2022 Reserve Study

Twenty One Riverside Condominium Association, Inc.

21 Riverside Drive
Cocoa, Florida 32922

Report No: 7551

January 1, 2022 - December 31, 2022

DREUX ISAAC & ASSOCIATES INC
Reserve Studies & Insurance Appraisals Since 1989

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Section 1

Introduction

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.

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August 9, 2021

Board of Directors
Twenty One Riverside Condominium Association, Inc.
21 Riverside Drive
Cocoa, Florida 32922

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study re-inspection report has been prepared on the Twenty One Riverside Condominium Association, Inc. property, located at 21 Riverside Drive in Cocoa, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section titled **"INTRODUCTION"** includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

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.

In this report we have taken two approaches to calculating the 2022 reserve contribution amount. Section three titled **"SCHEDULE"** uses straight line accounting method. This schedule will give you the recommended 2022 straight line contribution amount.

Section four titled **"CASH FLOW"** calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2022 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,

Dreux Isaac
President

Summary of Recommendations and Findings

1. General Information

Property Name:	**Twenty One Riverside Condominium Association, Inc.**		
Property Location:	**Cocoa, Florida**		
Property Number:	**3362**	Report Run Date:	**08/09/2021**
Property Type:	**Condominium**	Report No:	**7551**
Total Units:	**15**	Budget Year Begins:	**01/01/2022**
Phase:	**Phase 1 (1 of 1)**	Budget Year Ends:	**12/31/2022**

2. Report Findings

Total number of categories set up in reserve schedule:	**8**
Total number of components scheduled for reserve funding:	**75**
Total current cost of all scheduled reserve components:	**$1,796,271**
Estimated Beginning Year Reserve Balance:	**$210,809**
Total number of components scheduled for replacement in the 2022 Budget Year:	**3**
Total cost of components scheduled for replacement in the 2022 Budget Year:	**$24,606**

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$16,896**
Recommended Annual Reserve Funding Contribution Amount:	**$198,244**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$181,348**
Increase (decrease) between Current & Recommended Contribution Amounts:	**1,073.32%**

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$16,896**
Recommended 2022 Reserve Funding Contribution Amount:	**$118,626**
Recommended 2022 Planned Special Assessment Amount:	**$0**
Total 2022 Reserve Funding and Planned Special Assessment Amount:	**$118,626**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$101,730**
Increase (decrease) between Current & Recommended Contribution Amounts:	**602.10%**

Report Process

The purpose of this report is to provide Twenty One Riverside Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2022 and ending December 31, 2022.

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 Statutory Reserve Requirements

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

…(f) Annual budget.

1. The proposed annual budget of estimated revenues and expenses must be detailed and must show the amounts budgeted by accounts and expense classifications, including, at a minimum, any applicable expenses listed in s. 718.504(21). A multicondominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached to it must show the amount budgeted for this maintenance. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718.504(21) are not applicable, they need not be listed.

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 each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or less reserves than required by this subsection.

b. Before turnover of control of an association by a developer to unit owners other than a developer pursuant to s. 718.301, the developer may vote the voting interests allocated to its units to waive the reserves or reduce the funding of reserves through the period expiring at the end of the second fiscal year after the fiscal year in which the certificate of a surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit is recorded, whichever occurs first, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association. 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.

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 at a duly called meeting 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 without the approval of a majority of all nondeveloper voting interests, voting in person or by limited proxy at a duly called meeting of the association.

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

Florida Administrative Code Reserve Requirements

(Taken from Chapter 61B-22, Florida Administrative Code)

61B-22.001 Definitions. For the purposes of this chapter, the following definitions shall apply:

(1) "Accounting records" include all of the books and records identified in Section 718.111(12)(a)11., Florida Statutes, and any other records that identify, measure, record, or communicate financial information whether the records are maintained electronically or otherwise, including, all payroll and personnel records of the association, all invoices for purchases made by the association, and all invoices for services provided to the association.

(2) "Capital expenditure" means an expenditure of funds for:

- (a) The purchase of an asset whose useful life is greater than one year in length;
- (b) The replacement of an asset whose useful life is greater than one year in length;
- (c) The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.

(3) "Deferred maintenance" means any maintenance or repair that:

- (a) Will be performed less frequently than yearly; and
- (b) Will result in maintaining the useful life of an asset.

(4) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and securities.

(5) "Reserves" means any funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the items required by section 718.112(2)(f)2., Florida Statutes, and any other funds restricted as to use by the condominium documents or the condominium association. Funds that are not restricted as to use by Section 718.112(2)(f), Florida Statutes, the condominium documents or by the association shall not be considered reserves within the meaning of this rule.

(6) "Turnover" means transfer of association control from developers to non-developer unit owners pursuant to Section 718.301, Florida Statues.

61B-22.003 Budgets.

(1) Required elements for estimated operating budgets. The budget for each association shall:

(d) Include all estimated common expenses or expenditures of the association including the categories set forth in section 718.504(20)(c), Florida Statutes. Reserves for capital expenditures and deferred maintenance required by section 718.112(2(f), Florida Statutes, must be included in the proposed annual budget and shall not be waived or reduced prior to the mailing to unit owners of a proposed annual budget. If the estimated common expense for any category set forth in the statute is not applicable, the category shall be listed followed by an indication that the expense is not applicable;

(e) Unless the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a schedule stating each reserve account for capital expenditures and deferred maintenance as a separate line item with the following minimum disclosures:

1. The total estimated useful life of the asset;
2. The estimated remaining useful life of the asset;
3. The estimated replacement cost or deferred maintenance expense of the asset;
4. The estimated fund balance as of the beginning of the period for which the budget will be in effect; and;
5. The developer's total funding obligation, when all units are sold, for each converter reserve account established pursuant to section 718.618, Florida Statutes, if applicable.

(f) If the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a separate schedule of any pooled reserves with the following minimum disclosures:

1. The total estimated useful life of each asset within the pooled analysis;
2. The estimated remaining useful life of each asset within the pooled analysis;
3. The estimated replacement cost or deferred maintenance expense of each asset within the pooled analysis; and
4. The estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

(g) Include a separate schedule of any other reserve funds to be restricted by the association as a separate line item with the following minimum disclosures:
   1. The intended use of the restricted funds; and,
   2. The estimated fund balance of the item as of the beginning of the period for which the budget will be in effect.

(2) Unrestricted expense categories. Expense categories that are not restricted as to use shall be stated in the operating portion of the budget rather than the reserve portion of the budget.

(4) Multi-condominium association. Multi-condominium associations shall comply with the following requirements:
   (a) Provide a separate budget for each condominium operated by the association as well as for the association. Each such budget shall disclose:
   1. Estimated expenses specific to a condominium such as the maintenance, deferred maintenance or replacement of the common elements of the condominium which shall be provided for in the budget of the specific condominium
   2. Estimated expenses of the association that are not specific to a condominium such as the maintenance, deferred maintenance or replacement of the property serving more than one condominium which shall be provided for in the association budget; and,
   3. Multi-condominium associations created after June 30, 2000, or that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each unit's share of the estimated expenses of the association, referred to in subsection (2) of this rule, which shall be shown on the individual condominium budgets. Multi-condominium associations created prior to July 1, 2000, that have not created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each condominiums share of the estimated expenses of the association, referred to in subsection (2.) of this rule, which shall be shown on the individual condominium budgets.
   4. The budgets of multi-condominium associations created after June 30, 2000 or of multi-condominium associations that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall show the estimated revenues of each condominium and of the association.
   (b) Associations that operate separate condominiums in a consolidated fashion pursuant to section 718.111(6), Florida Statutes, may utilize a single consolidated budget.

(5) Limited common elements. If an association maintains limited common elements at the expense of only those unit owners entitled to use the limited common elements pursuant to section 718.113(1), Florida Statutes, the budget shall include a separate schedule, or schedules, conforming to the requirements for budgets as stated in this rule, of all estimated expenses specific to each of the limited common elements, including any applicable reserves for deferred maintenance and capital expenditures. The schedule or schedules may group the maintenance expense of any limited common elements for which the declaration provides that the maintenance expense is to be shared by a group of unit owners.

(6) Phase condominium budgets. By operation of law, the annual budget of a phase condominium created pursuant to Section 718.403, Florida Statutes, shall automatically be adjusted to incorporate the change in proportionate ownership of the common elements by the purchasers and to incorporate any other changes related to the addition of phases in accordance with the declaration of condominium. The adjusted annual budget shall be effective on the date that the amendment to the declaration adding a phase to a phase condominium is recorded in the official records of the county in which the condominium is located. Notwithstanding the requirements of subsection (7) of this rule, the association shall not be required to follow the provisions of Section 718.112(2)(c), Florida Statutes, unless, as a result of the budget adjustment, the assessment per unit has changed.

(7) Budget assessment amendments. The association may amend a previously approved annual budget. In order to do so the board of administration shall follow the provisions of Section 718.112(2)(e), Florida Statutes. For example, the board shall mail a meeting notice and copies of the proposed amended annual budget to the unit owners not less than 14 days prior to the meeting at which the budget amendment will be considered.

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

(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 deterred 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.

(4) Estimating reserves which are not required by statute. Reserves which 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 established 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 multi-condominium 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 interest in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority 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 multi-condominium 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 multi-condominium 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 interest 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.

61B-22.006 Financial Reporting Requirements.

…(3) Disclosure requirements. The financial statements required by Sections 718.111(13) and 718.301(4), F.S., shall contain the following disclosures within the financial statements, notes, or supplementary information:

(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

Reserve Study Accounting

This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

Straight Line Funding Plan

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

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.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

Report Definitions

Reserves
Monies set aside for the projected repair and/or replacement of the associations common elements.

Component
A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

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.

12/31/2021 Balance
A projection of estimated reserve funds at the end of the previous budget year.

Unfunded Balance
The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2022 Contribution
This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Unit Abbreviations

Sq Ft - Square Feet

Ln Ft - Linear Feet

Each - Each

Sq Yds - Square Yards

Kw - Kilowatts

Lp Sm - Lump Sum

Allow - Allowance

Hp - Horsepower

Cu Ft - Cubic Feet

Pair - Pair

Dbl Ct - Double Tennis Court

Court - Court

Units - Units

Cu Yds - Cubic Yards

Squares - Squares (roofing)

Company Information

Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with backgrounds in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Update Reports

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or update@dia-corp.com.

Terms and Conditions

Dreux Isaac & Associates, Inc. uses various sources to accumulate data on construction material and labor prices in order to arrive at its' opinion of cost. The information obtained from these sources is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other 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.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that 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. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

No structural inspection or investigation was made in the preparation of this report. Dreux Isaac & Associates, Inc. is not a structural engineering firm and does offer any opinion regarding the structural integrity of the property. Any cost estimates contained in this report for structural repairs or remediation were provided by the Client or, an allowance put in place until a cost estimate is obtained by the Client.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of Dreux Isaac & Associates, Inc., the author(s) of this report, and any other employees of Dreux Isaac & Associates, Inc. is limited in total to the fee 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.

Report Notes

1. A landscaping allowance has been included in this reserve schedule. This allowance is for the replacement of mature landscaping on an as-needed basis.

2. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.

3. In the straight line plan the reserve balance has been allocated to those components which have the shortest remaining life. This provides for the lowest straight line plan contribution amount. However, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.

Section 2

Graphs

This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.

Chart A

2022 Current Reserve Component Costs

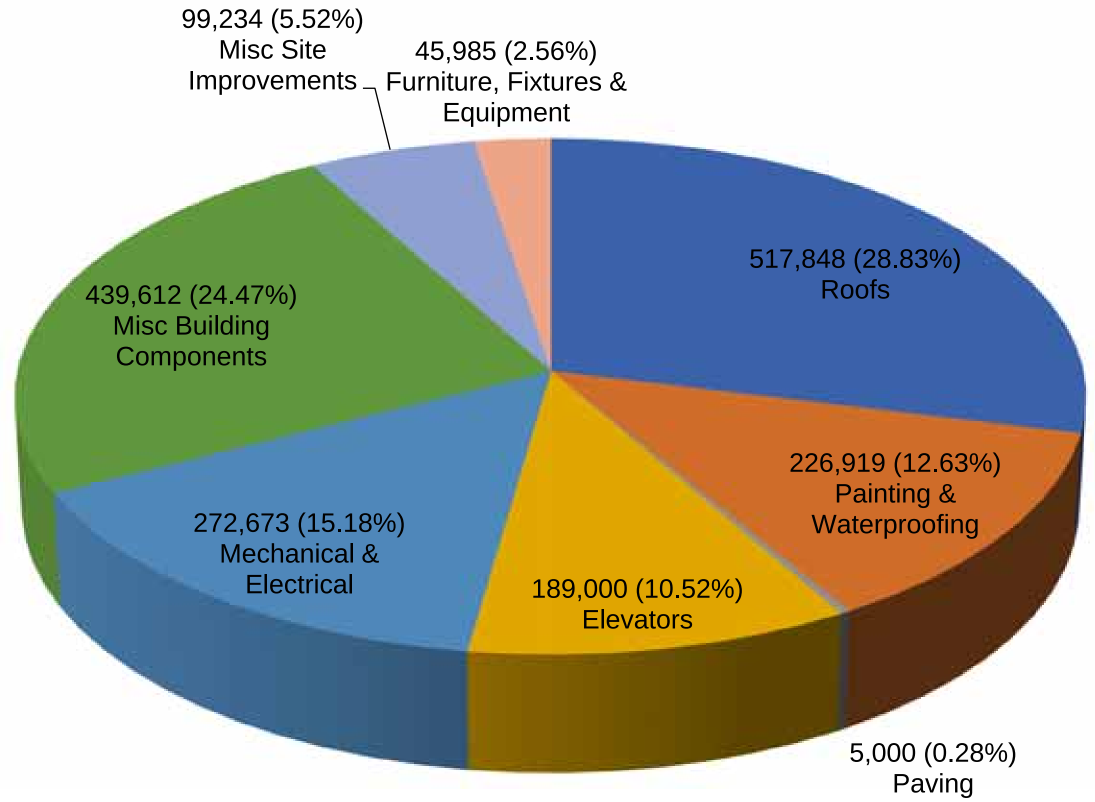
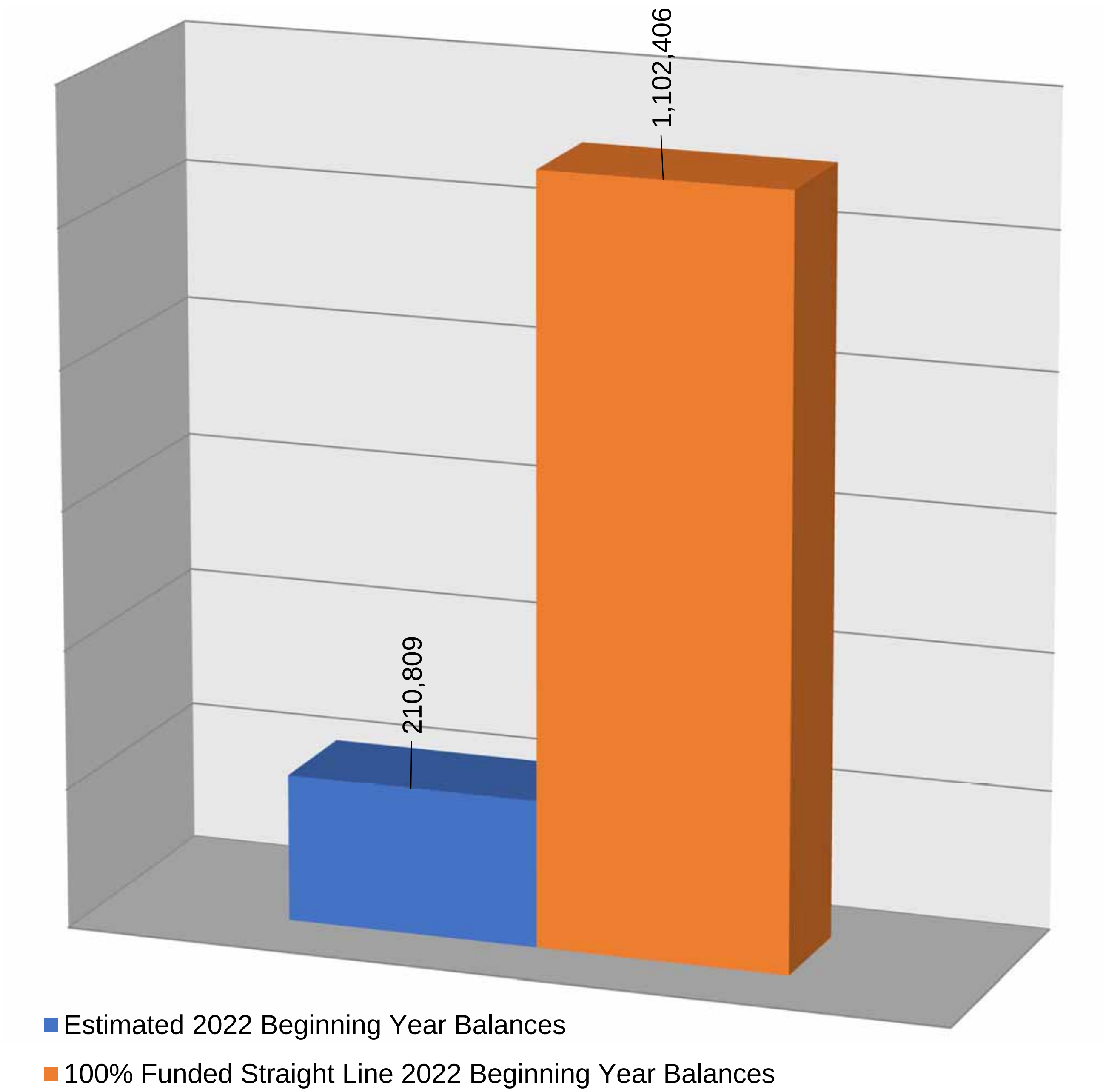


Chart B

2022 Actual vs. 100% Funded Straight Line Reserve Balances

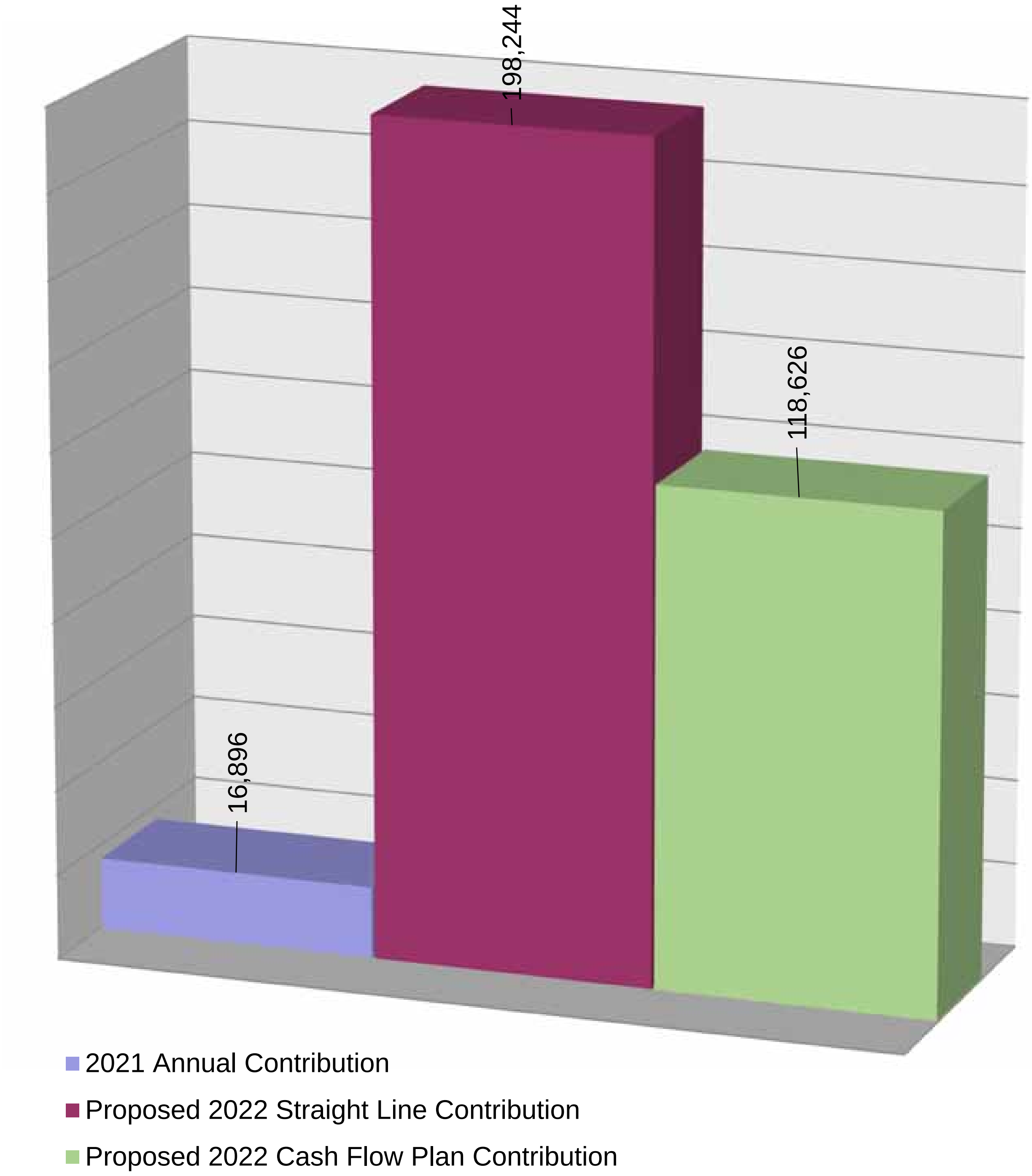


Actual beginning year balances are estimates only based on the latest financial information.

100% funded beginning year balances are based on straight line accounting formulas.

Chart C

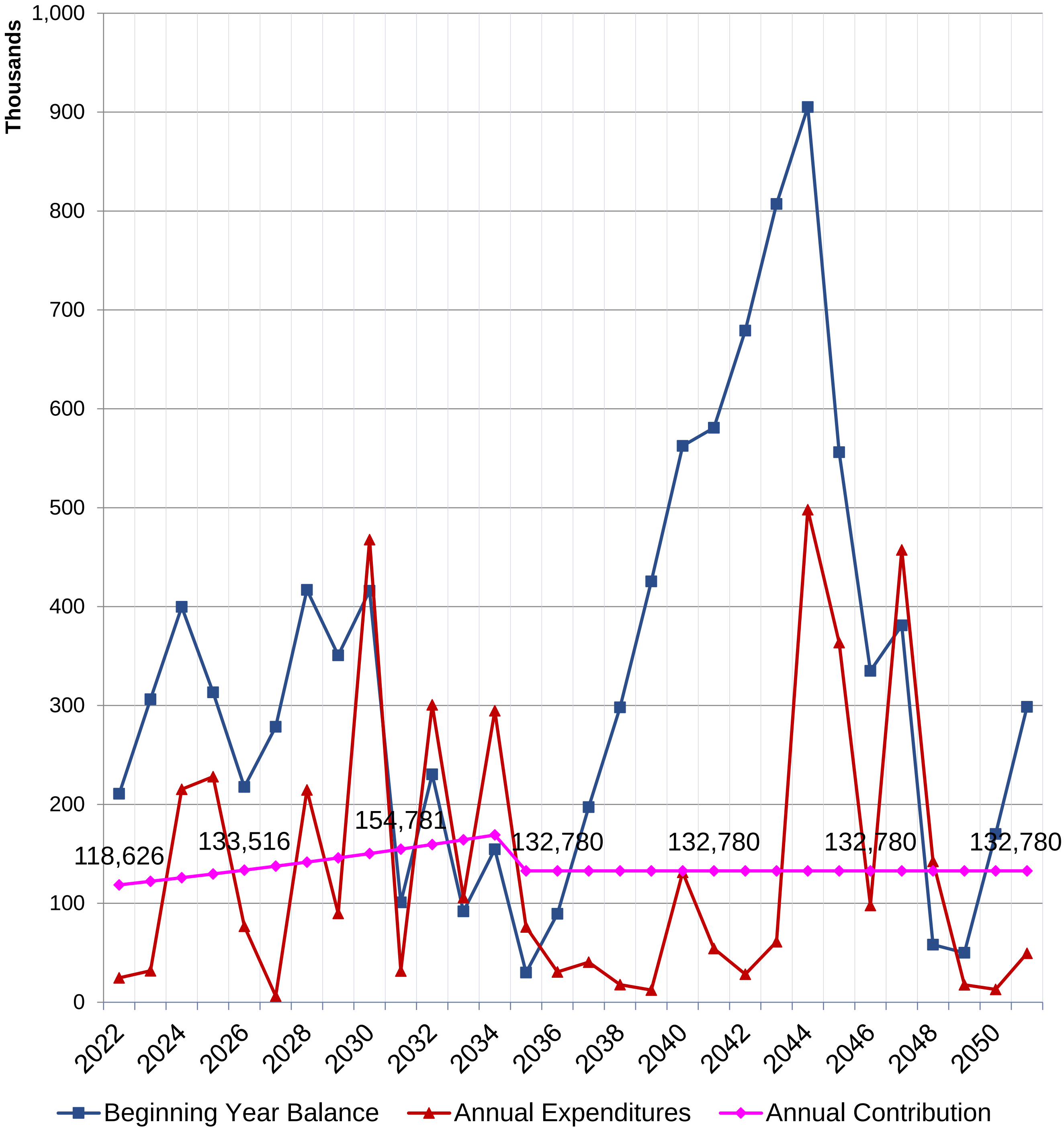
2022 Funding Contribution Comparisons



Proposed 2022 Straight Line Contribution = Unfunded Balance / Remaining Life

Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.

Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2021 Balance	Unfunded Balance	2022 Contribution
Roofs	517,848	24-26	7-9	0	517,848	62,552
Painting & Waterproofing	226,919	10-20	3-4	135,032	91,887	26,419
Paving	5,000	10	2	5,000	0	0
Elevators	189,000	20-28	4-11	0	189,000	19,886
Mechanical & Electrical	272,673	7-40	1-23	40,473	232,200	26,743
Misc Building Components	439,612	5-43	2-26	15,842	423,770	42,256
Misc Site Improvements	99,234	8-30	1-22	14,462	84,772	10,039
Furniture, Fixtures & Equipment	45,985	6-24	4-7	0	45,985	10,349
Grand Total	**1,796,271**			**210,809**	**1,585,462**	**198,244**

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
Roofs									
Boat Dock Gazebo Roof, Concrete Barrel Tile	5	Squares	1,145.00	5,725	26	9	0	5,725	636
Roof, Concrete Barrel Tile - Condo Bldg	92	Squares	3,800.00	349,600	26	9	0	349,600	38,844
Roof, Concrete Barrel Tile - Pool Gazebo	4	Squares	1,145.00	4,580	26	9	0	4,580	509
Roof, Modified Membrane - Condo Bldg	59	Squares	2,677.00	157,943	24	7	0	157,943	22,563
Roofs Total	4	Components		517,848	24-26	7-9	0	517,848	62,552
Painting & Waterproofing									
Paint Exterior and Waterproof	1	Total	133,210.00	133,210	10	3	101,955	31,255	10,418
Paint Exterior Railing, Metal Picket	1	Total	18,870.00	18,870	10	3	14,443	4,427	1,476
Paint Exterior Site Wall	2,352	Sq Ft	0.67	1,576	10	3	1,206	370	123
Paint Interior - Club & Execrise Rm	1	Total	3,700.00	3,700	10	4	0	3,700	925
Paint Interior - Garage	1	Total	9,077.00	9,077	10	4	0	9,077	2,269
Paint Interior - Lobby 01	1	Total	11,377.00	11,377	10	4	0	11,377	2,844
Paint Interior - Lobby/Srvc Hallways 02-10	1	Total	22,649.00	22,649	10	4	0	22,649	5,662
Paint Interior Stairwells	10	Floors	369.00	3,690	20	4	0	3,690	922
Waterproof Coating - A/C Balconies	1,484	Sq Ft	5.50	8,162	10	3	6,247	1,915	638
Waterproof Coating - Open Stairwell	2,656	Sq Ft	5.50	14,608	10	3	11,181	3,427	1,142
Painting & Waterproofing Total	10	Components		226,919	10-20	3-4	135,032	91,887	26,419
Paving									
Concrete Repair Allowance	1	Total	5,000.00	5,000	10	2	5,000	0	0
Paving Total	1	Components		5,000	10	2	5,000	0	0
Elevators									
Elevator Cab Refurbishment Allowance	1	Each	17,000.00	17,000	20	4	0	17,000	4,250
Elevator Modernization Allow - Traction/10 Stop/4500#/18 Opngs	1	Each	172,000.00	172,000	28	11	0	172,000	15,636
Elevators Total	2	Components		189,000	20-28	4-11	0	189,000	19,886
Mechanical & Electrical									
A/C Air Handler Unit, 3.5 Ton - Elevator Equip Rm	1	Each	2,386.00	2,386	12	8	0	2,386	298
A/C Air Handler Unit, 5 Ton - Club Rm	1	Each	3,629.00	3,629	12	10	0	3,629	363
A/C Air Handler Unit, 5 Ton - Lobbies 01-02	2	Each	3,629.00	7,258	12	1	7,258	0	0
A/C Condensing Unit, 3.5 Ton - Elevator Equip Rm	1	Each	2,459.00	2,459	12	8	0	2,459	307
A/C Condensing Unit, 5 Ton - Club Rm	1	Each	3,674.00	3,674	12	10	0	3,674	367

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
A/C Condensing Unit, 5 Ton - Lobbies 01-02	2	Each	3,674.00	7,348	12	1	7,348	0	0
Domestic Water Pump System Control Panel	1	Each	17,739.00	17,739	28	11	0	17,739	1,613
Domestic Water Pump/Motor, 5 Hp	2	Each	4,682.00	9,364	7	2	9,364	0	0
Exhaust Fan, 2500 CFM	7	Each	2,433.00	17,031	21	4	0	17,031	4,258
Fire Alarm System Allowance	15	Units	2,298.00	34,470	22	5	0	34,470	6,894
Fire Jockey Pump/Motor	1	Each	3,847.00	3,847	8	2	3,847	0	0
Fire Pump Deferred Maintenance Allowance	1	Each	5,000.00	5,000	10	4	0	5,000	1,250
Fire Pump/Motor/Controller, 60 Hp	1	Each	37,600.00	37,600	40	23	0	37,600	1,635
Fire Sprinkler Heads & Line Allowance - Garage	1	Total	12,000.00	12,000	25	8	0	12,000	1,500
Generator, Deferred Maintenance Allowance	1	Each	5,000.00	5,000	9	7	0	5,000	714
Generator, Diesel, 175 kW w/ATS	1	Each	76,100.00	76,100	36	19	0	76,100	4,005
Light Fixture, 8' Dbl Flourescent Strip - Garage	24	Each	468.00	11,232	22	5	0	11,232	2,246
Light Fixture, Wall/Clg Mt - Balconies	76	Each	156.00	11,856	20	3	9,074	2,782	927
Light Fixture, Wall/Clg Mt - Open Stairwell	30	Each	156.00	4,680	20	3	3,582	1,098	366
Mechanical & Electrical Total	19	Components		272,673	7-40	1-23	40,473	232,200	26,743

Misc Building Components

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
Access Control, Enterphone Panel	1	Each	4,565.00	4,565	12	11	0	4,565	415
Access Control, FOB Readers	5	Each	1,086.00	5,430	12	11	0	5,430	494
Built-In Cabinets & Counters	1	Total	9,491.00	9,491	30	12	0	9,491	791
Door & Frame, Hollow Metal - Allowance	4	Each	2,047.00	8,188	5	2	8,188	0	0
Door, Overhead Metal, 4-Section, 20 x 7	2	Each	6,061.00	12,122	22	5	0	12,122	2,424
Exterior Restoration and Structural Repair Allowance	1	Total	10,000.00	10,000	10	3	7,654	2,346	782
Finish, Carpet - Exercise Rm	36	Sq Yds	35.67	1,285	20	4	0	1,285	321
Finish, Ceiling Tile - Club Rm/Exercise Rm	846	Sq Ft	6.87	5,813	20	4	0	5,813	1,453
Finish, Marble - Lobby 01	374	Sq Ft	37.36	13,973	28	11	0	13,973	1,270
Finish, Tile Floor - Lobby/Srvc Hallways 02-10	4,211	Sq Ft	14.00	58,954	20	4	0	58,954	14,738
Finish, Tile Floor/Walls - Club Rm	1,246	Sq Ft	14.00	17,444	20	4	0	17,444	4,361
Metal Siding - Roof Parapet Wall	2,956	Sq Ft	17.00	50,252	30	12	0	50,252	4,188
Railing, Alum Picket - Open Stairwell	1	Total	37,557.00	37,557	43	26	0	37,557	1,444
Railing, Alum Picket, 42" - Balconies	1,788	Ln Ft	98.00	175,224	43	26	0	175,224	6,739
Renovation Allowance - Club Restrms	1	Total	12,000.00	12,000	25	8	0	12,000	1,500
Trash Chute Guillotine	1	Each	1,816.00	1,816	20	6	0	1,816	303
Trash Chute Intake Door/Throat Plate	9	Each	1,722.00	15,498	32	15	0	15,498	1,033
Misc Building Components Total	17	Components		439,612	5-43	2-26	15,842	423,770	42,256

Misc Site Improvements

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
Boat Dock, PT Wood Decking	866	Sq Ft	15.66	13,562	12	8	0	13,562	1,695
Boat Dock, PT Wood Framing & Pilings	866	Sq Ft	31.05	26,890	24	8	0	26,890	3,361
Fence, PVC, 6' Solid Panel	102	Ln Ft	43.74	4,462	18	2	4,462	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
Landscape Allowance	1	Total	10,000.00	10,000	10	1	10,000	0	0
Light Bollard	7	Each	963.00	6,741	21	4	0	6,741	1,685
Light Pole Fixture, HI	6	Each	826.00	4,956	27	10	0	4,956	496
Pool Deck Pavers	1,771	Sq Ft	6.98	12,362	30	22	0	12,362	562
Pool Finish, Exposed Aggregate	810	Sq Ft	6.95	5,630	10	10	0	5,630	563
Pool Finish, Tile Trim	1	Total	1,402.00	1,402	10	10	0	1,402	140
Spa Equipment, Heat Pump	1	Each	3,690.00	3,690	8	8	0	3,690	461
Spa Finish, Exposed Aggregate	1	Total	2,900.00	2,900	17	17	0	2,900	171
Spa Finish, Tile Trim	1	Total	1,035.00	1,035	10	10	0	1,035	104
Wood Roof Joists & Sheathing - Dock Gazebo	499	Sq Ft	11.23	5,604	24	7	0	5,604	801
Misc Site Improvements Total	13	Components		99,234	8-30	1-22	14,462	84,772	10,039

Furniture, Fixtures & Equipment

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/21 Balance	Unfunded Balance	2022 Contribution
Fitness, Cardio, Cross-Trainer	1	Each	5,117.00	5,117	12	4	0	5,117	1,279
Fitness, Cardio, Recline Bike	1	Each	2,837.00	2,837	12	4	0	2,837	709
Fitness, Cardio, Rower	1	Each	1,079.00	1,079	12	7	0	1,079	154
Fitness, Cardio, Treadmill	1	Each	5,649.00	5,649	8	5	0	5,649	1,130
Fitness, Weight Set, Dumbbells	1	Each	1,995.00	1,995	24	7	0	1,995	285
Furnishings/Decorating Allowance - Club Rm	1	Total	9,000.00	9,000	20	4	0	9,000	2,250
Furnishings/Decorating Allowance - Lobbies 01-02	1	Total	12,000.00	12,000	20	4	0	12,000	3,000
Furniture, Outdoor - Pool Area	1	Total	4,742.00	4,742	10	5	0	4,742	948
Security Camera Surveillance System	1	Total	3,566.00	3,566	6	6	0	3,566	594
Furniture, Fixtures & Equipment Total	9	Components		45,985	6-24	4-7	0	45,985	10,349

Grand Total	75	Components		1,796,271			210,809	1,585,462	198,244

Section 4

Pooled Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one 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.

Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

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	2022	210,809	118,626	602.10%	0	24,606	3.00%	1,524	0.50%	306,353
2	2023	306,353	122,185	3.00%	0	31,787	3.00%	2,976	0.75%	399,727
3	2024	399,727	125,851	3.00%	0	215,322	3.00%	3,103	1.00%	313,359
4	2025	313,359	129,627	3.00%	0	228,069	3.00%	2,686	1.25%	217,603
5	2026	217,603	133,516	3.00%	0	76,776	3.00%	4,115	1.50%	278,458
6	2027	278,458	137,521	3.00%	0	6,239	3.00%	7,170	1.75%	416,910
7	2028	416,910	141,647	3.00%	0	214,700	3.00%	6,877	2.00%	350,734
8	2029	350,734	145,896	3.00%	0	89,763	3.00%	9,155	2.25%	416,022
9	2030	416,022	150,273	3.00%	0	467,779	3.00%	2,463	2.50%	100,979
10	2031	100,979	154,781	3.00%	0	31,539	3.00%	6,166	2.75%	230,387
11	2032	230,387	159,424	3.00%	0	300,644	3.00%	2,675	3.00%	91,842
12	2033	91,842	164,207	3.00%	0	105,889	3.00%	4,505	3.00%	154,665
13	2034	154,665	169,139	3.00%	0	294,678	3.00%	874	3.00%	30,000
14	2035	30,000	132,780	-21.50%	0	76,076	3.00%	2,601	3.00%	89,305
15	2036	89,305	132,780	0.00%	0	30,615	3.00%	5,744	3.00%	197,214
16	2037	197,214	132,780	0.00%	0	40,520	3.00%	8,684	3.00%	298,158
17	2038	298,158	132,780	0.00%	0	17,793	3.00%	12,394	3.00%	425,539
18	2039	425,539	132,780	0.00%	0	12,253	3.00%	16,382	3.00%	562,448
19	2040	562,448	132,780	0.00%	0	131,392	3.00%	16,915	3.00%	580,751
20	2041	580,751	132,780	0.00%	0	54,246	3.00%	19,779	3.00%	679,064
21	2042	679,064	132,780	0.00%	0	28,264	3.00%	23,507	3.00%	807,087
22	2043	807,087	132,780	0.00%	0	61,116	3.00%	26,363	3.00%	905,114
23	2044	905,114	132,780	0.00%	0	498,033	3.00%	16,196	3.00%	556,057
24	2045	556,057	132,780	0.00%	0	363,623	3.00%	9,756	3.00%	334,970
25	2046	334,970	132,780	0.00%	0	97,818	3.00%	11,098	3.00%	381,030
26	2047	381,030	132,780	0.00%	0	457,373	3.00%	1,693	3.00%	58,130
27	2048	58,130	132,780	0.00%	0	142,361	3.00%	1,456	3.00%	50,005
28	2049	50,005	132,780	0.00%	0	17,668	3.00%	4,954	3.00%	170,071
29	2050	170,071	132,780	0.00%	0	12,924	3.00%	8,698	3.00%	298,625
30	2051	298,625	132,780	0.00%	0	49,481	3.00%	11,458	3.00%	393,382
Grand Total			**4,109,953**		**0**	**4,179,347**		**251,967**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2022		
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Lobbies 01-02	7,258
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Lobbies 01-02	7,348
Misc Site Improvements	Landscape Allowance	10,000
Year 1 Total		**24,606**
Year 2: 2023		
Paving	Concrete Repair Allowance	5,150
Mechanical & Electrical	Domestic Water Pump/Motor, 5 Hp	9,645
Mechanical & Electrical	Fire Jockey Pump/Motor	3,962
Misc Building Components	Door & Frame, Hollow Metal - Allowance	8,434
Misc Site Improvements	Fence, PVC, 6' Solid Panel	4,596
Year 2 Total		**31,787**
Year 3: 2024		
Painting & Waterproofing	Paint Exterior and Waterproof	141,322
Painting & Waterproofing	Paint Exterior Railing, Metal Picket	20,019
Painting & Waterproofing	Paint Exterior Site Wall	1,672
Painting & Waterproofing	Waterproof Coating - A/C Balconies	8,659
Painting & Waterproofing	Waterproof Coating - Open Stairwell	15,498
Mechanical & Electrical	Light Fixture, Wall/Clg Mt - Balconies	12,578
Mechanical & Electrical	Light Fixture, Wall/Clg Mt - Open Stairwell	4,965
Misc Building Components	Exterior Restoration and Structural Repair Allowance	10,609
Year 3 Total		**215,322**
Year 4: 2025		
Painting & Waterproofing	Paint Interior - Club & Execrise Rm	4,043
Painting & Waterproofing	Paint Interior - Garage	9,919
Painting & Waterproofing	Paint Interior - Lobby 01	12,432
Painting & Waterproofing	Paint Interior - Lobby/Srvc Hallways 02-10	24,749
Painting & Waterproofing	Paint Interior Stairwells	4,032
Elevators	Elevator Cab Refurbishment Allowance	18,576
Mechanical & Electrical	Exhaust Fan, 2500 CFM	18,610
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	5,464
Misc Building Components	Finish, Carpet - Exercise Rm	1,404
Misc Building Components	Finish, Ceiling Tile - Club Rm/Exercise Rm	6,352
Misc Building Components	Finish, Tile Floor - Lobby/Srvc Hallways 02-10	64,421
Misc Building Components	Finish, Tile Floor/Walls - Club Rm	19,062
Misc Site Improvements	Light Bollard	7,366
Furniture, Fixtures & Equipment	Fitness, Cardio, Cross-Trainer	5,591
Furniture, Fixtures & Equipment	Fitness, Cardio, Recline Bike	3,100

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Rm	9,835
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobbies 01-02	13,113
Year 4 Total		**228,069**
Year 5: 2026		
Mechanical & Electrical	Fire Alarm System Allowance	38,796
Mechanical & Electrical	Light Fixture, 8' Dbl Flourescent Strip - Garage	12,642
Misc Building Components	Door, Overhead Metal, 4-Section, 20 x 7	13,643
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	6,358
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	5,337
Year 5 Total		**76,776**
Year 6: 2027		
Misc Building Components	Trash Chute Guillotine	2,105
Furniture, Fixtures & Equipment	Security Camera Surveillance System	4,134
Year 6 Total		**6,239**
Year 7: 2028		
Roofs	Roof, Modified Membrane - Condo Bldg	188,592
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	5,970
Misc Building Components	Door & Frame, Hollow Metal - Allowance	9,777
Misc Site Improvements	Wood Roof Joists & Sheathing - Dock Gazebo	6,691
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	1,288
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,382
Year 7 Total		**214,700**
Year 8: 2029		
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - Elevator Equip Rm	2,934
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - Elevator Equip Rm	3,024
Mechanical & Electrical	Fire Sprinkler Heads & Line Allowance - Garage	14,758
Misc Building Components	Renovation Allowance - Club Restrms	14,758
Misc Site Improvements	Boat Dock, PT Wood Decking	16,680
Misc Site Improvements	Boat Dock, PT Wood Framing & Pilings	33,071
Misc Site Improvements	Spa Equipment, Heat Pump	4,538
Year 8 Total		**89,763**
Year 9: 2030		
Roofs	Boat Dock Gazebo Roof, Concrete Barrel Tile	7,252
Roofs	Roof, Concrete Barrel Tile - Condo Bldg	442,863
Roofs	Roof, Concrete Barrel Tile - Pool Gazebo	5,802
Mechanical & Electrical	Domestic Water Pump/Motor, 5 Hp	11,862
Year 9 Total		**467,779**

Category	Description	Cost
Year 10: 2031		
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Club Rm	4,735
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Club Rm	4,794
Mechanical & Electrical	Fire Jockey Pump/Motor	5,019
Misc Site Improvements	Light Pole Fixture, HI	6,466
Misc Site Improvements	Pool Finish, Exposed Aggregate	7,346
Misc Site Improvements	Pool Finish, Tile Trim	1,829
Misc Site Improvements	Spa Finish, Tile Trim	1,350
Year 10 Total		**31,539**
Year 11: 2032		
Elevators	Elevator Modernization Allow - Traction/10 Stop/4500#/18 Opngs	231,154
Mechanical & Electrical	Domestic Water Pump System Control Panel	23,840
Misc Building Components	Access Control, Enterphone Panel	6,135
Misc Building Components	Access Control, FOB Readers	7,297
Misc Building Components	Finish, Marble - Lobby 01	18,779
Misc Site Improvements	Landscape Allowance	13,439
Year 11 Total		**300,644**
Year 12: 2033		
Paving	Concrete Repair Allowance	6,921
Misc Building Components	Built-In Cabinets & Counters	13,138
Misc Building Components	Door & Frame, Hollow Metal - Allowance	11,334
Misc Building Components	Metal Siding - Roof Parapet Wall	69,560
Furniture, Fixtures & Equipment	Security Camera Surveillance System	4,936
Year 12 Total		**105,889**
Year 13: 2034		
Painting & Waterproofing	Paint Exterior and Waterproof	189,926
Painting & Waterproofing	Paint Exterior Railing, Metal Picket	26,904
Painting & Waterproofing	Paint Exterior Site Wall	2,247
Painting & Waterproofing	Waterproof Coating - A/C Balconies	11,637
Painting & Waterproofing	Waterproof Coating - Open Stairwell	20,828
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Lobbies 01-02	10,348
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Lobbies 01-02	10,476
Misc Building Components	Exterior Restoration and Structural Repair Allowance	14,258
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	8,054
Year 13 Total		**294,678**
Year 14: 2035		
Painting & Waterproofing	Paint Interior - Club & Execrise Rm	5,434

Category	Description	Cost
Painting & Waterproofing	Paint Interior - Garage	13,330
Painting & Waterproofing	Paint Interior - Lobby 01	16,708
Painting & Waterproofing	Paint Interior - Lobby/Srvc Hallways 02-10	33,261
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	7,343
Year 14 Total		**76,076**

Year 15: 2036

Category	Description	Cost
Misc Building Components	Trash Chute Intake Door/Throat Plate	23,442
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	7,173
Year 15 Total		**30,615**

Year 16: 2037

Category	Description	Cost
Mechanical & Electrical	Domestic Water Pump/Motor, 5 Hp	14,589
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	7,790
Misc Site Improvements	Spa Equipment, Heat Pump	5,749
Furniture, Fixtures & Equipment	Fitness, Cardio, Cross-Trainer	7,972
Furniture, Fixtures & Equipment	Fitness, Cardio, Recline Bike	4,420
Year 16 Total		**40,520**

Year 17: 2038

Category	Description	Cost
Misc Building Components	Door & Frame, Hollow Metal - Allowance	13,139
Misc Site Improvements	Spa Finish, Exposed Aggregate	4,654
Year 17 Total		**17,793**

Year 18: 2039

Category	Description	Cost
Mechanical & Electrical	Fire Jockey Pump/Motor	6,359
Furniture, Fixtures & Equipment	Security Camera Surveillance System	5,894
Year 18 Total		**12,253**

Year 19: 2040

Category	Description	Cost
Mechanical & Electrical	Generator, Diesel, 175 kW w/ATS	129,555
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	1,837
Year 19 Total		**131,392**

Year 20: 2041

Category	Description	Cost
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - Elevator Equip Rm	4,184
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - Elevator Equip Rm	4,312
Misc Site Improvements	Boat Dock, PT Wood Decking	23,781
Misc Site Improvements	Fence, PVC, 6' Solid Panel	7,824
Misc Site Improvements	Pool Finish, Exposed Aggregate	9,872
Misc Site Improvements	Pool Finish, Tile Trim	2,458

Category	Description	Cost
Misc Site Improvements	Spa Finish, Tile Trim	1,815
Year 20 Total		**54,246**
Year 21: 2042		
Misc Site Improvements	Landscape Allowance	18,061
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	10,203
Year 21 Total		**28,264**
Year 22: 2043		
Paving	Concrete Repair Allowance	9,301
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Club Rm	6,751
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Club Rm	6,835
Misc Building Components	Door & Frame, Hollow Metal - Allowance	15,232
Misc Site Improvements	Pool Deck Pavers	22,997
Year 22 Total		**61,116**
Year 23: 2044		
Painting & Waterproofing	Paint Exterior and Waterproof	255,244
Painting & Waterproofing	Paint Exterior Railing, Metal Picket	36,157
Painting & Waterproofing	Paint Exterior Site Wall	3,020
Painting & Waterproofing	Waterproof Coating - A/C Balconies	15,639
Painting & Waterproofing	Waterproof Coating - Open Stairwell	27,990
Mechanical & Electrical	Domestic Water Pump/Motor, 5 Hp	17,942
Mechanical & Electrical	Fire Pump/Motor/Controller, 60 Hp	72,045
Mechanical & Electrical	Light Fixture, Wall/Clg Mt - Balconies	22,717
Mechanical & Electrical	Light Fixture, Wall/Clg Mt - Open Stairwell	8,967
Misc Building Components	Access Control, Enterphone Panel	8,747
Misc Building Components	Access Control, FOB Readers	10,404
Misc Building Components	Exterior Restoration and Structural Repair Allowance	19,161
Year 23 Total		**498,033**
Year 24: 2045		
Painting & Waterproofing	Paint Interior - Club & Execrise Rm	7,302
Painting & Waterproofing	Paint Interior - Garage	17,914
Painting & Waterproofing	Paint Interior - Lobby 01	22,453
Painting & Waterproofing	Paint Interior - Lobby/Srvc Hallways 02-10	44,700
Painting & Waterproofing	Paint Interior Stairwells	7,283
Elevators	Elevator Cab Refurbishment Allowance	33,551
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,868
Misc Building Components	Finish, Carpet - Exercise Rm	2,536
Misc Building Components	Finish, Ceiling Tile - Club Rm/Exercise Rm	11,472
Misc Building Components	Finish, Tile Floor - Lobby/Srvc Hallways 02-10	116,351

Category	Description	Cost
Misc Building Components	Finish, Tile Floor/Walls - Club Rm	34,427
Misc Site Improvements	Spa Equipment, Heat Pump	7,283
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Rm	17,762
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobbies 01-02	23,683
Furniture, Fixtures & Equipment	Security Camera Surveillance System	7,038
Year 24 Total		**363,623**
Year 25: 2046		
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Lobbies 01-02	14,754
Mechanical & Electrical	A/C Condensing Unit, 5 Ton - Lobbies 01-02	14,937
Mechanical & Electrical	Exhaust Fan, 2500 CFM	34,620
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	10,164
Misc Site Improvements	Light Bollard	13,703
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	9,640
Year 25 Total		**97,818**
Year 26: 2047		
Mechanical & Electrical	Fire Jockey Pump/Motor	8,055
Misc Building Components	Railing, Alum Picket - Open Stairwell	78,636
Misc Building Components	Railing, Alum Picket, 42" - Balconies	366,880
Misc Building Components	Trash Chute Guillotine	3,802
Year 26 Total		**457,373**
Year 27: 2048		
Mechanical & Electrical	Fire Alarm System Allowance	74,338
Mechanical & Electrical	Light Fixture, 8' Dbl Flourescent Strip - Garage	24,223
Misc Building Components	Door & Frame, Hollow Metal - Allowance	17,658
Misc Building Components	Door, Overhead Metal, 4-Section, 20 x 7	26,142
Year 27 Total		**142,361**
Year 28: 2049		
Furniture, Fixtures & Equipment	Fitness, Cardio, Cross-Trainer	11,366
Furniture, Fixtures & Equipment	Fitness, Cardio, Recline Bike	6,302
Year 28 Total		**17,668**
Year 29: 2050		
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	12,924
Year 29 Total		**12,924**
Year 30: 2051		
Mechanical & Electrical	Domestic Water Pump/Motor, 5 Hp	22,067

Category	Description	Cost
Misc Site Improvements	Pool Finish, Exposed Aggregate	13,267
Misc Site Improvements	Pool Finish, Tile Trim	3,304
Misc Site Improvements	Spa Finish, Tile Trim	2,439
Furniture, Fixtures & Equipment	Security Camera Surveillance System	8,404
Year 30 Total		**49,481**

Section 5

Photographs

This section of the report includes various photographs of the property and were taken during the initial field inspection.

Condo Building

Condo Building

Condo Building

Condo Building

Club Room

Club Room Kitchen

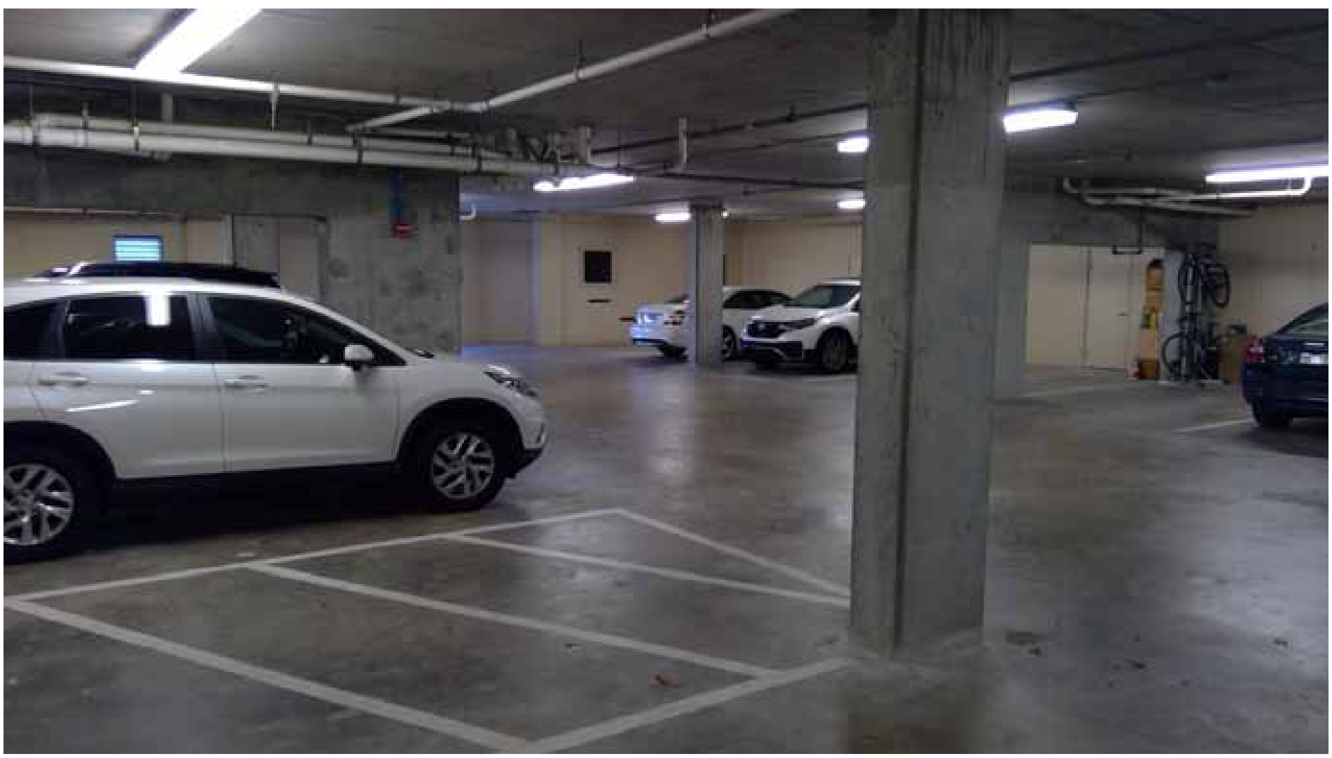
Club Room Restroom, Women's

Exercise Room

Lobby - Level 1

Parking Garage - Level 1

Lobby - Level 2



Parking Garage - Level 2

Service Hallway

Parking Garage Access, Ramp

Garage Exhaust Fans

Door, Hollow Metal

Roof, Modified Membrane

Roof, Concrete Barrel Tile

Metal Siding - Roof Parapet Wall

Swimming Pool

Pool & Spa Equipment

Spa

Spa Equipment, Heat Pump

Pool Deck

Pool Furniture

Gazebo - Pool Area

Ballustrades - Pool Area

Access Control - Enterphone Panel

Access Control - FOB Reader

Elevator Equipment

Elevator Equipment

Generator

Fire Alarm Panel

Fire Pump

Fire Pump Controller

Domestic Water Booster Pump System

Parking Lot

Light Bollard

Gazebo - Boardwalk

Boardwalk

Site Wall

Fence - North Property Line