

2024 Reserve Study



Merrill Pines Condominium Association, Inc.

7920 Merrill Road
Jacksonville, Florida 32211

Report No: 9058

January 1, 2024 - December 31, 2024



DREUX ISAAC & ASSOCIATES, INC.

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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

December 15, 2023

Board of Directors
Merrill Pines Condominium Association, Inc.
7920 Merrill Road
Jacksonville, Florida 32211

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Merrill Pines Condominium Association, Inc. property, located at 7920 Merrill Road in Jacksonville, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.

Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

Section three titled "SCHEDULE" includes a component schedule of every reserve item including its quantity, current cost, useful life and remaining life.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan.

Thank you for this opportunity. Should you have any questions, please contact us.

Prepared By,



D.J. Muehlstedt, Jr., RS, PRA
Sr. Reserve Analyst/Insurance Appraiser



Reviewed By,



Dreux Isaac, RS, PRA
President



Summary of Recommendations and Findings

1. General Information

Property Name:	Merrill Pines Condominium Association, Inc.	Report Run Date:	12/14/2023
Property Location:	Jacksonville, Florida	Report No:	9058
Property Number:	3177	Budget Year Begins:	01/01/2024
Property Type:	Condominium	Budget Year Ends:	12/31/2024
Total Units:	352		
Phase:	Phase 1 (1 of 1)		

2. Report Findings

Total number of categories set up in reserve schedule:	5
Total number of components scheduled for reserve funding:	60
Total current cost of all scheduled reserve components:	\$4,053,057
Estimated Beginning Year Reserve Balance:	\$770,198
Total number of components scheduled for replacement in the 2024 Budget Year:	11
Total cost of components scheduled for replacement in the 2024 Budget Year:	\$709,981

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$220,000
Recommended 2024 Reserve Funding Contribution Amount:	\$249,720
Recommended 2024 Planned Special Assessment Amount:	\$0
Total 2024 Reserve Funding and Planned Special Assessment Amount:	\$249,720
Increase (decrease) between Current & Recommended Contribution Amounts:	\$29,720
Increase (decrease) between Current & Recommended Contribution Amounts:	13.51%

Report Process

The purpose of this report is to provide Merrill Pines Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2024 and ending December 31, 2024.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions

(1) “Alternative funding method” means a method approved by the division for funding the capital expenditures and deferred maintenance obligations for a multicondominium association operating at least 25 condominiums which may reasonably be expected to fully satisfy the association’s reserve funding obligations by the allocation of funds in the annual operating budget.

(26) “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under s. 718.112(2)(g).

718.112(2)(e) Budget meeting

2.b. Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the condominium property...

718.112(2)(f) Annual budget

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. 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. 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), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

b. Before turnover of control of an association by a developer to unit owners other than a developer under s. 718.301, the developer-controlled association may not vote to waive the reserves or reduce funding of the reserves. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

Florida Statute Chapter 718 Reserve Excerpts

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended. 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).

4. The only voting interests that are eligible to vote on questions that involve waiving or reducing the funding of reserves, or using existing reserve funds for purposes other than purposes for which the reserves were intended, are the voting interests of the units subject to assessment to fund the reserves in question. Proxy questions relating to waiving or reducing the funding of reserves or using existing reserve funds for purposes other than purposes for which the reserves were intended must contain the following statement in capitalized, bold letters in a font size larger than any other used on the face of the proxy ballot: **WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

718.112(2)(g) Structural integrity reserve study

1. A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- a. Roof.
- b. Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c. Fireproofing and fire protection systems.
- d. Plumbing.
- e. Electrical systems.
- f. Waterproofing and exterior painting.
- g. Windows and exterior doors.
- h. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

2. A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such a study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.
4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.
5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.
6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.
7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.
8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1).

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(1) Reserves required by statute. Reserves required by Section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require \$6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.

(2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.

(3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by Section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

(a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:

1. The total amount necessary, if any, to bring a negative account balance to zero; and

2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(4) Estimating reserves that are not required by statute. Reserves that are not required by Section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.

(5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account related to any asset for which the developer has established converter reserves pursuant to Section 718.618, Florida Statutes, shall be the sum of:

(a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to Section 718.618, Florida Statutes; and

(b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.

(6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).

(7) Restrictions on use. In a multicondominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority of those present in person or by limited proxy, vote to use reserve funds for another purpose. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

(8) Annual vote required to waive reserves. Any vote to waive or reduce reserves for capital expenditures and deferred maintenance required by Section 718.112(2)(f)2., Florida Statutes, shall be effective for only one annual budget. Additionally, in a multicondominium association, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves. For multicondominium associations in which the developer is precluded from casting its votes to waive or reduce the funding of reserves, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of non-developer voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves.

Specific Authority 718.501(1)(f) FS. Law Implemented 718.112(2)(f), 718.501, 718.618 FS. History—New 7-11-93, Formerly 7D-22.005, Amended 12-20-95, 1-19-97, 12-18-01, 12-23-02.

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

(3) (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;

2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;

3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;

4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;

5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;

6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

Specific Authority 718.111(13), 718.501(1)(f) FS. Law Implemented 718.111(12)(a)11., (13), 718.301(4) FS. History—New 7-11-93, Formerly 7D-22.006, Amended 12-20-95, 2-13-97, 12-18-01, 6-24-04, 3-26-09.

Reserve Study Accounting

30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Report Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the property's common elements.

Component

The individual line items in the Reserve Study developed or updated in the Physical Analysis.

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

12/31/2023 Balance

A projection of estimated reserve funds at the end of the previous budget year.

2024 Contribution

This is the total annual contribution amount for the current budget year.

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced



Dreux Isaac is president of Dreux Isaac & Associates. With over 38 years of experience in the construction industry as an architect, reserve analyst and insurance appraiser, having performed thousands of inspections and studies. Dreux is a certified Reserve Specialist (RS) and Professional Reserve Analyst (PRA).

Born and raised in New Orleans, Dreux earned his Bachelor of Architecture degree from LSU. Dreux has been a member of the American Association of Cost Engineers, the American Society of Appraisers, Association of Construction Inspectors, Jaycees International, and the Foundation for Architectural Education at LSU. Dreux has also been a speaker at seminars and continuing education classes with various organizations involved in the community association industry. Dreux is also currently president of his homeowners association in Winter Park, Florida.

In 2021, shortly after the collapse of the Champlain Towers South building in Surfside, Florida, Dreux made a presentation to the Florida Bar Condominium Law and Policy Life Safety Task Force on the subject of reserves, reserve studies and reserve funding methodologies. This information was used by the task force to provide recommended changes to Florida's condominium laws.

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

This reserve study meets current Florida Statutory requirements for the budget year this study was prepared for. This study does not meet or comply with new Florida condominium reserve requirements signed into law on May 26, 2022, but do not go into effect until December 31, 2024.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
4. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
5. During the reserve study inspection the exterior stairway supports & stringers and treads & landing slabs were visually observed on numerous buildings. It is recommended that the stairs be inspected by a licensed professional on a regular basis and repairs done in a timely manner to ensure their structural integrity and safety. The reserve study should also be updated regularly to help budget for these repairs based on their findings and recommendations as this is beyond the expertise and scope of work done by Dreux Isaac & Associates, Inc.

Section 2

Graphs

Chart A

2024 Current Reserve Component Costs

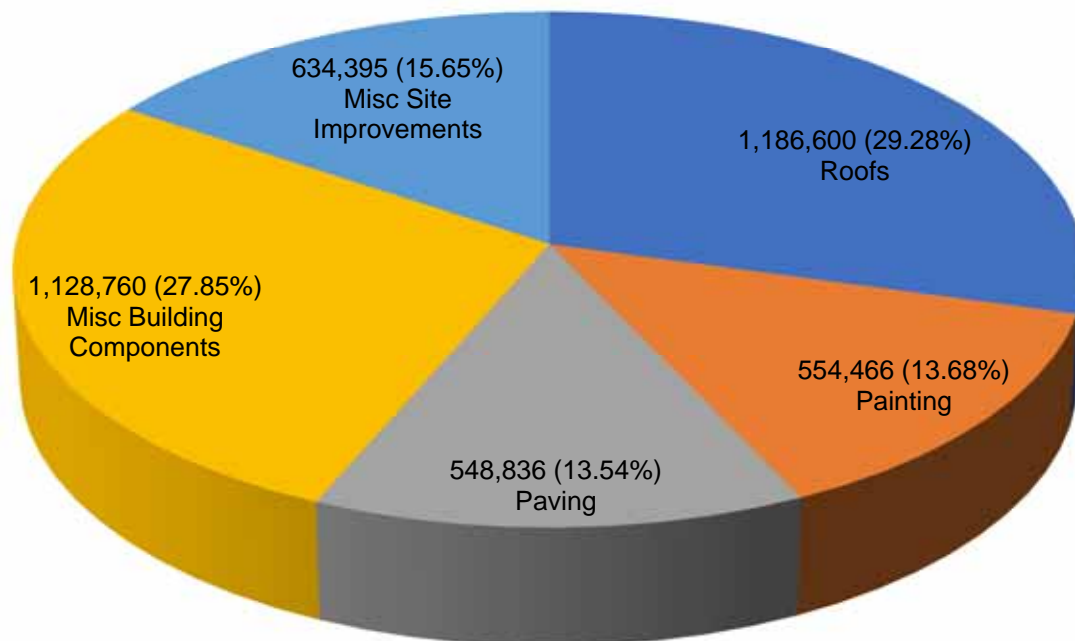
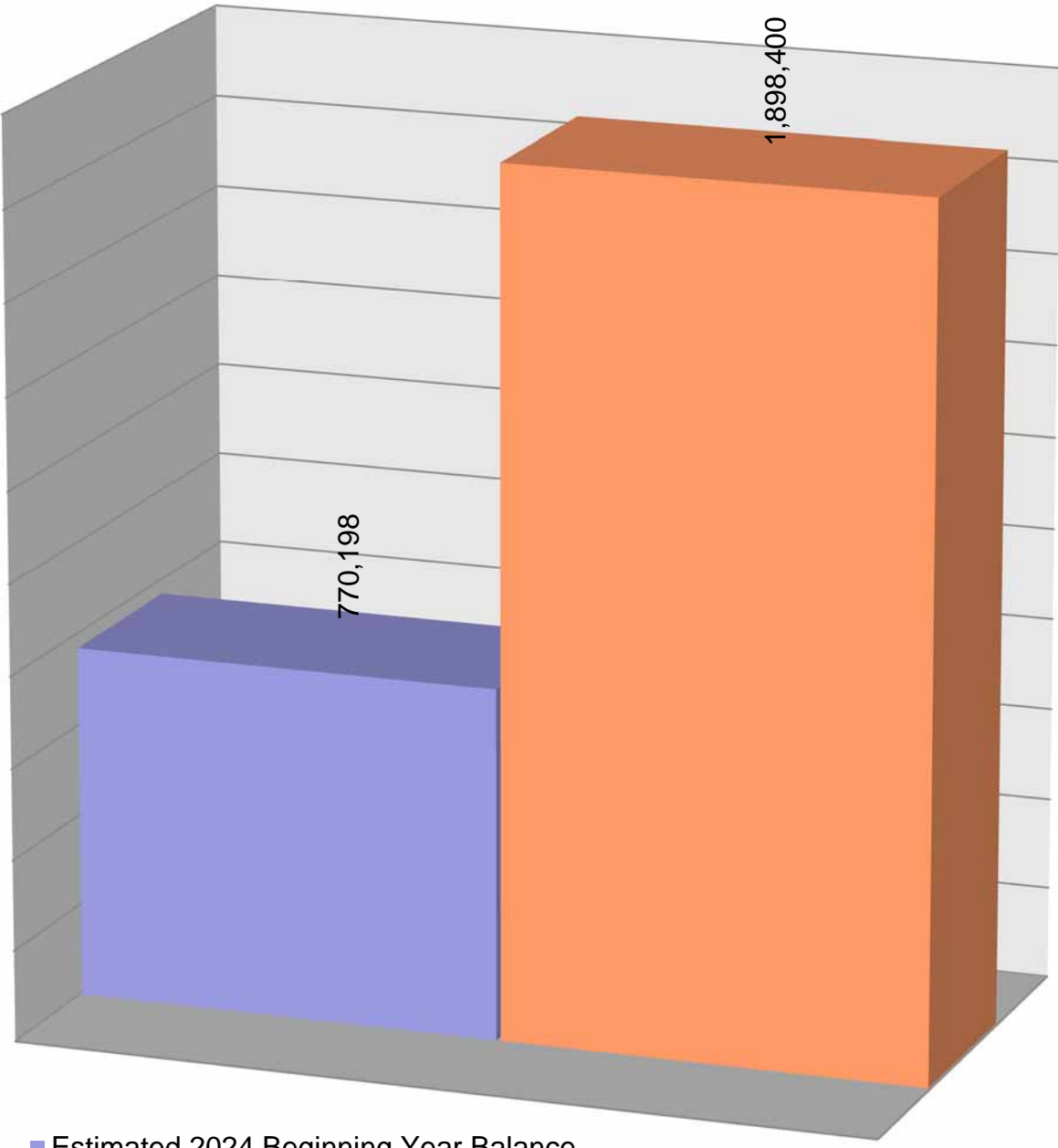


Chart B

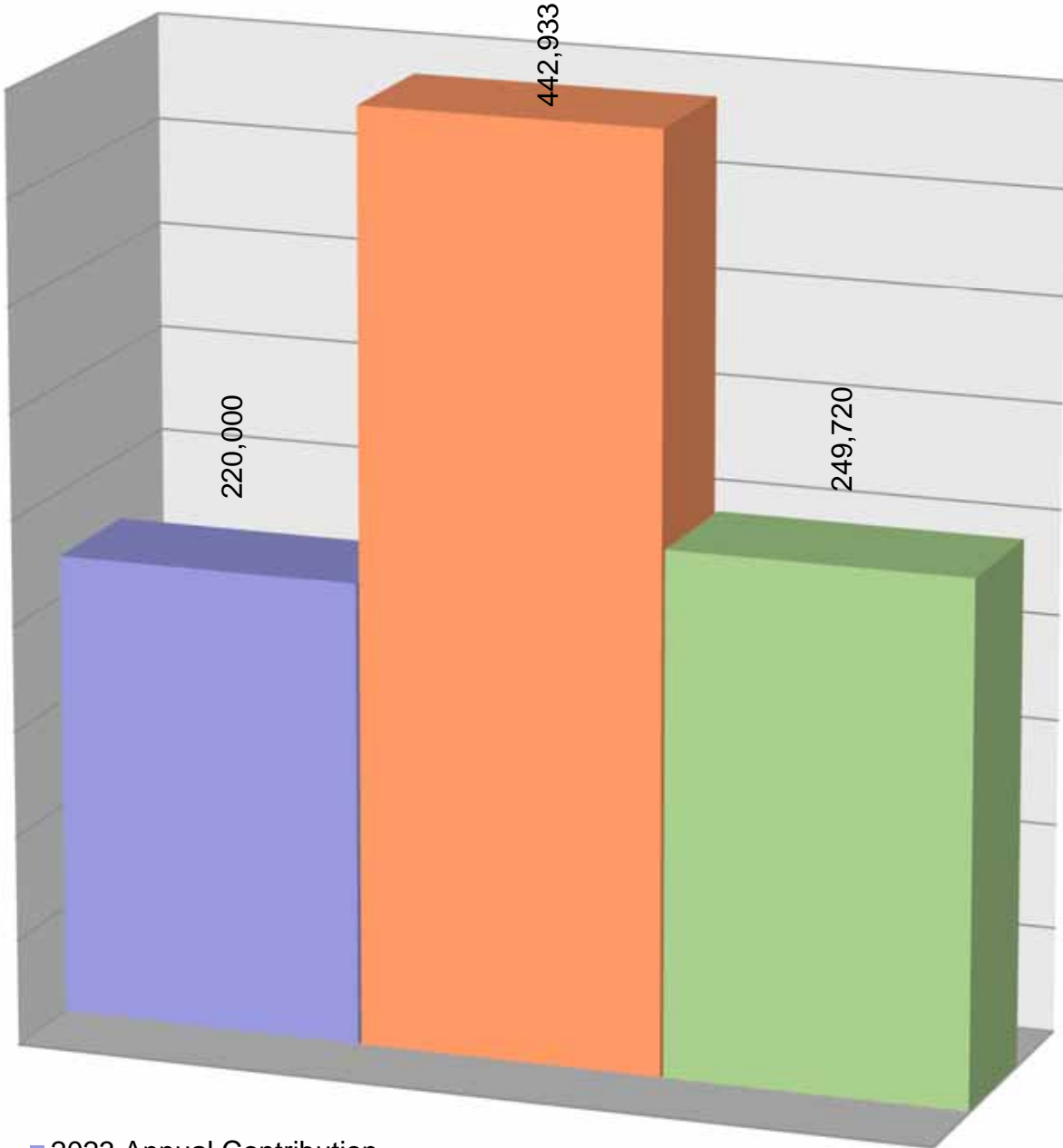
2024 Actual vs. 100% Funded Reserve Balances



- Estimated 2024 Beginning Year Balance
- 100% Fully Funded Straight Line 2024 Beginning Year Balance

Chart C

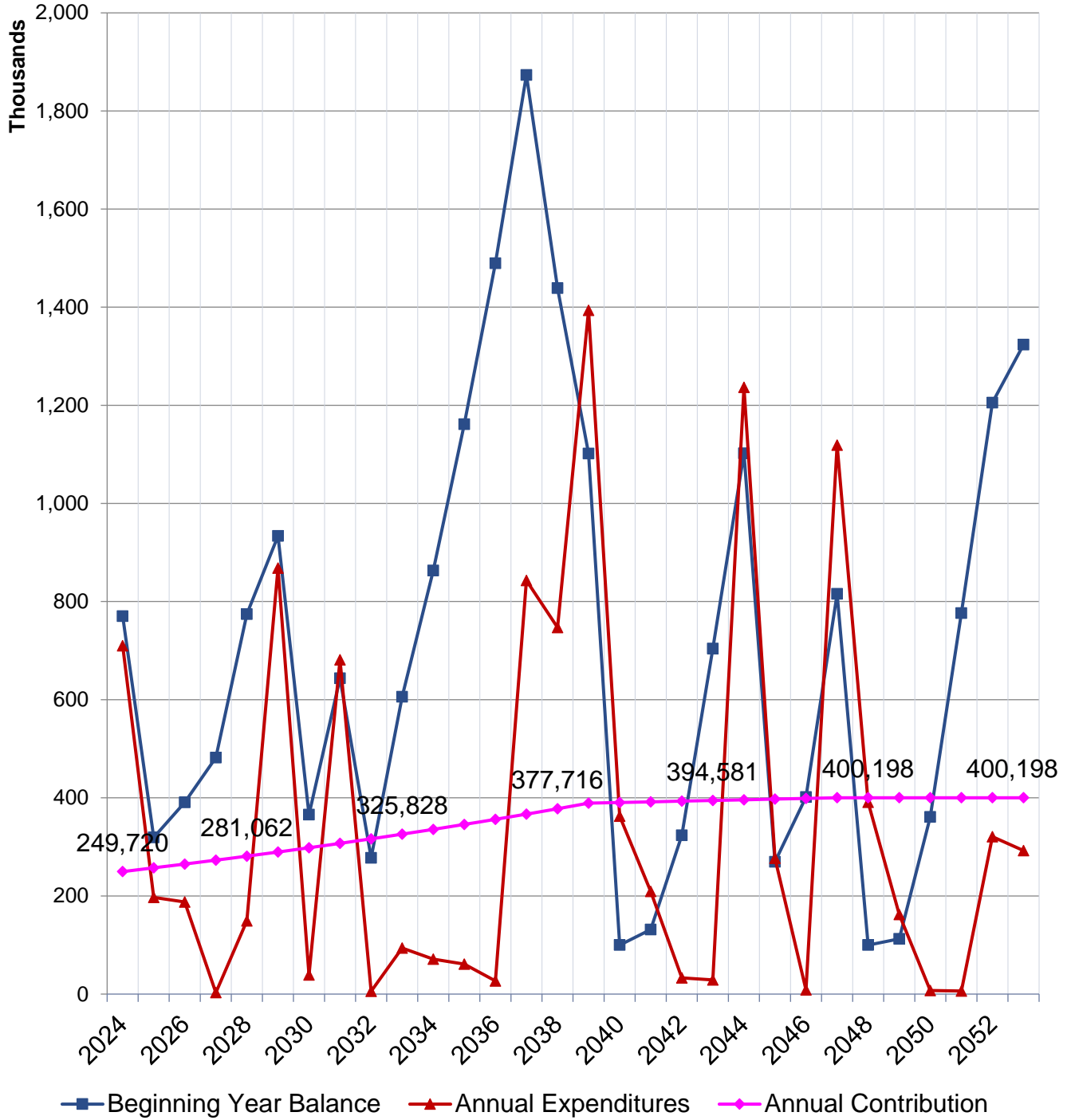
2024 Funding Contribution Comparisons



- 2023 Annual Contribution
- Proposed 2024 Straight Line Contribution
- Proposed 2024 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	1,186,600	17	14-16
Painting	554,466	8-12	3-8
Paving	548,836	4-20	1-2
Misc Building Components	1,128,760	12-36	1-17
Misc Site Improvements	634,395	2-40	1-21
Grand Total	4,053,057		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Shingle - Clubhouse	20	Squares	425.00	8,500	17	15
Roof, Shingle - Condo Bldg (4 Total)	504	Squares	425.00	214,200	17	16
Roof, Shingle - Condo Bldg (9 Total)	1,134	Squares	425.00	481,950	17	15
Roof, Shingle - Condo Bldg (9 Total)	1,134	Squares	425.00	481,950	17	14
Roofs Total	4	Components		1,186,600	17	14-16
Painting						
Paint Exterior - Clubhouse	1	Total	4,080.00	4,080	8	8
Paint Exterior - Condo Bldg (22 Total)	22	Each	24,863.00	546,986	8	8
Paint Interior - Clubhouse	1	Total	3,400.00	3,400	12	3
Painting Total	3	Components		554,466	8-12	3-8
Paving						
Asphalt Overlay, 1" Milled	27,818	Sq Yds	17.56	488,485	20	1
Asphalt Sealcoat & Restripe	27,818	Sq Yds	1.81	50,351	4	2
Concrete Sidewalk & Curbing Repair Allowance	1	Total	10,000.00	10,000	5	1
Paving Total	3	Components		548,836	4-20	1-2
Misc Building Components						
Clubhouse						
Clubhouse A/C Air Handler Unit, 2 Ton	1	Each	2,759.00	2,759	12	5
Clubhouse A/C Condensing Unit, 2 Ton	1	Each	2,981.00	2,981	12	5
Clubhouse Drinking Fountain, Outdoor	2	Each	1,278.00	2,556	16	2
Clubhouse Finish, Tile Floor	361	Sq Ft	16.00	5,776	24	5
Clubhouse Kitchen Appliance, Range/Oven	1	Each	1,675.00	1,675	16	2
Clubhouse Kitchen Appliance, Refrigerator	1	Each	2,082.00	2,082	12	2
Clubhouse Kitchen Cabinets & Counter	1	Total	9,541.00	9,541	24	5
Clubhouse Restroom Renovation	1	Total	23,000.00	23,000	24	5
Clubhouse Water Heater, 50 Gal Elect	1	Each	1,339.00	1,339	12	1
Condo Bldgs						
Condo Bldg Fire Alarm System (22 Total)	22	Each	7,888.00	173,536	22	3
Condo Bldg Gutters & Downspouts (22 Total)	13,090	Ln Ft	7.03	92,023	17	16
Condo Bldg Railing, Alum Picket, 42" (22 Total)	1,804	Ln Ft	103.00	185,812	36	17
Condo Bldg Stairs, Steel Pan (22 Total)	1,320	Each	474.00	625,680	25	6
Misc Building Components Total	13	Components		1,128,760	12-36	1-17

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Misc Site Improvements						
Entry Gates						
Entry Gate Enterphone	1	Each	7,488.00	7,488	12	1
Entry Gate Operator, Swing - Entry	2	Each	5,690.00	11,380	12	7
Entry Gate Operator, Swing - Exit	2	Each	5,690.00	11,380	12	5
Entry Gate Transponder Reader	1	Each	10,000.00	10,000	12	1
Entry Gate, Alum Picket, 9' x 6' - Entry	2	Each	3,872.00	7,744	17	12
Entry Gate, Alum Picket, 11' x 6' - Exit	2	Each	4,583.00	9,166	17	1
Entry Sign Monument						
Entry Feature Columns	3	Each	2,500.00	7,500	24	12
Entry Feature Sign Monument	1	Total	13,000.00	13,000	12	12
Entry Feature Sign Uplights	6	Each	607.00	3,642	10	1
Misc Property						
Property Backflow Preventer, Fire	1	Each	13,650.00	13,650	18	2
Property Lift Station, Deferred Maint Allowance	1	Each	12,240.00	12,240	4	2
Property Line Fence, Vinyl Panel, 6'	2,868	Ln Ft	47.39	135,915	20	1
Property Mailboxes, Cluster Box Units	22	Each	3,500.00	77,000	24	5
Property Maint Shed, Pre-Fab	1	Total	10,378.00	10,378	20	1
Property Maint, Utility Vehicle, Golf Cart	1	Each	4,435.00	4,435	7	2
Property Pet Waste Stations	24	Each	415.00	9,960	15	2
Property Sign Posts	1	Total	6,000.00	6,000	10	2
Property Storm Drainage Allowance	1	Total	20,000.00	20,000	15	1
Property Trash Can Holder, Coated Steel	5	Each	637.00	3,185	20	2
Playground						
Playground Bench, Coated Steel	1	Each	2,088.00	2,088	20	2
Playground Border, Plastic	126	Ln Ft	53.36	6,724	20	2
Playground Fence, Chain Link, 4' VC	212	Ln Ft	17.68	3,749	20	2
Playground Picnic Table, Coated Steel	1	Each	2,686.00	2,686	20	2
Playground Play Structure, Coated Steel	1	Total	33,997.50	33,998	20	2
Pool Facility						
Pool Access, RFID Reader System	1	Each	7,012.00	7,012	10	2
Pool Deck Light Pole & Fixture	7	Each	3,034.00	21,238	26	7
Pool Deck Pavers	3,536	Sq Ft	7.30	25,813	30	11
Pool Equipment, Pump/Motor/Filter	1	Total	2,800.00	2,800	2	2
Pool Fence, Alum Picket, 6'	254	Ln Ft	97.00	24,638	24	14
Pool Finish, Exposed Aggregate	2,349	Sq Ft	14.97	35,165	12	6
Pool Finish, Tile Trim	1	Total	12,600.00	12,600	12	6
Pool Furniture	1	Total	13,568.00	13,568	10	1
Trash Enclosure						
Trash Enclosure Gates, Alum Picket, 7' x 8'	2	Each	4,032.00	8,064	17	2
Trash Enclosure Railing, Alum Picket, 42"	111	Ln Ft	118.00	13,098	36	17
Trash Enclosure Trellis, Wood	320	Sq Ft	56.38	18,042	20	2
Trash Enclosure Wall, 8" CBS	522	Sq Ft	43.30	22,603	40	21
Trash Recycling Enclosure, Vinyl Panel, 6'	136	Ln Ft	47.39	6,446	20	10
Misc Site Improvements Total	37	Components		634,395	2-40	1-21
Grand Total	60	Components		4,053,057		

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024	770,198	249,720	13.51%	0	709,981	3.00%	9,298	3.00%	319,235
2	2025	319,235	257,212	3.00%	0	197,036	3.00%	11,382	3.00%	390,793
3	2026	390,793	264,928	3.00%	0	187,711	3.00%	14,040	3.00%	482,050
4	2027	482,050	272,876	3.00%	0	3,060	3.00%	22,556	3.00%	774,422
5	2028	774,422	281,062	3.00%	0	149,058	3.00%	27,193	3.00%	933,619
6	2029	933,619	289,494	3.00%	0	868,108	3.00%	10,650	3.00%	365,655
7	2030	365,655	298,179	3.00%	0	38,947	3.00%	18,747	3.00%	643,634
8	2031	643,634	307,124	3.00%	0	681,186	3.00%	8,087	3.00%	277,659
9	2032	277,659	316,338	3.00%	0	5,618	3.00%	17,651	3.00%	606,030
10	2033	606,030	325,828	3.00%	0	93,731	3.00%	25,144	3.00%	863,271
11	2034	863,271	335,603	3.00%	0	71,259	3.00%	33,828	3.00%	1,161,443
12	2035	1,161,443	345,671	3.00%	0	60,984	3.00%	43,384	3.00%	1,489,514
13	2036	1,489,514	356,041	3.00%	0	26,843	3.00%	54,561	3.00%	1,873,273
14	2037	1,873,273	366,722	3.00%	0	843,028	3.00%	41,909	3.00%	1,438,876
15	2038	1,438,876	377,716	3.00%	0	746,992	3.00%	32,088	3.00%	1,101,688
16	2039	1,101,688	389,042	3.00%	0	1,393,643	3.00%	2,913	3.00%	100,000
17	2040	100,000	390,420	0.35%	0	362,648	3.00%	3,833	3.00%	131,605
18	2041	131,605	391,802	0.35%	0	209,173	3.00%	9,427	3.00%	323,661
19	2042	323,661	393,189	0.35%	0	33,102	3.00%	20,512	3.00%	704,260
20	2043	704,260	394,581	0.35%	0	28,845	3.00%	32,100	3.00%	1,102,096
21	2044	1,102,096	395,978	0.35%	0	1,236,447	3.00%	7,849	3.00%	269,476
22	2045	269,476	397,380	0.35%	0	276,951	3.00%	11,697	3.00%	401,602
23	2046	401,602	398,787	0.35%	0	8,498	3.00%	23,757	3.00%	815,648
24	2047	815,648	400,198	0.35%	0	1,118,759	3.00%	2,913	3.00%	100,000
25	2048	100,000	400,198	0.00%	0	391,035	3.00%	3,275	3.00%	112,438
26	2049	112,438	400,198	0.00%	0	162,212	3.00%	10,513	3.00%	360,937
27	2050	360,937	400,198	0.00%	0	7,332	3.00%	22,614	3.00%	776,417
28	2051	776,417	400,198	0.00%	0	6,220	3.00%	35,112	3.00%	1,205,507
29	2052	1,205,507	400,198	0.00%	0	320,723	3.00%	38,549	3.00%	1,323,531
30	2053	1,323,531	400,198	0.00%	0	292,300	3.00%	42,943	3.00%	1,474,372
Grand Total			10,597,079		0	10,531,430		638,525		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2024		
Paving	Asphalt Overlay, 1" Milled	488,485
Paving	Concrete Sidewalk & Curbing Repair Allowance	10,000
Misc Building Components	Clubhouse Water Heater, 50 Gal Elect	1,339
Misc Site Improvements	Entry Gate Enterphone	7,488
Misc Site Improvements	Entry Gate Transponder Reader	10,000
Misc Site Improvements	Entry Gate, Alum Picket, 11' x 6' - Exit	9,166
Misc Site Improvements	Entry Feature Sign Uplights	3,642
Misc Site Improvements	Property Line Fence, Vinyl Panel, 6'	135,915
Misc Site Improvements	Property Maint Shed, Pre-Fab	10,378
Misc Site Improvements	Property Storm Drainage Allowance	20,000
Misc Site Improvements	Pool Furniture	13,568
Year 1 Total		709,981
Year 2: 2025		
Paving	Asphalt Sealcoat & Restripe	51,862
Misc Building Components	Clubhouse Drinking Fountain, Outdoor	2,633
Misc Building Components	Clubhouse Kitchen Appliance, Range/Oven	1,725
Misc Building Components	Clubhouse Kitchen Appliance, Refrigerator	2,144
Misc Site Improvements	Property Backflow Preventer, Fire	14,059
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	12,607
Misc Site Improvements	Property Maint, Utility Vehicle, Golf Cart	4,568
Misc Site Improvements	Property Pet Waste Stations	10,259
Misc Site Improvements	Property Sign Posts	6,180
Misc Site Improvements	Property Trash Can Holder, Coated Steel	3,281
Misc Site Improvements	Playground Bench, Coated Steel	2,151
Misc Site Improvements	Playground Border, Plastic	6,926
Misc Site Improvements	Playground Fence, Chain Link, 4' VC	3,861
Misc Site Improvements	Playground Picnic Table, Coated Steel	2,767
Misc Site Improvements	Playground Play Structure, Coated Steel	35,018
Misc Site Improvements	Pool Access, RFID Reader System	7,222
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	2,884
Misc Site Improvements	Trash Enclosure Gates, Alum Picket, 7' x 8'	8,306
Misc Site Improvements	Trash Enclosure Trellis, Wood	18,583
Year 2 Total		197,036
Year 3: 2026		
Painting	Paint Interior - Clubhouse	3,607
Misc Building Components	Condo Bldg Fire Alarm System (22 Total)	184,104
Year 3 Total		187,711

Category	Description	Cost
Year 4: 2027		
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	3,060
Year 4 Total		3,060
Year 5: 2028		
Misc Building Components	Clubhouse A/C Air Handler Unit, 2 Ton	3,105
Misc Building Components	Clubhouse A/C Condensing Unit, 2 Ton	3,355
Misc Building Components	Clubhouse Finish, Tile Floor	6,501
Misc Building Components	Clubhouse Kitchen Cabinets & Counter	10,738
Misc Building Components	Clubhouse Restroom Renovation	25,887
Misc Site Improvements	Entry Gate Operator, Swing - Exit	12,808
Misc Site Improvements	Property Mailboxes, Cluster Box Units	86,664
Year 5 Total		149,058
Year 6: 2029		
Paving	Asphalt Sealcoat & Restripe	58,371
Paving	Concrete Sidewalk & Curbing Repair Allowance	11,593
Misc Building Components	Condo Bldg Stairs, Steel Pan (22 Total)	725,335
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	14,190
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	3,246
Misc Site Improvements	Pool Finish, Exposed Aggregate	40,766
Misc Site Improvements	Pool Finish, Tile Trim	14,607
Year 6 Total		868,108
Year 7: 2030		
Misc Site Improvements	Entry Gate Operator, Swing - Entry	13,588
Misc Site Improvements	Pool Deck Light Pole & Fixture	25,359
Year 7 Total		38,947
Year 8: 2031		
Painting	Paint Exterior - Clubhouse	5,018
Painting	Paint Exterior - Condo Bldg (22 Total)	672,724
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	3,444
Year 8 Total		681,186
Year 9: 2032		
Misc Site Improvements	Property Maint, Utility Vehicle, Golf Cart	5,618
Year 9 Total		5,618

Category	Description	Cost
Year 10: 2033		
Paving	Asphalt Sealcoat & Restripe	65,697
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	15,970
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	3,653
Misc Site Improvements	Trash Recycling Enclosure, Vinyl Panel, 6'	8,411
Year 10 Total		93,731
Year 11: 2034		
Paving	Concrete Sidewalk & Curbing Repair Allowance	13,439
Misc Site Improvements	Entry Feature Sign Uplights	4,895
Misc Site Improvements	Pool Deck Pavers	34,691
Misc Site Improvements	Pool Furniture	18,234
Year 11 Total		71,259
Year 12: 2035		
Misc Site Improvements	Entry Gate, Alum Picket, 9' x 6' - Entry	10,720
Misc Site Improvements	Entry Feature Columns	10,382
Misc Site Improvements	Entry Feature Sign Monument	17,995
Misc Site Improvements	Property Sign Posts	8,305
Misc Site Improvements	Pool Access, RFID Reader System	9,706
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	3,876
Year 12 Total		60,984
Year 13: 2036		
Misc Building Components	Clubhouse Water Heater, 50 Gal Elect	1,909
Misc Site Improvements	Entry Gate Enterphone	10,676
Misc Site Improvements	Entry Gate Transponder Reader	14,258
Year 13 Total		26,843
Year 14: 2037		
Roofs	Roof, Shingle - Condo Bldg (9 Total)	707,760
Paving	Asphalt Sealcoat & Restripe	73,942
Misc Building Components	Clubhouse Kitchen Appliance, Refrigerator	3,057
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	17,975
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	4,112
Misc Site Improvements	Pool Fence, Alum Picket, 6'	36,182
Year 14 Total		843,028
Year 15: 2038		
Roofs	Roof, Shingle - Clubhouse	12,857

Category	Description	Cost
Roofs	Roof, Shingle - Condo Bldg (9 Total)	728,992
Painting	Paint Interior - Clubhouse	5,143
Year 15 Total		746,992

Year 16: 2039

Roofs	Roof, Shingle - Condo Bldg (4 Total)	333,716
Painting	Paint Exterior - Clubhouse	6,357
Painting	Paint Exterior - Condo Bldg (22 Total)	852,186
Paving	Concrete Sidewalk & Curbing Repair Allowance	15,580
Misc Building Components	Condo Bldg Gutters & Downspouts (22 Total)	143,373
Misc Site Improvements	Property Maint, Utility Vehicle, Golf Cart	6,910
Misc Site Improvements	Property Storm Drainage Allowance	31,159
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	4,362
Year 16 Total		1,393,643

Year 17: 2040

Misc Building Components	Clubhouse A/C Air Handler Unit, 2 Ton	4,427
Misc Building Components	Clubhouse A/C Condensing Unit, 2 Ton	4,784
Misc Building Components	Condo Bldg Railing, Alum Picket, 42" (22 Total)	298,174
Misc Site Improvements	Entry Gate Operator, Swing - Exit	18,262
Misc Site Improvements	Property Pet Waste Stations	15,983
Misc Site Improvements	Trash Enclosure Railing, Alum Picket, 42"	21,018
Year 17 Total		362,648

Year 18: 2041

Paving	Asphalt Sealcoat & Restripe	83,222
Misc Building Components	Clubhouse Drinking Fountain, Outdoor	4,225
Misc Building Components	Clubhouse Kitchen Appliance, Range/Oven	2,769
Misc Site Improvements	Entry Gate, Alum Picket, 11' x 6' - Exit	15,150
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	20,231
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	4,628
Misc Site Improvements	Pool Finish, Exposed Aggregate	58,122
Misc Site Improvements	Pool Finish, Tile Trim	20,826
Year 18 Total		209,173

Year 19: 2042

Misc Site Improvements	Entry Gate Operator, Swing - Entry	19,374
Misc Site Improvements	Trash Enclosure Gates, Alum Picket, 7' x 8'	13,728
Year 19 Total		33,102

Year 20: 2043

Misc Site Improvements	Property Backflow Preventer, Fire	23,935
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Category	Description	Cost
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	4,910
Year 20 Total		28,845

Year 21: 2044

Paving	Asphalt Overlay, 1" Milled	882,258
Paving	Concrete Sidewalk & Curbing Repair Allowance	18,061
Misc Site Improvements	Entry Feature Sign Uplights	6,578
Misc Site Improvements	Property Line Fence, Vinyl Panel, 6'	245,477
Misc Site Improvements	Property Maint Shed, Pre-Fab	18,744
Misc Site Improvements	Pool Furniture	24,505
Misc Site Improvements	Trash Enclosure Wall, 8" CBS	40,824
Year 21 Total		1,236,447

Year 22: 2045

Paving	Asphalt Sealcoat & Restripe	93,668
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	22,770
Misc Site Improvements	Property Sign Posts	11,162
Misc Site Improvements	Property Trash Can Holder, Coated Steel	5,925
Misc Site Improvements	Playground Bench, Coated Steel	3,884
Misc Site Improvements	Playground Border, Plastic	12,509
Misc Site Improvements	Playground Fence, Chain Link, 4' VC	6,974
Misc Site Improvements	Playground Picnic Table, Coated Steel	4,997
Misc Site Improvements	Playground Play Structure, Coated Steel	63,246
Misc Site Improvements	Pool Access, RFID Reader System	13,044
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	5,209
Misc Site Improvements	Trash Enclosure Trellis, Wood	33,563
Year 22 Total		276,951

Year 23: 2046

Misc Site Improvements	Property Maint, Utility Vehicle, Golf Cart	8,498
Year 23 Total		8,498

Year 24: 2047

Painting	Paint Exterior - Clubhouse	8,052
Painting	Paint Exterior - Condo Bldg (22 Total)	1,079,524
Misc Site Improvements	Entry Feature Sign Monument	25,657
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	5,526
Year 24 Total		1,118,759

Year 25: 2048

Misc Building Components	Clubhouse Water Heater, 50 Gal Elect	2,722
Misc Building Components	Condo Bldg Fire Alarm System (22 Total)	352,763

Category	Description	Cost
Misc Site Improvements	Entry Gate Enterphone	15,222
Misc Site Improvements	Entry Gate Transponder Reader	20,328
Year 25 Total		391,035

Year 26: 2049

Paving	Asphalt Sealcoat & Restripe	105,424
Paving	Concrete Sidewalk & Curbing Repair Allowance	20,938
Misc Building Components	Clubhouse Kitchen Appliance, Refrigerator	4,359
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	25,628
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	5,863
Year 26 Total		162,212

Year 27: 2050

Painting	Paint Interior - Clubhouse	7,332
Year 27 Total		7,332

Year 28: 2051

Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	6,220
Year 28 Total		6,220

Year 29: 2052

Misc Building Components	Clubhouse A/C Air Handler Unit, 2 Ton	6,312
Misc Building Components	Clubhouse A/C Condensing Unit, 2 Ton	6,820
Misc Building Components	Clubhouse Finish, Tile Floor	13,215
Misc Building Components	Clubhouse Kitchen Cabinets & Counter	21,829
Misc Building Components	Clubhouse Restroom Renovation	52,622
Misc Site Improvements	Entry Gate Operator, Swing - Exit	26,037
Misc Site Improvements	Entry Gate, Alum Picket, 9' x 6' - Entry	17,718
Misc Site Improvements	Property Mailboxes, Cluster Box Units	176,170
Year 29 Total		320,723

Year 30: 2053

Paving	Asphalt Sealcoat & Restripe	118,655
Misc Site Improvements	Property Lift Station, Deferred Maint Allowance	28,844
Misc Site Improvements	Property Maint, Utility Vehicle, Golf Cart	10,451
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter	6,598
Misc Site Improvements	Pool Finish, Exposed Aggregate	82,869
Misc Site Improvements	Pool Finish, Tile Trim	29,693
Misc Site Improvements	Trash Recycling Enclosure, Vinyl Panel, 6'	15,190
Year 30 Total		292,300

Section 5

Photographs



Clubhouse



Clubhouse



Clubhouse Restroom



Clubhouse A/C



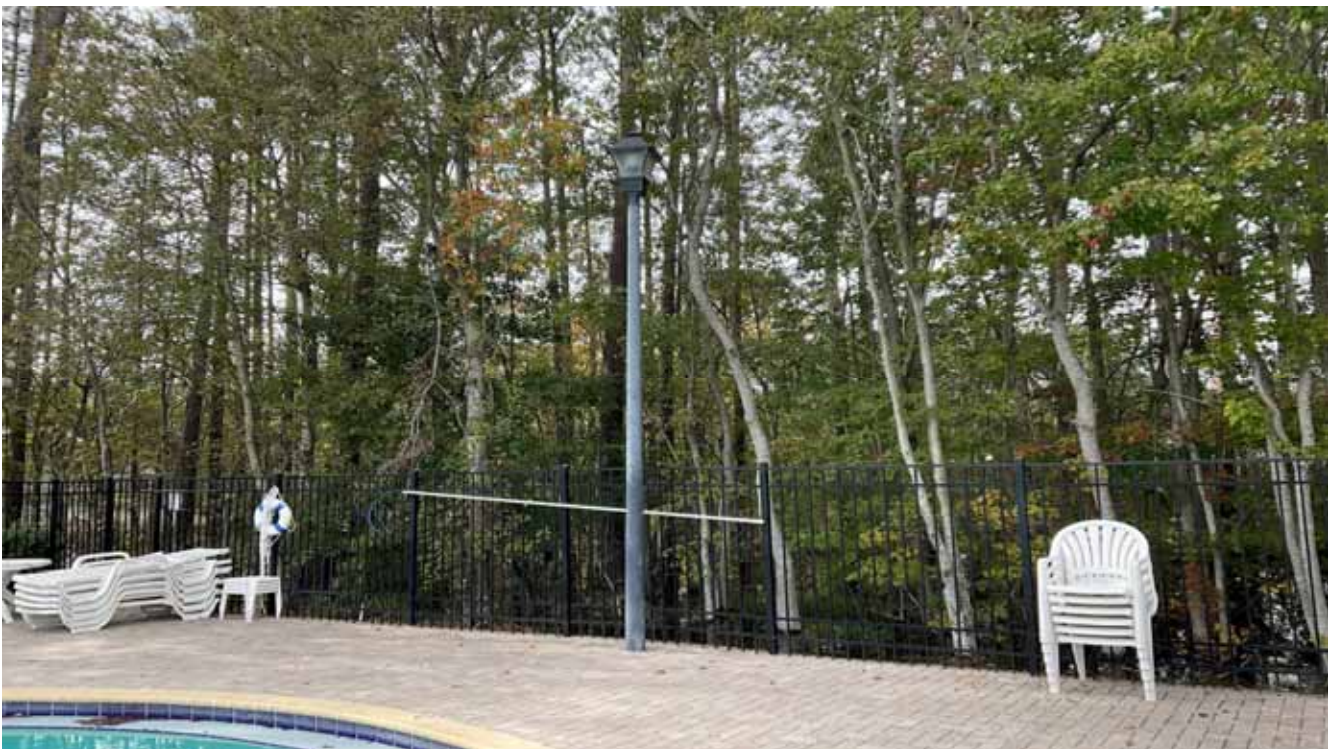
Swimming Pool



Pool Deck



Pool Fence



Pool Lighting



Pool Equipment



Pool Equipment



Pool Equipment



Pet Waste Station



Sidewalk



Shed



Asphalt Parking/Roadway



Drainage



Asphalt Parking/Roadway



Fence - Bulk Waste Items



Drainage



Drainage



Fence - Property Line



Playground



Asphalt Parking/Roadway



Signage



Asphalt Parking/Roadway



Signage



Mailboxes



Drainage



Concrete Curbing



Asphalt Parking/Roadway



Sidewalk



Sidewalk



Fence - Lift Station



Lift Station



Fence - Property Line



Asphalt Parking/Roadway



Trash Area



Entry Gate System



Entry Monument



Backflow Preventer



Sidewalk



Sidewalk



Building 100



Building 100



Stairs



Fire Alarm Panel - Typical



Fire Alarm Panel - Typical



Stairs



Stairs



Electrical Meters - Typical



Building 200



Building 200



Building 300



Building 300



Stairs



Stairs



Building 400



Building 400



Stairs



Building 500



Building 500



Building 600



Building 600



Drainage



Stairs



Building 700



Building 700



Sidewalk



Building 800



Building 800



Stairs



Fence - Property Line



Building 900



Building 900



Building 1000



Building 1000



Building 1100



Building 1100



Building 1100



Building 1200



Building 1200



Golf Cart



Building 1300



Building 1300



Sidewalk



Building 1400



Building 1400



Sidewalk



Sidewalk



Building 1500



Building 1500



Building 1600



Building 1600



Railing



Stairs



Stairs



Sidewalk



Building 1700



Building 1700



Drainage



Building 1800



Building 1800



Sidewalk



Building 1900



Building 1900



Building 2000



Building 2000



Building 2100



Building 2100



Building 2200



Building 2200



Stairs