

Serving the Southeast USA
110 E. Broward Blvd., Suite 1700
Fort Lauderdale, FL 33301

Tel: (954) 210-7925
Fax: (954) 210-7926
www.reservestudy.com



ASSOCIATION
RESERVES®
Planning For The Inevitable

Regional Offices

Arizona	Nevada
California	New Jersey
Colorado	New Mexico
Florida	North Carolina
Hawaii	Ohio
Mid-Atlantic	Texas
Midwest	Washington

International Village at Inverrary

International Village Association, Inc.
Non-SIRS Components
Lauderhill, FL



Report #: 40306-1
Beginning: January 1, 2026
Expires: December 31, 2026

RESERVE STUDY Update "With-Site-Visit"

March 3, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

The logo used within this report is the registered trademark of Association Reserves, Inc., All rights reserved.

Table of Contents

Executive Summary	4
Executive Summary (Component List)	7
Introduction, Objectives, and Methodology	9
Which Physical Assets are Funded by Reserves?	10
How do we establish Useful Life and Remaining Useful Life estimates?	10
How do we establish Current Repair/Replacement Cost Estimates?	10
How much Reserves are enough?	11
How much should we transfer to Reserves?	12
What is our Recommended Funding Goal?	12
Site Inspection Notes	13
Projected Expenses	14
Annual Reserve Expenses Graph	14
Reserve Fund Status & Recommended Funding Plan	15
Annual Reserve Funding Graph	15
30-Yr Cash Flow Graph	16
Percent Funded Graph	16
Table Descriptions	17
Fully Funded Balance	18
Component Significance	20
30-Year Reserve Plan Summary	22
30-Year Reserve Plan Summary (Alternate Funding Plan)	23
30-Year Income/Expense Detail	24
30-Year Reserve Plan Summary (Alternate Funding Plan)	36
Accuracy, Limitations, and Disclosures	48
Terms and Definitions	49
Component Details	50
Excluded Components	51
Site and Grounds	55
Clubhouse Interiors	66
Condo Common Interiors	84
Mechanical/Electrical/Plumbing	90
Exterior Amenities	106



International Village Association, Inc. - Non-SIRS Components

Report #: 40306-1

Lauderhill, FL

of Units: 832

Level of Service: Update "With-Site-Visit"

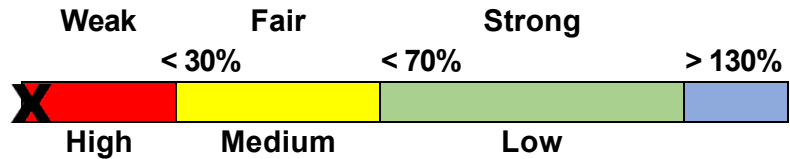
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$4,123,427
Percent Funded	0.0 %
Required 2026 Special Assessments	\$2,000,000
Minimum 2026 Funding Required to Maintain Reserves above \$0 through Year 30	\$368,000
(Optional Alternative) Recommended 2026 Funding to Achieve 100% Funded by Year 30 ..	\$481,000

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This document is an Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2022 Fiscal Year. We performed the site inspection on 1/14/2025.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

As a result of the passage of Senate Bill 154 in 2023, Florida statutes have been amended to state: "For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)."

In the event that the association has a single, pre-existing pool of reserve funds, which had heretofore been utilized for both "Structural" and "Non-Structural"(subsequently referred to as General) components, this existing pooled fund must now be allocated into separate pools of funds due to the restrictions upon spending described above. In order to facilitate the generation of separate funding recommendations, this study has allocated any pre-existing pooled reserve funding balances between Structural and General components, in the following manner:

A. The theoretical Fully Funded Balance has been independently calculated for each schedule of

components, so as to determine the optimal amount of funds that should be on hand at present for each. (Please refer to the Fully Funded Balance table in this study to review in more detail.) Any existing pooled funds have been prioritized first toward those components identified as Structural, based on the condition that these components may no longer be waived or partially funded in any budgeted adopted on or after December 31, 2024.

B. Once the Structural components have been 100% funded, any leftover funds have been shown as available in the pooled fund for General components.

C. In the event that this allocation results in otherwise-unnecessary special assessments required for General components, some additional funds may be re-allocated to General Reserves at our discretion.

D. Please note--the redistribution or reallocation of existing reserve funds may require a vote of the association's membership. We highly recommend that the association consult their legal counsel and review their governing documents to ensure compliance with all applicable laws and regulations. Association Reserves is not responsible for providing legal advice or determining the necessity of membership votes.

Special Assessments:

Based on the near-term expenses forecasted for the Association, we are recommending a special assessment in the amount of \$2,000,000 for the 2026 fiscal year. In addition to this special assessment, we are recommending ongoing Reserve funding as described below. Please note that the reserve funding amounts shown assume that the special assessment will be approved as shown. In the event that the special assessment is not collected, the required reserve funding amounts may not be sufficient to ensure adequate funding levels in future years.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS characterizes baseline funding as "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."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

(NON-SIRS): For components not considered "structural" in nature, Florida statutes allow that: "The

members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection.” As such, a majority of the association’s voting interests may elect to fund the reserves at lower amounts than shown in this study—or to waive reserve funding entirely—but only for these specific components. Please consult with your Association’s legal counsel for additional guidance regarding the waiving or partial funding of reserves.

(SIRS): Florida statutes state that: “For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g)...” As such, the Association is obligated to fund reserves for these specific components going forward.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2107 Concrete Areas (Tennis) - Repair	40	0	\$61,000
2123 Asphalt - Seal/Repair	4	0	\$90,450
2125 Asphalt - Resurface	24	7	\$904,500
2138 Wood Fencing - Repair/Paint	5	1	\$2,050
2139 Wood Fencing - Replace	20	6	\$16,400
2150 Fountain/Water Feature - Refurbish	10	0	\$16,000
2163 Concrete Bulkhead - 10% Repair	10	3	\$255,500
2169 Signs/Monuments - Refurbish/Replace	20	2	\$107,150
2175 Site Pole Lights - Replace	20	3	\$403,500
Clubhouse Interiors			
2709 Clubhouse Tile Flooring - Replace	30	5	\$57,100
2725 Aerobics Room - Remodel	15	0	\$7,975
2725 Weight Room - Remodel	15	0	\$11,185
2727 Fitness Eqpmt (Cardio) - Replace	10	0	\$50,250
2728 Fitness Eqpmt (Strength) - Replace	15	0	\$44,750
2746 Kitchen - Remodel	20	0	\$15,950
2749 Gym Bathrooms/Lockers - Remodel	20	0	\$41,500
2749 Hallway Bathrooms - Remodel	20	5	\$44,700
2750 Lobby - Partial Remodel	10	0	\$31,900
2752 Management Office - Remodel	20	5	\$22,300
2753 Center Room - Remodel	20	0	\$31,900
2753 Library Room - Remodel	20	0	\$15,950
2755 Billiards/Game Room - Remodel	20	0	\$12,785
2756 Card Room - Remodel	20	0	\$22,300
2808 Racquetball Ct (Indoor) - Refurbish	15	0	\$44,700
Condo Common Interiors			
2701 Interior Surfaces - Repaint	10	0	\$71,250
2705 Interior Lights - Replace	20	0	\$118,000
2709 Tile Flooring (2025) - Replace	20	19	\$94,550
2709 Tile Flooring (2026) - Replace	20	0	\$78,850
2711 Carpeting (2025) - Replace	10	9	\$209,000
2711 Carpeting (2026) - Replace	10	0	\$174,500
2750 Lobbies- Remodel	20	5	\$175,500
Mechanical/Electrical/Plumbing			
2507 Barcode Reader - Replace	15	9	\$10,550
2511 Barrier Arm Operator (2023) - Replace	15	12	\$5,550
2511 Barrier Arm Operators (2004) - Replace	15	0	\$16,550

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2513 Elevators (2025) - Modernize	25	24	\$450,000
2513 Elevators (2026) - Modernize	25	0	\$375,000
2517 Elevator Cabs - Remodel	25	0	\$154,000
2522 HVAC (Condos) - Replace	15	0	\$346,500
2524 HVACs - (Clubhouse) - Allowance/Replace	3	0	\$16,250
2532 Clubhouse Exhaust Fans - Repair/Replace	15	2	\$10,550
2541 Trash Compactors - Replace	15	14	\$220,000
2542 Trash Chute/Doors - Refurb. Allowance	15	5	\$6,050
2543 Surveillance System-Upgrade/Replace	10	8	\$260,000
2585 Irrigation Pump (3670) - Replace	15	7	\$10,000
2585 Irrigation Pump (3700) - Replace	15	6	\$10,000
2585 Irrigation Pump (3710) - Replace	15	0	\$10,000
2599 Golf Carts - Partial Replace	3	0	\$30,000
Exterior Amenities			
2308 Shade/Canopies - Replace	10	2	\$15,400
2729 Saunas - Refurbish/Restore	30	5	\$24,000
2749 Pool Deck Bathrooms - Remodel	20	3	\$10,550
2763 Pool Deck Furniture - Replace	8	1	\$33,750
2769 Pool Deck (Pavers) - Resurface	30	3	\$98,250
2772 Pool Deck Lights - Replace	20	3	\$20,000
2773 Indoor Swimming Pool - Resurface	12	0	\$23,400
2773 Outdoor Swimming Pool - Resurface	12	0	\$90,550
2775 Spas - Resurface	12	0	\$12,000
2781 Pool/Spa Heaters - Partial Replace	1	0	\$7,655
2787 Pool Equipment - Maintain/Replace	5	0	\$9,590
2809 Tennis Courts (Hard) - Re-coat	5	5	\$42,550
2811 Tennis Courts (Hard) - Resurface	30	0	\$137,500
2813 Tennis Court Fencing - Replace	30	10	\$113,000
2817 Tennis Court Lighting - Replace	30	0	\$60,000

62 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

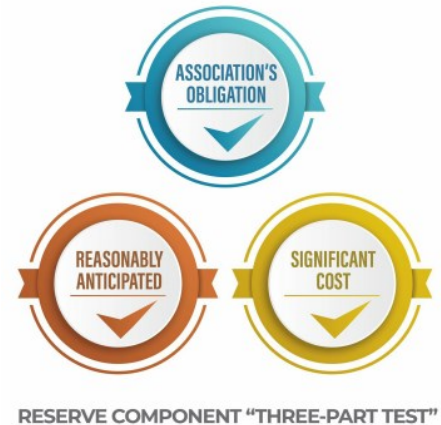
Methodology



For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

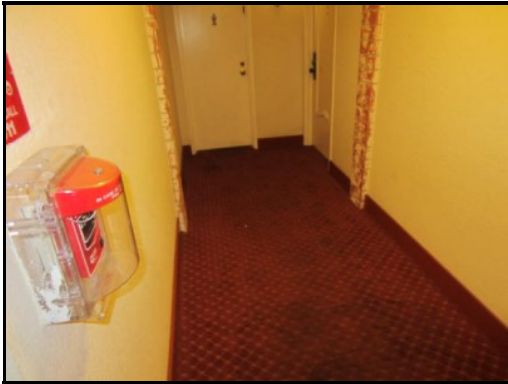
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 1/14/2025, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

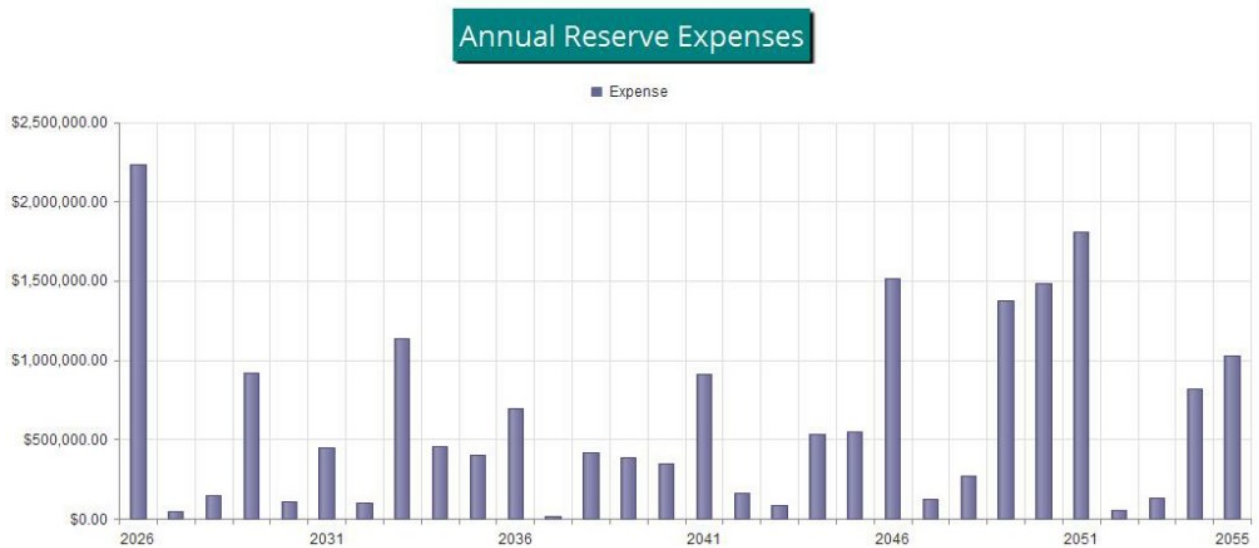


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2026. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$4,123,427. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$481,000 in the upcoming fiscal year. At minimum, the Association must budget \$368,000 for Reserves in the upcoming year. Either funding plan would also require a special assessment of \$2,000,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

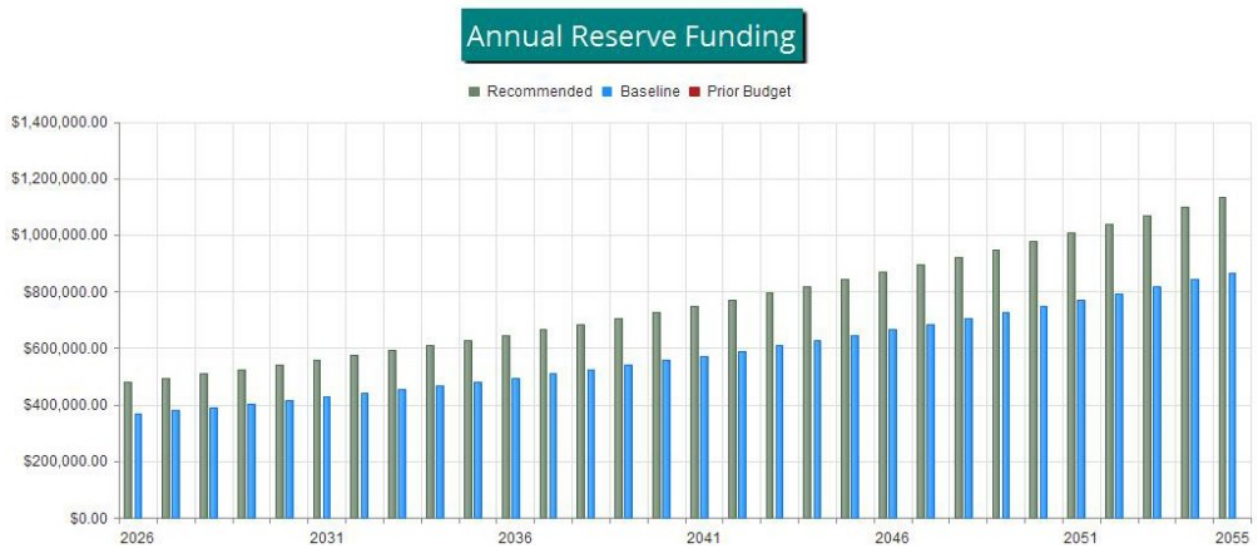


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

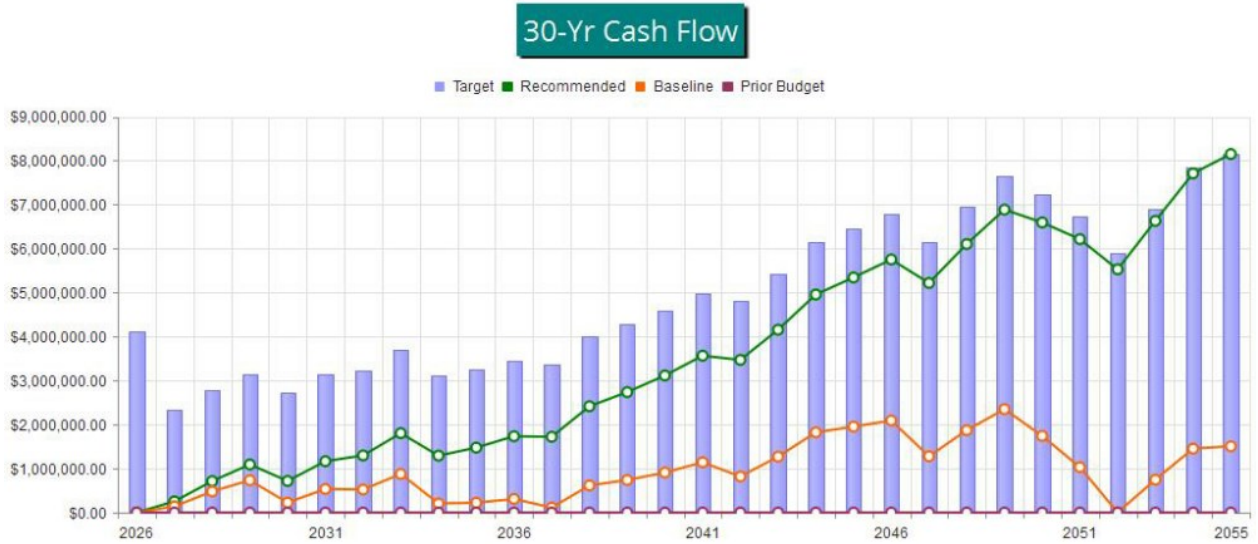


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

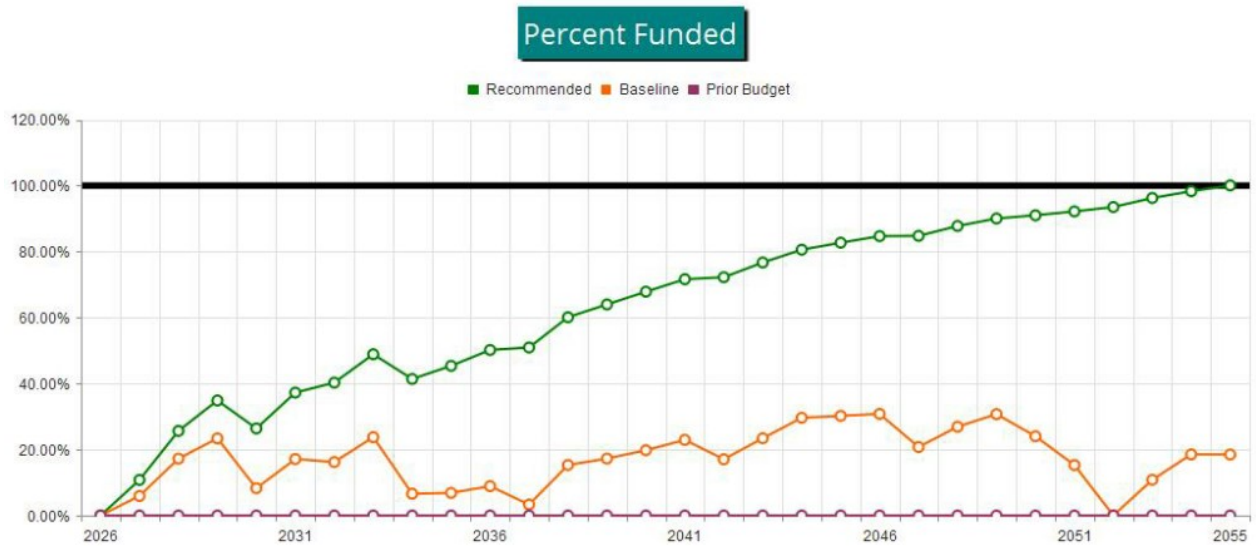


Figure 4



Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. 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.

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.

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.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2107	Concrete Areas (Tennis) - Repair	\$61,000	X	40	/	40	=	\$61,000
2123	Asphalt - Seal/Repair	\$90,450	X	4	/	4	=	\$90,450
2125	Asphalt - Resurface	\$904,500	X	17	/	24	=	\$640,688
2138	Wood Fencing - Repair/Paint	\$2,050	X	4	/	5	=	\$1,640
2139	Wood Fencing - Replace	\$16,400	X	14	/	20	=	\$11,480
2150	Fountain/Water Feature - Refurbish	\$16,000	X	10	/	10	=	\$16,000
2163	Concrete Bulkhead - 10% Repair	\$255,500	X	7	/	10	=	\$178,850
2169	Signs/Monuments - Refurbish/Replace	\$107,150	X	18	/	20	=	\$96,435
2175	Site Pole Lights - Replace	\$403,500	X	17	/	20	=	\$342,975
Clubhouse Interiors								
2709	Clubhouse Tile Flooring - Replace	\$57,100	X	25	/	30	=	\$47,583
2725	Aerobics Room - Remodel	\$7,975	X	15	/	15	=	\$7,975
2725	Weight Room - Remodel	\$11,185	X	15	/	15	=	\$11,185
2727	Fitness Eqpmt (Cardio) - Replace	\$50,250	X	10	/	10	=	\$50,250
2728	Fitness Eqpmt (Strength) - Replace	\$44,750	X	15	/	15	=	\$44,750
2746	Kitchen - Remodel	\$15,950	X	20	/	20	=	\$15,950
2749	Gym Bathrooms/Lockers - Remodel	\$41,500	X	20	/	20	=	\$41,500
2749	Hallway Bathrooms - Remodel	\$44,700	X	15	/	20	=	\$33,525
2750	Lobby - Partial Remodel	\$31,900	X	10	/	10	=	\$31,900
2752	Management Office - Remodel	\$22,300	X	15	/	20	=	\$16,725
2753	Center Room - Remodel	\$31,900	X	20	/	20	=	\$31,900
2753	Library Room - Remodel	\$15,950	X	20	/	20	=	\$15,950
2755	Billiards/Game Room - Remodel	\$12,785	X	20	/	20	=	\$12,785
2756	Card Room - Remodel	\$22,300	X	20	/	20	=	\$22,300
2808	Racquetball Ct (Indoor) - Refurbish	\$44,700	X	15	/	15	=	\$44,700
Condo Common Interiors								
2701	Interior Surfaces - Repaint	\$71,250	X	10	/	10	=	\$71,250
2705	Interior Lights - Replace	\$118,000	X	20	/	20	=	\$118,000
2709	Tile Flooring (2025) - Replace	\$94,550	X	1	/	20	=	\$4,728
2709	Tile Flooring (2026) - Replace	\$78,850	X	20	/	20	=	\$78,850
2711	Carpeting (2025) - Replace	\$209,000	X	1	/	10	=	\$20,900
2711	Carpeting (2026) - Replace	\$174,500	X	10	/	10	=	\$174,500
2750	Lobbies- Remodel	\$175,500	X	15	/	20	=	\$131,625
Mechanical/Electrical/Plumbing								
2507	Barcode Reader - Replace	\$10,550	X	6	/	15	=	\$4,220
2511	Barrier Arm Operator (2023) - Replace	\$5,550	X	3	/	15	=	\$1,110
2511	Barrier Arm Operators (2004) - Replace	\$16,550	X	15	/	15	=	\$16,550
2513	Elevators (2025) - Modernize	\$450,000	X	1	/	25	=	\$18,000
2513	Elevators (2026) - Modernize	\$375,000	X	25	/	25	=	\$375,000
2517	Elevator Cabs - Remodel	\$154,000	X	25	/	25	=	\$154,000
2522	HVAC (Condos) - Replace	\$346,500	X	15	/	15	=	\$346,500
2524	HVACs - (Clubhouse) - Allowance/Replace	\$16,250	X	3	/	3	=	\$16,250
2532	Clubhouse Exhaust Fans - Repair/Replace	\$10,550	X	13	/	15	=	\$9,143
2541	Trash Compactors - Replace	\$220,000	X	1	/	15	=	\$14,667

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2542	Trash Chute/Doors - Refurb. Allowance	\$6,050	X	10	/	15	=	\$4,033
2543	Surveillance System-Upgrade/Replace	\$260,000	X	2	/	10	=	\$52,000
2585	Irrigation Pump (3670) - Replace	\$10,000	X	8	/	15	=	\$5,333
2585	Irrigation Pump (3700) - Replace	\$10,000	X	9	/	15	=	\$6,000
2585	Irrigation Pump (3710) - Replace	\$10,000	X	15	/	15	=	\$10,000
2599	Golf Carts - Partial Replace	\$30,000	X	3	/	3	=	\$30,000
Exterior Amenities								
2308	Shade/Canopies - Replace	\$15,400	X	8	/	10	=	\$12,320
2729	Saunas - Refurbish/Restore	\$24,000	X	25	/	30	=	\$20,000
2749	Pool Deck Bathrooms - Remodel	\$10,550	X	17	/	20	=	\$8,968
2763	Pool Deck Furniture - Replace	\$33,750	X	7	/	8	=	\$29,531
2769	Pool Deck (Pavers) - Resurface	\$98,250	X	27	/	30	=	\$88,425
2772	Pool Deck Lights - Replace	\$20,000	X	17	/	20	=	\$17,000
2773	Indoor Swimming Pool - Resurface	\$23,400	X	12	/	12	=	\$23,400
2773	Outdoor Swimming Pool - Resurface	\$90,550	X	12	/	12	=	\$90,550
2775	Spas - Resurface	\$12,000	X	12	/	12	=	\$12,000
2781	Pool/Spa Heaters - Partial Replace	\$7,655	X	1	/	1	=	\$7,655
2787	Pool Equipment - Maintain/Replace	\$9,590	X	5	/	5	=	\$9,590
2809	Tennis Courts (Hard) - Re-coat	\$42,550	X	0	/	5	=	\$0
2811	Tennis Courts (Hard) - Resurface	\$137,500	X	30	/	30	=	\$137,500
2813	Tennis Court Fencing - Replace	\$113,000	X	20	/	30	=	\$75,333
2817	Tennis Court Lighting - Replace	\$60,000	X	30	/	30	=	\$60,000
								\$4,123,427

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2107	Concrete Areas (Tennis) - Repair	40	\$61,000	\$1,525	0.39 %
2123	Asphalt - Seal/Repair	4	\$90,450	\$22,613	5.86 %
2125	Asphalt - Resurface	24	\$904,500	\$37,688	9.76 %
2138	Wood Fencing - Repair/Paint	5	\$2,050	\$410	0.11 %
2139	Wood Fencing - Replace	20	\$16,400	\$820	0.21 %
2150	Fountain/Water Feature - Refurbish	10	\$16,000	\$1,600	0.41 %
2163	Concrete Bulkhead - 10% Repair	10	\$255,500	\$25,550	6.62 %
2169	Signs/Monuments - Refurbish/Replace	20	\$107,150	\$5,358	1.39 %
2175	Site Pole Lights - Replace	20	\$403,500	\$20,175	5.22 %
Clubhouse Interiors					
2709	Clubhouse Tile Flooring - Replace	30	\$57,100	\$1,903	0.49 %
2725	Aerobics Room - Remodel	15	\$7,975	\$532	0.14 %
2725	Weight Room - Remodel	15	\$11,185	\$746	0.19 %
2727	Fitness Eqpmt (Cardio) - Replace	10	\$50,250	\$5,025	1.30 %
2728	Fitness Eqpmt (Strength) - Replace	15	\$44,750	\$2,983	0.77 %
2746	Kitchen - Remodel	20	\$15,950	\$798	0.21 %
2749	Gym Bathrooms/Lockers - Remodel	20	\$41,500	\$2,075	0.54 %
2749	Hallway Bathrooms - Remodel	20	\$44,700	\$2,235	0.58 %
2750	Lobby - Partial Remodel	10	\$31,900	\$3,190	0.83 %
2752	Management Office - Remodel	20	\$22,300	\$1,115	0.29 %
2753	Center Room - Remodel	20	\$31,900	\$1,595	0.41 %
2753	Library Room - Remodel	20	\$15,950	\$798	0.21 %
2755	Billiards/Game Room - Remodel	20	\$12,785	\$639	0.17 %
2756	Card Room - Remodel	20	\$22,300	\$1,115	0.29 %
2808	Racquetball Ct (Indoor) - Refurbish	15	\$44,700	\$2,980	0.77 %
Condo Common Interiors					
2701	Interior Surfaces - Repaint	10	\$71,250	\$7,125	1.84 %
2705	Interior Lights - Replace	20	\$118,000	\$5,900	1.53 %
2709	Tile Flooring (2025) - Replace	20	\$94,550	\$4,728	1.22 %
2709	Tile Flooring (2026) - Replace	20	\$78,850	\$3,943	1.02 %
2711	Carpeting (2025) - Replace	10	\$209,000	\$20,900	5.41 %
2711	Carpeting (2026) - Replace	10	\$174,500	\$17,450	4.52 %
2750	Lobbies- Remodel	20	\$175,500	\$8,775	2.27 %
Mechanical/Electrical/Plumbing					
2507	Barcode Reader - Replace	15	\$10,550	\$703	0.18 %
2511	Barrier Arm Operator (2023) - Replace	15	\$5,550	\$370	0.10 %
2511	Barrier Arm Operators (2004) - Replace	15	\$16,550	\$1,103	0.29 %
2513	Elevators (2025) - Modernize	25	\$450,000	\$18,000	4.66 %
2513	Elevators (2026) - Modernize	25	\$375,000	\$15,000	3.88 %
2517	Elevator Cabs - Remodel	25	\$154,000	\$6,160	1.60 %
2522	HVAC (Condos) - Replace	15	\$346,500	\$23,100	5.98 %
2524	HVACs - (Clubhouse) - Allowance/Replace	3	\$16,250	\$5,417	1.40 %
2532	Clubhouse Exhaust Fans - Repair/Replace	15	\$10,550	\$703	0.18 %
2541	Trash Compactors - Replace	15	\$220,000	\$14,667	3.80 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2542	Trash Chute/Doors - Refurb. Allowance	15	\$6,050	\$403	0.10 %
2543	Surveillance System-Upgrade/Replace	10	\$260,000	\$26,000	6.73 %
2585	Irrigation Pump (3670) - Replace	15	\$10,000	\$667	0.17 %
2585	Irrigation Pump (3700) - Replace	15	\$10,000	\$667	0.17 %
2585	Irrigation Pump (3710) - Replace	15	\$10,000	\$667	0.17 %
2599	Golf Carts - Partial Replace	3	\$30,000	\$10,000	2.59 %
Exterior Amenities					
2308	Shade/Canopies - Replace	10	\$15,400	\$1,540	0.40 %
2729	Saunas - Refurbish/Restore	30	\$24,000	\$800	0.21 %
2749	Pool Deck Bathrooms - Remodel	20	\$10,550	\$528	0.14 %
2763	Pool Deck Furniture - Replace	8	\$33,750	\$4,219	1.09 %
2769	Pool Deck (Pavers) - Resurface	30	\$98,250	\$3,275	0.85 %
2772	Pool Deck Lights - Replace	20	\$20,000	\$1,000	0.26 %
2773	Indoor Swimming Pool - Resurface	12	\$23,400	\$1,950	0.50 %
2773	Outdoor Swimming Pool - Resurface	12	\$90,550	\$7,546	1.95 %
2775	Spas - Resurface	12	\$12,000	\$1,000	0.26 %
2781	Pool/Spa Heaters - Partial Replace	1	\$7,655	\$7,655	1.98 %
2787	Pool Equipment - Maintain/Replace	5	\$9,590	\$1,918	0.50 %
2809	Tennis Courts (Hard) - Re-coat	5	\$42,550	\$8,510	2.20 %
2811	Tennis Courts (Hard) - Resurface	30	\$137,500	\$4,583	1.19 %
2813	Tennis Court Fencing - Replace	30	\$113,000	\$3,767	0.98 %
2817	Tennis Court Lighting - Replace	30	\$60,000	\$2,000	0.52 %
62	Total Funded Components			\$386,203	100.00 %

30-Year Reserve Plan Summary

Report # 40306-1
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase		Loan or Special Assmts	Interest Income	Reserve Expenses
					In Annual Reserve Funding	Reserve Funding			
2026	\$0	\$4,123,427	0.0 %	High	0.00 %	\$481,000	\$2,000,000	\$2,531	\$2,230,190
2027	\$253,341	\$2,347,823	10.8 %	High	3.00 %	\$495,430	\$0	\$9,662	\$44,759
2028	\$713,674	\$2,781,878	25.7 %	High	3.00 %	\$510,293	\$0	\$18,048	\$149,327
2029	\$1,092,688	\$3,133,542	34.9 %	Medium	3.00 %	\$525,602	\$0	\$18,077	\$919,754
2030	\$716,614	\$2,714,876	26.4 %	High	3.00 %	\$541,370	\$0	\$18,814	\$110,418
2031	\$1,166,379	\$3,130,306	37.3 %	Medium	3.00 %	\$557,611	\$0	\$24,614	\$451,473
2032	\$1,297,130	\$3,220,344	40.3 %	Medium	3.00 %	\$574,339	\$0	\$30,986	\$98,336
2033	\$1,804,119	\$3,690,648	48.9 %	Medium	3.00 %	\$591,569	\$0	\$30,939	\$1,134,134
2034	\$1,292,493	\$3,122,439	41.4 %	Medium	3.00 %	\$609,316	\$0	\$27,659	\$453,637
2035	\$1,475,832	\$3,252,773	45.4 %	Medium	3.00 %	\$627,596	\$0	\$32,077	\$400,833
2036	\$1,734,672	\$3,456,522	50.2 %	Medium	3.00 %	\$646,424	\$0	\$34,529	\$694,395
2037	\$1,721,230	\$3,379,586	50.9 %	Medium	3.00 %	\$665,816	\$0	\$41,326	\$13,434
2038	\$2,414,939	\$4,017,769	60.1 %	Medium	3.00 %	\$685,791	\$0	\$51,474	\$415,260
2039	\$2,736,944	\$4,277,735	64.0 %	Medium	3.00 %	\$706,365	\$0	\$58,472	\$386,452
2040	\$3,115,329	\$4,592,188	67.8 %	Medium	3.00 %	\$727,556	\$0	\$66,748	\$344,349
2041	\$3,565,284	\$4,976,965	71.6 %	Low	3.00 %	\$749,382	\$0	\$70,285	\$915,625
2042	\$3,469,326	\$4,802,922	72.2 %	Low	3.00 %	\$771,864	\$0	\$76,194	\$160,719
2043	\$4,156,665	\$5,419,802	76.7 %	Low	3.00 %	\$795,020	\$0	\$91,056	\$85,874
2044	\$4,956,867	\$6,151,430	80.6 %	Low	3.00 %	\$818,870	\$0	\$102,922	\$534,402
2045	\$5,344,257	\$6,462,747	82.7 %	Low	3.00 %	\$843,436	\$0	\$110,875	\$545,700
2046	\$5,752,869	\$6,792,084	84.7 %	Low	3.00 %	\$868,740	\$0	\$109,621	\$1,512,492
2047	\$5,218,738	\$6,156,430	84.8 %	Low	3.00 %	\$894,802	\$0	\$113,129	\$122,696
2048	\$6,103,973	\$6,954,750	87.8 %	Low	3.00 %	\$921,646	\$0	\$129,795	\$268,647
2049	\$6,886,766	\$7,648,890	90.0 %	Low	3.00 %	\$949,295	\$0	\$134,699	\$1,375,994
2050	\$6,594,765	\$7,246,153	91.0 %	Low	3.00 %	\$977,774	\$0	\$127,985	\$1,485,678
2051	\$6,214,847	\$6,741,912	92.2 %	Low	3.00 %	\$1,007,107	\$0	\$117,328	\$1,811,212
2052	\$5,528,070	\$5,911,502	93.5 %	Low	3.00 %	\$1,037,320	\$0	\$121,481	\$56,298
2053	\$6,630,573	\$6,888,727	96.3 %	Low	3.00 %	\$1,068,440	\$0	\$143,284	\$132,067
2054	\$7,710,230	\$7,842,964	98.3 %	Low	3.00 %	\$1,100,493	\$0	\$158,464	\$819,318
2055	\$8,149,869	\$8,144,466	100.1 %	Low	3.00 %	\$1,133,508	\$0	\$165,555	\$1,029,006



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 40306-1
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date	Projected Reserve Balance Changes
---	-----------------------------------

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$0	\$4,123,427	0.0 %	High	0.00 %	\$368,000	\$2,000,000	\$1,391	\$2,230,190
2027	\$139,201	\$2,347,823	5.9 %	High	3.00 %	\$379,040	\$0	\$6,183	\$44,759
2028	\$479,665	\$2,781,878	17.2 %	High	3.00 %	\$390,411	\$0	\$12,115	\$149,327
2029	\$732,864	\$3,133,542	23.4 %	High	3.00 %	\$402,124	\$0	\$9,568	\$919,754
2030	\$224,803	\$2,714,876	8.3 %	High	3.00 %	\$414,187	\$0	\$7,603	\$110,418
2031	\$536,175	\$3,130,306	17.1 %	High	3.00 %	\$426,613	\$0	\$10,571	\$451,473
2032	\$521,886	\$3,220,344	16.2 %	High	3.00 %	\$439,411	\$0	\$13,976	\$98,336
2033	\$876,937	\$3,690,648	23.8 %	High	3.00 %	\$452,594	\$0	\$10,822	\$1,134,134
2034	\$206,218	\$3,122,439	6.6 %	High	3.00 %	\$466,171	\$0	\$4,289	\$453,637
2035	\$223,042	\$3,252,773	6.9 %	High	3.00 %	\$480,157	\$0	\$5,303	\$400,833
2036	\$307,668	\$3,456,522	8.9 %	High	3.00 %	\$494,561	\$0	\$4,193	\$694,395
2037	\$112,028	\$3,379,586	3.3 %	High	3.00 %	\$509,398	\$0	\$7,267	\$13,434
2038	\$615,259	\$4,017,769	15.3 %	High	3.00 %	\$524,680	\$0	\$13,523	\$415,260
2039	\$738,201	\$4,277,735	17.3 %	High	3.00 %	\$540,420	\$0	\$16,454	\$386,452
2040	\$908,624	\$4,592,188	19.8 %	High	3.00 %	\$556,633	\$0	\$20,482	\$344,349
2041	\$1,141,391	\$4,976,965	22.9 %	High	3.00 %	\$573,332	\$0	\$19,584	\$915,625
2042	\$818,681	\$4,802,922	17.0 %	High	3.00 %	\$590,532	\$0	\$20,862	\$160,719
2043	\$1,269,356	\$5,419,802	23.4 %	High	3.00 %	\$608,248	\$0	\$30,893	\$85,874
2044	\$1,822,623	\$6,151,430	29.6 %	High	3.00 %	\$626,495	\$0	\$37,718	\$534,402
2045	\$1,952,434	\$6,462,747	30.2 %	Medium	3.00 %	\$645,290	\$0	\$40,414	\$545,700
2046	\$2,092,438	\$6,792,084	30.8 %	Medium	3.00 %	\$664,649	\$0	\$33,678	\$1,512,492
2047	\$1,278,274	\$6,156,430	20.8 %	High	3.00 %	\$684,588	\$0	\$31,472	\$122,696
2048	\$1,871,638	\$6,954,750	26.9 %	High	3.00 %	\$705,126	\$0	\$42,183	\$268,647
2049	\$2,350,300	\$7,648,890	30.7 %	Medium	3.00 %	\$726,280	\$0	\$40,882	\$1,375,994
2050	\$1,741,467	\$7,246,153	24.0 %	High	3.00 %	\$748,068	\$0	\$27,706	\$1,485,678
2051	\$1,031,564	\$6,741,912	15.3 %	High	3.00 %	\$770,510	\$0	\$10,319	\$1,811,212
2052	\$1,181	\$5,911,502	0.0 %	High	3.00 %	\$793,626	\$0	\$7,465	\$56,298
2053	\$745,974	\$6,888,727	10.8 %	High	3.00 %	\$817,434	\$0	\$21,974	\$132,067
2054	\$1,453,315	\$7,842,964	18.5 %	High	3.00 %	\$841,957	\$0	\$29,563	\$819,318
2055	\$1,505,517	\$8,144,466	18.5 %	High	3.00 %	\$867,216	\$0	\$28,755	\$1,029,006

30-Year Income/Expense Detail

Report # 40306-1
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$253,341	\$713,674	\$1,092,688	\$716,614
Annual Reserve Funding	\$481,000	\$495,430	\$510,293	\$525,602	\$541,370
Recommended Special Assessments	\$2,000,000	\$0	\$0	\$0	\$0
Interest Earnings	\$2,531	\$9,662	\$18,048	\$18,077	\$18,814
Total Income	\$2,483,531	\$758,433	\$1,242,015	\$1,636,367	\$1,276,797
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$61,000	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$90,450	\$0	\$0	\$0	\$101,802
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,112	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$16,000	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$279,192	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$113,675	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$440,915	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$7,975	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$11,185	\$0	\$0	\$0	\$0
2727 Fitness Eqmpt (Cardio) - Replace	\$50,250	\$0	\$0	\$0	\$0
2728 Fitness Eqmpt (Strength) - Replace	\$44,750	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$15,950	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$41,500	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$31,900	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$31,900	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$15,950	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$12,785	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$22,300	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$44,700	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$71,250	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$118,000	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$78,850	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$174,500	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$16,550	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$375,000	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$154,000	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$346,500	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$16,250	\$0	\$0	\$17,757	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$11,192	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$10,000	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$30,000	\$0	\$0	\$32,782	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$16,338	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$11,528	\$0

Fiscal Year	2026	2027	2028	2029	2030
2763 Pool Deck Furniture - Replace	\$0	\$34,763	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$107,360	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$21,855	\$0
2773 Indoor Swimming Pool - Resurface	\$23,400	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$90,550	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$12,000	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Partial Replace	\$7,655	\$7,885	\$8,121	\$8,365	\$8,616
2787 Pool Equipment - Maintain/Replace	\$9,590	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$0	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$137,500	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$60,000	\$0	\$0	\$0	\$0
Total Expenses	\$2,230,190	\$44,759	\$149,327	\$919,754	\$110,418
Ending Reserve Balance	\$253,341	\$713,674	\$1,092,688	\$716,614	\$1,166,379

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$1,166,379	\$1,297,130	\$1,804,119	\$1,292,493	\$1,475,832
Annual Reserve Funding	\$557,611	\$574,339	\$591,569	\$609,316	\$627,596
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$24,614	\$30,986	\$30,939	\$27,659	\$32,077
Total Income	\$1,748,603	\$1,902,455	\$2,426,627	\$1,929,469	\$2,135,505
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$114,579	\$0
2125 Asphalt - Resurface	\$0	\$0	\$1,112,421	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,448	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$19,582	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$66,195	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$51,820	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$25,852	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$272,698
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$203,453	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$13,765
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$19,403	\$0	\$0	\$21,203
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$7,014	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$329,360	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$12,299	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$11,941	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$35,822	\$0	\$0	\$39,143
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$27,823	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$44,036
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
2781 Pool/Spa Heaters - Partial Replace	\$8,874	\$9,140	\$9,415	\$9,697	\$9,988
2787 Pool Equipment - Maintain/Replace	\$11,117	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$49,327	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$451,473	\$98,336	\$1,134,134	\$453,637	\$400,833
Ending Reserve Balance	\$1,297,130	\$1,804,119	\$1,292,493	\$1,475,832	\$1,734,672

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$1,734,672	\$1,721,230	\$2,414,939	\$2,736,944	\$3,115,329
Annual Reserve Funding	\$646,424	\$665,816	\$685,791	\$706,365	\$727,556
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,529	\$41,326	\$51,474	\$58,472	\$66,748
Total Income	\$2,415,625	\$2,428,373	\$3,152,204	\$3,501,781	\$3,909,633
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$128,960	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,838	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$21,503	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$375,210	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$67,532	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$42,871	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$95,754	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$234,513	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$7,913	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$0	\$23,169	\$0	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$332,770
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$0	\$42,773	\$0	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$21,957	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$33,363	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$129,103	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$17,109	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
2781 Pool/Spa Heaters - Partial Replace	\$10,288	\$10,596	\$10,914	\$11,242	\$11,579
2787 Pool Equipment - Maintain/Replace	\$12,888	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$57,184	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$151,863	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$694,395	\$13,434	\$415,260	\$386,452	\$344,349
Ending Reserve Balance	\$1,721,230	\$2,414,939	\$2,736,944	\$3,115,329	\$3,565,284

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$3,565,284	\$3,469,326	\$4,156,665	\$4,956,867	\$5,344,257
Annual Reserve Funding	\$749,382	\$771,864	\$795,020	\$818,870	\$843,436
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$70,285	\$76,194	\$91,056	\$102,922	\$110,875
Total Income	\$4,384,951	\$4,317,384	\$5,042,741	\$5,878,659	\$6,298,569
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$145,146	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$3,290	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$12,425	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$17,426	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$69,719	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$69,641	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$165,794
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$366,483
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$25,784	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$539,836	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$25,317	\$0	\$0	\$27,665	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$17,438	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$442,633	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$15,580	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$46,739	\$0	\$0	\$51,073	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$55,784	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
2781 Pool/Spa Heaters - Partial Replace	\$11,926	\$12,284	\$12,653	\$13,032	\$13,423
2787 Pool Equipment - Maintain/Replace	\$14,941	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$66,292	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$915,625	\$160,719	\$85,874	\$534,402	\$545,700
Ending Reserve Balance	\$3,469,326	\$4,156,665	\$4,956,867	\$5,344,257	\$5,752,869

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$5,752,869	\$5,218,738	\$6,103,973	\$6,886,766	\$6,594,765
Annual Reserve Funding	\$868,740	\$894,802	\$921,646	\$949,295	\$977,774
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$109,621	\$113,129	\$129,795	\$134,699	\$127,985
Total Income	\$6,731,229	\$6,226,668	\$7,155,413	\$7,970,760	\$7,700,525
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$163,363	\$0	\$0	\$0	\$183,866
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$3,814	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$28,898	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$504,251	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$205,310	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$796,342	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$90,757	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$28,807	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$74,954	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$57,615	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$57,615	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$28,807	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$23,091	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$40,276	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$128,685	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$213,121	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$142,412	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$315,166	\$0	\$0	\$0	\$0
2750 Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$21,446
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$914,757
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$30,230	\$0	\$0	\$33,033
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$10,927	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$19,161	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$18,603	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$55,809	\$0	\$0	\$60,984
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$29,508	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$20,821	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$39,472	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$47,567
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$184,070
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$24,394

Fiscal Year	2046	2047	2048	2049	2050
2781 Pool/Spa Heaters - Partial Replace	\$13,826	\$14,241	\$14,668	\$15,108	\$15,561
2787 Pool Equipment - Maintain/Replace	\$17,321	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$76,850	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,512,492	\$122,696	\$268,647	\$1,375,994	\$1,485,678
Ending Reserve Balance	\$5,218,738	\$6,103,973	\$6,886,766	\$6,594,765	\$6,214,847

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$6,214,847	\$5,528,070	\$6,630,573	\$7,710,230	\$8,149,869
Annual Reserve Funding	\$1,007,107	\$1,037,320	\$1,068,440	\$1,100,493	\$1,133,508
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$117,328	\$121,481	\$143,284	\$158,464	\$165,555
Total Income	\$7,339,282	\$6,686,871	\$7,842,297	\$8,969,187	\$9,448,932
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$206,943	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$4,421	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$35,368	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$93,592	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$46,691	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$492,522
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$367,458	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$12,328	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$785,167	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$322,442	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$0	\$36,096	\$0	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$518,444
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$594,861	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$0	\$66,639	\$0	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$70,665	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
2781 Pool/Spa Heaters - Partial Replace	\$16,028	\$16,509	\$17,004	\$17,514	\$18,040
2787 Pool Equipment - Maintain/Replace	\$20,079	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$89,090	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,811,212	\$56,298	\$132,067	\$819,318	\$1,029,006
Ending Reserve Balance	\$5,528,070	\$6,630,573	\$7,710,230	\$8,149,869	\$8,419,925

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$139,201	\$479,665	\$732,864	\$224,803
Annual Reserve Funding	\$368,000	\$379,040	\$390,411	\$402,124	\$414,187
Recommended Special Assessments	\$2,000,000	\$0	\$0	\$0	\$0
Interest Earnings	\$1,391	\$6,183	\$12,115	\$9,568	\$7,603
Total Income	\$2,369,391	\$524,424	\$882,191	\$1,144,556	\$646,593
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$61,000	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$90,450	\$0	\$0	\$0	\$101,802
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,112	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$16,000	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$279,192	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$113,675	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$440,915	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$7,975	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$11,185	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$50,250	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$44,750	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$15,950	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$41,500	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$31,900	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$31,900	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$15,950	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$12,785	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$22,300	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$44,700	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$71,250	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$118,000	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$78,850	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$174,500	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$16,550	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$375,000	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$154,000	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$346,500	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$16,250	\$0	\$0	\$17,757	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$11,192	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$10,000	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$30,000	\$0	\$0	\$32,782	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$16,338	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$11,528	\$0
2763 Pool Deck Furniture - Replace	\$0	\$34,763	\$0	\$0	\$0

Fiscal Year	2026	2027	2028	2029	2030
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$107,360	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$21,855	\$0
2773 Indoor Swimming Pool - Resurface	\$23,400	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$90,550	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$12,000	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Partial Replace	\$7,655	\$7,885	\$8,121	\$8,365	\$8,616
2787 Pool Equipment - Maintain/Replace	\$9,590	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$0	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$137,500	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$60,000	\$0	\$0	\$0	\$0
Total Expenses	\$2,230,190	\$44,759	\$149,327	\$919,754	\$110,418
Ending Reserve Balance	\$139,201	\$479,665	\$732,864	\$224,803	\$536,175

Fiscal Year	2031	2032	2033	2034	2035
Starting Reserve Balance	\$536,175	\$521,886	\$876,937	\$206,218	\$223,042
Annual Reserve Funding	\$426,613	\$439,411	\$452,594	\$466,171	\$480,157
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,571	\$13,976	\$10,822	\$4,289	\$5,303
Total Income	\$973,359	\$975,273	\$1,340,353	\$676,679	\$708,501
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$114,579	\$0
2125 Asphalt - Resurface	\$0	\$0	\$1,112,421	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,448	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$19,582	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$66,195	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$51,820	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$25,852	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$272,698
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$203,453	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$13,765
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$19,403	\$0	\$0	\$21,203
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$7,014	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$329,360	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$12,299	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$11,941	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$35,822	\$0	\$0	\$39,143
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$27,823	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$44,036
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2031	2032	2033	2034	2035
2781 Pool/Spa Heaters - Partial Replace	\$8,874	\$9,140	\$9,415	\$9,697	\$9,988
2787 Pool Equipment - Maintain/Replace	\$11,117	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$49,327	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$451,473	\$98,336	\$1,134,134	\$453,637	\$400,833
Ending Reserve Balance	\$521,886	\$876,937	\$206,218	\$223,042	\$307,668

Fiscal Year	2036	2037	2038	2039	2040
Starting Reserve Balance	\$307,668	\$112,028	\$615,259	\$738,201	\$908,624
Annual Reserve Funding	\$494,561	\$509,398	\$524,680	\$540,420	\$556,633
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,193	\$7,267	\$13,523	\$16,454	\$20,482
Total Income	\$806,423	\$628,693	\$1,153,461	\$1,295,076	\$1,485,739
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$128,960	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$2,838	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$21,503	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$375,210	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqmpt (Cardio) - Replace	\$67,532	\$0	\$0	\$0	\$0
2728 Fitness Eqmpt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$42,871	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$95,754	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$234,513	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$7,913	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$0	\$23,169	\$0	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$332,770
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$0	\$42,773	\$0	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$21,957	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$33,363	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$129,103	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$17,109	\$0	\$0

Fiscal Year	2036	2037	2038	2039	2040
2781 Pool/Spa Heaters - Partial Replace	\$10,288	\$10,596	\$10,914	\$11,242	\$11,579
2787 Pool Equipment - Maintain/Replace	\$12,888	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$57,184	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$151,863	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$694,395	\$13,434	\$415,260	\$386,452	\$344,349
Ending Reserve Balance	\$112,028	\$615,259	\$738,201	\$908,624	\$1,141,391

Fiscal Year	2041	2042	2043	2044	2045
Starting Reserve Balance	\$1,141,391	\$818,681	\$1,269,356	\$1,822,623	\$1,952,434
Annual Reserve Funding	\$573,332	\$590,532	\$608,248	\$626,495	\$645,290
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$19,584	\$20,862	\$30,893	\$37,718	\$40,414
Total Income	\$1,734,306	\$1,430,075	\$1,908,497	\$2,486,837	\$2,638,138
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$145,146	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$3,290	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$12,425	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$17,426	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$69,719	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$69,641	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$165,794
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$366,483
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$25,784	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$539,836	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$25,317	\$0	\$0	\$27,665	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$17,438	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$442,633	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$15,580	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$46,739	\$0	\$0	\$51,073	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$55,784	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2041	2042	2043	2044	2045
2781 Pool/Spa Heaters - Partial Replace	\$11,926	\$12,284	\$12,653	\$13,032	\$13,423
2787 Pool Equipment - Maintain/Replace	\$14,941	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$66,292	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$915,625	\$160,719	\$85,874	\$534,402	\$545,700
Ending Reserve Balance	\$818,681	\$1,269,356	\$1,822,623	\$1,952,434	\$2,092,438

Fiscal Year	2046	2047	2048	2049	2050
Starting Reserve Balance	\$2,092,438	\$1,278,274	\$1,871,638	\$2,350,300	\$1,741,467
Annual Reserve Funding	\$664,649	\$684,588	\$705,126	\$726,280	\$748,068
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,678	\$31,472	\$42,183	\$40,882	\$27,706
Total Income	\$2,790,765	\$1,994,334	\$2,618,947	\$3,117,462	\$2,517,242
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$163,363	\$0	\$0	\$0	\$183,866
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$3,814	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$28,898	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$504,251	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$205,310	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$796,342	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$90,757	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$28,807	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$74,954	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$57,615	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$57,615	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$28,807	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$23,091	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$40,276	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$128,685	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$213,121	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$142,412	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2026) - Replace	\$315,166	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$21,446
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$914,757
2513 Elevators (2026) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$30,230	\$0	\$0	\$33,033
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute/Doors - Refurb. Allowance	\$10,927	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$19,161	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$18,603	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$55,809	\$0	\$0	\$60,984
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$29,508	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$20,821	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$39,472	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$47,567
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$184,070
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$24,394

Fiscal Year	2046	2047	2048	2049	2050
2781 Pool/Spa Heaters - Partial Replace	\$13,826	\$14,241	\$14,668	\$15,108	\$15,561
2787 Pool Equipment - Maintain/Replace	\$17,321	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$76,850	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,512,492	\$122,696	\$268,647	\$1,375,994	\$1,485,678
Ending Reserve Balance	\$1,278,274	\$1,871,638	\$2,350,300	\$1,741,467	\$1,031,564

Fiscal Year	2051	2052	2053	2054	2055
Starting Reserve Balance	\$1,031,564	\$1,181	\$745,974	\$1,453,315	\$1,505,517
Annual Reserve Funding	\$770,510	\$793,626	\$817,434	\$841,957	\$867,216
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$10,319	\$7,465	\$21,974	\$29,563	\$28,755
Total Income	\$1,812,393	\$802,272	\$1,585,382	\$2,324,835	\$2,401,488
# Component					
Site and Grounds					
2107 Concrete Areas (Tennis) - Repair	\$0	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$206,943	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2138 Wood Fencing - Repair/Paint	\$0	\$4,421	\$0	\$0	\$0
2139 Wood Fencing - Replace	\$0	\$35,368	\$0	\$0	\$0
2150 Fountain/Water Feature - Refurbish	\$0	\$0	\$0	\$0	\$0
2163 Concrete Bulkhead - 10% Repair	\$0	\$0	\$0	\$0	\$0
2169 Signs/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
Clubhouse Interiors					
2709 Clubhouse Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2725 Aerobics Room - Remodel	\$0	\$0	\$0	\$0	\$0
2725 Weight Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Gym Bathrooms/Lockers - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Hallway Bathrooms - Remodel	\$93,592	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2752 Management Office - Remodel	\$46,691	\$0	\$0	\$0	\$0
2753 Center Room - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards/Game Room - Remodel	\$0	\$0	\$0	\$0	\$0
2756 Card Room - Remodel	\$0	\$0	\$0	\$0	\$0
2808 Racquetball Ct (Indoor) - Refurbish	\$0	\$0	\$0	\$0	\$0
Condo Common Interiors					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2025) - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (2025) - Replace	\$0	\$0	\$0	\$0	\$492,522
2711 Carpeting (2026) - Replace	\$0	\$0	\$0	\$0	\$0
2750 Lobbies- Remodel	\$367,458	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2507 Barcode Reader - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operator (2023) - Replace	\$0	\$0	\$12,328	\$0	\$0
2511 Barrier Arm Operators (2004) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2025) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (2026) - Modernize	\$785,167	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$322,442	\$0	\$0	\$0	\$0
2522 HVAC (Condos) - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVACs - (Clubhouse) - Allowance/Replace	\$0	\$0	\$36,096	\$0	\$0
2532 Clubhouse Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactors - Replace	\$0	\$0	\$0	\$0	\$518,444
2542 Trash Chute/Doors - Refurb. Allowance	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$594,861	\$0
2585 Irrigation Pump (3670) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3700) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (3710) - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - Partial Replace	\$0	\$0	\$66,639	\$0	\$0
Exterior Amenities					
2308 Shade/Canopies - Replace	\$0	\$0	\$0	\$0	\$0
2729 Saunas - Refurbish/Restore	\$0	\$0	\$0	\$0	\$0
2749 Pool Deck Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$70,665	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Indoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Outdoor Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Spas - Resurface	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2051	2052	2053	2054	2055
2781 Pool/Spa Heaters - Partial Replace	\$16,028	\$16,509	\$17,004	\$17,514	\$18,040
2787 Pool Equipment - Maintain/Replace	\$20,079	\$0	\$0	\$0	\$0
2809 Tennis Courts (Hard) - Re-coat	\$89,090	\$0	\$0	\$0	\$0
2811 Tennis Courts (Hard) - Resurface	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,811,212	\$56,298	\$132,067	\$819,318	\$1,029,006
Ending Reserve Balance	\$1,181	\$745,974	\$1,453,315	\$1,505,517	\$1,372,482



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
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.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible

Quantity: Numerous Components

Location: Throughout property/development
Funded?: No. Per information provided - Client/Association not responsible.

History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit <https://www.cai-online.org>).

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent."

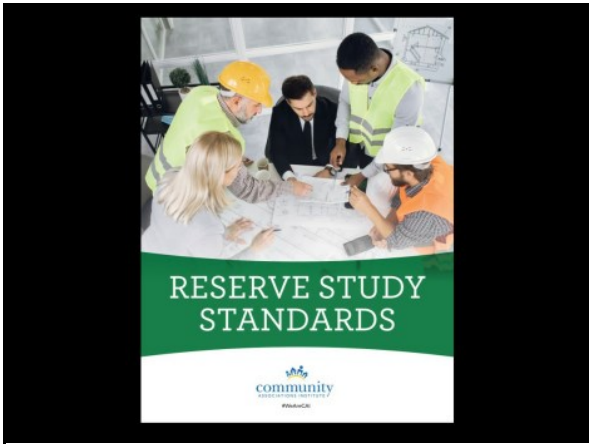
In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Laundry machines Replacement
- Lift Station Refurbish/Replacement
- Leased Units
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Comprehensive Repair/Replacement of Irrigation Infrastructure (i.e. Underground Lines)
- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Comprehensive Repair/Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit <https://www.cai-online.org>).

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

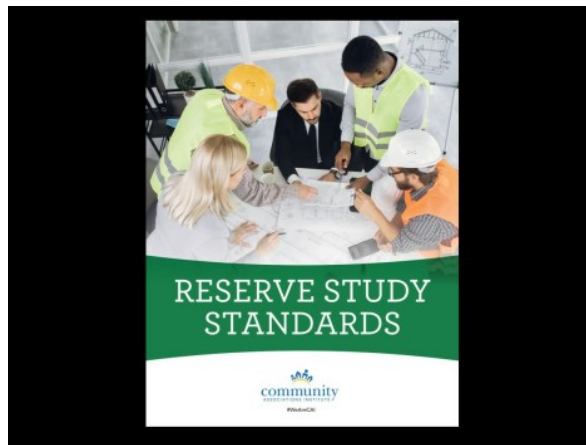
After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Guardhouse Refurbishment
- Clubhouse Skylights

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials.

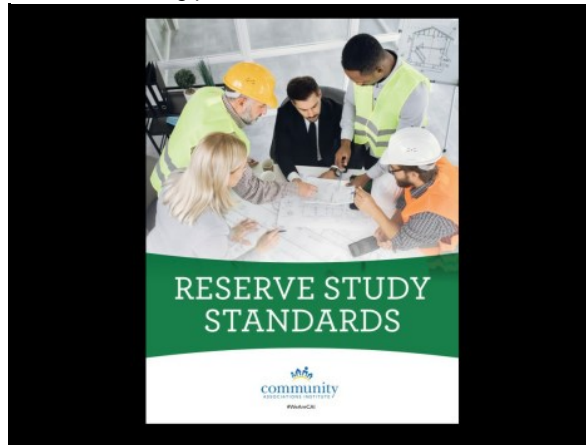
The components included within this assumption are listed below:

- Pressure Washing
- Roof Cleaning/Treatment
- Outdoor Furnishings Partial Replacement
- Exterior Lights

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Site and Grounds

Comp #: 2107 Concrete Areas (Tennis) - Repair

Quantity: Approx 3,050 GSF

Location: Tennis Courts

Funded?: Yes.

History:

Comments: Poor condition: Concrete sidewalks in poor condition typically exhibit un-even and broken surfaces possibly due to lifting by adjacent tree roots or other external factors. Cracks and trip hazards are substantial and consistent over many areas, and present an urgent safety hazard. If present, sections with ponding water can also pose a slip and fall risk.

Sidewalks should be regularly inspected by the Client. As routine maintenance, sidewalks should be pressure washed for appearance. Any evident trip and fall hazards should be repaired immediately to minimize potential risk/liability and promote safety. In our experience, larger repair/replacement expenses emerge as the community ages, especially as trees adjacent to sidewalks continue to grow. Although difficult to predict timing, cost and scope, we suggest a rotating "supplemental" allowance to fund periodic larger repairs that may be required over time. All maintenance, repair, and/or other related expenditures should be tracked and reported by the Client during future Reserve Study updates. This component should then be re-evaluated based on most recent information and data available at that time.

Useful Life:
40 years

Remaining Life:
0 years



Best Case: \$ 54,900

Worst Case: \$ 67,100

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair

Quantity: Approx 60,300 GSY

Location: Asphalt throughout development

Funded?: Yes.

History:

Comments: Poor condition: Asphalt seal-coat determined to be in poor condition is typically not uniform, and may be very light in color, especially in higher-traffic areas. Traffic markings do not contrast well with pavement and are faded and worn.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life:
4 years

Remaining Life:
0 years



Best Case: \$ 81,400

Worst Case: \$ 99,500

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 60,300 GSY

Location: Asphalt throughout development

Funded?: Yes.

History:

Comments: Poor condition: Asphalt pavement determined to be in poor condition typically exhibits more substantial, consistent patterns of wear and age, including longer, wider cracks and/or patterns of cracking. Raveling is more advanced, resulting in dimpled, rougher texture over most (if not all) areas. Color has faded and curb appeal is declining. At this stage, timeline for resurfacing should be discussed and proper scope of work developed.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life:
24 years

Remaining Life:
7 years



Best Case: \$ 814,000

Worst Case: \$ 995,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2138 Wood Fencing - Repair/Paint

Quantity: Approx 410 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Poor condition: Wood fencing determined to be in poor condition typically exhibits more advanced deterioration of coating with notable wear, possibly resulting in rotting of wood structure in places. Poor, inconsistent curb appeal.

Regular uniform, professional paint or sealer applications are recommended for appearance, protection of wood, and maximum design life. Repairs and cleaning should be completed as-needed prior to application. Assuming proper care and preventative maintenance, plan for regular paint/sealant applications as shown below. Timing of repair/paint cycles should to be coordinated with eventual fence replacement, which may have occurred in the considering of remaining useful life for this component.

Useful Life:
5 years

Remaining Life:
1 years



Best Case: \$ 1,800

Worst Case: \$ 2,300

Lower estimate to repair/paint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2139 Wood Fencing - Replace

Quantity: Approx 410 LF

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: Approximate Height:

6-ft. high Picket Style Wooden Fence at Select Perimeter Areas

Fair condition: Wood fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include a small percentage of warped, split and/or rotted sections. In general, appearance is consistent but declining.

As routine maintenance, inspect regularly for any damage, repair as needed and avoid contact with ground and surrounding vegetation wherever possible. Regular cycles of uniform, professional sealing/painting will help to maintain appearance and maximize life. In our experience, wood fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. Recommendation and costs shown here are based on replacement with similar style and material. However, the Client might want to consider replacing with more sturdy, lower-maintenance products like composite, vinyl, etc. Although installation costs are typically higher, total life cycle cost is lower due to less maintenance and longer design life expectancy.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 14,800

Worst Case: \$ 18,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2150 Fountain/Water Feature - Refurbish

Quantity: (1) Feature

Location: French Village

Funded?: Yes.

History:

Comments: Approximate Measurement/Count -
30 ft. Diameter Water Feature

(1) 3-HP Motor

(1) 1-HP Motor

(2) Filters

Poor condition: Water features determined to be in poor condition typically exhibit more advanced surface wear, possibly including cracks, loose or missing tiles or advanced deterioration to other decorative features. At this stage, features such as lighting, jets and/or fountains may be in need of repair or replacement.

All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 14,400

Worst Case: \$ 17,600

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2157 Perimeter Walls - Repair/Paint

Quantity: Approx 33,400 GSF

Location: Perimeter of development

Funded?: No.

History:

Comments: 6-ft. high Perimeter Wall, Double-Sided

*NOTE (2025): Client reports that perimeter wall will be painted in-house by maintenance staff. As such, no funding required at this time. To be monitored and updated during future reserve study updates.

Poor condition: Perimeter walls determined to be in poor condition typically exhibit more advanced surface wear, and easily noticeable inconsistent color/texture or staining. Curb appeal is usually affected at this stage. In advanced cases, cracking and/or other structural concerns may be widespread and additional repairs may be required prior to painting.

Perimeter site walls should be inspected periodically to identify and weakened/leaning sections which may need to be stabilized. In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2160 Retention Ponds - Repair/Refurbish

Quantity: Numerous Areas

Location: Throughout property/development

Funded?: No.

History:

Comments: We recommend having pond inspected and treated on a regular basis as part of a maintenance/management contract with a qualified vendor. Under normal circumstances, well-maintained retention ponds should not require major repair/refurbishing projects on a predictable timeline. In some cases, large projects such as erosion control, weed abatement or dredging may be required, but the scope and frequency of such projects is very unpredictable. As such, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any significant expenditures for projects other than routine maintenance should be tracked/reported, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be incorporated within the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2163 Concrete Bulkhead - 10% Repair

Quantity: Approx 1,700 LF

Location: Waterfront border of development

Funded?: Yes.

History:

Comments: Funding shown here for repairs at 10% of the bulkhead every 10 years. To be tracked and monitored with future reserve study updates.

Fair condition: Concrete bulkheads determined to be in fair condition may exhibit more noteworthy deterioration on exposed surfaces. May show some sections of erosion or sinking at land side behind wall. Few or no reports of any serious concerns at this stage.

Under normal circumstances, properly designed and constructed bulkheads could have a very long useful life, often observed to be 40 years or more. Repairs are often required as a development ages, but the nature of the repairs, including scope and frequency can vary greatly based on many factors. Comprehensive inspection of all wall components, including sub-surface elements is not included within the scope of this engagement. We recommend periodic professional inspections by an engineer, marine contractor or other qualified professional to identify any urgent problems. Based on our experience with other comparable properties, we recommend budgeting for comprehensive replacement at the approximate interval shown below. Other scopes of work may be viable at a lower cost (such as installation of a new wall in front of the old without removal), but viability of that work cannot be confirmed through a visible inspection. If a more specific scope of work can be identified, we recommend updating the Reserve Study to incorporate appropriate funding recommendations as-needed.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 230,000

Worst Case: \$ 281,000

Lower allowance to repair

Higher allowance

Cost Source: AR Cost Database

Comp #: 2169 Signs/Monuments - Refurbish/Replace

Quantity: (12) Signs

Location: Main entry to community, buildings

Funded?: Yes.

History:

Comments: Approximate Signage Count -

(1) Large Sign Mounted to the Perimeter Wall

(11) Building Name Signs

Poor condition: Monument signage determined to be in poor condition typically exhibits poor appearance and aesthetics not up to aesthetic standards for the development. In some cases, determination may be made on physical/structural condition, or based on aesthetics/style alone. At this stage, major refurbishment or complete replacement should be considered.

As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 96,300

Worst Case: \$ 118,000

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace

Quantity: Approx (194) Lights

Location: Common areas throughout development

Funded?: Yes.

History:

Comments: Approximate Height -

(126) 8-ft. tall Tri Globe Fixtures, Ornamental Style

(29) 10-ft. tall Single Fixture, Basic Lights

(25) Lights atop the Perimeter Wall

(10) 12-ft. to 15 ft. tall Ornamental Lights, Assumed to be Original

Poor condition: Pole lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 363,000

Worst Case: \$ 444,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Clubhouse Interiors

Comp #: 2709 Clubhouse Tile Flooring - Replace

Quantity: Approx 3,730 GSF

Location: Main Hallway, Lobby, Bathrooms, Kitchen, Locker rooms

Funded?: Yes.

History:

Comments: Tile flooring shown here to be combined in one project for cost saving and aesthetic purposes.

Poor condition: Interior tile flooring determined to be in poor condition typically exhibits moderate to advanced signs of deterioration such as a higher prevalence of cracked or loose tiles and/or heavily stained or deteriorated grout. Condition may also be determined by aesthetics, if the tile is outdated and should be replaced with more current design.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 51,400

Worst Case: \$ 62,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Aerobics Room - Remodel

Quantity: Lump Sum Allowance

Location: Aerobics Room, across from weight room

Funded?: Yes.

History:

Comments: Approximate Room Measurements/Count at Time of Inspection -
80 GSY of Carpeting

Various Mats

(7) Mirrors

(1) Television

Poor condition: Fitness rooms determined to be in poor condition typically exhibit more advanced signs of age, such as damaged or significantly deteriorated flooring, scuffs and marks on walls and other finishes, and/or outdated, unattractive furnishings. At this stage, aesthetics have declined and renovation/remodeling is prudent to restore good, attractive appearance.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment. Unless otherwise noted, cost estimates shown below assume replacement with a similar quality and design as the existing room.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 6,380

Worst Case: \$ 9,570

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2725 Weight Room - Remodel

Quantity: Lump Sum Allowance

Location: Weight room, across from Aerobics room

Funded?: Yes.

History:

Comments: Approximate Room Measurements/Count at Time of Inspection -

870 GSF of Rubber Flooring

870 GSF of Painted Surfaces

(5) Mirrors

(1) Television

Shown here to be cycled with the aerobics room.

Poor condition: Fitness rooms determined to be in poor condition typically exhibit more advanced signs of age, such as damaged or significantly deteriorated flooring, scuffs and marks on walls and other finishes, and/or outdated, unattractive furnishings. At this stage, aesthetics have declined and renovation/remodeling is prudent to restore good, attractive appearance.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment. Unless otherwise noted, cost estimates shown below assume replacement with a similar quality and design as the existing room.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 9,570

Worst Case: \$ 12,800

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Cardio) - Replace

Quantity: Approx (8) Machines

Location: Weight Room

Funded?: Yes.

History:

Comments: Fitness (Cardio) Equipment Count at Time of Inspection -

(3) Treadmills

(2) Ellipticals

(2) Bikes

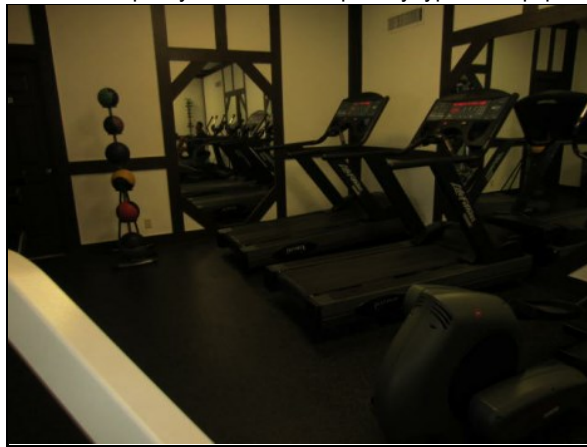
All appeared to be in working condition.

Poor condition: Cardio machines/equipment determined to be in poor condition typically exhibit advanced signs of wear and usage, such as rusting on exposed surfaces, deterioration at handgrips, malfunctioning electronics, etc. If equipment is still in usable physical condition, replacement may still be warranted in order to upgrade to more modern technology that would be more appropriate for the property.

Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment as existing.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 45,200

Worst Case: \$ 55,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace

Quantity: Approx (9) Machines

Location: Weight Room

Funded?: Yes.

History:

Comments: Fitness (Strength) Equipment Count at Time of Inspection -

(8) Single Exercise Machines

(1) Multi-Exercise Machine

Various Dumbbells/Kettlebell Sets

Medicine Balls

Over-all in fair condition, shown here to be cycled with the cardio equipment. However, going forward, cardio equipment typically wears faster due to heavier use.

Fair condition: Strength/resistance equipment determined to be in fair condition typically exhibits noticeable but not excessive signs of wear. All equipment is still assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces may have faster rate of deterioration.

Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. Strength equipment often has a longer useful life than cardio equipment due to a lesser amount of mechanical/electronic pieces and, as such, has been listed separately. However, many Clients still choose to replace all fitness equipment together on the same cycle. Equipment should be inspected periodically for safety and functional concerns. Cost estimates shown here are based on replacement with the same approximate types and quantities of existing equipment.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 40,200

Worst Case: \$ 49,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2746 Kitchen - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection -

470 GSF of Tile Flooring

15 GSF of Countertops

Various LF of Cabinetry

(2) Refrigerators

(1) Stove/Oven

(2) Dishwashers

(1) Microwave

(20) Chairs

(2) Tables

(1) Toaster

(1) Coffee Machine

(1) Icemaker

Tile flooring is covered under component #2709 - Tile Flooring - Replace".

All appears to be in relatively poor condition.

Poor condition: Kitchens determined to be in poor condition typically exhibit more advanced wear and tear depending on level of use, and/or finishes and fixtures have become outdated. Appliances may still be functional but are no longer in keeping with the general design/style of the kitchen.

Kitchen materials typically have an extended useful life. However, many Clients choose to refurbish the kitchen periodically for aesthetic updating. This may include replacement (or addition) of appliances, refurbishment/refinishing of cabinets and countertops, replacement of sinks and fixtures, installation/replacement of under-cabinet lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,800

Worst Case: \$ 19,100

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Gym Bathrooms/Lockers - Remodel

Quantity: Lump Sum Allowance

Location: Attached to Weight Room (Men's) and Aerobics Room (Women's)

Funded?: Yes.

History:

Comments: Men's locker room area noted to include approximately:

650 GSF of Tile Flooring

(24) Lockers

(2) Benches

(1) Scale

(3) Showers

(1) Sauna

Women's locker room assumed to be similar in terms of size and condition.

The associated 650 GSF of tile flooring is covered under component #2709 - Tile Flooring - Replace".

Overall, locker room appears to be in poor condition, with dated appearances.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical locker room remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, re-tiling of shower stalls, replacement of storage lockers, ventilation fans, accessories, décor, etc Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 31,900

Worst Case: \$ 51,100

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Hallway Bathrooms - Remodel

Quantity: (4) Bathrooms

Location: Clubhouse interior bathrooms

Funded?: Yes.

History:

Comments: (1) set of (2) bathrooms closest to the front entrance

Men's bathroom noted to include approximately:

125 GSF of Tile Flooring

60 GSF of Wall Tile

8-ft. high Wall Covering

6-ft. of Tile Countertop

(2) Sinks

(1) Urinal

(1) Stall/Partition (Standard)

Although the bathroom is in overall fair condition, the floor tile was cracked in the men's restroom and may be addressed sooner. Women's bathroom assumed to be in similar condition.

(1) Additional set of (2) bathrooms closest to the pool entrance

Men's bathroom noted to include approximately:

145 GSF of Tile Flooring

A mixture of wall tile and wallpaper at the perimeter

(2) Sinks

(2) Urinals

(2) Stalls/Partitions (Standard)

Women's bathroom assumed to be of similar size, style, and condition.

Tile flooring is covered under component #2709 - Tile Flooring - Replace".

All appear to be in overall fair condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 38,300

Worst Case: \$ 51,100

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby - Partial Remodel

Quantity: Lump Sum Allowance

Location: Main entry to building

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –

185 GSY of Carpeting

240 GSF of Vinyl/Laminate Flooring

1,910 GSF of Painted Surfaces

(4) Chandeliers

(6) Chairs

(7) Couches

(1) Fireplace

(1) AV System (With Speakers)

Tile flooring is covered under component #2709 - Tile Flooring - Replace".

An allowance has been provided here for periodic refurbishments on a shorter timeline due to the higher importance of the room.

Poor condition: Lobbies determined to be in poor condition typically exhibit an overall decline in aesthetics, due to actual physical deterioration of assets in some cases, but more often due to a generally outdated appearance/style that is no longer adequate for the standards of the property.

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Typical projects often include replacement of finishes, furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 25,500

Worst Case: \$ 38,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Management Office - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior, adjacent to lobby

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –

(8) Desks

(1) Leased Printer

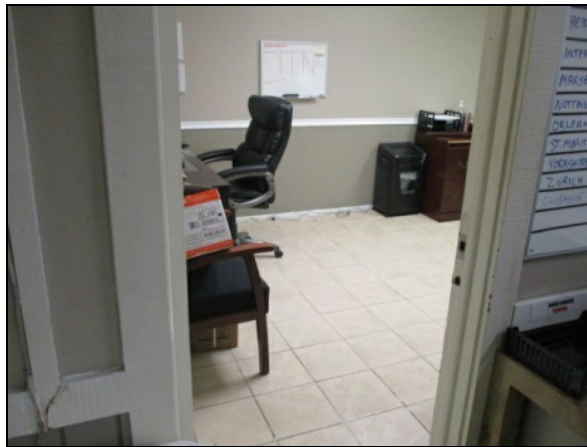
(1) Refrigerator

Fair condition: Offices determined to be in fair condition typically exhibit some routine signs of wear and tear, but no unusual or advanced deterioration. FF&E is in serviceable condition with no unusual conditions observed or reported by staff.

Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Client. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 19,100

Worst Case: \$ 25,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Security Office - Remodel

Quantity: Lump Sum Allowance

Location: Adjacent to lobby

Funded?: No.

History:

Comments: Office was locked at time of inspection.

Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2753 Center Room - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –

200 GSY of Carpeting

370 GSF of Wallcoverings

850 GSF of Painted Surfaces

(45) Armchairs

(93) Chairs

(6) Tables

(2) Poker Tables

(1) Projector

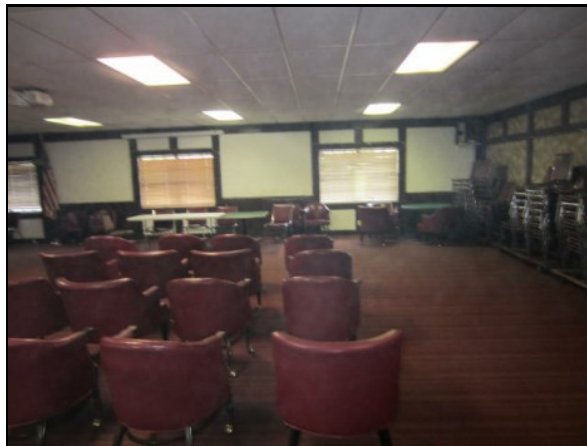
Plan to cycle project with lobby remodeling for design and aesthetic purposes.

Poor condition: Meeting/social rooms determined to be in poor condition typically exhibit moderate to advanced physical wear and tear and/or noticeably outdated or inadequate FF&E. At this stage, remodeling is prudent in order to restore or improve the aesthetic standards for the property.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Typical remodeling projects may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Comprehensive remodeling should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 25,500

Worst Case: \$ 38,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Library Room - Remodel

Quantity: Lump Sum Allowance

Location: Rear of lobby

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –

40 GSY of Carpeting

Wallcoverings

(4) Bookcases

(4) Chairs

(1) Couch

(4) Computers

(1) Television

(1) Television Stand

All is in comparable condition to the lobby. Plan to coordinate projects.

Poor condition: Meeting/social rooms determined to be in poor condition typically exhibit moderate to advanced physical wear and tear and/or noticeably outdated or inadequate FF&E. At this stage, remodeling is prudent in order to restore or improve the aesthetic standards for the property.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Typical remodeling projects may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Comprehensive remodeling should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 12,800

Worst Case: \$ 19,100

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2755 Billiards/Game Room - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –
60 GSY of Carpeting

(6) Barstools

(1) Chair

(2) Pool Tables

Over-all in poor condition.

Poor condition: Billiards and other types of game rooms determined to be in poor condition typically exhibit more advanced signs of wear, or significantly outdated furnishings and finishes. In advanced cases, billiards tables may exhibit damage that could affect play.

Billiards/game room remodeling should ideally be scheduled at the same time as other amenities to maintain a good, coordinated aesthetic in all areas. Costs may include refurbishment or replacement of billiards and/or other game tables, lighting, furnishings, decor, etc., and will vary on scope of work. Costs to replace the billiard felt fabric alone are most often considered an Operating expense. Estimates shown here are based on our experience with comparable Client projects but should be re-evaluated during later updates based on level of use, timing of other projects, etc.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 9,570

Worst Case: \$ 16,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2755 Golf Room - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior

Funded?: No.

History:

Comments: Cost estimates related to this component are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this component are expected to be included in the Client's Operating budget. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2756 Card Room - Remodel

Quantity: Lump Sum Allowance

Location: Clubhouse interior

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –

- (9) Chairs
- (4) Tables
- (3) Poker Tables
- (7) Hanging Lights
- (1) Piano

Attached Room's Approximate Measurements/Count at Time of Inspection –

- (12) Chairs
- (1) Long Table
- (1) Couch

Poor condition: Card rooms determined to be in poor condition typically exhibit more advanced signs of wear and/or feature significantly outdated furnishings and finishes that should be replaced for aesthetic reasons, even if still in fair physical condition.

Card room remodeling costs may include refurbishment or replacement of game tables, chairs, lighting, furnishings, decor, etc., and will vary on scope of work. Remodeling projects should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 19,100

Worst Case: \$ 25,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2808 Racquetball Ct (Indoor) - Refurbish

Quantity: (2) Courts

Location: Clubhouse

Funded?: Yes.

History:

Comments: (2) racquetball courts with (1) small carpeted viewing area. All is in poor condition. Due to leaks, court refurbishment should be scheduled after roof replacement.

Poor condition: Racquetball courts determined to be in poor condition typically exhibit more advanced surface wear/deterioration, and may have damage that could affect play. Should be repaired and maintained to a high standard to restore good aesthetic appearance.

Racquetball courts should be inspected regularly for safety issues and repaired as needed through the Operating budget. At longer intervals, there may be a necessity for more substantial refurbishment (such as wall repairs, flooring replacement, painting, etc.). As such, we recommend that the Client plan for more substantial refurbishment at the approximate interval below. However, timelines for repairs/refurbishment can vary greatly depending on level of use, exposure to the elements, and aesthetic preferences of the Client. Thus, this component should be re-evaluated during future Reserve Study updates based on the most current information and conditions available at that time.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 38,300

Worst Case: \$ 51,100

Lower allowance for repairs/refurbishment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2901 Interior Surfaces - Repaint

Quantity: Lump Sum Allowance

Location: Interior finishes

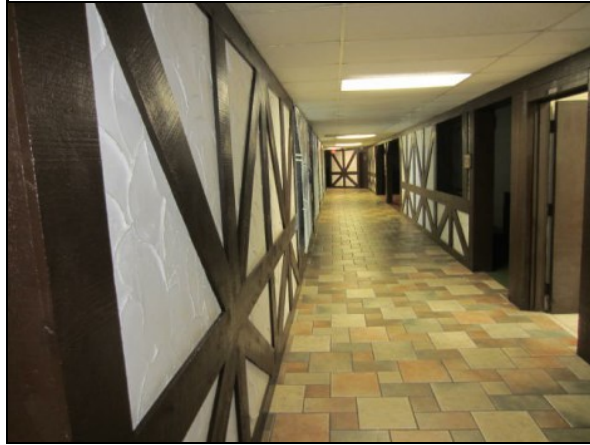
Funded?: No.

History:

Comments: Funding for interior painting has been covered under individual rooms. For the hallways, plan to paint out of operating due to its low cost.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Condo Common Interiors

Comp #: 2701 Interior Surfaces - Repaint

Quantity: Approx 89,300 GSF

Location: Interior common areas

Funded?: Yes.

History:

Comments: Poor condition: Interior areas determined to be in poor condition typically exhibit concerns such as physical deterioration (peeling, cracking, etc) or are no longer upholding aesthetic standards. Even if appearance is still fair, repainting may be warranted/recommended due to timing of other interior projects.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 64,100

Worst Case: \$ 78,400

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace

Quantity: 1,480 Lights

Location: Interior common areas

Funded?: Yes.

History:

Comments: Poor condition: Interior lights determined to be in poor condition typically exhibit more significant signs of wear/abuse, often in higher traffic areas, and/or have become outdated and should be replaced for aesthetic reasons.

As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available; unless otherwise noted, funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 106,000

Worst Case: \$ 130,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring (2025) - Replace

Quantity: Approx 8,730 GSF

Location: Elevator landings, laundry rooms

Funded?: Yes.

History:

Comments: *NOTE (2025): Tile Flooring to be replaced at (6) buildings in 2025. Remaining (5) buildings reportedly scheduled for 2026.

Fair condition: Interior tile flooring determined to be in fair condition typically exhibits some routine signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, inspect regularly and repair or replace damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 85,100

Worst Case: \$ 104,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring (2026) - Replace

Quantity: Approx 7,270 GSF

Location: Elevator landings, laundry rooms

Funded?: Yes.

History:

Comments: *NOTE (2025): Tile Flooring to be replaced at (6) buildings in 2025. Remaining (5) buildings reportedly scheduled for 2026.

Please refer to the prior component (#2709) in this series for more general information and commentary on tile flooring replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 70,900

Worst Case: \$ 86,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting (2025) - Replace

Quantity: Approx 4,900 GSY

Location: Interior common areas

Funded?: Yes.

History:

Comments: *NOTE (2025): Carpeting to be replaced at (6) buildings in 2025. Remaining (5) buildings reportedly scheduled for 2026.

Poor condition: Carpeting determined to be in poor condition typically exhibits moderate to advanced signs of wear and age, such as consistent tread patterns in many areas, advanced color fade, and/or other physical deterioration. Condition may also be determined by aesthetics, if the carpeting is outdated and should be replaced with more current design.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 188,000

Worst Case: \$ 230,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting (2026) - Replace

Quantity: Approx 4,100 GSY

Location: Interior common areas

Funded?: Yes.

History:

Comments: *NOTE (2025): Carpeting to be replaced at (6) buildings in 2025. Remaining (5) buildings reportedly scheduled for 2026.

Poor condition: Carpeting determined to be in poor condition typically exhibits moderate to advanced signs of wear and age, such as consistent tread patterns in many areas, advanced color fade, and/or other physical deterioration. Condition may also be determined by aesthetics, if the carpeting is outdated and should be replaced with more current design.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 157,000

Worst Case: \$ 192,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2750 Lobbies- Remodel

Quantity: (11) Buildings

Location: Main entry to buildings

Funded?: Yes.

History:

Comments: Approximate Measurements/Count at Time of Inspection –
450 GSF of Tile Flooring

(2) Armchairs

(1) Couch

(1) Mail Room

(1) Small Water Feature

(1) Fireplace

(77) Lockers per building at Mail Station

Fair condition: Lobbies determined to be in fair condition typically exhibit normal, routine signs of age. At this stage, physical conditions are still good, but design/aesthetic may be becoming dated.

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Typical projects often include replacement of finishes and furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Some clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on any new information obtained.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 140,000

Worst Case: \$ 211,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

Comp #: 2507 Barcode Reader - Replace

Quantity: (1) Reader

Location: Gate entrance

Funded?: Yes.

History:

Comments: Manufacturer: BAI

Model: BAI-440

Manufacture Date: 2020

Should be evaluated and repaired as needed by servicing vendor to ensure proper function. For best pricing and to minimize downtime, best practice is to replace with other similar components, such as gate operators and/or barrier arms. Cost shown is for the reader device itself; decals are assumed to be paid for by unit/homeowners. Plan on replacing at the approximate interval shown here. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operator (2023) - Replace

Quantity: (1) Operator

Location: Gate entrance/exit

Funded?: Yes.

History:

Comments: Manufacturer: Liftmaster

Manufacture Date: 2023

Plan to replace all together wherever possible.

Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as needed. Life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Should be inspected and repaired as needed by servicing vendor to attain full life expectancy. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 5,000

Worst Case: \$ 6,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators (2004) - Replace

Quantity: (3) Operators

Location: Gate entrance/exit

Funded?: Yes.

History:

Comments: Manufacturer: Liftmaster

Manufacture Date: 2004

Plan to replace all together wherever possible.

Please refer to the prior component (#2511) in this series for more general information and commentary on barrier arm operator replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 14,900

Worst Case: \$ 18,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2513 Elevators (2025) - Modernize

Quantity: (6) Elevators

Location: Elevator rooms, elevator cabs at 3650/3660/3670/3680/3690/3710

Funded?: Yes.

History: Vendor reports door operators and detectors were done around 2017.

Comments: Elevator Type: Hydraulic

Number of Stops: (3)-Stops

*NOTE (2025): All modernized in 2025 for \$450,000 (per information provided).

Elevators should be inspected regularly and tested as a preventive maintenance expense. This modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and includes additional allowances for electrical work or fire alarm work by others, code-required changes, etc. In some cases, traction elevators may require replacement of the hoist machine, and hydraulic elevators may require replacement of the hydraulic pumping unit. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles of approximately 25 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval is typically will vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussions with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned for, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated depending on unpredictable electrical or fire safety code changes and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 400,000

Worst Case: \$ 500,000

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History

Comp #: 2513 Elevators (2026) - Modernize

Quantity: (5) Elevators

Location: Elevator rooms, elevator cabs

Funded?: Yes.

History: Vendor reports door operators and detectors were done around 2017.

Comments: Elevator Type: Hydraulic

Number of Stops: (3)-Stops

Reportedly original to the 1970's. Tags show elevator serviced by Xpress Elevator.

Please refer to the prior component (#2513) in this series for more general information and commentary on elevator modernization. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 350,000

Worst Case: \$ 400,000

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History during 2025 Modernizations

Comp #: 2517 Elevator Cabs - Remodel

Quantity: (11) Cabs

Location: Passenger elevator interiors

Funded?: Yes.

History:

Comments: Poor condition: Elevator cabs determined to be in poor condition typically exhibit more advanced surface wear and physical deterioration and/or are no longer serving the aesthetic standards of the property.

This component recommends budgeting for periodic remodeling of the elevator cab interior(s) to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known. Note: if present, any service-only cabs are not expected to be a significant aesthetic priority and are not included here unless otherwise noted.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 139,000

Worst Case: \$ 169,000

Lower estimate to remodel

Higher estimate

Cost Source: Research with Local Vendor/Contractor

Comp #: 2522 HVAC (Condos) - Replace

Quantity: (55) Systems

Location: Rooftops

Funded?: Yes.

History:

Comments: Each residential building has (2) 5 ton systems and (3) split systems ranging from 1-2 tons. Various makes and models, but all appear to be mostly original. Funding is shown here to replace all together.

We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 300,000

Worst Case: \$ 393,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Estimate Provided by Client

Comp #: 2524 HVACs - (Clubhouse) - Allowance/Replace

Quantity: (6) Systems

Location: Condensing unit at exterior, air handler at interior

Funded?: Yes.

History:

Comments: (1) 3 ton unit showing 2011 manufacture date

(1) 15 Ton unit showing 2013 manufacture date

(1) Unknown unit, roughly 3 tons

(1) 12 ton unit

(1) 7.5 ton unit

(1) Unknown unit, roughly (5) tons

An allowance has been provided here based on total tonnage for replacements every 3 years.

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding estimates shown below are for system(s) with same type and size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 14,000

Worst Case: \$ 18,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Clubhouse Exhaust Fans - Repair/Replace

Quantity: (3) Fans

Location: Clubhouse Rooftop

Funded?: Yes.

History:

Comments: Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. This component represents a periodic allowance to repair or rebuild, replacing motors and other parts as needed, etc. Entire fan may need to be replaced in some instances, especially in coastal locations. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2541 Trash Compactors - Replace

Quantity: (11) Compactors

Location: Trash Rooms

Funded?: Yes.

History:

Comments: All being replaced in 2025 (per information provided).

Per maintenance, compactors are "old" but operational at time of inspection.

Inspect, service and maintain professionally using general maintenance and repair funds. Plan for future replacement at roughly the time frame below. Proactive maintenance can extend life of these units. Costs to replace are based on replacement with same-sized unit unless otherwise noted, including replacement of trash containers. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 200,000

Worst Case: \$ 240,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2542 Trash Chute/Doors - Refurb. Allowance

Quantity: (11) Chutes

Location: Throughout building

Funded?: Yes.

History:

Comments: Interior analysis of trash chutes is not within the scope of a Reserve Study. In our experience, the useful life should be very long under normal circumstances, possibly indefinite. We recommend that routine inspections and minor local repairs be completed as needed and funded through the Operating budget. In some cases, especially in coastal locations, minor repairs and maintenance may be more frequent due to environmental conditions. We recommend further inspection by qualified contractors to determine the necessary scope of work and a timeline for repairs. Based on the available information at this time, we recommend financially preparing for periodic repairs and maintenance rather than complete replacement. This component should be re-evaluated during future Reserve Study updates based on any new information obtained by the Client regarding conditions and cost estimates.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 5,400

Worst Case: \$ 6,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Surveillance System-Upgrade/Replace

Quantity: (250) Cameras

Location: Central recording station, cameras in common areas

Funded?: Yes.

History: Surveillance systems were replaced in 2024 at a cost \$235,000. (per information provided)

Comments: Reportedly 250 cameras on property. Cameras are reportedly "old" and not HD quality.

Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 234,000

Worst Case: \$ 286,000

Lower allowance to upgrade/replace

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2585 Irrigation Pump (3670) - Replace

Quantity: (1) Pump

Location: Pump station near building 3670

Funded?: Yes.

History:

Comments: Control Manufacturer: Baldor

Size/Capacity: 10-HP

Manufacture Date: 2018

Irrigation pumps and motors need to be checked and serviced regularly by landscaping/irrigation vendor or other maintenance personnel to ensure proper function. Due to pump quantity, varying ages, and/or information provided by the Client (such as cost history), we recommend a "supplemental" allowance for ongoing motor, pump, and control repairs/replacements as-needed by the Client. Future expenditures related to this component should then be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 7,500

Worst Case: \$ 12,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump (3700) - Replace

Quantity: (1) Pumps

Location: Pump station at back of clubhouse adjacent to pool deck.
Funded?: Yes.
History:
Comments: Control Manufacturer: Baldor
Size/Capacity: 10-HP
Manufacture Date: 2017

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 7,500

Worst Case: \$ 12,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2585 Irrigation Pump (3710) - Replace

Quantity: (1) Pump

Location: Pump station adjacent to canal between 3710 and 3720
Funded?: Yes.
History:
Comments: Control Manufacturer: Century
Size/Capacity: 10-HP
Manufacture Date: 2011

Please refer to the prior component (#2585) in this series for more general information and commentary on irrigation pump replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 7,500

Worst Case: \$ 12,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2599 Golf Carts - Partial Replace

Quantity: (3) Carts

Location: Parked at/near clubhouse

Funded?: Yes.

History:

Comments: Maintenance reports (9) total carts on property. Funding shown here to replace the (3) existing carts, (1) every 3 years.

Routine maintenance should be performed to maximize useful life of the cart. Useful life will depend on application and level of daily use, but plan to replace at the approximate interval shown below. Unless otherwise noted, cost estimates reflect replacement with comparable type, either new or lightly used. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Exterior Amenities

Comp #: 2308 Shade/Canopies - Replace

Quantity: (3) Canopies

Location: Pool Deck

Funded?: Yes.

History:

Comments: Approximate Count/Measurements at Time of Inspection –

(1) 30 ft. x 8 ft. Canopy

(2) 10 ft. x 10 ft. Canopies

All are canvas on metal framework, where the canvas. Metal framework should be indefinite with proper care and maintenance. Plan to cycle with the pool furniture.

Poor condition: Shade or canopy structures determined to be in poor condition typically exhibit more advanced signs of age, including very noticeable or inconsistent fading colors, sagging and loose sections, and may also include damage characterized by rips, tears, or burns. Hardware may be rusted/corroded and moving parts may require more maintenance at this stage.

Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for fabric/canopy removal during high winds or storms to prevent damage to the framing. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only unless otherwise noted.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 13,900

Worst Case: \$ 16,900

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2729 Saunas - Refurbish/Restore

Quantity: (3) Saunas

Location: Adjacent to pool area, Locker Rooms

Funded?: Yes.

History:

Comments: Approximate Dimensions -

(1) 140 GSF Large Co-Ed Sauna by the Indoor Pool

(2) Smaller Saunas at the Bathrooms.

All are to be repaired immediately per the manager. Such projects can range in scope. Should bids be received for the work to be done, reserve study can be updated at that time.

Poor condition: Sauna rooms determined to be in poor condition typically exhibit more advanced deterioration to wood surfaces, sometimes including splintering or water damage. At this stage, appearance may be uninviting and refurbishment should be considered for aesthetic reasons.

Clean, inspect and repair as needed as an Operating expense. Life expectancy can vary greatly depending on construction material/quality, level of use, and Client aesthetic preferences. Remaining useful life shown below is based upon consideration of installation/refurbishment dates and evident conditions noted at time of inspection. Funding recommendation shown here is based on our experience with similar properties. Timing of remodeling is ultimately subjective. Best practice is to coordinate remodeling with other amenities, such as bathrooms or other facilities.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 21,600

Worst Case: \$ 26,400

Lower allowance to refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Pool Deck Bathrooms - Remodel

Quantity: (2) Bathrooms

Location: Pool deck

Funded?: Yes.

History:

Comments: Men's bathroom noted to include approximately:

55 GSF of Tile Flooring

120 GSF of Wall Tile

(1) Urinal

(1) Toilet

(1) Sink

(1) Mirror

Women's bathroom assumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (123) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: Construction Type/Style: Sling (Aluminum)

Approximate Furniture Count -

(50) Chaise Lounge Chairs

(6) Dining Tables

(64) Dining Chairs

(3) Umbrellas

Poor condition: Pool deck furniture determined to be in poor condition typically exhibits more advanced physical wear and tear, and/or is inconsistent and outdated, no longer acceptable for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:
8 years

Remaining Life:
1 years



Best Case: \$ 30,400

Worst Case: \$ 37,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Pavers) - Resurface

Quantity: Approx 9,830 GSF

Location: Outdoor pool deck

Funded?: Yes.

History:

Comments: Approximately 9,830 GSF of pavers at the outdoor pool deck in overall poor condition, with cracking and lifting noted during inspection.

Indoor pool deck is in overall fair condition, and is assumed to be indefinite with proper care and maintenance. No funding recommended for indoor pool deck.

Poor condition: Paver pool decks determined to be in poor condition typically exhibit some combination of more significant displacement, lifting, worn surfaces and/or cracking. Aesthetic appeal has declined considerably and replacement is likely to be advisable in the near future.

Paver decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc. We recommend budgeting for replacement at the approximate interval shown here.

Useful Life:
30 years

Remaining Life:
3 years



Best Case: \$ 88,500

Worst Case: \$ 108,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lights - Replace

Quantity: Approx (8) Lights

Location: Pool deck

Funded?: Yes.

History:

Comments: Approximate Height: 10 ft.

Post Material: Aluminum

Style: Single Fixture

Poor condition: Pool deck lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety precaution. Minor repairs and individual replacements are expected to be handled through the Operating budget. Comprehensive replacement is often coordinated with either exterior/site lighting or with other pool-related components such as decking/fencing. Cost estimates shown below are based on replacement with comparable size and design standards as existing lighting.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Indoor Swimming Pool - Resurface

Quantity: (1) Pool

Location: Interior finishes of pool

Funded?: Yes.

History:

Comments: Approximate Footprint: 1,000 GSF

Waterline/Perimeter Length: 140 LF

Number of Ladders:

Number of Railings:

Depth Range:

Poor condition: Swimming pools determined to be in poor condition typically exhibit obvious discoloration or staining, and/or chipped, scratched or cracked areas. Pitted, rough texture is usually noticeable in many/most areas at this stage, and delaying resurfacing may result in more accelerated deterioration to the surface and pool structure.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 21,100

Worst Case: \$ 25,700

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Outdoor Swimming Pool - Resurface

Quantity: (1) Pool

Location: Interior finishes of pool

Funded?: Yes.

History:

Comments: Approximate Footprint: 4,040 GSF

Waterline/Perimeter Length: 295 LF

Number of Ladders:

Number of Railings:

Depth Range: 3'6" to 9'0"

Poor condition: Swimming pools determined to be in poor condition typically exhibit obvious discoloration or staining, and/or chipped, scratched or cracked areas. Pitted, rough texture is usually noticeable in many/most areas at this stage, and delaying resurfacing may result in more accelerated deterioration to the surface and pool structure.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 81,100

Worst Case: \$ 100,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2775 Spas - Resurface

Quantity: (2) Spas

Location: (1) Indoor, (1) Outdoor

Funded?: Yes.

History:

Comments: Dimensions/Size:

8 ft. Diameter

Poor condition: Spas determined to be in poor condition typically exhibit obvious discoloration or staining, and/or chipped, scratched or cracked areas. Pitted, rough texture is usually noticeable in many/most areas at this stage, and delaying resurfacing may result in more accelerated deterioration to the surface and pool structure.

Spas sometimes need to be resurfaced more frequently than pools due to higher chance of chemical imbalances. Whenever possible, both should be done at the same time to achieve better pricing and minimize downtime. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when spa is used heavily.

Useful Life:
12 years

Remaining Life:
0 years



Best Case: \$ 10,800

Worst Case: \$ 13,200

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heaters - Partial Replace

Quantity: (7) Heaters

Location: Exposed location adjacent to pool deck, Exposed location behind wooden fencing at front of clubhouse

Funded?: Yes.

History:

Comments: Manufacturer: AquaCal Heatwave

Funding shown here to replace (1) a year as needed. To be tracked and monitored with future reserve study updates.

There are (2) additional pool heaters that were identified as spares per the pool vendor. No recommendation for replacement.

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 6,380

Worst Case: \$ 8,930

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2787 Pool Equipment - Maintain/Replace

Quantity: Numerous Pieces

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for pool and spa equipment. Pool and spa pumps, filters, chemical feeders, and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. Due to varying ages and/or information provided during this inspection, comprehensive replacement of all equipment at once is not anticipated. Thus, this component represents a "supplemental" allowance to repair, rebuild, and/or replace equipment as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history provided. The Client should continually track relevant repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 6,380

Worst Case: \$ 12,800

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database

Comp #: 2809 Tennis Courts (Hard) - Re-coat

Quantity: (5) Courts

Location: Tennis courts

Funded?: Yes.

History:

Comments: Cracking noted at multiple locations. Plan shown here for (1) cycle of re-coating before a full resurface is warranted.

Poor condition: Tennis courts determined to be in poor condition typically exhibit moderate to advanced surface wear and deterioration and typically include at least some significant cracking. At this stage drainage concerns may be a problem and there may be some impediments to play.

Inspect courts regularly and locally repair as needed within the annual Operating budget. Cracks and trip hazards should be addressed promptly to ensure safety. Re-coating is a recommended practice for restoring appearance of the court, bridging small surface cracks, and prolonging the life of the court surface itself. Plan to re-coat (includes striping) at the approximate interval shown below. Maintenance projects such as pressure-washing should be considered as Operating expense.

Useful Life:
5 years

Remaining Life:
5 years



Best Case: \$ 38,300

Worst Case: \$ 46,800

Lower estimate to repair/coat/stripe

Higher estimate

Cost Source: AR Cost Database

Comp #: 2811 Tennis Courts (Hard) - Resurface

Quantity: (5) Courts

Location: Tennis courts

Funded?: Yes.

History:

Comments: Refer to component #2809 for more general information and observations on conditions. This component refers to the eventual need to completely resurface/replace court playing surface, often required at longer intervals. Assuming proper maintenance and proper re-coating schedules, the court surface should have a relatively long life expectancy. Over time, exposure to UV light, wind rain and foot traffic will deteriorate the surface to the point of failure. Prior to resurfacing, consult with vendors to identify any structural problems, such as poor grade, lack of drainage, high spots, etc. Plan to resurface at the approximate interval shown below in order to preserve the appearance and usefulness of the court surface. Best practice is to coordinate with other projects, such as fencing and/or lighting replacement.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 124,000

Worst Case: \$ 151,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace

Quantity: Approx 1,190 LF

Location: Tennis court

Funded?: Yes.

History:

Comments: Approximate Height: 10 ft.

Construction Material: Chain Link

Sections are bent at both the poles and the mesh. Plan to coordinate with tennis court resurfacing whenever possible.

Fair condition: Tennis court fencing determined to be in fair condition typically exhibits more noticeable surface wear such as cracking or peeling of vinyl coating on chain-link mesh. Posts may exhibit some rust and deterioration but overall, fencing is intact, upright and stable.

Tennis court fencing should have a very long life expectancy assuming proper design and installation, lack of vandalism/abuse, etc. Best practice is to coordinate replacement with other major projects, such as court resurfacing, lighting replacement, etc. Vinyl-coated chain link fences normally have a longer life expectancy and are more attractive than those without. Gates and locks should be inspected and repaired as needed as an Operating expense in order to restrict access (if desired) to the tennis court. Costs shown here are based on complete replacement of mesh/fabric as well as poles/framework.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 102,000

Worst Case: \$ 124,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2817 Tennis Court Lighting - Replace

Quantity: (20) Poles, (34) Fixtures

Location: Tennis court

Funded?: Yes.

History:

Comments: Fixture/Pole Count:

(8) Double Fixture Lights

(2) Quad-Fixture Lights

(10) Other Small Lights Surrounding the Tennis Area

Poor condition: Tennis court lights determined to be in poor condition typically exhibit advanced, noteworthy surface wear and weathering, often including rust and deterioration of metal surfaces, especially if maintenance and repainting has been neglected. Lights may still be functional at this stage, but replacement is often warranted to maintain good curb appeal and uphold appropriate aesthetic standards for the property.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed through the Operating budget. Best to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance. Based on evident conditions, repair/replacement history provided by the Client, and/or original installation date, comprehensive replacement is recommended at the approximate interval shown below. In most cases, best practice is to coordinate replacement with other sport court projects, such as court resurfacing, rebuilding, and/or fencing replacement. Unless otherwise noted, cost estimates shown below assume replacement with similar type, quality, and quantity as existing.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 54,000

Worst Case: \$ 66,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database