

2021 Reserve Study Update

This report has been prepared exclusively for:

Pelican Cove Condominium Association, Inc.

**1615 Pelican Point Drive
Sarasota, Florida 34231**

Report No: 7043 Version 2

For the Period

From: January 1, 2021 To: December 31, 2021



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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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October 21, 2020

Board of Directors
Pelican Cove Condominium Association, Inc.
1615 Pelican Point Drive
Sarasota, Florida 34231

Re: Reserve Study Update Report

As authorized, this reserve study update report has been prepared on the Pelican Cove Condominium Association, Inc. property, located at 1615 Pelican Point Drive in Sarasota, 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 2021 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2021 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 2021 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 & Findings

1. General Information

Property Name:	Pelican Cove Condominium Association, Inc.	Report Run Date:	10/21/2020
Property Location:	Sarasota, FL 3423	Report No:	7043 Version 2
Property Number:	605	Budget Year Begins:	01/01/2021
Property Type:	Condominium	Budget Year Ends:	12/31/2021
Total Units:	731		
Phase:	1 of 1		

2. Report Findings

Total number of categories set up in reserve schedule:	5
Total number of components scheduled for reserve funding:	360
Total current cost of all scheduled reserve components:	\$8,102,112
Estimated 2021 beginning year reserve balance:	\$2,099,147
Number of components scheduled for replacement in the 2021 budget year:	35
Total cost of components scheduled for replacement in the 2021 budget year:	\$367,855

3. Straight Line Funding Plan

2020 annual reserve funding contribution amount:	\$427,254
2021 recommended annual reserve funding contribution amount:	\$635,866
Increase (decrease) between Current & Recommended Contribution Amounts:	\$208,612
Increase (decrease) between Current & Recommended Contribution Amounts:	48.83%

4. 30 Year Pooled Cash Flow Funding Plan

2020 annual reserve funding contribution amount:	\$427,254
2021 recommended annual reserve funding contribution amount:	\$465,646
2021 planned special assessment amount:	\$0
Total 2021 reserve funding and planned special assessment amount:	\$465,646
Increase (decrease) between Current & Recommended Contribution Amounts:	\$38,392
Increase (decrease) between Current & Recommended Contribution Amounts:	8.99%

Report Process

The purpose of this report is to provide Pelican Cove Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2021 and ending December 31, 2021.

The process of preparing this report began with an evaluation of the previous reserve study report prepared by this company. In doing so we talked and corresponded 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 Statutes.

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.

Florida Administrative Code Reserve Requirements

- (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 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.
- (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.

Florida Administrative Code Reserve Requirements

- (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.

12/31/2020 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.

2021 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

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

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.

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. 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.
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. 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).
4. 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.
5. Per management's 9/21/2010 request, the asphalt repair allowance and drainage repair allowance items were removed from the reserve schedule. This change was not recommended or supported by Dreux Isaac & Associates, Inc.
6. Per management's 9/21/2010 request, the Marina decking useful life was extended from 15 to 20 years. This change was not recommended or supported by Dreux Isaac & Associates, Inc.
7. Per management's 9/21/2010 request, those components in the Common Facilities reserve schedule with an (*) asterisk next to their description, have had their current cost reduced to more accurately reflect the actual cost incurred by the Association using in-house employee labor the associated work.
8. There are two vehicular bridges at Pelican Cove. Both of these bridges were believed to have been constructed in in the mid 1970's. Each bridge provides the only access point to certain parts of the property. These bridges should be inspected by a qualified engineer to determine their current condition and if any maintenance and/or capital repairs are needed.
9. The reserve funding for the Wilbanks Boardwalk includes the gazebo and four sun decks at 1505, 1510, 1515 and 1519.
10. The harbor dock reserve funding includes the three floating docks, the observation deck between 16A & 16B, and the Kayak storage structure.
11. The notation (includes mechanical) on buildings for Flat Roof replacement means the \$1139 unit cost includes HVAC disconnection/reconnection and installation of a code-compliant HVAC stand.
12. The Pelican Cove staff will perform all work done on two components: "Boardwalk, PT Wood - Between HA 16B & HA 17A" and "Boardwalk, PT Wood - Between HA 17A & HA 17B".

Report Notes

13. As instructed by the 2020 Board, the reserve threshold (minimum) balance in the pooled cash flow plan has been reduced from \$500,000 to \$0. This change is reflected in the 2021 reserve study #7043 version 2. Dreux Isaac & Associates does not support or recommend this change as it dramatically increases the possibility of one or more special assessments.

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

2021 Current Reserve Component Costs

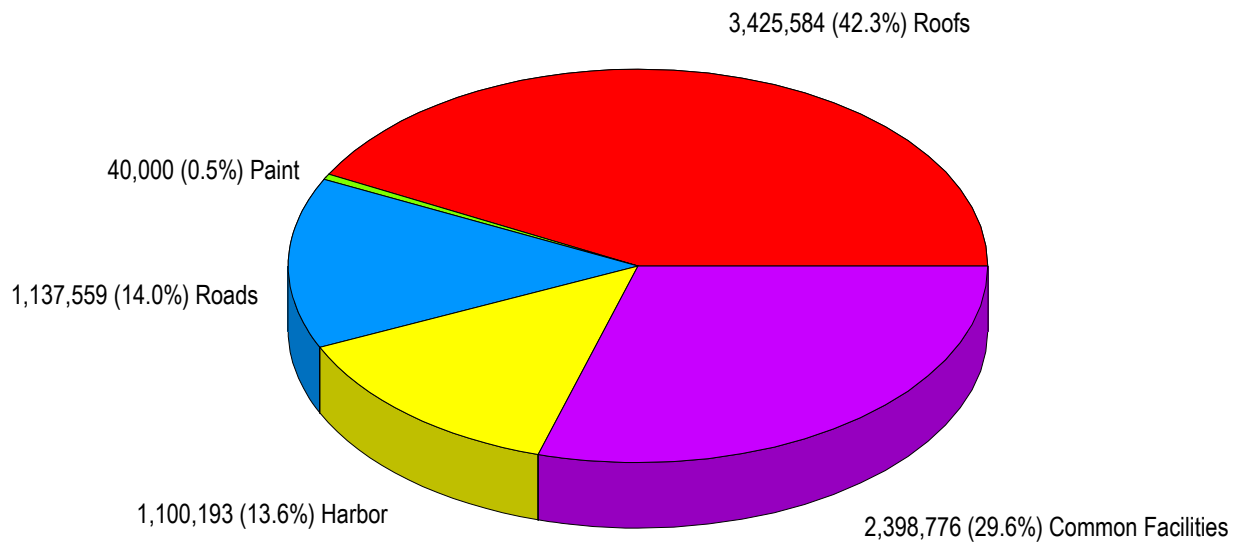
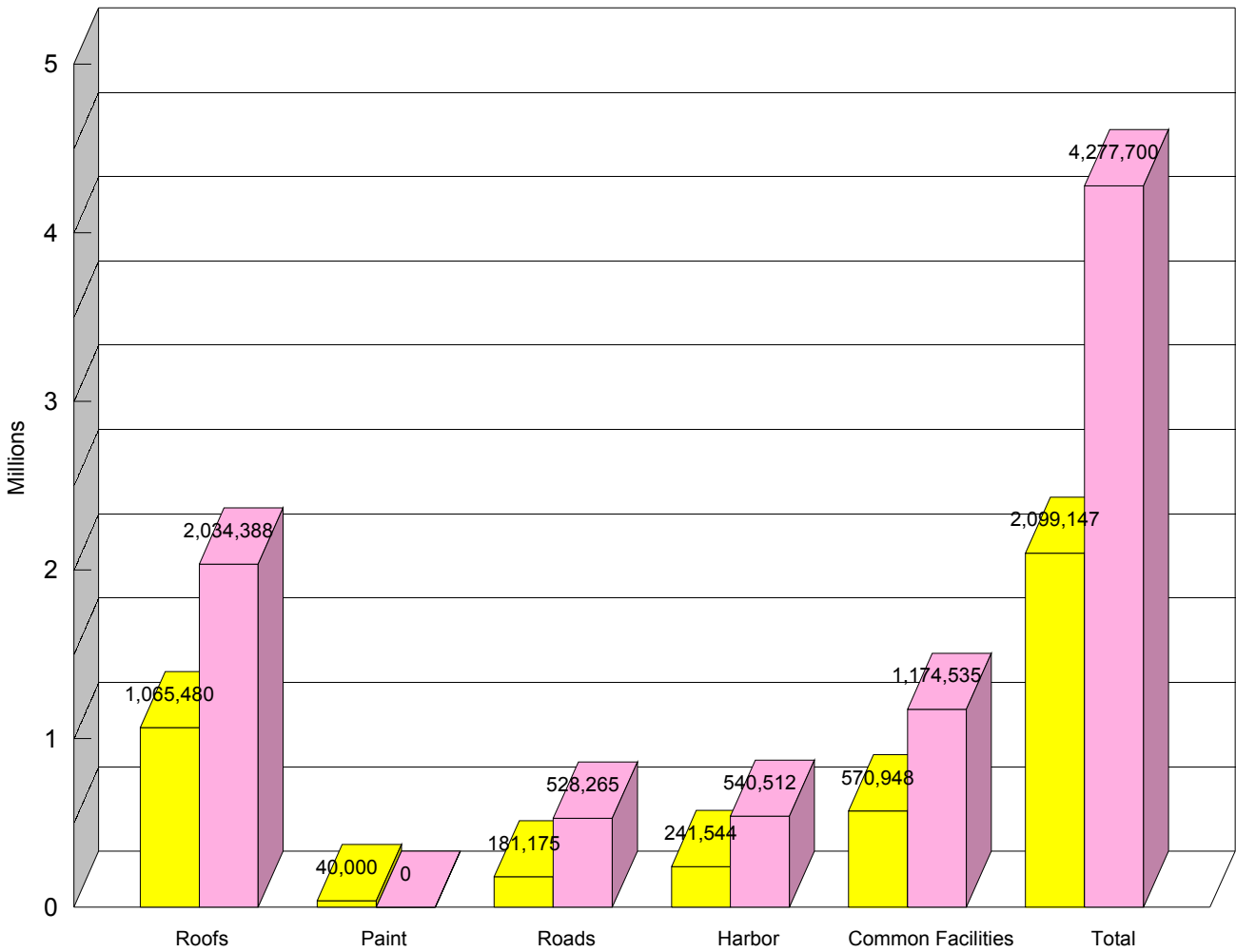


Chart B

2021 Actual vs. 100% Funded Straight Line Reserve Balances

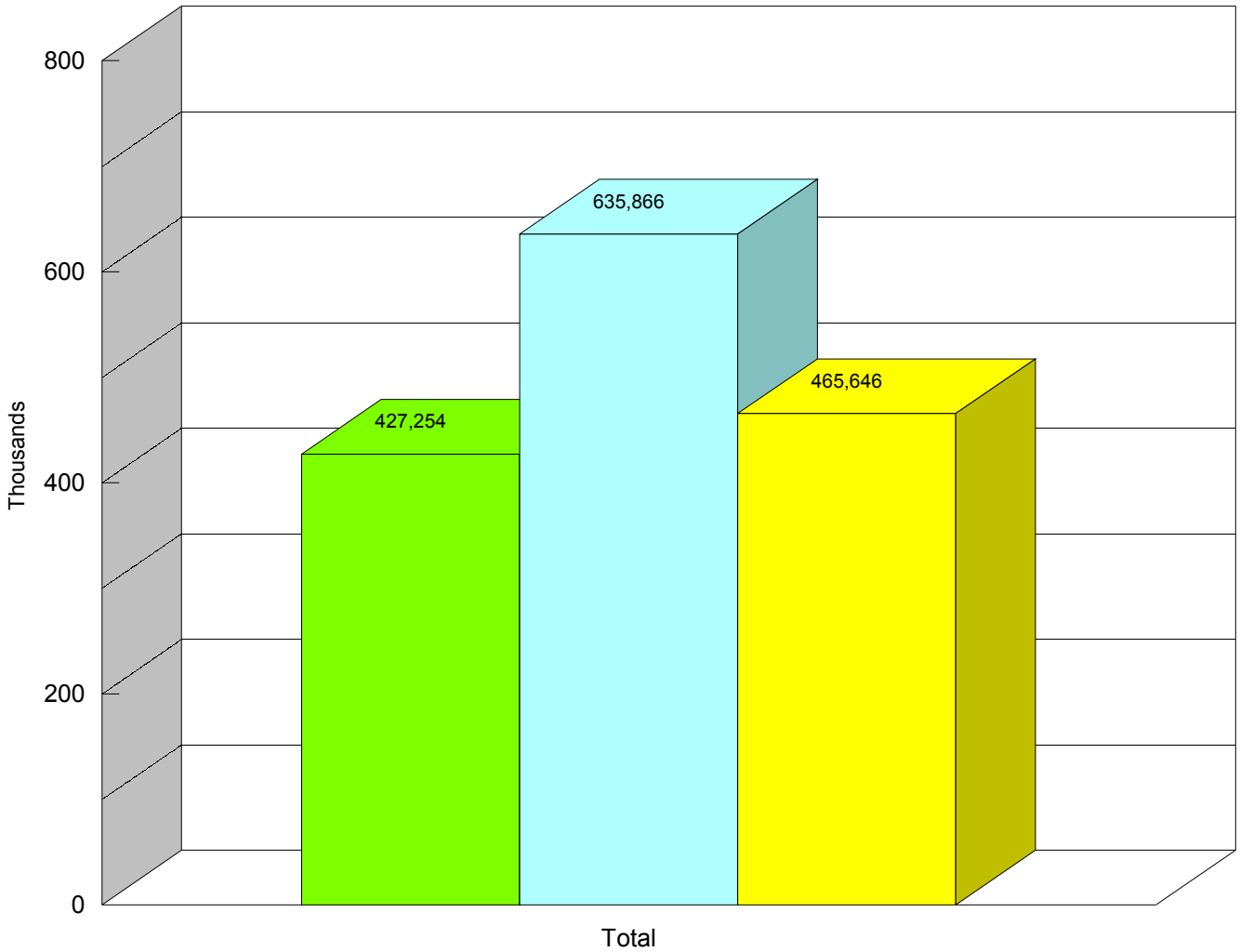


- Estimated 2021 Beginning Year Balances
- 100% Funded Straight Line 2021 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.
 100% funded straight line beginning year balances are based on straight line accounting formulas.

Chart C

2021 Funding Contribution Comparisons

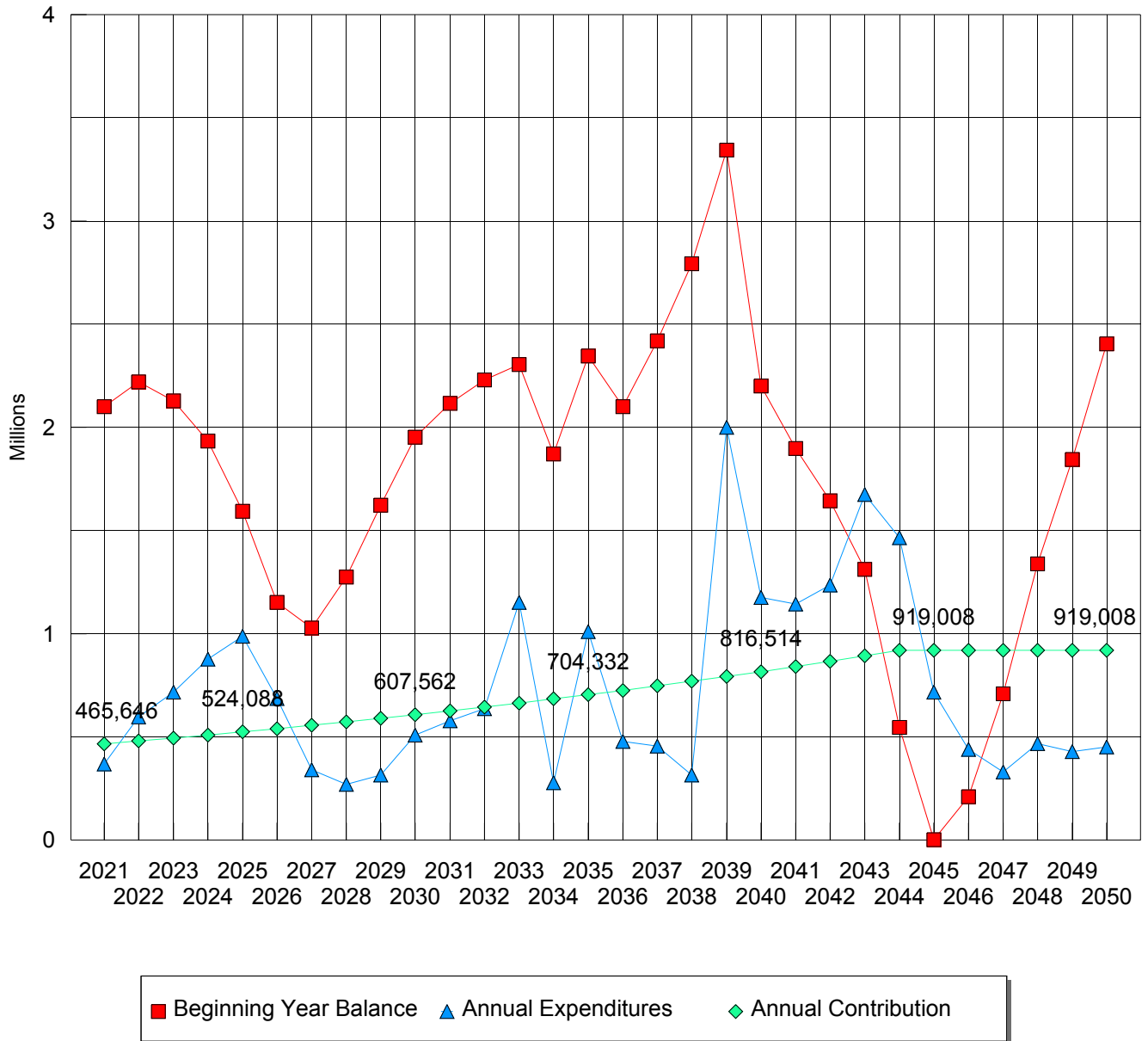


- 2020 Annual Contribution
- Proposed 2021 Straight Line Contribution
- Proposed 2021 Cash Flow Plan Contribution

$$\text{Proposed 2021 Straight Line Contribution} = \text{Unfunded Balance} / \text{Remaining Life}$$

Chart D

30 Year Pooled Cash Flow Plan (see section 4 of the report for data)



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 Component Schedule

Description	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs	3,425,584	18-30	2-26	1,065,480	2,360,104	299,907
Paint	40,000	1	1	40,000	0	0
Roads	1,137,559	10-40	1-15	181,175	956,384	87,067
Harbor	1,100,193	5-30	1-19	241,544	858,649	50,031
Common Facilities	2,398,776	2-35	1-30	570,948	1,827,828	198,861
Grand Total	8,102,112			2,099,147	6,002,965	635,866

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs									
Shingle Roofs - Common Buildings									
Harbor Club Bldg	90	Squares	382.00	34,380	18	4	25,389	8,991	2,248
Office Bldg	35	Squares	382.00	13,370	18	5	0	13,370	2,674
Pavilion Bldg	81	Squares	382.00	30,942	18	13	0	30,942	2,380
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	37	Squares	1,071.00	39,627	30	26	0	39,627	1,524
Wilbanks Pool Restroom Bldg	1	Total	4,727.00	4,727	18	7	0	4,727	675
Shingle Roofs - Bayhouses									
Condo Bldg, 24 Units - #1	113	Squares	382.00	43,166	18	3	43,166	0	0
Condo Bldg, 18 Units - #2	95	Squares	382.00	36,290	18	3	36,290	0	0
Condo Bldg, 12 Units - #3A	39	Squares	382.00	14,898	18	7	0	14,898	2,128
Condo Bldg, 12 Units - #3B	48	Squares	382.00	18,336	18	7	0	18,336	2,619
Condo Bldg, 10 Units - #4	83	Squares	382.00	31,706	18	2	31,706	0	0
Condo Bldg, 8 Units - #5A	41	Squares	382.00	15,662	18	7	0	15,662	2,237
Condo Bldg, 14 Units - #5B	84	Squares	382.00	32,088	18	7	0	32,088	4,584
Condo Bldg, 22 Units - #6	24	Squares	382.00	9,168	18	3	9,168	0	0
Condo Bldg, 20 Units - #7	95	Squares	382.00	36,290	18	3	36,290	0	0
Condo Bldg, 13 Units - #8	76	Squares	382.00	29,032	18	2	29,032	0	0
Condo Bldg, 17 Units - #9	108	Squares	382.00	41,256	18	2	41,256	0	0
Condo Bldg, 14 Units - #10	64	Squares	382.00	24,448	18	2	24,448	0	0
Shingle Roofs - Brookhouses									
Condo Bldg, 8 Units - #1	71	Squares	382.00	27,122	18	5	0	27,122	5,424
Condo Bldg, 8 Units - #2	69	Squares	382.00	26,358	18	5	0	26,358	5,272
Condo Bldg, 12 Units - #3	97	Squares	382.00	37,054	18	5	0	37,054	7,411
Condo Bldg, 8 Units - #4	74	Squares	382.00	28,268	18	5	0	28,268	5,654
Condo Bldg, 10 Units - #5	85	Squares	382.00	32,470	18	5	0	32,470	6,494
Condo Bldg, 8 Units - #6	76	Squares	382.00	29,032	18	6	0	29,032	4,839
Condo Bldg, 6 Units - #7	58	Squares	382.00	22,156	18	6	0	22,156	3,693
Condo Bldg, 8 Units - #8	87	Squares	382.00	33,234	18	6	0	33,234	5,539
Condo Bldg, 8 Units - #9	68	Squares	382.00	25,976	18	6	0	25,976	4,329
Condo Bldg, 4 Units - #10	38	Squares	382.00	14,516	18	6	0	14,516	2,419
Condo Bldg, 8 Units - #11	79	Squares	382.00	30,178	18	6	0	30,178	5,030
Condo Bldg, 10 Units - #12	85	Squares	382.00	32,470	18	4	23,979	8,491	2,123
Condo Bldg, 10 Units - #13	87	Squares	382.00	33,234	18	6	0	33,234	5,539
Condo Bldg, 12 Units - #14	109	Squares	382.00	41,638	18	6	0	41,638	6,940
Condo Bldg, 8 Units - #15	80	Squares	382.00	30,560	18	6	0	30,560	5,093

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs (continued)									
Shingle Roofs - Glenhouses									
Condo Bldg, 8 Units - #1	66	Squares	382.00	25,212	18	5	0	25,212	5,042
Condo Bldg, 4 Units - #2	40	Squares	382.00	15,280	18	5	0	15,280	3,056
Condo Bldg, 8 Units - #3	61	Squares	382.00	23,302	18	5	0	23,302	4,660
Condo Bldg, 8 Units - #4	70	Squares	382.00	26,740	18	5	0	26,740	5,348
Condo Bldg, 8 Units - #5	70	Squares	382.00	26,740	18	5	0	26,740	5,348
Condo Bldg, 12 Units - #6	75	Squares	382.00	28,650	18	5	0	28,650	5,730
Condo Bldg, 12 Units - #7	75	Squares	382.00	28,650	18	5	0	28,650	5,730
Condo Bldg, 8 Units - #8	57	Squares	382.00	21,774	18	5	0	21,774	4,355
Condo Bldg, 12 Units - #9	75	Squares	382.00	28,650	18	6	0	28,650	4,775
Condo Bldg, 8 Units - #10	70	Squares	382.00	26,740	18	6	0	26,740	4,457
Condo Bldg, 12 Units - #11	75	Squares	382.00	28,650	18	6	0	28,650	4,775
Condo Bldg, 8 Units - #12	70	Squares	382.00	26,740	18	6	0	26,740	4,457
Condo Bldg, 8 Units - #13	70	Squares	382.00	26,740	18	6	0	26,740	4,457
Condo Bldg, 8 Units - #14	82	Squares	382.00	31,324	18	6	0	31,324	5,221
Shingle Roofs - Grovehouses									
Condo Bldg, 16 Units - #1	67	Squares	382.00	25,594	18	4	18,901	6,693	1,673
Condo Bldg, 16 Units - #2	67	Squares	382.00	25,594	18	4	18,901	6,693	1,673
Condo Bldg, 14 Units - #3	62	Squares	382.00	23,684	18	3	23,684	0	0
Condo Bldg, 10 Units - #4	39	Squares	382.00	14,898	18	4	11,002	3,896	974
Condo Bldg, 20 Units - #5	75	Squares	382.00	28,650	18	2	28,650	0	0
Condo Bldg, 8 Units - #6	39	Squares	382.00	14,898	18	4	11,002	3,896	974
Condo Bldg, 8 Units - #7	38	Squares	382.00	14,516	18	4	10,720	3,796	949
Shingle Roofs - Harborhouses									
Condo Bldg, 15 Units - #14	89	Squares	382.00	33,998	18	2	33,998	0	0
Condo Bldg, 14 Units - #15	70	Squares	382.00	26,740	18	3	26,740	0	0
Condo Bldg, 6 Units - #16A	45	Squares	382.00	17,190	18	2	17,190	0	0
Condo Bldg, 14 Units - #16B	64	Squares	382.00	24,448	18	5	0	24,448	4,890
Condo Bldg, 7 Units - #17A	46	Squares	382.00	17,572	18	5	0	17,572	3,514
Condo Bldg, 10 Units - #17B	56	Squares	382.00	21,392	18	5	0	21,392	4,278
Condo Bldg, 6 Units - #17C	39	Squares	382.00	14,898	18	5	0	14,898	2,980
Condo Bldg, 14 Units - #18	72	Squares	382.00	27,504	18	4	20,312	7,192	1,798
Condo Bldg, 20 Units - #19	93	Squares	382.00	35,526	18	4	26,236	9,290	2,323
Condo Bldg, 6 Units - #20	34	Squares	382.00	12,988	18	7	0	12,988	1,855
Condo Bldg, 16 Units - #21	97	Squares	382.00	37,054	18	5	0	37,054	7,411

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs (continued)									
Shingle Roofs - Treehouses									
Condo Bldg, 6 Units - #1	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #2	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #3	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #4	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #5	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #6	84	Squares	382.00	32,088	18	4	23,697	8,391	2,098
Condo Bldg, 6 Units - #7	84	Squares	382.00	32,088	18	3	32,088	0	0
Condo Bldg, 6 Units - #8	84	Squares	382.00	32,088	18	3	32,088	0	0
Condo Bldg, 6 Units - #11	84	Squares	382.00	32,088	18	3	32,088	0	0
Condo Bldg, 6 Units - #12	84	Squares	382.00	32,088	18	3	32,088	0	0
Condo Bldg, 6 Units - #13	84	Squares	382.00	32,088	18	3	32,088	0	0
Condo Bldg, 6 Units - #14	84	Squares	382.00	32,088	18	3	32,088	0	0
Flat Roofs - Bayhouses									
Condo Bldg, 24 Units - #1	76	Squares	758.00	57,608	20	15	0	57,608	3,841
Condo Bldg, 18 Units - #2	56	Squares	758.00	42,448	20	15	0	42,448	2,830
Condo Bldg, 12 Units - #3A	49	Squares	758.00	37,142	20	15	0	37,142	2,476
Condo Bldg, 12 Units - #3B	48	Squares	758.00	36,384	20	15	0	36,384	2,426
Condo Bldg, 10 Units - #4	50	Squares	758.00	37,900	20	16	0	37,900	2,369
Condo Bldg, 8 Units - #5A	27	Squares	758.00	20,466	20	16	0	20,466	1,279
Condo Bldg, 14 Units - #5B	48	Squares	758.00	36,384	20	17	0	36,384	2,140
Condo Bldg, 22 Units - #6	70	Squares	758.00	53,060	20	17	0	53,060	3,121
Condo Bldg, 20 Units - #7	93	Squares	758.00	70,494	20	11	0	70,494	6,409
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	93	Squares	752.00	69,936	20	11	0	69,936	6,358
Condo Bldg, 13 Units - #8	49	Squares	758.00	37,142	20	13	0	37,142	2,857
Condo Bldg, 17 Units - #9	59	Squares	758.00	44,722	20	13	0	44,722	3,440
Condo Bldg, 14 Units - #10	54	Squares	758.00	40,932	20	13	0	40,932	3,149

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs (continued)									
Flat Roofs - Grovehouses									
Condo Bldg, 16 Units - #1 Neogard	57	Squares	758.00	43,206	20	3	43,206	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code upgra	57	Squares	752.00	42,864	20	3	42,864	0	0
Condo Bldg, 16 Units - #2	57	Squares	758.00	43,206	20	16	0	43,206	2,700
Condo Bldg, 14 Units - #3	51	Squares	758.00	38,658	20	20	0	38,658	1,933
Condo Bldg, 10 Units - #4	22	Squares	758.00	16,676	20	13	0	16,676	1,283
Condo Bldg, 20 Units - #5	84	Squares	758.00	63,672	20	17	0	63,672	3,745
Condo Bldg, 8 Units - #6	27	Squares	758.00	20,466	20	13	0	20,466	1,574
Condo Bldg, 8 Units - #7	34	Squares	758.00	25,772	20	13	0	25,772	1,982
Flat Roofs - Harborhouses									
Condo Bldg, 15 Units - #14	55	Squares	758.00	41,690	20	13	0	41,690	3,207
Condo Bldg, 14 Units - #15	21	Squares	758.00	15,918	20	13	0	15,918	1,224
Condo Bldg, 6 Units - #16A	21	Squares	758.00	15,918	20	13	0	15,918	1,224
Condo Bldg, 14 Units - #16B	45	Squares	758.00	34,110	20	13	0	34,110	2,624
Condo Bldg, 7 Units - #17A	23	Squares	758.00	17,434	20	13	0	17,434	1,341
Condo Bldg, 10 Units - #17B	35	Squares	758.00	26,530	20	17	0	26,530	1,561
Condo Bldg, 6 Units - #17C	25	Squares	758.00	18,950	20	16	0	18,950	1,184
Condo Bldg, 14 Units - #18	56	Squares	758.00	42,448	20	10	0	42,448	4,245
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	56	Squares	752.00	42,112	20	10	0	42,112	4,211
Condo Bldg, 20 Units - #19	75	Squares	758.00	56,850	20	11	0	56,850	5,168
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	75	Squares	752.00	56,400	20	11	0	56,400	5,127
Condo Bldg, 6 Units - #20	19	Squares	758.00	14,402	20	20	0	14,402	720
Condo Bldg, 16 Units - #21 Neogard	64	Squares	758.00	48,512	20	3	48,512	0	0
Condo Bldg, 16 Units - #21 Neogard (1x mech/code upgr	64	Squares	752.00	48,128	20	3	48,128	0	0
Roofs Total	111 Components			3,425,584	18-30	2-26	1,065,480	2,360,104	299,907
Paint									
Paint	1	Each	40,000.00	40,000	1	1	40,000	0	0
Paint Total	1 Component			40,000	1	1	40,000	0	0

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roads									
Asphalt Overlay, 1.5"									
Bayhouse Point Dr & Bayhouse Ct	2,646	Sq Yds	13.10	34,663	20	4	25,599	9,064	2,266
Bayhouse Point Dr & Bayhouse Ct Parking/Carports	1,674	Sq Yds	14.32	23,972	20	15	0	23,972	1,598
Boathouse Cir-Harbor Club to Pel Cov Rd	4,171	Sq Yds	14.32	59,729	20	15	0	59,729	3,982
Brookhouse Cir	5,756	Sq Yds	13.10	75,404	20	12	0	75,404	6,284
Brookhouse Ct & Dr Carports-Bldgs #8-12	845	Sq Yds	13.10	11,070	20	7	0	11,070	1,581
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	3,481	Sq Yds	13.10	45,601	20	12	0	45,601	3,800
Brookhouse Dr-Bldgs #14-15	2,787	Sq Yds	13.10	36,510	20	12	0	36,510	3,043
Clower Creek Dr-Bldgs # 1-2	1,610	Sq Yds	13.10	21,091	20	13	0	21,091	1,622
Clower Creek Dr-Bldgs #11	637	Sq Yds	13.10	8,345	20	13	0	8,345	642
Clower Creek Dr-Bldgs #12-14	3,384	Sq Yds	13.10	44,330	20	4	32,738	11,592	2,898
Clower Creek Dr-Bldgs #17B to bridge	1,615	Sq Yds	13.10	21,157	20	13	0	21,157	1,627
Clower Creek Dr-Bldgs #18	1,211	Sq Yds	13.10	15,864	20	13	0	15,864	1,220
Clower Creek Dr-Bldgs #19-21 to bridge	3,457	Sq Yds	13.10	45,287	20	13	0	45,287	3,484
Glenhouse Dr Parking/Carports-Bldgs #1-6	1,356	Sq Yds	13.10	17,764	20	12	0	17,764	1,480
Glenhouse Dr-Bldgs #1-6	2,186	Sq Yds	13.10	28,637	20	7	0	28,637	4,091
Maintenance Shop Entrance Road	163	Sq Yds	13.10	2,135	20	13	0	2,135	164
Pelican Cove Rd Parking/Carports-Grovehse #5-7	3,050	Sq Yds	13.10	39,955	20	13	0	39,955	3,073
Pelican Cove Rd-Entry to Grovehse #6	4,045	Sq Yds	13.10	52,990	10	5	0	52,990	10,598
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	6,639	Sq Yds	13.10	86,971	20	1	86,971	0	0
Pelican Cove Rd-4-Wy Intersection to BA 134	340	Sq Yds	13.10	4,454	20	14	0	4,454	318
Pelican Cove Rd-Glenhse #9-14	5,993	Sq Yds	13.10	78,508	20	13	0	78,508	6,039
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	1,480	Sq Yds	13.10	19,388	10	3	19,388	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	9,873	Sq Yds	14.32	141,381	20	15	0	141,381	9,425
Pelican Point Dr-Bldgs #7-9	2,375	Sq Yds	13.10	31,113	20	15	0	31,113	2,074
Treehouse Cir Parking/Carports-Bldgs #2-3	267	Sq Yds	13.10	3,498	20	12	0	3,498	292
Treehouse Cir-Bldgs #1	700	Sq Yds	14.32	10,024	20	15	0	10,024	668
Treehouse Cir-Bldgs #2-3	1,720	Sq Yds	13.10	22,532	20	9	0	22,532	2,504
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	7,304	Sq Yds	13.10	95,682	20	12	0	95,682	7,974
Additional Base Replacement Allowance									
Base Replacement Allowance	600	Sq Yds	37.19	22,314	40	4	16,479	5,835	1,459
Base Replacement Allowance	1,000	Sq Yds	37.19	37,190	40	13	0	37,190	2,861
Roads Total	30 Components			1,137,559	10-40	1-15	181,175	956,384	87,067

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Harbor									
Aeration Pump	1	Each	3,813.00	3,813	5	1	3,813	0	0
Boardwalk, Composite-Between HH 16B & HH 17A*	605	Sq Ft	13.20	7,986	20	18	0	7,986	444
Boardwalk, Composite-Between HH 17A & HH 17B*	650	Sq Ft	13.20	8,580	20	18	0	8,580	477
Harbor Dredging	2,000	Cu Yds	114.00	228,000	17	2	228,000	0	0
Kayak Dock, Floating	1	Lp Sm	5,300.00	5,300	10	1	5,300	0	0
Kayak EZ Launch	1	Lp Sm	6,000.00	6,000	10	4	4,431	1,569	392
Kayak Gazebo Roof & Structure	378	Sq Ft	30.90	11,680	24	13	0	11,680	898
Marina Decking & Framing, PT Wd, S/S Srews	11,250	Sq Ft	36.93	415,463	30	19	0	415,463	21,866
Marina Decking, PT Wd, S/S Screws-Mat \$ Only (1x)	11,250	Sq Ft	5.05	56,813	20	9	0	56,813	6,313
Marina Electrical	1	Lp Sm	62,900.00	62,900	30	19	0	62,900	3,311
Marina Gazebo Roof & Structure	400	Sq Ft	30.90	12,360	24	13	0	12,360	951
Marina Pilings, PT Wood, Encased-Mooring	84	Each	795.00	66,780	30	19	0	66,780	3,515
Marina Pilings, PT Wood, Wrapped	468	Each	371.00	173,628	30	19	0	173,628	9,138
Marina Water Lines	87	Slips	470.00	40,890	30	15	0	40,890	2,726
Harbor Total	14 Components			1,100,193	5-30	1-19	241,544	858,649	50,031
Common Facilities									
Administration Building									
A/C Air Handler Unit, 2.5 Ton	1	Each	1,751.00	1,751	12	11	0	1,751	159
A/C Air Handler Unit, 3 Ton	1	Each	2,137.00	2,137	12	11	0	2,137	194
A/C Condensing Unit, 2.5 Ton	1	Each	1,891.00	1,891	12	11	0	1,891	172
A/C Condensing Unit, 3 Ton	1	Each	2,557.00	2,557	12	11	0	2,557	232
Deck Structure, Composite-Bldg Entrance*	1	Total	3,056.00	3,056	15	13	0	3,056	235
Finish, Carpet-Downstairs	104	Sq Yds	37.08	3,856	12	10	0	3,856	386
Finish, Carpet-Upstairs	105	Sq Yds	37.08	3,893	12	10	0	3,893	389
Office Equipment, Phone System	1	Total	11,454.00	11,454	10	6	0	11,454	1,909
Renovation Allowance-Admin Bldg Built-in Desks	68	Ln Ft	190.00	12,920	24	4	9,541	3,379	845
Renovation Allowance-Admin Bldg Exterior*	1	Total	11,700.00	11,700	20	11	0	11,700	1,064
Renovation Allowance-Admin Bldg Kitchen*	1	Total	4,800.00	4,800	24	4	3,545	1,255	314
Renovation Allowance-Admin Bldg Lighting*	1	Total	4,700.00	4,700	24	4	3,471	1,229	307
Renovation Allowance-Admin Bldg Restrms*	1	Total	3,100.00	3,100	22	2	3,100	0	0
Storm Panels	1	Total	1,894.00	1,894	35	20	0	1,894	95
Brookhouse									
Deck Structure, PT Wood*	104	Sq Ft	8.99	935	15	11	0	935	85
Renovation Allowance-Bath House Exterior*	1	Total	11,500.00	11,500	20	2	11,500	0	0
Renovation Allowance-Bath House Interior*	1	Total	10,200.00	10,200	22	2	10,200	0	0
Renovation Allowance-Pump House*	1	Total	3,100.00	3,100	20	2	3,100	0	0

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Common Facilities (continued)									
Gatehouse & Perimeter									
Access Control, Automated System	1	Lp Sm	7,092.00	7,092	5	1	7,092	0	0
Access Control, Gate Operator, Barrier-Entry-Res	1	Each	4,588.00	4,588	10	5	0	4,588	918
Access Control, Gate Operator, Barrier-Entry-Visitor	1	Each	4,588.00	4,588	10	5	0	4,588	918
Access Control, Gate Operator, Barrier-Exit	1	Each	4,588.00	4,588	10	5	0	4,588	918
Door, Sliding Glass, 6068	2	Each	2,357.00	4,714	18	14	0	4,714	337
Fence, Chain Link/Wood/Concrete-Prop Line	1	Total	138,491.00	138,491	26	5	0	138,491	27,698
Replacement Allowance-Gatehouse	1	Total	49,200.00	49,200	26	22	0	49,200	2,236
Surveillance System	1	Lp Sm	14,627.00	14,627	4	2	14,627	0	0
Far Harbor									
Deck Structure, Composite-Far Harbor Pool Area	80	Sq Ft	16.81	1,345	15	13	0	1,345	103
Fence/Railing, Wood Picket*	1	Total	2,710.00	2,710	14	3	2,710	0	0
Renovation Allowance-Bath House Exterior*	1	Total	6,100.00	6,100	20	11	0	6,100	555
Renovation Allowance-Bath House Interior*	1	Total	6,700.00	6,700	22	1	6,700	0	0
Renovation Allowance-Bath House Floor	1	Total	4,100.00	4,100	15	10	0	4,100	410
Renovation Allowance-Pump House	1	Total	3,100.00	3,100	20	12	0	3,100	258
Glenhouse									
Renovation Allowance-Bath House Exterior*	1	Total	14,500.00	14,500	20	2	14,500	0	0
Renovation Allowance-Bath House Interior*	1	Total	10,200.00	10,200	22	4	7,533	2,667	667
Renovation Allowance-Pump House*	1	Total	3,600.00	3,600	20	2	3,600	0	0
Harbor Club									
A/C Air Handler Unit, 2 Ton	1	Each	2,102.00	2,102	12	11	0	2,102	191
A/C Air Handler Unit, 4 Ton	1	Each	3,678.00	3,678	12	9	0	3,678	409
A/C Condensing Unit, 2 Ton	1	Each	2,270.00	2,270	12	11	0	2,270	206
A/C Condensing Unit, 4 Ton	1	Each	4,021.00	4,021	12	9	0	4,021	447
A/C Package Unit, 4 Ton	1	Each	6,190.00	6,190	12	8	0	6,190	774
A/C Split System-Restrooms	1	Each	6,028.00	6,028	8	5	0	6,028	1,206
Deck & Ramps, Composite	1	Total	17,195.00	17,195	15	13	0	17,195	1,323
Finish, Carpet-Meeting Hall	160	Sq Yds	32.68	5,229	12	6	0	5,229	872
Finish, Rubber-Fitness Area	792	Sq Ft	6.19	4,902	18	13	0	4,902	377
Finish, Vinyl Tile-Restrms/Hallway	426	Sq Ft	6.50	2,769	14	10	0	2,769	277
Furnishings/AV Equipment Allowance	1	Total	10,200.00	10,200	10	4	7,533	2,667	667
Plumbing Allowance	1	Total	6,300.00	6,300	30	19	0	6,300	332
Renovation Allowance-Harbor Club Bldg Exterior*	1	Total	18,800.00	18,800	20	17	0	18,800	1,106
Renovation Allowance-Harbor Club Kitchen*	1	Total	8,300.00	8,300	12	1	8,300	0	0
Renovation Allowance-Harbor Club Restrms*	1	Total	14,800.00	14,800	24	3	14,800	0	0
Renovation Allowance-Pump House*	1	Total	4,200.00	4,200	20	12	0	4,200	350

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Common Facilities (continued)									
Maintenance									
A/C Air Handler Unit, 2 Ton	1	Each	2,383.00	2,383	12	10	0	2,383	238
A/C Condensing Unit, 2 Ton	1	Each	2,383.00	2,383	12	10	0	2,383	238
Door, Metal Roll Up, 12 x 14	3	Each	1,505.00	4,515	20	12	0	4,515	376
Equipment, Tractor	1	Each	36,330.00	36,330	20	9	0	36,330	4,037
Equipment, Street Sweeper Vacuum (used)	1	Each	41,960.00	41,960	20	18	0	41,960	2,331
Fence, Chain Link, 6'	830	Ln Ft	17.76	14,741	22	14	0	14,741	1,053
Finish, Clg, 2x4 SAT	756	Sq Ft	4.25	3,213	24	23	0	3,213	140
Finish, Vinyl Comp Tile	772	Sq Ft	4.56	3,520	15	4	2,600	920	230
Gate, VC Chain Link, 6x25 Sliding	1	Each	5,990.00	5,990	10	2	5,990	0	0
Renovation Allowance-Maint Bldg	3,600	Sq Ft	13.15	47,340	25	19	0	47,340	2,492
Renovation Allowance-Maint Bldg Kitchen & Restrms*	1	Total	2,327.00	2,327	20	2	2,327	0	0
Pavillion									
Appliance, Exhaust Fan & Hood, Commercial	1	Each	4,702.00	4,702	20	1	4,702	0	0
Appliance, Microwave	1	Each	887.00	887	12	8	0	887	111
Appliance, Refrigerator	1	Each	1,481.00	1,481	14	10	0	1,481	148
Appliance, Wall Oven	1	Each	1,423.00	1,423	16	9	0	1,423	158
A/C Split System, 4 Ton	1	Each	7,701.00	7,701	12	1	7,701	0	0
A/C Split System, 4 Ton	1	Each	7,701.00	7,701	12	7	0	7,701	1,100
A/C Split System, 5 Ton	2	Each	9,102.00	18,204	12	7	0	18,204	2,601
A/C Split System, 5 Ton	2	Each	9,102.00	18,204	12	7	0	18,204	2,601
Electronics, Audio/Video Equipment	1	Total	6,090.00	6,090	10	2	6,090	0	0
Electronics, Projector	1	Total	7,943.00	7,943	10	6	0	7,943	1,324
Equipment, Hearing Loop System	1	Total	4,148.00	4,148	15	7	0	4,148	593
Finish, Carpet	282	Sq Yds	46.08	12,995	8	1	12,995	0	0
Finish, Ceramic Tile-Pavillion Bldg Kitchen	210	Sq Ft	15.06	3,163	24	4	2,336	827	207
Finish, Ceramic Tile-Pavillion Bldg Lobby	557	Sq Ft	15.06	8,388	24	4	6,195	2,193	548
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	569	Sq Ft	15.06	8,569	24	4	6,328	2,241	560
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	1,463	Sq Ft	3.75	5,486	24	4	4,051	1,435	359
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	863	Sq Ft	4.56	3,935	24	4	2,906	1,029	257
Finish, Wall Covering-Pavillion Bldg Lobby	1	Total	5,468.00	5,468	12	1	5,468	0	0
Fire Alarm Control Panel	1	Total	4,321.00	4,321	20	1	4,321	0	0
Furnishings Allowance	1	Total	34,000.00	34,000	12	1	34,000	0	0
Gazebo Deck, Composite-Pool Area	833	Sq Ft	13.39	11,154	24	23	0	11,154	485
Gazebo Roof & Structure-Pool Area	833	Sq Ft	30.90	25,740	24	3	25,740	0	0
Partition, Folding Accordion	1	Sq Ft	4,222.00	4,222	24	4	3,118	1,104	276
Plumbing Allowance	1	Total	6,300.00	6,300	30	4	4,653	1,647	412
Railing, Alum Picket, 42"-Pavillion Bldg	133	Ln Ft	83.94	11,164	30	10	0	11,164	1,116
Renovation Allowance-Pavillion Bldg Kitchen*	1	Total	18,100.00	18,100	24	4	13,367	4,733	1,183
Renovation Allowance-Pavillion Bldg Lobby Restrms*	1	Total	10,900.00	10,900	24	4	8,050	2,850	713
Renovation Allowance-Pump House*	1	Total	4,300.00	4,300	16	1	4,300	0	0
Window Treatments, Roll Shades	1	Total	8,688.00	8,688	12	9	0	8,688	965

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Common Facilities (continued)									
Wilbanks									
A/C Air Handler Unit, 3 Ton	2	Each	2,137.00	4,274	12	8	0	4,274	534
A/C Air Handler Unit, 3 Ton-Conference Rm	1	Each	2,137.00	2,137	12	4	1,578	559	140
A/C Condensing Unit, 3 Ton	2	Each	2,557.00	5,114	12	8	0	5,114	639
A/C Condensing Unit, 3 Ton-Conference Rm	1	Each	2,557.00	2,557	12	4	1,888	669	167
A/C Mini Split System-Guest Rms	2	Each	3,137.00	6,274	12	11	0	6,274	570
A/C Package Unit, 3 Ton	1	Each	4,447.00	4,447	12	1	4,447	0	0
Deck Structure, PT Wood-Pool Area*	567	Sq Ft	28.04	15,899	15	12	0	15,899	1,325
Deck Structure/Stairs, PT Wood-Wilbanks House	1	Total	10,205.00	10,205	15	12	0	10,205	850
Electrical Allowance	1	Lp Sm	4,000.00	4,000	30	20	0	4,000	200
Finish, Carpet	1	Lp Sm	11,303.00	11,303	8	1	11,303	0	0
Finish, Clg	1	Lp Sm	2,169.00	2,169	24	14	0	2,169	155
Finish, Epoxy Flr Coating-Kitchen Area	361	Sq Ft	6.95	2,509	12	2	2,509	0	0
Finish, Paint Interior	1	Lp Sm	3,983.00	3,983	8	2	3,983	0	0
Finish, Refinish Wood-Stairs	1	Lp Sm	2,556.00	2,556	8	7	0	2,556	365
Furnishings Allowance-1st Floor	1	Lp Sm	45,600.00	45,600	15	5	0	45,600	9,120
Furnishings Allowance-Bedrooms A & B	1	Lp Sm	3,800.00	3,800	10	9	0	3,800	422
Furnishings Allowance, Matt & Box-Bedrooms A & B	1	Lp Sm	2,100.00	2,100	10	9	0	2,100	233
Ice Machine-Ice-O-Matic	1	Each	2,279.00	2,279	8	5	0	2,279	456
Plumbing Allowance	1	Total	13,230.00	13,230	30	20	0	13,230	662
Renovation Allowance-Bath House Exterior*	1	Total	3,600.00	3,600	20	1	3,600	0	0
Renovation Allowance-Bath House Interior*	1	Total	15,100.00	15,100	22	1	15,100	0	0
Renovation Allowance-Pump House*	1	Total	4,500.00	4,500	20	1	4,500	0	0
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	1	Total	10,300.00	10,300	24	14	0	10,300	736
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	1	Total	43,500.00	43,500	24	14	0	43,500	3,107
All Buildings									
Electrical Panels	2	Each	3,000.00	6,000	30	30	0	6,000	200
Electrical Panels	2	Each	3,000.00	6,000	30	1	6,000	0	0
Electrical Panels	2	Each	3,000.00	6,000	30	3	6,000	0	0
Electrical Panels	5	Each	3,000.00	15,000	30	4	11,077	3,923	981
Electrical Panels	5	Each	3,000.00	15,000	30	4	11,077	3,923	981
Electrical Panels	10	Each	3,000.00	30,000	30	5	0	30,000	6,000
Electrical Panels	36	Each	3,000.00	108,000	30	10	0	108,000	10,800
Electrical Panels	10	Each	3,000.00	30,000	30	15	0	30,000	2,000
Fire Extinguisher w/Cabinet	220	Each	90.00	19,800	20	12	0	19,800	1,650
Recreation - Brookhouse									
Fence, Aluminum Picket, 4'-Pool Area	236	Ln Ft	30.89	7,290	26	15	0	7,290	486
Furniture, Outdoor	1	Total	5,486.00	5,486	5	1	5,486	0	0
Pool Equipment, Filtration System	1	Total	8,856.00	8,856	15	8	0	8,856	1,107
Pool Equipment, Heater, Nat Gas, 400k	1	Each	3,716.00	3,716	6	1	3,716	0	0
Pool Finish, Ceramic Tile Trim	1	Total	3,552.00	3,552	14	8	0	3,552	444
Pool Finish, Exposed Aggregate	1,466	Sq Ft	12.09	17,724	14	8	0	17,724	2,216
Pump, 2.5 Hp Submersible-Pond	1	Each	1,617.00	1,617	5	1	1,617	0	0

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Common Facilities (continued)									
Recreation - Far Harbor									
Furniture, Outdoor	1	Total	2,912.00	2,912	5	1	2,912	0	0
Pool Equipment, Filtration/Chemical System	1	Total	8,856.00	8,856	15	8	0	8,856	1,107
Pool Equipment, Heater, Gas	1	Each	3,716.00	3,716	6	6	0	3,716	619
Pool Finish, Ceramic Tile Trim	1	Total	3,207.00	3,207	14	9	0	3,207	356
Pool Finish, Exposed Aggregate	1,028	Sq Ft	12.09	12,429	14	9	0	12,429	1,381
Recreation - Glenhouse									
Fence, Aluminum Picket, 4'-Pool Area	252	Ln Ft	28.25	7,119	26	15	0	7,119	475
Furniture, Outdoor	1	Total	5,227.00	5,227	5	1	5,227	0	0
Pool Equipment, Filtration/Chemical System	1	Total	8,856.00	8,856	15	8	0	8,856	1,107
Pool Equipment, Heater, Nat Gas, 400k	1	Each	3,716.00	3,716	4	2	3,716	0	0
Pool Finish, Ceramic Tile Trim	1	Total	3,460.00	3,460	14	7	0	3,460	494
Pool Finish, Exposed Aggregate	1,496	Sq Ft	12.09	18,087	14	7	0	18,087	2,584
Recreation - Harbor Club									
Fence, Aluminum Picket, 4'-Pool Area	151	Ln Ft	41.45	6,259	26	15	0	6,259	417
Fitness, Bike, Aerodyne	1	Each	803.00	803	12	8	0	803	100
Fitness, Bike, Recumbent	1	Each	1,893.00	1,893	12	9	0	1,893	210
Fitness, Elliptical Machine	1	Each	3,654.00	3,654	12	7	0	3,654	522
Fitness, Recumbent Crosstrainer-NuStep TRS4000	1	Each	4,928.00	4,928	10	1	4,928	0	0
Fitness, Rower	1	Each	1,730.00	1,730	12	4	1,278	452	113
Fitness, Treadmill	1	Each	4,302.00	4,302	8	5	0	4,302	860
Fitness, Treadmill	1	Each	4,302.00	4,302	8	1	4,302	0	0
Fitness, Treadmill	1	Each	4,302.00	4,302	8	4	3,177	1,125	281
Fitness, Weight Machine	1	Each	7,607.00	7,607	18	1	7,607	0	0
Furniture, Outdoor-Pool Area	1	Total	6,287.00	6,287	5	1	6,287	0	0
Furniture, Outdoor-Tennis Cts	1	Total	1,905.00	1,905	5	1	1,905	0	0
Pool Equipment, Filtration/Chemical System	1	Total	11,070.00	11,070	15	8	0	11,070	1,384
Pool Equipment, Heater, Nat Gas, 400k	1	Each	3,716.00	3,716	6	4	2,744	972	243
Pool Finish, Ceramic Tile Trim	1	Total	7,161.00	7,161	14	10	0	7,161	716
Pool Finish, Exposed Aggregate	2,040	Sq Ft	12.82	26,153	14	10	0	26,153	2,615
Spa Equipment, Filtration System	1	Total	8,856.00	8,856	15	8	0	8,856	1,107
Spa Equipment, Heater, Nat Gas, 250k	1	Each	2,732.00	2,732	6	3	2,732	0	0
Spa Finish, Ceramic Tile Trim	1	Total	1,317.00	1,317	14	10	0	1,317	132
Spa Finish, Exposed Aggregate	1	Total	4,122.00	4,122	14	10	0	4,122	412
Tennis Court Fencing, VC Chain Link	1	Total	13,452.00	13,452	25	7	0	13,452	1,922
Tennis Court Lighting	1	Total	11,590.00	11,590	30	1	11,590	0	0
Tennis Court Resurfacing-Plexicushion	1	Dbf Ct	14,657.00	14,657	7	4	10,824	3,833	958
Tennis Court Windscreen, 6'	352	Ln Ft	10.94	3,851	7	5	0	3,851	770

Straight Line Component Schedule

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Common Facilities (continued)									
Recreation - Pavillion									
Fence, Aluminum Picket, 4'-Pool Area	146	Ln Ft	42.00	6,132	26	15	0	6,132	409
Furniture, Outdoor-Pool	1	Total	5,113.00	5,113	5	4	3,776	1,337	334
Furniture, Outdoor-Tennis Court	1	Total	1,361.00	1,361	5	4	1,005	356	89
Ice Machine, 450#	1	Each	4,127.00	4,127	10	9	0	4,127	459
Pool Equipment, Filtration/Chemical System	1	Total	11,070.00	11,070	15	8	0	11,070	1,384
Pool Equipment, Heater, Nat Gas, 400k	1	Each	3,716.00	3,716	6	6	0	3,716	619
Pool Finish, Ceramic Tile Trim	1	Total	2,466.00	2,466	14	8	0	2,466	308
Pool Finish, Exposed Aggregate	2,160	Sq Ft	12.09	26,114	14	8	0	26,114	3,264
Tennis Court Fencing, VC Chain Link	1	Total	13,452.00	13,452	25	7	0	13,452	1,922
Tennis Court Lighting	1	Total	11,590.00	11,590	30	1	11,590	0	0
Tennis Court Resurfacing-Plexicushion	1	Dbl Ct	14,657.00	14,657	7	4	10,824	3,833	958
Tennis Court Windscreen, 6'	352	Ln Ft	10.94	3,851	7	4	2,844	1,007	252
Recreation - Wilbanks									
Fence, Aluminum Picket, 4'-Pool Area	167	Ln Ft	28.25	4,718	26	15	0	4,718	315
Furniture, Outdoor	1	Total	7,717.00	7,717	5	1	7,717	0	0
Pool Equipment, Filtration/Chemical System	1	Total	11,070.00	11,070	15	8	0	11,070	1,384
Pool Equipment, Heater, Nat Gas, 400k	1	Each	3,716.00	3,716	6	3	3,716	0	0
Pool Finish, Ceramic Tile Trim	1	Total	6,532.00	6,532	14	5	0	6,532	1,306
Pool Finish, Exposed Aggregate	3,721	Sq Ft	12.09	44,987	14	5	0	44,987	8,997
Recreation - Miscellaneous									
Boardwalk, Deck Boards & Railing (2012) - Bayfront	1,517	Sq Ft	15.54	23,574	12	4	17,409	6,165	1,541
Boardwalk, Deck Boards, Composite - Bayfront	7,302	Sq Ft	15.54	113,473	24	20	0	113,473	5,674
Boardwalk, Frame, PT Wood - Bayfront	7,302	Sq Ft	17.69	129,172	24	20	0	129,172	6,459
Boardwalk, Frame, PT Wood (2012) - Bayfront	1,517	Sq Ft	17.69	26,836	24	16	0	26,836	1,677
Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	1	Each	45,000.00	45,000	24	24	0	45,000	1,875
Boardwalk, Rail, PT Wood - Bayfront	1,600	Ln Ft	8.10	12,960	12	8	0	12,960	1,620
Booster Pump	1	Each	46,130.00	46,130	20	12	0	46,130	3,844
Equipment, Mower, 48"	1	Each	9,639.00	9,639	5	5	0	9,639	1,928
Equipment, Mower, 52"	1	Each	10,710.00	10,710	5	3	10,710	0	0
Fishing Pier (behind 1511 Pelican Point Dr)	900	Sq Ft	53.75	48,375	24	24	0	48,375	2,016
Pool Equipment, Filter Grids	1	Total	5,601.00	5,601	6	2	5,601	0	0
Pool Equipment, Pumps	2	Each	1,209.00	2,418	6	5	0	2,418	484
Pool Equipment, Pumps	3	Each	1,209.00	3,627	6	6	0	3,627	605
Pool Equipment, Pumps	3	Each	1,209.00	3,627	6	2	3,627	0	0
Pool Equipment, Pumps	4	Each	1,209.00	4,836	6	4	3,571	1,265	316
Tree Replacement Allowance	1	Lp Sm	10,000.00	10,000	2	2	10,000	0	0
Walkway, Elevated Concrete (by Bay House Point Bldg 8	1	Lp Sm	35,000.00	35,000	24	10	0	35,000	3,500
Well Pump-4 Way	1	Each	6,590.00	6,590	8	6	0	6,590	1,098
Well Pump-Brookhouse	1	Each	6,590.00	6,590	8	1	6,590	0	0
Well Pump-Treehouse	1	Each	9,768.00	9,768	5	1	9,768	0	0
Common Facilities Total									
	204 Components			2,398,776	2-35	1-30	570,948	1,827,828	198,861
Grand Total									
	360 Components			8,102,112			2,099,147	6,002,965	635,866

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.

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
General Reserve Fund										
Beginning Year Balance	2,099,147	2,218,907	2,128,689	1,933,710	1,592,347	1,151,681	1,028,043	1,274,789	1,621,961	1,953,091
Annual Reserve Contribution	465,646	479,615	494,003	508,823	524,088	539,811	556,005	572,685	589,866	607,562
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	2,564,793	2,698,522	2,622,692	2,442,533	2,116,435	1,691,492	1,584,048	1,847,474	2,211,827	2,560,653
Expenditures										
Roofs	0	212,469	584,103	456,655	536,141	497,754	117,851	0	0	110,332
Paint	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Roads	86,971	0	20,569	110,701	59,641	0	47,412	0	28,543	0
Harbor	9,113	234,840	0	6,556	0	4,420	0	0	71,969	0
Common Facilities	231,771	107,604	70,451	259,952	346,534	137,526	127,326	219,728	164,439	344,850
Total Expenditures	367,855	596,113	717,559	877,573	987,336	686,071	340,351	268,923	315,622	507,373
Earned Interest	21,969	26,280	28,577	27,387	22,582	22,622	31,092	43,410	56,886	61,598
Ending Year Balance	2,218,907	2,128,689	1,933,710	1,592,347	1,151,681	1,028,043	1,274,789	1,621,961	1,953,091	2,114,878
Pooled Cash Flow Plan Variables:										
Annual Reserve Contribution % Change	8.99%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Inflation Rate	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	1.00%	1.25%	1.50%	1.75%	2.00%	2.25%	2.50%	2.75%	3.00%	3.00%
(Minimum Plan Balance: \$1000)										

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Roofs										
Shingle Roofs - Common Buildings										
Harbor Club Bldg	0	0	0	37,568	0	0	0	0	0	0
Office Bldg	0	0	0	0	15,048	0	0	0	0	0
Pavilion Bldg	0	0	0	0	0	0	0	0	0	0
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	0	0	0	0	0	0	0	0
Wilbanks Pool Restroom Bldg	0	0	0	0	0	0	5,644	0	0	0
Shingle Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	0	0	45,795	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	0	38,500	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	0	0	17,789	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	0	0	21,894	0	0	0
Condo Bldg, 10 Units - #4	0	32,657	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	0	0	0	0	18,701	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	0	0	38,315	0	0	0
Condo Bldg, 22 Units - #6	0	0	9,726	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	38,500	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	29,903	0	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	42,494	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	25,181	0	0	0	0	0	0	0	0
Shingle Roofs - Brookhouses										
Condo Bldg, 8 Units - #1	0	0	0	0	30,526	0	0	0	0	0
Condo Bldg, 8 Units - #2	0	0	0	0	29,666	0	0	0	0	0
Condo Bldg, 12 Units - #3	0	0	0	0	41,705	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	0	0	31,816	0	0	0	0	0
Condo Bldg, 10 Units - #5	0	0	0	0	36,545	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	0	0	33,656	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	0	0	0	25,685	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	0	0	0	38,527	0	0	0	0
Condo Bldg, 8 Units - #9	0	0	0	0	0	30,113	0	0	0	0
Condo Bldg, 4 Units - #10	0	0	0	0	0	16,828	0	0	0	0
Condo Bldg, 8 Units - #11	0	0	0	0	0	34,985	0	0	0	0
Condo Bldg, 10 Units - #12	0	0	0	35,481	0	0	0	0	0	0
Condo Bldg, 10 Units - #13	0	0	0	0	0	38,527	0	0	0	0
Condo Bldg, 12 Units - #14	0	0	0	0	0	48,270	0	0	0	0
Condo Bldg, 8 Units - #15	0	0	0	0	0	35,427	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Roofs (continued)										
Shingle Roofs - Glenhouses										
Condo Bldg, 8 Units - #1	0	0	0	0	28,376	0	0	0	0	0
Condo Bldg, 4 Units - #2	0	0	0	0	17,198	0	0	0	0	0
Condo Bldg, 8 Units - #3	0	0	0	0	26,227	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	0	0	30,096	0	0	0	0	0
Condo Bldg, 8 Units - #5	0	0	0	0	30,096	0	0	0	0	0
Condo Bldg, 12 Units - #6	0	0	0	0	32,246	0	0	0	0	0
Condo Bldg, 12 Units - #7	0	0	0	0	32,246	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	0	0	24,507	0	0	0	0	0
Condo Bldg, 12 Units - #9	0	0	0	0	0	33,213	0	0	0	0
Condo Bldg, 8 Units - #10	0	0	0	0	0	30,999	0	0	0	0
Condo Bldg, 12 Units - #11	0	0	0	0	0	33,213	0	0	0	0
Condo Bldg, 8 Units - #12	0	0	0	0	0	30,999	0	0	0	0
Condo Bldg, 8 Units - #13	0	0	0	0	0	30,999	0	0	0	0
Condo Bldg, 8 Units - #14	0	0	0	0	0	36,313	0	0	0	0
Shingle Roofs - Grovehouses										
Condo Bldg, 16 Units - #1	0	0	0	27,967	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	27,967	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	25,126	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	16,279	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	29,510	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	16,279	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	0	0	15,862	0	0	0	0	0	0
Shingle Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	35,018	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #15	0	0	28,368	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	17,706	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #16B	0	0	0	0	27,516	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	0	0	19,777	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	0	0	24,077	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	0	0	16,768	0	0	0	0	0
Condo Bldg, 14 Units - #18	0	0	0	30,054	0	0	0	0	0	0
Condo Bldg, 20 Units - #19	0	0	0	38,820	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	15,508	0	0	0
Condo Bldg, 16 Units - #21	0	0	0	0	41,705	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Roofs (continued)										
Shingle Roofs - Treehouses										
Condo Bldg, 6 Units - #1	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #2	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #3	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #4	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #5	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #6	0	0	0	35,063	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	34,042	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #8	0	0	34,042	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #11	0	0	34,042	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #12	0	0	34,042	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #13	0	0	34,042	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #14	0	0	34,042	0	0	0	0	0	0	0
Flat Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Roofs (continued)										
Flat Roofs - Grovehouses										
Condo Bldg, 16 Units - #1 Neogard	0	0	45,837	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code upgra	0	0	45,474	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	0	0
Flat Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18	0	0	0	0	0	0	0	0	0	55,385
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	54,947
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard	0	0	51,466	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard (1x mech/code upgr	0	0	51,059	0	0	0	0	0	0	0
Roofs Total	0	212,469	584,103	456,655	536,141	497,754	117,851	0	0	110,332
Paint										
Paint	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Paint Total	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Roads										
Asphalt Overlay, 1.5"										
Bayhouse Point Dr & Bayhouse Ct	0	0	0	37,877	0	0	0	0	0	0
Bayhouse Point Dr & Bayhouse Ct Parking/Carports	0	0	0	0	0	0	0	0	0	0
Boathouse Cir-Harbor Club to Pel Cov Rd	0	0	0	0	0	0	0	0	0	0
Brookhouse Cir	0	0	0	0	0	0	0	0	0	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	0	0	0	13,218	0	0	0
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	0	0	0	0	0	0	0	0	0	0
Brookhouse Dr-Bldgs #14-15	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs # 1-2	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #11	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #12-14	0	0	0	48,441	0	0	0	0	0	0
Clower Creek Dr-Bldgs #17B to bridge	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #18	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #19-21 to bridge	0	0	0	0	0	0	0	0	0	0
Glenhouse Dr Parking/Carports-Bldgs #1-6	0	0	0	0	0	0	0	0	0	0
Glenhouse Dr-Bldgs #1-6	0	0	0	0	0	0	34,194	0	0	0
Maintenance Shop Entrance Road	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd Parking/Carports-Grovehse #5-7	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Entry to Grovehse #6	0	0	0	0	59,641	0	0	0	0	0
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	86,971	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-4-Wy Intersection to BA 134	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Glenhse #9-14	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	0	0	20,569	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	0	0	0	0	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	0	0	0	0	0	0	0	0	0
Treehouse Cir Parking/Carports-Bldgs #2-3	0	0	0	0	0	0	0	0	0	0
Treehouse Cir-Bldgs #1	0	0	0	0	0	0	0	0	0	0
Treehouse Cir-Bldgs #2-3	0	0	0	0	0	0	0	0	28,543	0
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	0	0	0	0	0	0	0	0	0	0
Additional Base Replacement Allowance										
Base Replacement Allowance	0	0	0	24,383	0	0	0	0	0	0
Base Replacement Allowance	0	0	0	0	0	0	0	0	0	0
Roads Total	86,971	0	20,569	110,701	59,641	0	47,412	0	28,543	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Harbor										
Aeration Pump	3,813	0	0	0	0	4,420	0	0	0	0
Boardwalk, Composite-Between HH 16B & HH 17A*	0	0	0	0	0	0	0	0	0	0
Boardwalk, Composite-Between HH 17A & HH 17B*	0	0	0	0	0	0	0	0	0	0
Harbor Dredging	0	234,840	0	0	0	0	0	0	0	0
Kayak Dock, Floating	5,300	0	0	0	0	0	0	0	0	0
Kayak EZ Launch	0	0	0	6,556	0	0	0	0	0	0
Kayak Gazebo Roof & Structure	0	0	0	0	0	0	0	0	0	0
Marina Decking & Framing, PT Wd, S/S Srews	0	0	0	0	0	0	0	0	0	0
Marina Decking, PT Wd, S/S Screws-Mat \$ Only (1x)	0	0	0	0	0	0	0	0	71,969	0
Marina Electrical	0	0	0	0	0	0	0	0	0	0
Marina Gazebo Roof & Structure	0	0	0	0	0	0	0	0	0	0
Marina Pilings, PT Wood, Encased-Mooring	0	0	0	0	0	0	0	0	0	0
Marina Pilings, PT Wood, Wrapped	0	0	0	0	0	0	0	0	0	0
Marina Water Lines	0	0	0	0	0	0	0	0	0	0
Harbor Total	9,113	234,840	0	6,556	0	4,420	0	0	71,969	0

Common Facilities

Administration Building

A/C Air Handler Unit, 2.5 Ton	0	0	0	0	0	0	0	0	0	0
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2.5 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	0	0	0
Deck Structure, Composite-Bldg Entrance*	0	0	0	0	0	0	0	0	0	0
Finish, Carpet-Downstairs	0	0	0	0	0	0	0	0	0	5,031
Finish, Carpet-Upstairs	0	0	0	0	0	0	0	0	0	5,079
Office Equipment, Phone System	0	0	0	0	0	13,278	0	0	0	0
Renovation Allowance-Admin Bldg Built-in Desks	0	0	0	14,118	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Kitchen*	0	0	0	5,245	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Lighting*	0	0	0	5,136	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Restrms*	0	3,193	0	0	0	0	0	0	0	0
Storm Panels	0	0	0	0	0	0	0	0	0	0

Brookhouse

Deck Structure, PT Wood*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	11,845	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	10,506	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	3,193	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Common Facilities (continued)										
Gatehouse & Perimeter										
Access Control, Automated System	7,092	0	0	0	0	8,222	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	0	0	0	5,164	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	0	0	0	5,164	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	0	0	0	5,164	0	0	0	0	0
Door, Sliding Glass, 6068	0	0	0	0	0	0	0	0	0	0
Fence, Chain Link/Wood/Concrete-Prop Line	0	0	0	0	155,873	0	0	0	0	0
Replacement Allowance-Gatehouse	0	0	0	0	0	0	0	0	0	0
Surveillance System	0	15,066	0	0	0	16,957	0	0	0	19,085
Far Harbor										
Deck Structure, Composite-Far Harbor Pool Area	0	0	0	0	0	0	0	0	0	0
Fence/Railing, Wood Picket*	0	0	2,875	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	6,700	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Floor	0	0	0	0	0	0	0	0	0	5,350
Renovation Allowance-Pump House	0	0	0	0	0	0	0	0	0	0
Glenhouse										
Renovation Allowance-Bath House Exterior*	0	14,935	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	11,146	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	3,708	0	0	0	0	0	0	0	0
Harbor Club										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	0	0	0	0
A/C Air Handler Unit, 4 Ton	0	0	0	0	0	0	0	0	4,659	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 4 Ton	0	0	0	0	0	0	0	0	5,094	0
A/C Package Unit, 4 Ton	0	0	0	0	0	0	0	7,613	0	0
A/C Split System-Restrooms	0	0	0	0	6,785	0	0	0	0	0
Deck & Ramps, Composite	0	0	0	0	0	0	0	0	0	0
Finish, Carpet-Meeting Hall	0	0	0	0	0	6,062	0	0	0	0
Finish, Rubber-Fitness Area	0	0	0	0	0	0	0	0	0	0
Finish, Vinyl Tile-Restrms/Hallway	0	0	0	0	0	0	0	0	0	3,613
Furnishings/AV Equipment Allowance	0	0	0	11,146	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Bldg Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Kitchen*	8,300	0	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	15,701	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Common Facilities (continued)										
Maintenance										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	0	0	0	3,109
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	0	0	3,109
Door, Metal Roll Up, 12 x 14	0	0	0	0	0	0	0	0	0	0
Equipment, Tractor	0	0	0	0	0	0	0	0	46,022	0
Equipment, Street Sweeper Vacuum (used)	0	0	0	0	0	0	0	0	0	0
Fence, Chain Link, 6'	0	0	0	0	0	0	0	0	0	0
Finish, Clg, 2x4 SAT	0	0	0	0	0	0	0	0	0	0
Finish, Vinyl Comp Tile	0	0	0	3,846	0	0	0	0	0	0
Gate, VC Chain Link, 6x25 Sliding	0	6,170	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	2,397	0	0	0	0	0	0	0	0
Pavillion										
Appliance, Exhaust Fan & Hood, Commercial	4,702	0	0	0	0	0	0	0	0	0
Appliance, Microwave	0	0	0	0	0	0	0	1,091	0	0
Appliance, Refrigerator	0	0	0	0	0	0	0	0	0	1,932
Appliance, Wall Oven	0	0	0	0	0	0	0	0	1,803	0
A/C Split System, 4 Ton	7,701	0	0	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	0	9,195	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	21,737	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	21,737	0	0	0
Electronics, Audio/Video Equipment	0	6,273	0	0	0	0	0	0	0	0
Electronics, Projector	0	0	0	0	0	9,208	0	0	0	0
Equipment, Hearing Loop System	0	0	0	0	0	0	4,953	0	0	0
Finish, Carpet	12,995	0	0	0	0	0	0	0	16,462	0
Finish, Ceramic Tile-Pavillion Bldg Kitchen	0	0	0	3,456	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby	0	0	0	9,166	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	0	0	0	9,364	0	0	0	0	0	0
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	0	0	0	5,995	0	0	0	0	0	0
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	0	0	0	4,300	0	0	0	0	0	0
Finish, Wall Covering-Pavillion Bldg Lobby	5,468	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel	4,321	0	0	0	0	0	0	0	0	0
Furnishings Allowance	34,000	0	0	0	0	0	0	0	0	0
Gazebo Deck, Composite-Pool Area	0	0	0	0	0	0	0	0	0	0
Gazebo Roof & Structure-Pool Area	0	0	27,308	0	0	0	0	0	0	0
Partition, Folding Accordion	0	0	0	4,613	0	0	0	0	0	0
Plumbing Allowance	0	0	0	6,884	0	0	0	0	0	0
Railing, Alum Picket, 42"-Pavillion Bldg	0	0	0	0	0	0	0	0	0	14,566
Renovation Allowance-Pavillion Bldg Kitchen*	0	0	0	19,778	0	0	0	0	0	0
Renovation Allowance-Pavillion Bldg Lobby Restrms*	0	0	0	11,911	0	0	0	0	0	0
Renovation Allowance-Pump House*	4,300	0	0	0	0	0	0	0	0	0
Window Treatments, Roll Shades	0	0	0	0	0	0	0	0	11,006	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Common Facilities (continued)										
Wilbanks										
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	5,256	0	0
A/C Air Handler Unit, 3 Ton-Conference Rm	0	0	0	2,335	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	6,290	0	0
A/C Condensing Unit, 3 Ton-Conference Rm	0	0	0	2,794	0	0	0	0	0	0
A/C Mini Split System-Guest Rms	0	0	0	0	0	0	0	0	0	0
A/C Package Unit, 3 Ton	4,447	0	0	0	0	0	0	0	0	0
Deck Structure, PT Wood-Pool Area*	0	0	0	0	0	0	0	0	0	0
Deck Structure/Stairs, PT Wood-Wilbanks House	0	0	0	0	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	11,303	0	0	0	0	0	0	0	14,318	0
Finish, Clg	0	0	0	0	0	0	0	0	0	0
Finish, Epoxy Flr Coating-Kitchen Area	0	2,584	0	0	0	0	0	0	0	0
Finish, Paint Interior	0	4,102	0	0	0	0	0	0	0	5,197
Finish, Refinish Wood-Stairs	0	0	0	0	0	0	3,052	0	0	0
Furnishings Allowance-1st Floor	0	0	0	0	51,323	0	0	0	0	0
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	0	0	0	4,814	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	0	0	0	2,660	0
Ice Machine-Ice-O-Matic	0	0	0	0	2,565	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	3,600	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	15,100	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	4,500	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	0	0	0	0	0	0	0	0	0	0
All Buildings										
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	6,000	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	6,365	0	0	0	0	0	0	0
Electrical Panels	0	0	0	16,391	0	0	0	0	0	0
Electrical Panels	0	0	0	16,391	0	0	0	0	0	0
Electrical Panels	0	0	0	0	33,765	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	140,916
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Fire Extinguisher w/Cabinet	0	0	0	0	0	0	0	0	0	0
Recreation - Brookhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	5,486	0	0	0	0	6,360	0	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	10,892	0	0
Pool Equipment, Heater, Nat Gas, 400k	3,716	0	0	0	0	0	4,437	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	4,369	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	21,798	0	0
Pump, 2.5 Hp Submersible-Pond	1,617	0	0	0	0	1,875	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Common Facilities (continued)										
Recreation - Far Harbor										
Furniture, Outdoor	2,912	0	0	0	0	3,376	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	10,892	0	0
Pool Equipment, Heater, Gas	0	0	0	0	0	4,308	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	4,063	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	15,745	0
Recreation - Glenhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	5,227	0	0	0	0	6,060	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	10,892	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	3,827	0	0	0	4,308	0	0	0	4,849
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	4,131	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	21,597	0	0	0
Recreation - Harbor Club										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Fitness, Bike, Aerodyne	0	0	0	0	0	0	0	988	0	0
Fitness, Bike, Recumbent	0	0	0	0	0	0	0	0	2,398	0
Fitness, Elliptical Machine	0	0	0	0	0	0	4,363	0	0	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	4,928	0	0	0	0	0	0	0	0	0
Fitness, Rower	0	0	0	1,890	0	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	4,842	0	0	0	0	0
Fitness, Treadmill	4,302	0	0	0	0	0	0	0	5,450	0
Fitness, Treadmill	0	0	0	4,701	0	0	0	0	0	0
Fitness, Weight Machine	7,607	0	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool Area	6,287	0	0	0	0	7,288	0	0	0	0
Furniture, Outdoor-Tennis Cts	1,905	0	0	0	0	2,208	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	13,615	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	4,061	0	0	0	0	0	4,849
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	9,343
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	34,124
Spa Equipment, Filtration System	0	0	0	0	0	0	0	10,892	0	0
Spa Equipment, Heater, Nat Gas, 250k	0	0	2,898	0	0	0	0	0	3,461	0
Spa Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	1,718
Spa Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	5,378
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	16,062	0	0	0
Tennis Court Lighting	11,590	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	0	0	16,016	0	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	0	4,334	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
Common Facilities (continued)										
Recreation - Pavillion										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool	0	0	0	5,587	0	0	0	0	6,477	0
Furniture, Outdoor-Tennis Court	0	0	0	1,487	0	0	0	0	1,724	0
Ice Machine, 450#	0	0	0	0	0	0	0	0	5,228	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	13,615	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	0	0	4,308	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	3,033	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	32,117	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	16,062	0	0	0
Tennis Court Lighting	11,590	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	0	0	16,016	0	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	4,208	0	0	0	0	0	0
Recreation - Wilbanks										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	7,717	0	0	0	0	8,946	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	13,615	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	3,942	0	0	0	0	0	4,707	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	7,352	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	50,633	0	0	0	0	0
Recreation - Miscellaneous										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	0	0	0	25,760	0	0	0	0	0	0
Boardwalk, Deck Boards, Composite - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Frame, PT Wood - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Frame, PT Wood (2012) - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Rail, PT Wood - Bayfront	0	0	0	0	0	0	0	15,939	0	0
Booster Pump	0	0	0	0	0	0	0	0	0	0
Equipment, Mower, 48"	0	0	0	0	10,849	0	0	0	0	12,577
Equipment, Mower, 52"	0	0	11,362	0	0	0	0	13,172	0	0
Fishing Pier (behind 1511 Pelican Point Dr)	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Filter Grids	0	5,769	0	0	0	0	0	6,889	0	0
Pool Equipment, Pumps	0	0	0	0	2,721	0	0	0	0	0
Pool Equipment, Pumps	0	0	0	0	0	4,205	0	0	0	0
Pool Equipment, Pumps	0	3,736	0	0	0	0	0	4,461	0	0
Pool Equipment, Pumps	0	0	0	5,284	0	0	0	0	0	6,310
Tree Replacement Allowance	0	10,300	0	10,927	0	11,593	0	12,299	0	13,048
Walkway, Elevated Concrete (by Bay House Point Bldg 8	0	0	0	0	0	0	0	0	0	45,667
Well Pump-4 Way	0	0	0	0	0	7,640	0	0	0	0
Well Pump-Brookhouse	6,590	0	0	0	0	0	0	0	8,348	0
Well Pump-Treehouse	9,768	0	0	0	0	11,324	0	0	0	0
Common Facilities Total	231,771	107,604	70,451	259,952	346,534	137,526	127,326	219,728	164,439	344,850
Grand Total	367,855	596,113	717,559	877,573	987,336	686,071	340,351	268,923	315,622	507,373

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
General Reserve Fund										
Beginning Year Balance	2,114,878	2,229,005	2,304,494	1,870,678	2,344,914	2,100,616	2,418,008	2,792,330	3,343,643	2,200,295
									Highest	
Annual Reserve Contribution	625,789	644,563	663,900	683,817	704,332	725,462	747,226	769,643	792,732	816,514
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	2,740,667	2,873,568	2,968,394	2,554,495	3,049,246	2,826,078	3,165,234	3,561,973	4,136,375	3,016,809
Expenditures										
Roofs	340,925	0	487,215	0	262,558	187,769	288,280	0	0	454,756
Paint	53,757	55,369	57,030	58,741	60,504	62,319	64,188	66,114	68,097	70,140
Roads	0	379,915	411,931	6,541	482,831	0	0	0	0	0
Harbor	12,247	0	34,275	8,811	61,850	5,941	0	27,381	1,611,814	0
Common Facilities	169,655	200,911	161,751	203,786	142,070	222,468	101,766	222,223	320,255	650,139
Total Expenditures	576,584	636,195	1,152,202	277,879	1,009,813	478,497	454,234	315,718	2,000,166	1,175,035
Earned Interest	64,922	67,121	54,486	68,298	61,183	70,427	81,330	97,388	64,086	55,253
Ending Year Balance	2,229,005	2,304,494	1,870,678	2,344,914	2,100,616	2,418,008	2,792,330	3,343,643	2,200,295	1,897,027
Pooled Cash Flow Plan Variables:										
Annual Reserve Contribution % Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Inflation Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Minimum Plan Balance: \$1000)										

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Roofs										
Shingle Roofs - Common Buildings										
Harbor Club Bldg	0	0	0	0	0	0	0	0	0	0
Office Bldg	0	0	0	0	0	0	0	0	0	0
Pavilion Bldg	0	0	44,116	0	0	0	0	0	0	0
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	0	0	0	0	0	0	0	0
Wilbanks Pool Restroom Bldg	0	0	0	0	0	0	0	0	0	0
Shingle Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	55,597
Condo Bldg, 8 Units - #5A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	50,908
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	72,343
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	42,870
Shingle Roofs - Brookhouses										
Condo Bldg, 8 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #10	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #11	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #12	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #13	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #14	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #15	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Roofs (continued)										
Shingle Roofs - Glenhouses										
Condo Bldg, 8 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #10	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #11	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #12	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #13	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #14	0	0	0	0	0	0	0	0	0	0
Shingle Roofs - Grovehouses										
Condo Bldg, 16 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	0	0	0	50,238
Condo Bldg, 8 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	0	0
Shingle Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	59,616
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	30,143
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Roofs (continued)										
Shingle Roofs - Treehouses										
Condo Bldg, 6 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #11	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #12	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #13	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #14	0	0	0	0	0	0	0	0	0	0
Flat Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	0	0	0	0	87,137	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	0	0	0	64,206	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	56,181	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	55,034	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	59,047	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	0	0	0	31,885	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	0	0	58,386	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	0	0	0	85,146	0	0	0
Condo Bldg, 20 Units - #7	94,738	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	93,988	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	52,956	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	0	63,763	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	0	58,359	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Roofs (continued)										
Flat Roofs - Grovehouses										
Condo Bldg, 16 Units - #1 Neogard	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code upgra	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	67,314	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	67,787
Condo Bldg, 10 Units - #4	0	0	23,776	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	102,175	0	0	0
Condo Bldg, 8 Units - #6	0	0	29,180	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	0	36,745	0	0	0	0	0	0	0
Flat Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	0	59,440	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #15	0	0	22,695	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	0	22,695	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #16B	0	0	48,633	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	24,857	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	0	0	0	0	42,573	0	0	0
Condo Bldg, 6 Units - #17C	0	0	0	0	0	29,523	0	0	0	0
Condo Bldg, 14 Units - #18	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19	76,402	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	75,797	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	25,254
Condo Bldg, 16 Units - #21 Neogard	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard (1x mech/code upgr	0	0	0	0	0	0	0	0	0	0
Roofs Total	340,925	0	487,215	0	262,558	187,769	288,280	0	0	454,756
Paint										
Paint	53,757	55,369	57,030	58,741	60,504	62,319	64,188	66,114	68,097	70,140
Paint Total	53,757	55,369	57,030	58,741	60,504	62,319	64,188	66,114	68,097	70,140

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Roads										
Asphalt Overlay, 1.5"										
Bayhouse Point Dr & Bayhouse Ct	0	0	0	0	0	0	0	0	0	0
Bayhouse Point Dr & Bayhouse Ct Parking/Carports	0	0	0	0	36,260	0	0	0	0	0
Boathouse Cir-Harbor Club to Pel Cov Rd	0	0	0	0	90,345	0	0	0	0	0
Brookhouse Cir	0	104,377	0	0	0	0	0	0	0	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	0	0	0	0	0	0	0
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	0	63,122	0	0	0	0	0	0	0	0
Brookhouse Dr-Bldgs #14-15	0	50,538	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs # 1-2	0	0	30,071	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #11	0	0	11,898	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #12-14	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #17B to bridge	0	0	30,165	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #18	0	0	22,618	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #19-21 to bridge	0	0	64,568	0	0	0	0	0	0	0
Glenhouse Dr Parking/Carports-Bldgs #1-6	0	24,590	0	0	0	0	0	0	0	0
Glenhouse Dr-Bldgs #1-6	0	0	0	0	0	0	0	0	0	0
Maintenance Shop Entrance Road	0	0	3,044	0	0	0	0	0	0	0
Pelican Cove Rd Parking/Carports-Grovehse #5-7	0	0	56,966	0	0	0	0	0	0	0
Pelican Cove Rd-Entry to Grovehse #6	0	0	0	0	80,152	0	0	0	0	0
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-4-Wy Intersection to BA 134	0	0	0	6,541	0	0	0	0	0	0
Pelican Cove Rd-Glenhse #9-14	0	0	111,934	0	0	0	0	0	0	0
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	0	0	27,643	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	0	0	0	213,851	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	0	0	0	47,061	0	0	0	0	0
Treehouse Cir Parking/Carports-Bldgs #2-3	0	4,842	0	0	0	0	0	0	0	0
Treehouse Cir-Bldgs #1	0	0	0	0	15,162	0	0	0	0	0
Treehouse Cir-Bldgs #2-3	0	0	0	0	0	0	0	0	0	0
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	0	132,446	0	0	0	0	0	0	0	0
Additional Base Replacement Allowance										
Base Replacement Allowance	0	0	0	0	0	0	0	0	0	0
Base Replacement Allowance	0	0	53,024	0	0	0	0	0	0	0
Roads Total	0	379,915	411,931	6,541	482,831	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Harbor										
Aeration Pump	5,124	0	0	0	0	5,941	0	0	0	0
Boardwalk, Composite-Between HH 16B & HH 17A*	0	0	0	0	0	0	0	13,200	0	0
Boardwalk, Composite-Between HH 17A & HH 17B*	0	0	0	0	0	0	0	14,181	0	0
Harbor Dredging	0	0	0	0	0	0	0	0	388,155	0
Kayak Dock, Floating	7,123	0	0	0	0	0	0	0	0	0
Kayak EZ Launch	0	0	0	8,811	0	0	0	0	0	0
Kayak Gazebo Roof & Structure	0	0	16,653	0	0	0	0	0	0	0
Marina Decking & Framing, PT Wd, S/S Screws	0	0	0	0	0	0	0	0	707,298	0
Marina Decking, PT Wd, S/S Screws-Mat \$ Only (1x)	0	0	0	0	0	0	0	0	0	0
Marina Electrical	0	0	0	0	0	0	0	0	107,083	0
Marina Gazebo Roof & Structure	0	0	17,622	0	0	0	0	0	0	0
Marina Pilings, PT Wood, Encased-Mooring	0	0	0	0	0	0	0	0	113,688	0
Marina Pilings, PT Wood, Wrapped	0	0	0	0	0	0	0	0	295,590	0
Marina Water Lines	0	0	0	0	61,850	0	0	0	0	0
Harbor Total	12,247	0	34,275	8,811	61,850	5,941	0	27,381	1,611,814	0
Common Facilities										
Administration Building										
A/C Air Handler Unit, 2.5 Ton	2,353	0	0	0	0	0	0	0	0	0
A/C Air Handler Unit, 3 Ton	2,872	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2.5 Ton	2,541	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	3,436	0	0	0	0	0	0	0	0	0
Deck Structure, Composite-Bldg Entrance*	0	0	4,357	0	0	0	0	0	0	0
Finish, Carpet-Downstairs	0	0	0	0	0	0	0	0	0	0
Finish, Carpet-Upstairs	0	0	0	0	0	0	0	0	0	0
Office Equipment, Phone System	0	0	0	0	0	17,845	0	0	0	0
Renovation Allowance-Admin Bldg Built-in Desks	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Exterior*	15,724	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Kitchen*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Lighting*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Restrms*	0	0	0	0	0	0	0	0	0	0
Storm Panels	0	0	0	0	0	0	0	0	0	3,321
Brookhouse										
Deck Structure, PT Wood*	1,257	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Common Facilities (continued)										
Gatehouse & Perimeter										
Access Control, Automated System	9,531	0	0	0	0	11,049	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	0	0	0	6,940	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	0	0	0	6,940	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	0	0	0	6,940	0	0	0	0	0
Door, Sliding Glass, 6068	0	0	0	6,923	0	0	0	0	0	0
Fence, Chain Link/Wood/Concrete-Prop Line	0	0	0	0	0	0	0	0	0	0
Replacement Allowance-Gatehouse	0	0	0	0	0	0	0	0	0	0
Surveillance System	0	0	0	21,480	0	0	0	24,176	0	0
Far Harbor										
Deck Structure, Composite-Far Harbor Pool Area	0	0	1,918	0	0	0	0	0	0	0
Fence/Railing, Wood Picket*	0	0	0	0	0	0	4,349	0	0	0
Renovation Allowance-Bath House Exterior*	8,198	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Floor	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House	0	4,291	0	0	0	0	0	0	0	0
Glenhouse										
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0
Harbor Club										
A/C Air Handler Unit, 2 Ton	2,825	0	0	0	0	0	0	0	0	0
A/C Air Handler Unit, 4 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2 Ton	3,051	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 4 Ton	0	0	0	0	0	0	0	0	0	0
A/C Package Unit, 4 Ton	0	0	0	0	0	0	0	0	0	10,854
A/C Split System-Restrooms	0	0	8,594	0	0	0	0	0	0	0
Deck & Ramps, Composite	0	0	24,516	0	0	0	0	0	0	0
Finish, Carpet-Meeting Hall	0	0	0	0	0	0	0	8,643	0	0
Finish, Rubber-Fitness Area	0	0	6,989	0	0	0	0	0	0	0
Finish, Vinyl Tile-Restrms/Hallway	0	0	0	0	0	0	0	0	0	0
Furnishings/AV Equipment Allowance	0	0	0	14,979	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	10,725	0
Renovation Allowance-Harbor Club Bldg Exterior*	0	0	0	0	0	0	30,168	0	0	0
Renovation Allowance-Harbor Club Kitchen*	0	0	11,834	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	5,814	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Common Facilities (continued)										
Maintenance										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	0	0	0
Door, Metal Roll Up, 12 x 14	0	6,250	0	0	0	0	0	0	0	0
Equipment, Tractor	0	0	0	0	0	0	0	0	0	0
Equipment, Street Sweeper Vacuum (used)	0	0	0	0	0	0	0	69,353	0	0
Fence, Chain Link, 6'	0	0	0	21,648	0	0	0	0	0	0
Finish, Clg, 2x4 SAT	0	0	0	0	0	0	0	0	0	0
Finish, Vinyl Comp Tile	0	0	0	0	0	0	0	0	5,993	0
Gate, VC Chain Link, 6x25 Sliding	0	8,292	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	0	0	0	80,593	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	0	0	0	0	0	0	0	0	0
Pavillion										
Appliance, Exhaust Fan & Hood, Commercial	0	0	0	0	0	0	0	0	0	0
Appliance, Microwave	0	0	0	0	0	0	0	0	0	1,555
Appliance, Refrigerator	0	0	0	0	0	0	0	0	0	0
Appliance, Wall Oven	0	0	0	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	0	10,980	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	0	0	0	13,110	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	0	30,991	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	0	30,991	0
Electronics, Audio/Video Equipment	0	8,430	0	0	0	0	0	0	0	0
Electronics, Projector	0	0	0	0	0	12,375	0	0	0	0
Equipment, Hearing Loop System	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	0	0	0	0	0	0	20,853	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Kitchen	0	0	0	0	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby	0	0	0	0	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	0	0	0	0	0	0	0	0	0	0
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	0	0	0	0	0	0	0	0	0	0
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	0	0	0	0	0	0	0	0	0	0
Finish, Wall Covering-Pavillion Bldg Lobby	0	0	7,796	0	0	0	0	0	0	0
Fire Alarm Control Panel	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance	0	0	48,476	0	0	0	0	0	0	0
Gazebo Deck, Composite-Pool Area	0	0	0	0	0	0	0	0	0	0
Gazebo Roof & Structure-Pool Area	0	0	0	0	0	0	0	0	0	0
Partition, Folding Accordion	0	0	0	0	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Railing, Alum Picket, 42"-Pavillion Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pavillion Bldg Kitchen*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pavillion Bldg Lobby Restrms*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	6,900	0	0	0
Window Treatments, Roll Shades	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Common Facilities (continued)										
Wilbanks										
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	0	0	7,494
A/C Air Handler Unit, 3 Ton-Conference Rm	0	0	0	0	0	3,329	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	0	0	8,967
A/C Condensing Unit, 3 Ton-Conference Rm	0	0	0	0	0	3,984	0	0	0	0
A/C Mini Split System-Guest Rms	8,432	0	0	0	0	0	0	0	0	0
A/C Package Unit, 3 Ton	0	0	6,340	0	0	0	0	0	0	0
Deck Structure, PT Wood-Pool Area*	0	22,008	0	0	0	0	0	0	0	0
Deck Structure/Stairs, PT Wood-Wilbanks House	0	14,126	0	0	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	0	7,014
Finish, Carpet	0	0	0	0	0	0	18,138	0	0	0
Finish, Clg	0	0	0	3,185	0	0	0	0	0	0
Finish, Epoxy Flr Coating-Kitchen Area	0	0	0	3,685	0	0	0	0	0	0
Finish, Paint Interior	0	0	0	0	0	0	0	6,583	0	0
Finish, Refinish Wood-Stairs	0	0	0	0	3,866	0	0	0	0	0
Furnishings Allowance-1st Floor	0	0	0	0	0	0	0	0	0	79,960
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	0	0	0	6,469	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	0	0	0	3,575	0
Ice Machine-Ice-O-Matic	0	0	3,249	0	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	23,199
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	0	0	0	15,126	0	0	0	0	0	0
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	0	0	0	63,881	0	0	0	0	0	0
All Buildings										
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	45,378	0	0	0	0	0
Fire Extinguisher w/Cabinet	0	27,408	0	0	0	0	0	0	0	0
Recreation - Brookhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	11,027	0	0	0	0	0
Furniture, Outdoor	7,373	0	0	0	0	8,547	0	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	5,298	0	0	0	0	0	6,326	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Pump, 2.5 Hp Submersible-Pond	2,173	0	0	0	0	2,519	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Common Facilities (continued)										
Recreation - Far Harbor										
Furniture, Outdoor	3,913	0	0	0	0	4,537	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Gas	0	5,144	0	0	0	0	0	6,142	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Recreation - Glenhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	10,768	0	0	0	0	0
Furniture, Outdoor	7,025	0	0	0	0	8,143	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	5,457	0	0	0	6,142	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Recreation - Harbor Club										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	9,467	0	0	0	0	0
Fitness, Bike, Aerodyne	0	0	0	0	0	0	0	0	0	1,408
Fitness, Bike, Recumbent	0	0	0	0	0	0	0	0	0	0
Fitness, Elliptical Machine	0	0	0	0	0	0	0	0	6,221	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	6,623	0	0	0	0	0	0	0	0	0
Fitness, Rower	0	0	0	0	0	2,695	0	0	0	0
Fitness, Treadmill	0	0	6,134	0	0	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	0	0	6,903	0	0	0
Fitness, Treadmill	0	5,955	0	0	0	0	0	0	0	7,544
Fitness, Weight Machine	0	0	0	0	0	0	0	0	12,950	0
Furniture, Outdoor-Pool Area	8,449	0	0	0	0	9,795	0	0	0	0
Furniture, Outdoor-Tennis Cts	2,560	0	0	0	0	2,968	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	0	0	5,789	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Spa Equipment, Filtration System	0	0	0	0	0	0	0	0	0	0
Spa Equipment, Heater, Nat Gas, 250k	0	0	0	0	4,132	0	0	0	0	0
Spa Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Spa Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	19,698	0	0	0	0	0	0	24,226	0	0
Tennis Court Windscreen, 6'	0	5,331	0	0	0	0	0	0	6,556	0

Pooled Cash Flow Plan

Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040
Common Facilities (continued)										
Recreation - Pavillion										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	9,275	0	0	0	0	0
Furniture, Outdoor-Pool	0	0	0	7,509	0	0	0	0	8,705	0
Furniture, Outdoor-Tennis Court	0	0	0	1,999	0	0	0	0	2,317	0
Ice Machine, 450#	0	0	0	0	0	0	0	0	7,026	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	5,144	0	0	0	0	0	6,142	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	19,698	0	0	0	0	0	0	24,226	0	0
Tennis Court Windscreen, 6'	5,175	0	0	0	0	0	0	6,365	0	0
Recreation - Wilbanks										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	7,136	0	0	0	0	0
Furniture, Outdoor	10,371	0	0	0	0	12,023	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	0	5,621	0	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	11,120	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	76,587	0
Recreation - Miscellaneous										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	0	0	0	0	0	36,728	0	0	0	0
Boardwalk, Deck Boards, Composite - Bayfront	0	0	0	0	0	0	0	0	0	198,976
Boardwalk, Frame, PT Wood - Bayfront	0	0	0	0	0	0	0	0	0	226,504
Boardwalk, Frame, PT Wood (2012) - Bayfront	0	0	0	0	0	41,810	0	0	0	0
Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Rail, PT Wood - Bayfront	0	0	0	0	0	0	0	0	0	22,725
Booster Pump	0	63,855	0	0	0	0	0	0	0	0
Equipment, Mower, 48"	0	0	0	0	14,580	0	0	0	0	16,902
Equipment, Mower, 52"	0	0	15,270	0	0	0	0	17,702	0	0
Fishing Pier (behind 1511 Pelican Point Dr)	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Filter Grids	0	0	0	8,225	0	0	0	0	0	9,821
Pool Equipment, Pumps	3,250	0	0	0	0	0	3,880	0	0	0
Pool Equipment, Pumps	0	5,021	0	0	0	0	0	5,995	0	0
Pool Equipment, Pumps	0	0	0	5,326	0	0	0	0	0	6,360
Pool Equipment, Pumps	0	0	0	0	0	7,534	0	0	0	0
Tree Replacement Allowance	0	13,842	0	14,685	0	15,580	0	16,528	0	17,535
Walkway, Elevated Concrete (by Bay House Point Bldg 8	0	0	0	0	0	0	0	0	0	0
Well Pump-4 Way	0	0	0	9,678	0	0	0	0	0	0
Well Pump-Brookhouse	0	0	0	0	0	0	10,575	0	0	0
Well Pump-Treehouse	13,127	0	0	0	0	15,218	0	0	0	0
Common Facilities Total	169,655	200,911	161,751	203,786	142,070	222,468	101,766	222,223	320,255	650,139
Grand Total	576,584	636,195	1,152,202	277,879	1,009,813	478,497	454,234	315,718	2,000,166	1,175,035

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
General Reserve Fund										
Beginning Year Balance	1,897,027	1,642,809	1,311,608	545,915	1,000	209,338	709,533	1,337,985	1,843,458	2,404,184
					Lowest					
Annual Reserve Contribution	841,009	866,239	892,226	919,008	919,008	919,008	919,008	919,008	919,008	919,008
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	2,738,036	2,509,048	2,203,834	1,464,923	920,008	1,128,346	1,628,541	2,256,993	2,762,466	3,323,192
Expenditures										
Roofs	664,404	777,432	1,262,834	847,396	200,635	82,970	0	0	0	199,271
Paint	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263
Roads	157,079	0	37,149	155,899	107,718	0	85,631	0	51,552	0
Harbor	16,459	0	0	11,842	0	7,984	0	0	129,984	0
Common Facilities	232,890	383,798	297,192	369,872	327,102	264,774	157,631	378,376	155,254	157,559
Total Expenditures	1,143,076	1,235,642	1,673,819	1,463,952	716,767	439,479	329,526	467,228	428,307	451,093
Earned Interest	47,849	38,202	15,900	29	6,097	20,666	38,970	53,693	70,025	86,163
Ending Year Balance	1,642,809	1,311,608	545,915	1,000	209,338	709,533	1,337,985	1,843,458	2,404,184	2,958,262
Pooled Cash Flow Plan Variables:										
Annual Reserve Contribution % Change	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Inflation Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Minimum Plan Balance: \$1000)										

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Roofs										
Shingle Roofs - Common Buildings										
Harbor Club Bldg	0	63,957	0	0	0	0	0	0	0	0
Office Bldg	0	0	25,618	0	0	0	0	0	0	0
Pavilion Bldg	0	0	0	0	0	0	0	0	0	0
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	0	0	0	82,970	0	0	0	0
Wilbanks Pool Restroom Bldg	0	0	0	0	9,609	0	0	0	0	0
Shingle Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	77,963	0	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	65,544	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	30,285	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	37,273	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	0	0	31,838	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	65,228	0	0	0	0	0
Condo Bldg, 22 Units - #6	16,558	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	65,544	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	0
Shingle Roofs - Brookhouses										
Condo Bldg, 8 Units - #1	0	0	51,969	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #2	0	0	50,505	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3	0	0	70,999	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	54,164	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #5	0	0	62,216	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	57,297	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	0	43,727	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	0	65,590	0	0	0	0	0	0
Condo Bldg, 8 Units - #9	0	0	0	51,266	0	0	0	0	0	0
Condo Bldg, 4 Units - #10	0	0	0	28,649	0	0	0	0	0	0
Condo Bldg, 8 Units - #11	0	0	0	59,559	0	0	0	0	0	0
Condo Bldg, 10 Units - #12	0	60,404	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #13	0	0	0	65,590	0	0	0	0	0	0
Condo Bldg, 12 Units - #14	0	0	0	82,176	0	0	0	0	0	0
Condo Bldg, 8 Units - #15	0	0	0	60,313	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Roofs (continued)										
Shingle Roofs - Glenhouses										
Condo Bldg, 8 Units - #1	0	0	48,309	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #2	0	0	29,278	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #3	0	0	44,649	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	0	51,237	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5	0	0	51,237	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #6	0	0	54,896	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #7	0	0	54,896	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	41,721	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #9	0	0	0	56,543	0	0	0	0	0	0
Condo Bldg, 8 Units - #10	0	0	0	52,774	0	0	0	0	0	0
Condo Bldg, 12 Units - #11	0	0	0	56,543	0	0	0	0	0	0
Condo Bldg, 8 Units - #12	0	0	0	52,774	0	0	0	0	0	0
Condo Bldg, 8 Units - #13	0	0	0	52,774	0	0	0	0	0	0
Condo Bldg, 8 Units - #14	0	0	0	61,821	0	0	0	0	0	0
Shingle Roofs - Grovehouses										
Condo Bldg, 16 Units - #1	0	47,612	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	47,612	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	42,776	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	27,715	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	27,715	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	27,004	0	0	0	0	0	0	0	0
Shingle Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #15	48,295	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #16B	0	0	46,845	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	33,670	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	40,989	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	28,546	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18	0	51,166	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19	0	66,089	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	26,402	0	0	0	0	0
Condo Bldg, 16 Units - #21	0	0	70,999	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Roofs (continued)										
Shingle Roofs - Treehouses										
Condo Bldg, 6 Units - #1	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #2	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #3	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #4	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #5	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #6	0	59,693	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	57,954	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #8	57,954	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #11	57,954	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #12	57,954	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #13	57,954	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #14	57,954	0	0	0	0	0	0	0	0	0
Flat Roofs - Bayhouses										
Condo Bldg, 24 Units - #1	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Roofs (continued)										
Flat Roofs - Grovehouses										
Condo Bldg, 16 Units - #1 Neogard	0	0	82,787	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code upgra	0	0	82,132	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	0	0
Flat Roofs - Harborhouses										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18	0	0	0	0	0	0	0	0	0	100,031
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	99,240
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard	0	0	92,954	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard (1x mech/code upgr	0	0	92,218	0	0	0	0	0	0	0
Roofs Total	664,404	777,432	1,262,834	847,396	200,635	82,970	0	0	0	199,271
Paint										
Paint	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263
Paint Total	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Roads										
Asphalt Overlay, 1.5"										
Bayhouse Point Dr & Bayhouse Ct	0	0	0	68,410	0	0	0	0	0	0
Bayhouse Point Dr & Bayhouse Ct Parking/Carports	0	0	0	0	0	0	0	0	0	0
Boathouse Cir-Harbor Club to Pel Cov Rd	0	0	0	0	0	0	0	0	0	0
Brookhouse Cir	0	0	0	0	0	0	0	0	0	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	0	0	0	23,873	0	0	0
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	0	0	0	0	0	0	0	0	0	0
Brookhouse Dr-Bldgs #14-15	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs # 1-2	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #11	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #12-14	0	0	0	87,489	0	0	0	0	0	0
Clower Creek Dr-Bldgs #17B to bridge	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #18	0	0	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #19-21 to bridge	0	0	0	0	0	0	0	0	0	0
Glenhouse Dr Parking/Carports-Bldgs #1-6	0	0	0	0	0	0	0	0	0	0
Glenhouse Dr-Bldgs #1-6	0	0	0	0	0	0	61,758	0	0	0
Maintenance Shop Entrance Road	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd Parking/Carports-Grovehse #5-7	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Entry to Grovehse #6	0	0	0	0	107,718	0	0	0	0	0
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	157,079	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-4-Wy Intersection to BA 134	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Glenhse #9-14	0	0	0	0	0	0	0	0	0	0
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	0	0	37,149	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	0	0	0	0	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	0	0	0	0	0	0	0	0	0
Treehouse Cir Parking/Carports-Bldgs #2-3	0	0	0	0	0	0	0	0	0	0
Treehouse Cir-Bldgs #1	0	0	0	0	0	0	0	0	0	0
Treehouse Cir-Bldgs #2-3	0	0	0	0	0	0	0	0	51,552	0
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	0	0	0	0	0	0	0	0	0	0
Additional Base Replacement Allowance										
Base Replacement Allowance	0	0	0	0	0	0	0	0	0	0
Base Replacement Allowance	0	0	0	0	0	0	0	0	0	0
Roads Total	157,079	0	37,149	155,899	107,718	0	85,631	0	51,552	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Harbor										
Aeration Pump	6,887	0	0	0	0	7,984	0	0	0	0
Boardwalk, Composite-Between HH 16B & HH 17A*	0	0	0	0	0	0	0	0	0	0
Boardwalk, Composite-Between HH 17A & HH 17B*	0	0	0	0	0	0	0	0	0	0
Harbor Dredging	0	0	0	0	0	0	0	0	0	0
Kayak Dock, Floating	9,572	0	0	0	0	0	0	0	0	0
Kayak EZ Launch	0	0	0	11,842	0	0	0	0	0	0
Kayak Gazebo Roof & Structure	0	0	0	0	0	0	0	0	0	0
Marina Decking & Framing, PT Wd, S/S Srews	0	0	0	0	0	0	0	0	0	0
Marina Decking, PT Wd, S/S Screws-Mat \$ Only (1x)	0	0	0	0	0	0	0	0	129,984	0
Marina Electrical	0	0	0	0	0	0	0	0	0	0
Marina Gazebo Roof & Structure	0	0	0	0	0	0	0	0	0	0
Marina Pilings, PT Wood, Encased-Mooring	0	0	0	0	0	0	0	0	0	0
Marina Pilings, PT Wood, Wrapped	0	0	0	0	0	0	0	0	0	0
Marina Water Lines	0	0	0	0	0	0	0	0	0	0
Harbor Total	16,459	0	0	11,842	0	7,984	0	0	129,984	0
Common Facilities										
Administration Building										
A/C Air Handler Unit, 2.5 Ton	0	0	3,355	0	0	0	0	0	0	0
A/C Air Handler Unit, 3 Ton	0	0	4,095	0	0	0	0	0	0	0
A/C Condensing Unit, 2.5 Ton	0	0	3,623	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	4,899	0	0	0	0	0	0	0
Deck Structure, Composite-Bldg Entrance*	0	0	0	0	0	0	0	6,788	0	0
Finish, Carpet-Downstairs	0	7,173	0	0	0	0	0	0	0	0
Finish, Carpet-Upstairs	0	7,242	0	0	0	0	0	0	0	0
Office Equipment, Phone System	0	0	0	0	0	23,982	0	0	0	0
Renovation Allowance-Admin Bldg Built-in Desks	0	0	0	0	0	0	0	28,699	0	0
Renovation Allowance-Admin Bldg Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Kitchen*	0	0	0	0	0	0	0	10,662	0	0
Renovation Allowance-Admin Bldg Lighting*	0	0	0	0	0	0	0	10,440	0	0
Renovation Allowance-Admin Bldg Restrms*	0	0	0	6,118	0	0	0	0	0	0
Storm Panels	0	0	0	0	0	0	0	0	0	0
Brookhouse										
Deck Structure, PT Wood*	0	0	0	0	0	1,958	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	21,393	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	20,131	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	5,767	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Common Facilities (continued)										
Gatehouse & Perimeter										
Access Control, Automated System	12,809	0	0	0	0	14,849	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	0	0	0	9,326	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	0	0	0	9,326	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	0	0	0	9,326	0	0	0	0	0
Door, Sliding Glass, 6068	0	0	0	0	0	0	0	0	0	0
Fence, Chain Link/Wood/Concrete-Prop Line	0	0	0	0	0	0	0	0	0	0
Replacement Allowance-Gatehouse	0	91,526	0	0	0	0	0	0	0	0
Surveillance System	0	27,211	0	0	0	30,626	0	0	0	34,469
Far Harbor										
Deck Structure, Composite-Far Harbor Pool Area	0	0	0	0	0	0	0	2,988	0	0
Fence/Railing, Wood Picket*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	12,838	0	0	0	0	0	0	0
Renovation Allowance-Bath House Floor	0	0	0	0	8,334	0	0	0	0	0
Renovation Allowance-Pump House	0	0	0	0	0	0	0	0	0	0
Glenhouse										
Renovation Allowance-Bath House Exterior*	0	26,974	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	0	0	0	21,357	0	0	0	0
Renovation Allowance-Pump House*	0	6,697	0	0	0	0	0	0	0	0
Harbor Club										
A/C Air Handler Unit, 2 Ton	0	0	4,028	0	0	0	0	0	0	0
A/C Air Handler Unit, 4 Ton	6,643	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2 Ton	0	0	4,350	0	0	0	0	0	0	0
A/C Condensing Unit, 4 Ton	7,262	0	0	0	0	0	0	0	0	0
A/C Package Unit, 4 Ton	0	0	0	0	0	0	0	0	0	0
A/C Split System-Restrooms	10,887	0	0	0	0	0	0	0	13,792	0
Deck & Ramps, Composite	0	0	0	0	0	0	0	38,195	0	0
Finish, Carpet-Meeting Hall	0	0	0	0	0	0	0	0	0	12,322
Finish, Rubber-Fitness Area	0	0	0	0	0	0	0	0	0	0
Finish, Vinyl Tile-Restrms/Hallway	0	0	0	5,465	0	0	0	0	0	0
Furnishings/AV Equipment Allowance	0	0	0	20,131	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Bldg Exterior*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Kitchen*	0	0	0	0	16,872	0	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	0	0	0	0	31,918	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Common Facilities (continued)										
Maintenance										
A/C Air Handler Unit, 2 Ton	0	4,433	0	0	0	0	0	0	0	0
A/C Condensing Unit, 2 Ton	0	4,433	0	0	0	0	0	0	0	0
Door, Metal Roll Up, 12 x 14	0	0	0	0	0	0	0	0	0	0
Equipment, Tractor	0	0	0	0	0	0	0	0	83,120	0
Equipment, Street Sweeper Vacuum (used)	0	0	0	0	0	0	0	0	0	0
Fence, Chain Link, 6'	0	0	0	0	0	0	0	0	0	0
Finish, Clg, 2x4 SAT	0	0	6,156	0	0	0	0	0	0	0
Finish, Vinyl Comp Tile	0	0	0	0	0	0	0	0	0	0
Gate, VC Chain Link, 6x25 Sliding	0	11,143	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	4,329	0	0	0	0	0	0	0	0
Pavillion										
Appliance, Exhaust Fan & Hood, Commercial	8,492	0	0	0	0	0	0	0	0	0
Appliance, Microwave	0	0	0	0	0	0	0	0	0	0
Appliance, Refrigerator	0	0	0	2,923	0	0	0	0	0	0
Appliance, Wall Oven	0	0	0	0	2,893	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	15,655	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	0	0	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	0	0	0
Electronics, Audio/Video Equipment	0	11,329	0	0	0	0	0	0	0	0
Electronics, Projector	0	0	0	0	0	16,631	0	0	0	0
Equipment, Hearing Loop System	0	7,717	0	0	0	0	0	0	0	0
Finish, Carpet	0	0	0	0	26,416	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Kitchen	0	0	0	0	0	0	0	7,026	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby	0	0	0	0	0	0	0	18,632	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	0	0	0	0	0	0	0	19,034	0	0
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	0	0	0	0	0	0	0	12,186	0	0
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	0	0	0	0	0	0	0	8,741	0	0
Finish, Wall Covering-Pavillion Bldg Lobby	0	0	0	0	11,115	0	0	0	0	0
Fire Alarm Control Panel	7,804	0	0	0	0	0	0	0	0	0
Furnishings Allowance	0	0	0	0	69,115	0	0	0	0	0
Gazebo Deck, Composite-Pool Area	0	0	21,372	0	0	0	0	0	0	0
Gazebo Roof & Structure-Pool Area	0	0	0	0	0	0	55,511	0	0	0
Partition, Folding Accordion	0	0	0	0	0	0	0	9,378	0	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Railing, Alum Picket, 42"-Pavillion Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pavillion Bldg Kitchen*	0	0	0	0	0	0	0	40,205	0	0
Renovation Allowance-Pavillion Bldg Lobby Restrms*	0	0	0	0	0	0	0	24,212	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0
Window Treatments, Roll Shades	15,691	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Common Facilities (continued)										
Wilbanks										
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	0	0	0
A/C Air Handler Unit, 3 Ton-Conference Rm	0	0	0	0	0	0	0	4,747	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton-Conference Rm	0	0	0	0	0	0	0	5,680	0	0
A/C Mini Split System-Guest Rms	0	0	12,022	0	0	0	0	0	0	0
A/C Package Unit, 3 Ton	0	0	0	0	9,040	0	0	0	0	0
Deck Structure, PT Wood-Pool Area*	0	0	0	0	0	0	34,288	0	0	0
Deck Structure/Stairs, PT Wood-Wilbanks House	0	0	0	0	0	0	22,008	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	0	0	0	0	22,977	0	0	0	0	0
Finish, Clg	0	0	0	0	0	0	0	0	0	0
Finish, Epoxy Flr Coating-Kitchen Area	0	0	0	0	0	5,253	0	0	0	0
Finish, Paint Interior	0	0	0	0	0	8,340	0	0	0	0
Finish, Refinish Wood-Stairs	0	0	4,898	0	0	0	0	0	0	0
Furnishings Allowance-1st Floor	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	0	0	0	8,694	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	0	0	0	4,805	0
Ice Machine-Ice-O-Matic	4,116	0	0	0	0	0	0	0	5,214	0
Plumbing Allowance	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	6,502	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	28,933	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	8,128	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	0	0	0	0	0	0	0	0	0	0
All Buildings										
Electrical Panels	0	0	0	0	0	0	0	0	0	14,139
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Fire Extinguisher w/Cabinet	0	0	0	0	0	0	0	0	0	0
Recreation - Brookhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	9,908	0	0	0	0	11,486	0	0	0	0
Pool Equipment, Filtration System	0	0	16,969	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	0	7,554	0	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	6,608	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	32,972	0	0	0	0	0	0	0	0
Pump, 2.5 Hp Submersible-Pond	2,920	0	0	0	0	3,386	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Common Facilities (continued)										
Recreation - Far Harbor										
Furniture, Outdoor	5,259	0	0	0	0	6,097	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	16,969	0	0	0	0	0	0	0
Pool Equipment, Heater, Gas	0	0	0	7,334	0	0	0	0	0	8,757
Pool Finish, Ceramic Tile Trim	0	0	6,145	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	23,815	0	0	0	0	0	0	0
Recreation - Glenhouse										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	9,441	0	0	0	0	10,944	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	16,969	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	6,913	0	0	0	7,780	0	0	0	8,757
Pool Finish, Ceramic Tile Trim	6,249	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	32,667	0	0	0	0	0	0	0	0	0
Recreation - Harbor Club										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Fitness, Bike, Aerodyne	0	0	0	0	0	0	0	0	0	0
Fitness, Bike, Recumbent	3,419	0	0	0	0	0	0	0	0	0
Fitness, Elliptical Machine	0	0	0	0	0	0	0	0	0	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	8,901	0	0	0	0	0	0	0	0	0
Fitness, Rower	0	0	0	0	0	0	0	3,843	0	0
Fitness, Treadmill	7,770	0	0	0	0	0	0	0	9,843	0
Fitness, Treadmill	0	0	0	0	8,745	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	0	0	0	9,556	0	0
Fitness, Weight Machine	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool Area	11,355	0	0	0	0	13,164	0	0	0	0
Furniture, Outdoor-Tennis Cts	3,441	0	0	0	0	3,989	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	21,211	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	6,913	0	0	0	0	0	8,254	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	14,133	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	51,615	0	0	0	0	0	0
Spa Equipment, Filtration System	0	0	16,969	0	0	0	0	0	0	0
Spa Equipment, Heater, Nat Gas, 250k	4,934	0	0	0	0	0	5,892	0	0	0
Spa Finish, Ceramic Tile Trim	0	0	0	2,599	0	0	0	0	0	0
Spa Finish, Exposed Aggregate	0	0	0	8,135	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	0	0	0	29,795	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	0	0	8,063	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 26 2046	Year 27 2047	Year 28 2048	Year 29 2049	Year 30 2050
Common Facilities (continued)										
Recreation - Pavillion										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool	0	0	0	10,091	0	0	0	0	11,698	0
Furniture, Outdoor-Tennis Court	0	0	0	2,686	0	0	0	0	3,114	0
Ice Machine, 450#	0	0	0	0	0	0	0	0	9,442	0
Pool Equipment, Filtration/Chemical System	0	0	21,211	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	7,334	0	0	0	0	0	8,757
Pool Finish, Ceramic Tile Trim	0	4,587	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	48,580	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	0	0	0	29,795	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	0	7,828	0	0	0	0	0
Recreation - Wilbanks										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	13,938	0	0	0	0	16,158	0	0	0	0
Pool Equipment, Filtration/Chemical System	0	0	21,211	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	6,712	0	0	0	0	0	8,014	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Recreation - Miscellaneous										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	0	0	0	0	0	0	0	52,365	0	0
Boardwalk, Deck Boards, Composite - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Frame, PT Wood - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Frame, PT Wood (2012) - Bayfront	0	0	0	0	0	0	0	0	0	0
Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	0	0	0	88,811	0	0	0	0	0	0
Boardwalk, Rail, PT Wood - Bayfront	0	0	0	0	0	0	0	0	0	0
Booster Pump	0	0	0	0	0	0	0	0	0	0
Equipment, Mower, 48"	0	0	0	0	19,594	0	0	0	0	22,715
Equipment, Mower, 52"	0	0	20,521	0	0	0	0	23,790	0	0
Fishing Pier (behind 1511 Pelican Point Dr)	0	0	0	95,472	0	0	0	0	0	0
Pool Equipment, Filter Grids	0	0	0	0	0	11,727	0	0	0	0
Pool Equipment, Pumps	0	0	4,633	0	0	0	0	0	5,532	0
Pool Equipment, Pumps	0	0	0	7,158	0	0	0	0	0	8,547
Pool Equipment, Pumps	0	0	0	0	0	7,594	0	0	0	0
Pool Equipment, Pumps	0	8,996	0	0	0	0	0	10,742	0	0
Tree Replacement Allowance	0	18,603	0	19,736	0	20,938	0	22,213	0	23,566
Walkway, Elevated Concrete (by Bay House Point Bldg 8	0	0	0	0	0	0	0	0	0	0
Well Pump-4 Way	0	12,259	0	0	0	0	0	0	0	15,530
Well Pump-Brookhouse	0	0	0	0	13,396	0	0	0	0	0
Well Pump-Treehouse	17,642	0	0	0	0	20,452	0	0	0	0
Common Facilities Total	232,890	383,798	297,192	369,872	327,102	264,774	157,631	378,376	155,254	157,559
Grand Total	1,143,076	1,235,642	1,673,819	1,463,952	716,767	439,479	329,526	467,228	428,307	451,093