10,000.00	\$146,686.27	\$555.63



Year Number	21			22		
Fiscal Year	2045			2046		
Starting Reserve Balance	\$1,604,020.72			\$1,747,536.06		
Ending Reserve Balance	\$1,747,536.06			\$1,777,780.48		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$23,641.95	\$89.55		\$24,042.66	\$91.07
Asphalt Paving - Replace		\$32,573.35	\$123.38		\$33,125.44	\$125.48
Pool - Interior Re-finishing		\$8,254.84	\$31.27		\$8,394.75	\$31.80
Pool - Deck Pavers		\$2,610.35	\$9.89		\$2,654.59	\$10.06
Pool - Water heater		\$2,721.38	\$10.31		\$2,767.50	\$10.48
Pool - Filtration & Water Treatment Equipment		\$3,477.31	\$13.17		\$3,536.25	\$13.39
Pool - Furniture		\$3,583.14	\$13.57		\$3,643.88	\$13.80
Pool - Trellises		\$2,463.68	\$9.33		\$2,505.43	\$9.49
Cabana - Kitchen		\$838.46	\$3.18		\$852.67	\$3.23
Cabana - Restrooms		\$1,814.25	\$6.87		\$1,845.00	\$6.99
Cabana - Furniture		\$1,587.47	\$6.01		\$1,614.38	\$6.12
Cabana - Screen Enclosure System		\$585.25	\$2.22		\$595.17	\$2.25
Gym - Exercise Equipment		\$9,071.25	\$34.36		\$9,225.00	\$34.94
Playground - Equipment		\$3,023.75	\$11.45	\$40,000.00	\$3,075.00	\$11.65
Putting Green - Resurface		\$1,700.86	\$6.44		\$1,729.69	\$6.55
Security Gate		\$1,814.25	\$6.87		\$1,845.00	\$6.99
Security Gate - Equipment		\$1,978.78	\$7.50		\$2,012.32	\$7.62
Security Gate - Barrier Arm & Equipment		\$1,448.88	\$5.49		\$1,473.44	\$5.58
Surveillance Equipment		\$4,978.88	\$18.86		\$5,063.27	\$19.18
Clubhouse - Furnishings		\$5,039.58	\$19.09		\$5,125.00	\$19.41
Clubhouse - Kitchen		\$1,787.48	\$6.77		\$1,817.77	\$6.89
Clubhouse - Restrooms		\$2,137.41	\$8.10		\$2,173.64	\$8.23
Clubhouse - Tile Flooring		\$1,108.85	\$4.20		\$1,127.64	\$4.27
Clubhouse - Carpeting		\$2,038.08	\$7.72		\$2,072.63	\$7.85
Clubhouse - Paint and Finishes		\$1,138.95	\$4.31		\$1,158.25	\$4.39
Clubhouse - Trellis		\$2,215.05	\$8.39		\$2,252.59	\$8.53
Clubhouse - Air Handler (3 Ton)	\$5,700.00	\$615.55	\$2.33		\$625.98	\$2.37
Clubhouse - Air Handler (4 Ton)		\$491.36	\$1.86		\$499.69	\$1.89
Clubhouse - Air Handler (5 Ton)		\$745.14	\$2.82		\$757.77	\$2.87
Golf Carts		\$6,803.44	\$25.77		\$6,918.75	\$26.21
Trash Compactor - Trellis		\$2,395.87	\$9.08		\$2,436.48	\$9.23
Property Lighting		\$5,321.80	\$20.16		\$5,412.00	\$20.50
Fencing - Property Line		\$3,855.28	\$14.60	\$76,500.00	\$3,920.63	\$14.85
Fencing - Entry Gate		\$1,069.20	\$4.05		\$1,087.32	\$4.12
Fencing - Playground		\$377.97	\$1.43	\$5,000.00	\$384.38	\$1.46



Fencing - Pool		\$1,627.38	\$6.16		\$1,654.97	\$6.27
Irrigation - Aerator		\$576.40	\$2.18		\$586.17	\$2.22
Irrigation - Fountain		\$1,324.53	\$5.02		\$1,346.98	\$5.10
Mailboxes		\$377.97	\$1.43		\$384.38	\$1.46
Total	\$5,700.00	\$149,215.34	\$565.21	\$121,500.00	\$151,744.42	\$574.79

Year Number	23			24		
Fiscal Year	2047			2048		
Starting Reserve Balance	\$1,777,780.48			\$1,456,154.47		
Ending Reserve Balance	\$1,456,154.47			\$1,494,832.03		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$24,443.37	\$92.59		\$24,844.08	\$94.11
Asphalt Paving - Replace	\$430,900.00	\$33,677.53	\$127.57		\$34,229.62	\$129.66
Pool - Interior Re-finishing		\$8,534.66	\$32.33	\$81,900.00	\$8,674.58	\$32.86
Pool - Deck Pavers		\$2,698.83	\$10.22		\$2,743.08	\$10.39
Pool - Water heater		\$2,813.63	\$10.66		\$2,859.75	\$10.83
Pool - Filtration & Water Treatment Equipment		\$3,595.19	\$13.62		\$3,654.13	\$13.84
Pool - Furniture		\$3,704.61	\$14.03		\$3,765.34	\$14.26
Pool - Trellises	\$22,813.70	\$2,547.19	\$9.65		\$2,588.95	\$9.81
Cabana - Kitchen		\$866.88	\$3.28		\$881.09	\$3.34
Cabana - Restrooms		\$1,875.75	\$7.11		\$1,906.50	\$7.22
Cabana - Furniture		\$1,641.28	\$6.22		\$1,668.19	\$6.32
Cabana - Screen Enclosure System		\$605.09	\$2.29		\$615.01	\$2.33
Gym - Exercise Equipment		\$9,378.75	\$35.53		\$9,532.50	\$36.11
Playground - Equipment		\$3,126.25	\$11.84		\$3,177.50	\$12.04
Putting Green - Resurface		\$1,758.52	\$6.66		\$1,787.34	\$6.77
Security Gate		\$1,875.75	\$7.11		\$1,906.50	\$7.22
Security Gate - Equipment		\$2,045.85	\$7.75		\$2,079.39	\$7.88
Security Gate - Barrier Arm & Equipment		\$1,497.99	\$5.67		\$1,522.55	\$5.77
Surveillance Equipment		\$5,147.65	\$19.50	\$36,225.00	\$5,232.04	\$19.82
Clubhouse - Furnishings		\$5,210.42	\$19.74		\$5,295.83	\$20.06
Clubhouse - Kitchen		\$1,848.07	\$7.00		\$1,878.37	\$7.12
Clubhouse - Restrooms		\$2,209.87	\$8.37		\$2,246.10	\$8.51
Clubhouse - Tile Flooring		\$1,146.43	\$4.34		\$1,165.23	\$4.41
Clubhouse - Carpeting		\$2,107.17	\$7.98		\$2,141.71	\$8.11
Clubhouse - Paint and Finishes		\$1,177.55	\$4.46		\$1,196.86	\$4.53
Clubhouse - Trellis		\$2,290.13	\$8.67		\$2,327.68	\$8.82
Clubhouse - Air Handler (3 Ton)		\$636.42	\$2.41		\$646.85	\$2.45
Clubhouse - Air Handler (4 Ton)		\$508.02	\$1.92		\$516.34	\$1.96
Clubhouse - Air Handler (5 Ton)		\$770.40	\$2.92		\$783.03	\$2.97
Golf Carts		\$7,034.06	\$26.64		\$7,149.38	\$27.08
Trash Compactor - Trellis	\$22,185.80	\$2,477.08	\$9.38		\$2,517.69	\$9.54
Property Lighting		\$5,502.20	\$20.84		\$5,592.40	\$21.18
Fencing - Property Line		\$3,985.97	\$15.10		\$4,051.31	\$15.35
Fencing - Entry Gate		\$1,105.44	\$4.19		\$1,123.56	\$4.26
Fencing - Playground		\$390.78	\$1.48		\$397.19	\$1.50



Fencing - Pool		\$1,682.55	\$6.37		\$1,710.13	\$6.48
Irrigation - Aerator		\$595.94	\$2.26		\$605.71	\$2.29
Irrigation - Fountain		\$1,369.43	\$5.19		\$1,391.88	\$5.27
Mailboxes		\$390.78	\$1.48		\$397.19	\$1.50
Total	\$475,899.50	\$154,273.49	\$584.37	\$118,125.00	\$156,802.56	\$593.95

Year Number	25			26		
Fiscal Year	2049			2050		
Starting Reserve Balance	\$1,494,832.03			\$1,633,652.27		
Ending Reserve Balance	\$1,633,652.27			\$1,570,832.48		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal		\$25,244.79	\$95.62		\$25,645.50	\$97.14
Asphalt Paving - Replace		\$34,781.71	\$131.75		\$35,333.80	\$133.84
Pool - Interior Re-finishing		\$8,814.49	\$33.39		\$8,954.40	\$33.92
Pool - Deck Pavers		\$2,787.32	\$10.56		\$2,831.56	\$10.73
Pool - Water heater		\$2,905.88	\$11.01		\$2,952.00	\$11.18
Pool - Filtration & Water Treatment Equipment		\$3,713.06	\$14.06		\$3,772.00	\$14.29
Pool - Furniture		\$3,826.07	\$14.49		\$3,886.80	\$14.72
Pool - Trellises		\$2,630.70	\$9.96		\$2,672.46	\$10.12
Cabana - Kitchen		\$895.31	\$3.39		\$909.52	\$3.45
Cabana - Restrooms		\$1,937.25	\$7.34		\$1,968.00	\$7.45
Cabana - Furniture		\$1,695.09	\$6.42	\$15,750.00	\$1,722.00	\$6.52
Cabana - Screen Enclosure System		\$624.92	\$2.37		\$634.84	\$2.40
Gym - Exercise Equipment		\$9,686.25	\$36.69	\$60,000.00	\$9,840.00	\$37.27
Playground - Equipment		\$3,228.75	\$12.23		\$3,280.00	\$12.42
Putting Green - Resurface		\$1,816.17	\$6.88	\$9,000.00	\$1,845.00	\$6.99
Security Gate		\$1,937.25	\$7.34		\$1,968.00	\$7.45
Security Gate - Equipment		\$2,112.93	\$8.00		\$2,146.47	\$8.13
Security Gate - Barrier Arm & Equipment		\$1,547.11	\$5.86		\$1,571.67	\$5.95
Surveillance Equipment		\$5,316.43	\$20.14		\$5,400.82	\$20.46
Clubhouse - Furnishings		\$5,381.25	\$20.38	\$50,000.00	\$5,466.67	\$20.71
Clubhouse - Kitchen		\$1,908.66	\$7.23		\$1,938.96	\$7.34
Clubhouse - Restrooms		\$2,282.32	\$8.65		\$2,318.55	\$8.78
Clubhouse - Tile Flooring		\$1,184.02	\$4.48		\$1,202.82	\$4.56
Clubhouse - Carpeting		\$2,176.26	\$8.24	\$13,480.50	\$2,210.80	\$8.37
Clubhouse - Paint and Finishes		\$1,216.16	\$4.61	\$11,300.00	\$1,235.47	\$4.68
Clubhouse - Trellis	\$20,511.40	\$2,365.22	\$8.96		\$2,402.76	\$9.10
Clubhouse - Air Handler (3 Ton)		\$657.28	\$2.49		\$667.71	\$2.53
Clubhouse - Air Handler (4 Ton)		\$524.67	\$1.99		\$533.00	\$2.02
Clubhouse - Air Handler (5 Ton)		\$795.66	\$3.01		\$808.29	\$3.06
Golf Carts		\$7,264.69	\$27.52	\$45,000.00	\$7,380.00	\$27.95
Trash Compactor - Trellis		\$2,558.30	\$9.69		\$2,598.91	\$9.84
Property Lighting		\$5,682.60	\$21.53		\$5,772.80	\$21.87
Fencing - Property Line		\$4,116.66	\$15.59		\$4,182.00	\$15.84
Fencing - Entry Gate		\$1,141.69	\$4.32		\$1,159.81	\$4.39
Fencing - Playground		\$403.59	\$1.53		\$410.00	\$1.55



Fencing - Pool		\$1,737.71	\$6.58		\$1,765.30	\$6.69
Irrigation - Aerator		\$615.48	\$2.33		\$625.25	\$2.37
Irrigation - Fountain		\$1,414.33	\$5.36	\$20,150.00	\$1,436.78	\$5.44
Mailboxes		\$403.59	\$1.53		\$410.00	\$1.55
Total	\$20,511.40	\$159,331.64	\$603.53	\$224,680.50	\$161,860.71	\$613.11



Year Number	27			28		
Fiscal Year	2051			2052		
Starting Reserve Balance	\$1,570,832.48			\$1,659,672.26		
Ending Reserve Balance	\$1,659,672.26			\$1,613,173.22		
Component	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner	Annual Expense	Required Annual Contribution	Contribution Per Unit Owner
Asphalt Paving - Reseal	\$62,550.00	\$26,046.21	\$98.66		\$26,446.92	\$100.18
Asphalt Paving - Replace		\$35,885.89	\$135.93		\$36,437.98	\$138.02
Pool - Interior Re-finishing		\$9,094.31	\$34.45		\$9,234.23	\$34.98
Pool - Deck Pavers		\$2,875.81	\$10.89	\$41,437.50	\$2,920.05	\$11.06
Pool - Water heater		\$2,998.13	\$11.36		\$3,044.25	\$11.53
Pool - Filtration & Water Treatment Equipment		\$3,830.94	\$14.51		\$3,889.88	\$14.73
Pool - Furniture		\$3,947.53	\$14.95	\$23,700.00	\$4,008.26	\$15.18
Pool - Trellises		\$2,714.22	\$10.28		\$2,755.98	\$10.44
Cabana - Kitchen		\$923.73	\$3.50	\$13,310.00	\$937.94	\$3.55
Cabana - Restrooms		\$1,998.75	\$7.57	\$28,800.00	\$2,029.50	\$7.69
Cabana - Furniture		\$1,748.91	\$6.62		\$1,775.81	\$6.73
Cabana - Screen Enclosure System		\$644.76	\$2.44	\$9,290.40	\$654.68	\$2.48
Gym - Exercise Equipment		\$9,993.75	\$37.86		\$10,147.50	\$38.44
Playground - Equipment		\$3,331.25	\$12.62		\$3,382.50	\$12.81
Putting Green - Resurface		\$1,873.83	\$7.10		\$1,902.66	\$7.21
Security Gate		\$1,998.75	\$7.57		\$2,029.50	\$7.69
Security Gate - Equipment		\$2,180.01	\$8.26		\$2,213.55	\$8.38
Security Gate - Barrier Arm & Equipment		\$1,596.22	\$6.05		\$1,620.78	\$6.14
Surveillance Equipment		\$5,485.21	\$20.78		\$5,569.59	\$21.10
Clubhouse - Furnishings		\$5,552.08	\$21.03		\$5,637.50	\$21.35
Clubhouse - Kitchen		\$1,969.25	\$7.46	\$28,375.00	\$1,999.55	\$7.57
Clubhouse - Restrooms		\$2,354.78	\$8.92	\$33,930.00	\$2,391.00	\$9.06
Clubhouse - Tile Flooring		\$1,221.61	\$4.63	\$17,602.20	\$1,240.41	\$4.70
Clubhouse - Carpeting		\$2,245.35	\$8.51		\$2,279.89	\$8.64
Clubhouse - Paint and Finishes		\$1,254.77	\$4.75		\$1,274.08	\$4.83
Clubhouse - Trellis		\$2,440.31	\$9.24		\$2,477.85	\$9.39
Clubhouse - Air Handler (3 Ton)		\$678.15	\$2.57		\$688.58	\$2.61
Clubhouse - Air Handler (4 Ton)		\$541.33	\$2.05		\$549.66	\$2.08
Clubhouse - Air Handler (5 Ton)	\$6,900.00	\$820.92	\$3.11		\$833.54	\$3.16
Golf Carts		\$7,495.31	\$28.39		\$7,610.63	\$28.83
Trash Compactor - Trellis		\$2,639.52	\$10.00		\$2,680.12	\$10.15
Property Lighting		\$5,863.00	\$22.21		\$5,953.20	\$22.55
Fencing - Property Line		\$4,247.34	\$16.09		\$4,312.69	\$16.34
Fencing - Entry Gate		\$1,177.93	\$4.46	\$16,972.80	\$1,196.05	\$4.53
Fencing - Playground		\$416.41	\$1.58		\$422.81	\$1.60



Fencing - Pool		\$1,792.88	\$6.79		\$1,820.46	\$6.90
Irrigation - Aerator	\$6,100.00	\$635.02	\$2.41		\$644.79	\$2.44
Irrigation - Fountain		\$1,459.23	\$5.53		\$1,481.68	\$5.61
Mailboxes		\$416.41	\$1.58		\$422.81	\$1.60
Total	\$75,550.00	\$164,389.78	\$622.69	\$213,417.90	\$166,918.86	\$632.27

Charts (Non-SIRS)

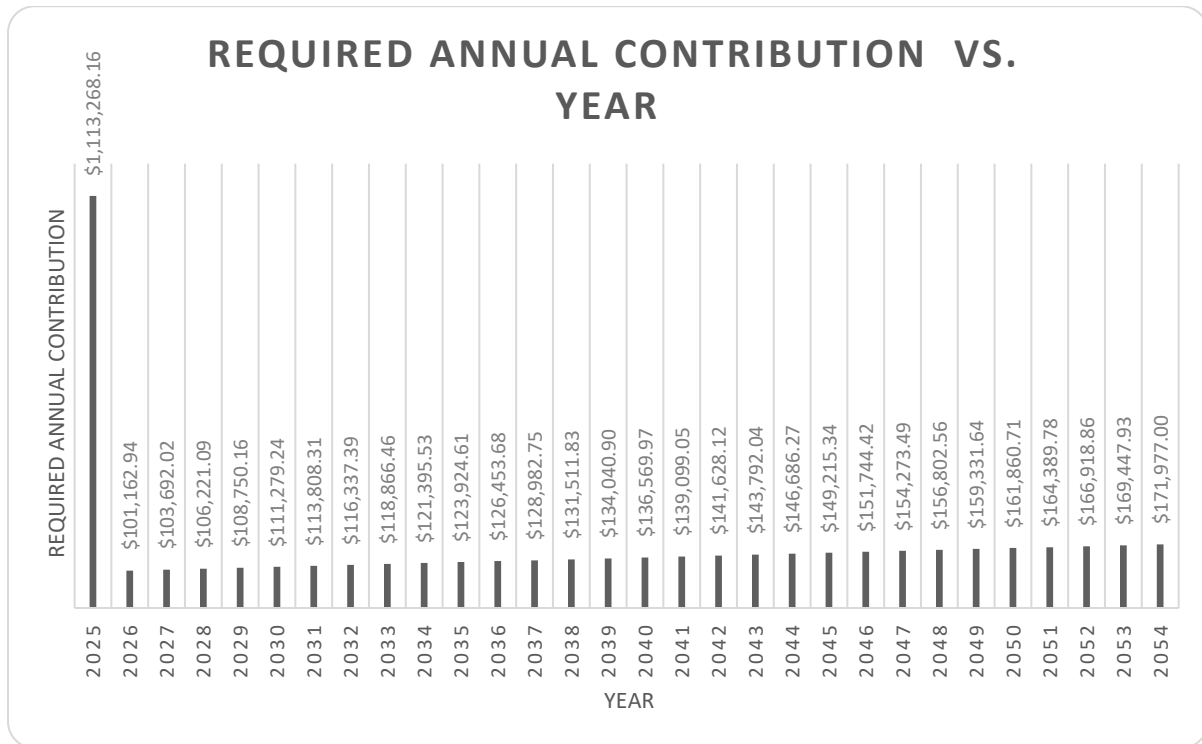


Fig. 1. Required Annual Contribution per Year

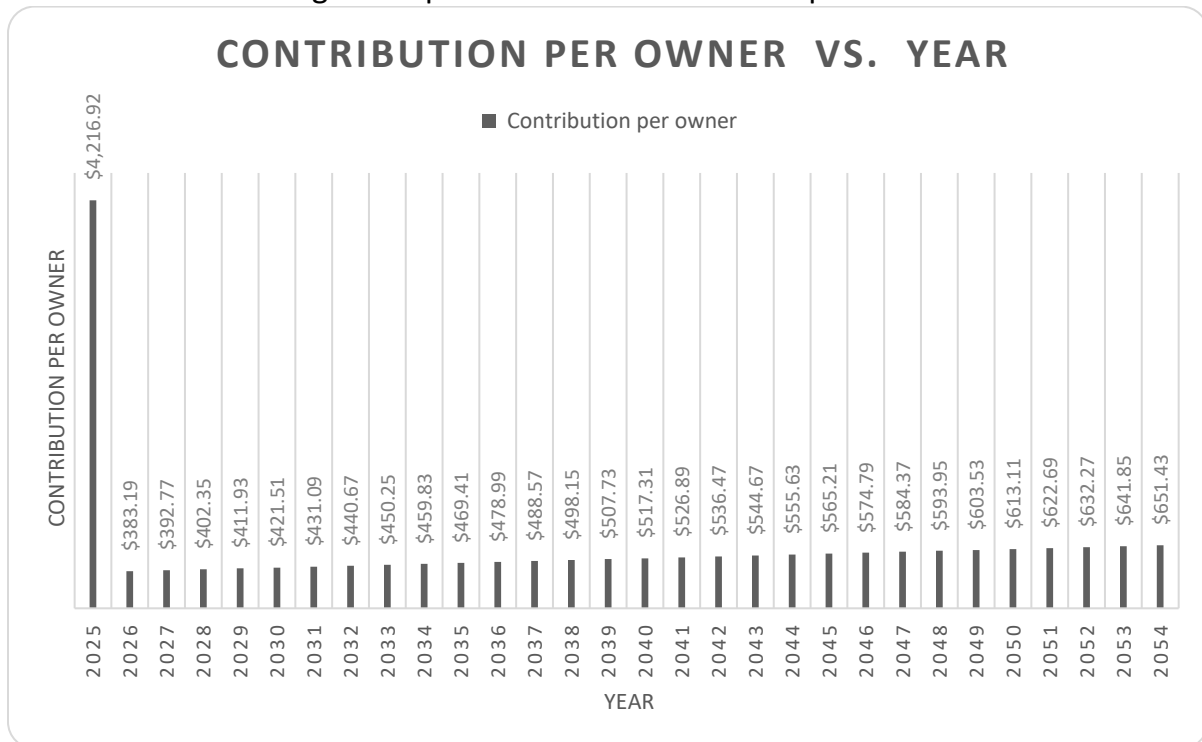


Fig. 2. Required Annual Contribution per Owner per Year

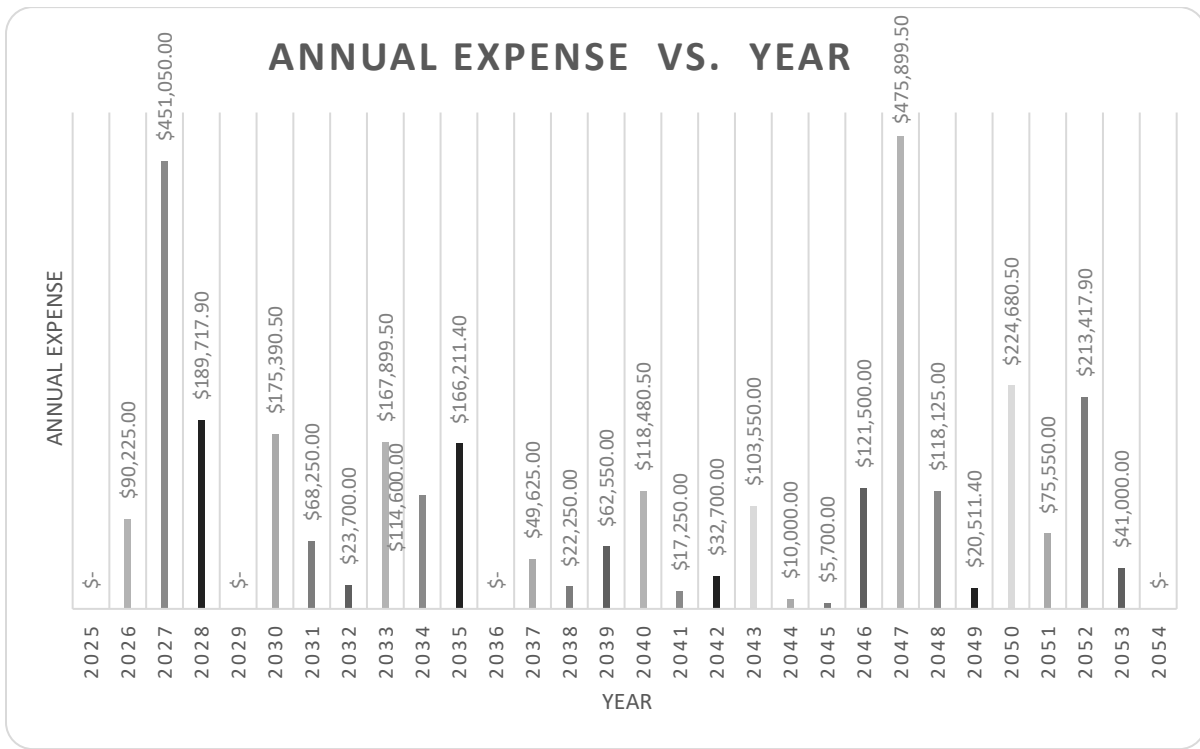


Fig. 3. Expenses Required per Year

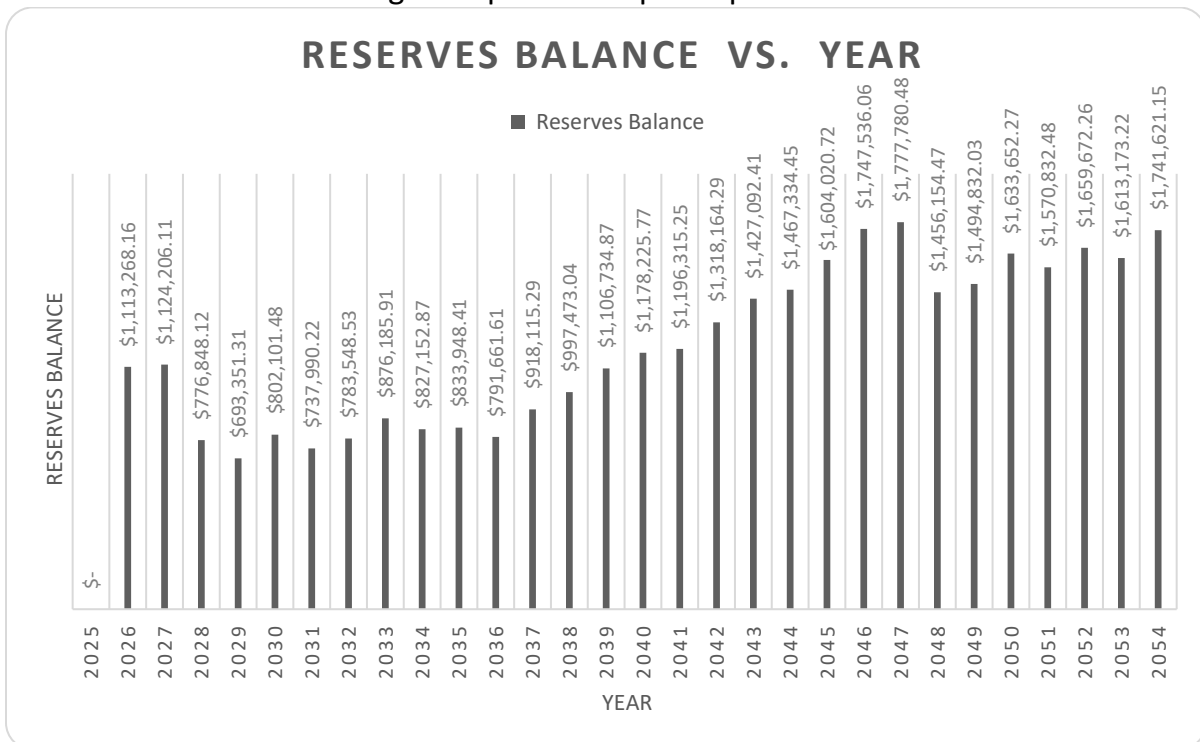


Fig. 4. Fig. 4. Reserve Balance per Year

Photos (Non-Sirs)

Pool:

Resurfacing pool interior, upkeep on the pavers

Resurfaced: 2018

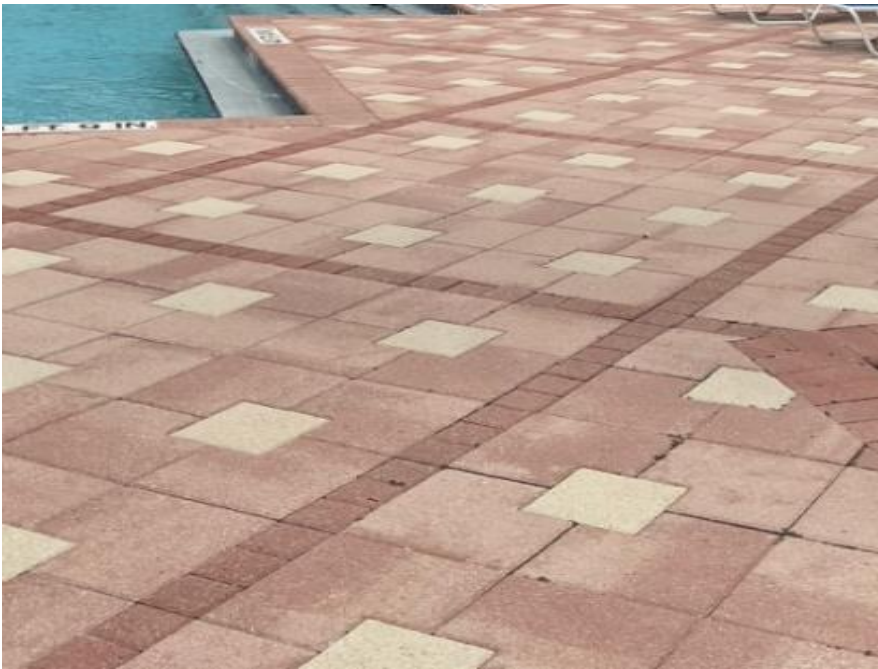
Useful Life: 15 Years

Replacement Date: 2033

A pool can host many moving parts. The pool heaters, filters, pumps, and chlorination are all pieces of the pool system that need to be evaluated regularly to ensure smooth operation. All systems seemed to be up to date, modern, and aesthetically pleasing. Loose pool tiles can become trip-hazards and need prompt correction. The pool gazebos and trellis appear to be in good condition and providing shaded areas for pool guests. Vac-Pak water filtration system is in good working condition ensuring water quality, preventing algae growth and monetary savings by reducing chemical needs.

Preventive maintenance:

- Test water regularly and adjust chemistry as needed.
- Skim the surface and remove debris.
- Clean the area around the heater and ensure it's free from debris.
- Check for leaks and inspect the heating element.
- Clean or replace filters regularly





Pool Equipment:

Water filtration, heaters, pumps and chlorination

Installed: 2023

Useful Life: 10 Years

Replacement Date: 2023



Cabana:

Summer kitchen, seating areas

Installed: 2020

Useful Life: 15 Years

Replacement Date: 2035



Asphalt:

Driveways, parking spaces

Installed: 2004

Useful Life: 20 Years

Replacement Date: 2027²

Parking areas and drive lanes are made of asphalt. Depending on the total residents in the community, the drive lanes can either be SP-9.5 or 12.5, which includes asphalt approximately 2” thick on a 12” sub-base made of compacted stone. The number after the SP refers to the aggregate size. The drive lanes are heavy duty asphalt surfaces and the parking areas are light duty asphalt. Currently, the parking areas are in fair condition. Recommend milling existing parking lanes up to 1” and overlaying with a tack coat applied to the surface prior to overlay.

Sealing your asphalt is important for several reasons. It helps increase the durability and lifespan of the asphalt surface, ensuring it lasts as long as possible. Sealing also adds a protective layer that can withstand regular wear and tear, reducing damage to the underlying asphalt. Additionally, it protects the asphalt from long-term exposure to UV radiation, which can expedite the deterioration process. By preventing cracks and potholes, sealing your asphalt helps maintain its appearance and integrity. Overall, sealing your asphalt is a cost-effective preventive maintenance measure that preserves the quality of your pavement.



² Extended beyond its typical useful life based upon observed conditions and inputs from management

Railings:

Type: aluminum railings

Installed: 2004

Useful Life: 8 Years

Replacement Date: 2025

Railings in Fiore at the Gardens are made of aluminum and the supports are spaced 40” apart. These have an expected life of 25 years, making them very durable. Aluminum is a non-ferrous metal, so there will be no corrosion or rust present. Similar-style railings are used throughout the balconies and the catwalks.

Railings are required by code for any deck 34 inches or more above grade. Building codes define the minimum height and strength of the railing system, as well as the size of gaps in the railing. They must be small enough that a small child cannot slip through.

Railings are not optional when one builds a flight of stairs, a balcony, or a deck. Because they are so effective in improving safety, they are required in many public and commercial areas. Railings are an important safety feature for raised decks and can prevent items from flying off on windy days.

There are several reasons why railings may need to be replaced. Here are a few common ones:

1. Corrosion or rust: older railings may need replacement if they start to corrode or rust.
2. Looseness: Railings that feel loose and wobbly when touched should be replaced.
3. Signs of corrosion: If you notice signs of corrosion, such as rusted metal, it’s important to take action.



Trash Compactor:

Fiore at the Gardens rents the on-site trash compactor. As such, no comments are made herein about the condition and/or useful remaining life of the machinery.



Irrigation / Water:

Type: various

Installed: Varies

Useful Life: Varies

Replacement Date: Varies



Recreational Equipment:

Type: various

Installed: Varies

Useful Life: Varies

Replacement Date: Varies



Mailbox Buildings:

Type: individual metal boxes for each residence; two total mail areas are present on-site

Installed: 2004

Useful Life: 40 Years

Replacement Date: 2044



140 plus package boxes, and outgoing mail



133 plus package boxes, and outgoing mail

Golf Carts:

Type: two golf carts on the property

Installed: 2020

Useful Life: 10 Years

Replacement Date: 2030



Fencing:

Type: varies; primarily chain-link fencing

Installed: varies

Useful Life: varies

Replacement Date: varies



Security Gate / Site Access Equipment:

Installed: 2021

Useful Life: 17 Years

Replacement Date: 2038



Clubhouse:

Includes property management office area, meeting room, media room, internet café and a kitchen

Installed: varies

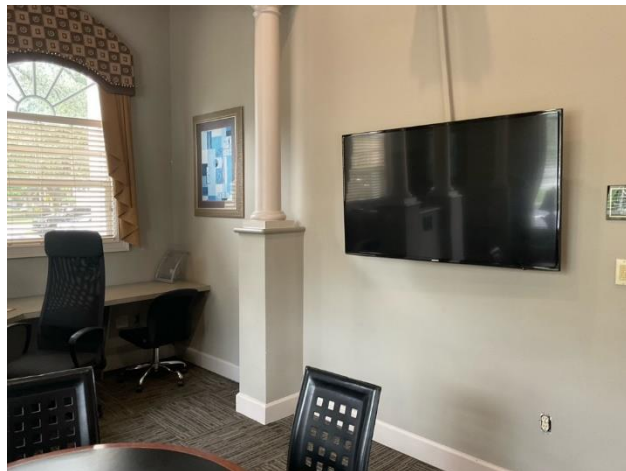
Useful Life: varies

Replacement Date: varies





SMYTH ENGINEERING
EST. 2014





SMYTH ENGINEERING
EST. 2014



Gym Equipment:

Includes: weight lifting equipment, cardiovascular machines and other exercise equipment

Installed: 2020

Useful Life: 10 years

Replacement Date: 2030



Recreation:

Includes a Tot Lot, golf putting green and other recreational features

Installed: varies

Useful Life: varies

Replacement Date: varies



