

# 2022 Reserve Study Update

This report has been prepared exclusively for:

## **Pelican Cove Condominium Association, Inc.**

**1615 Pelican Point Drive  
Sarasota, FL 34231-6721**

For the Period

From: January 1, 2022 To: December 31, 2022

Report No: 7767 Version 5



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## Section 1

# Introduction

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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.

October 21, 2021

Board of Directors  
Pelican Cove Condominium Association, Inc.  
1615 Pelican Point Drive  
Sarasota, FL 34231-6721

Re: Reserve Study Update Report

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As authorized, this reserve study without site inspection, has been prepared on Pelican Cove Condominium Association, Inc. property, located at 1615 Pelican Point Drive, Sarasota, FL 34231-6721. A summary of our recommendations and findings can be found on the next page.

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

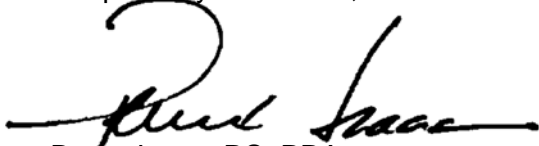
Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

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

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan. For further explanation of these two funding methods, please refer to the Reserve Study Accounting page in section 1.

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

Respectfully Submitted,



Dreux Isaac, RS, PRA  
President



# Summary of Recommendations & Findings

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## 1. General Information

|                    |   |                     |                       |
|--------------------|---|---------------------|-----------------------|
| Property Name:     | <b>Pelican Cove Condominium Association, Inc.</b> | Report Run Date:    | <b>11/21/2021</b>     |
| Property Location: | <b>Sarasota, FL 3423</b>                          | Report No:          | <b>7767 Version 5</b> |
| Property Number:   | <b>605</b>  | Budget Year Begins: | <b>01/01/2022</b>     |
| Property Type:     | <b>Condominium</b>                                | Budget Year Ends:   | <b>12/31/2022</b>     |
| Total Units:       | <b>731</b>  |                     |                       |
| Phase:             | <b>1 of 1</b>                                     |                     |                       |

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## 2. Report Findings

|   |                    |
|---|--------------------|
| Total number of categories set up in reserve schedule:                      | <b>5</b>           |
| Total number of components scheduled for reserve funding:                   | <b>367</b>         |
| Total current cost of all scheduled reserve components:                     | <b>\$8,738,935</b> |
| Estimated 2022 beginning year reserve balance:                              | <b>\$2,438,084</b> |
| Number of components scheduled for replacement in the 2022 budget year:     | <b>33</b>          |
| Total cost of components scheduled for replacement in the 2022 budget year: | <b>\$616,638</b>   |

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## 3. Straight Line Funding Plan

|   |                  |
|---|------------------|
| 2021 annual reserve funding contribution amount:                        | <b>\$465,646</b> |
| 2022 recommended annual reserve funding contribution amount:            | <b>\$723,960</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>\$258,314</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>55.47%</b>    |

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## 4. 30 Year Pooled Cash Flow Funding Plan

|   |                  |
|---|------------------|
| 2021 annual reserve funding contribution amount:                        | <b>\$465,646</b> |
| 2022 recommended annual reserve funding contribution amount:            | <b>\$553,602</b> |
| 2022 planned special assessment amount:                                 | <b>\$0</b>       |
| Total 2022 reserve funding and planned special assessment amount:       | <b>\$553,602</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>\$87,956</b>  |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>18.89%</b>    |

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# Report Process

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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, 2022 and ending December 31, 2022.

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

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*(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 multi-condominium 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 non-developer 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 non-developer 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

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

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

"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.

"Capital expenditure" means an expenditure of funds for:

The purchase of an asset whose useful life is greater than one year in length;

The replacement of an asset whose useful life is greater than one year in length;

The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.

"Deferred maintenance" means any maintenance or repair that:

Will be performed less frequently than yearly; and

Will result in maintaining the useful life of an asset.

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

"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.

"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:

The total estimated useful life of the asset;

The estimated remaining useful life of the asset;

The estimated replacement cost or deferred maintenance expense of the asset;

The estimated fund balance as of the beginning of the period for which the budget will be in effect; and;

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

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- (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

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## **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

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- (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), Florida Statutes, 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 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,
  6. If the developer has established converter reserves pursuant to section 718.618(1), Florida Statutes, each converter reserve account shall be identified and include the disclosures required by this rule.

# Reserve Study Accounting

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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

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## **Reserves**

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

## **Component**

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

## **Quantity**

The quantity or amount of each reserve component element.

## **Units**

The unit of measurement for each quantity.

## **Cost Per Unit**

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

## **Current Cost**

The estimated current cost to replace a reserve component.

## **Useful Life**

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

## **Remaining Life**

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

## **12/31/2021 Balance**

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

## **Unfunded Balance**

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

## **2022 Contribution**

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

# Unit Abbreviations

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**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

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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

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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](mailto:update@dia-corp.com).

# Terms and Conditions

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

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

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

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

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

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 report, including value conclusions.

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

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

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

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

# Report Notes

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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

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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 \$1,000. This change was first reflected in the 2021 reserve study #7043 version 2. Dreux Isaac & Associates does not support or recommend this change as it dramatically increases the possibly of one or more special assessments.

## Section 2

# Graphs

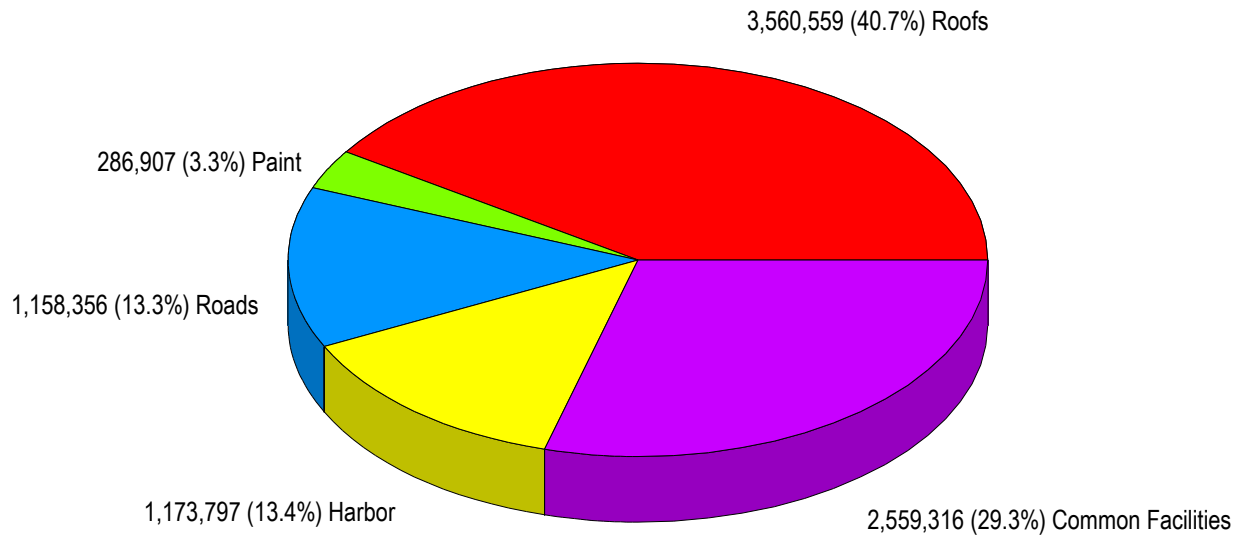
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This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in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

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

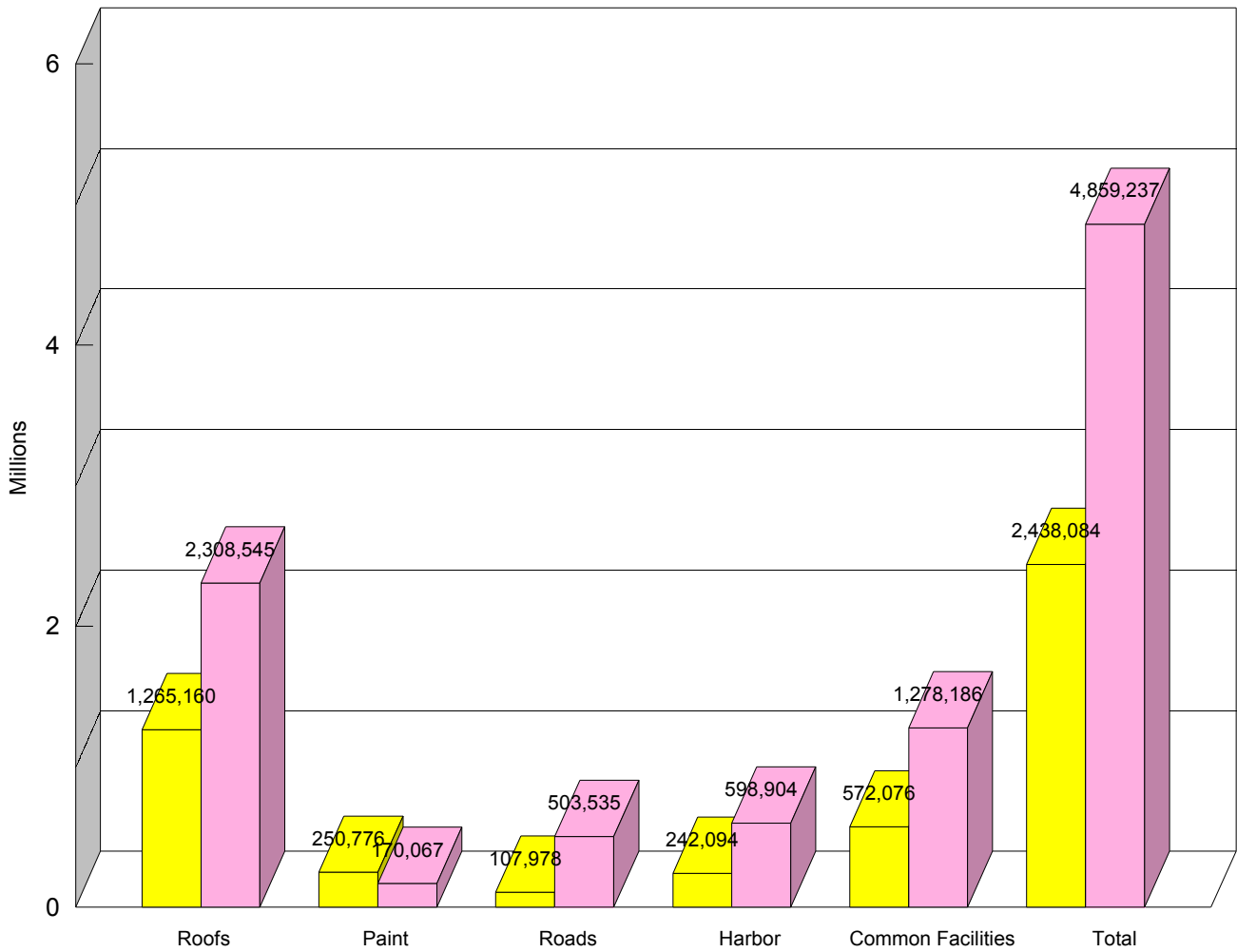
# Chart A

2022 Current Reserve Component Costs



# Chart B

2022 Actual vs. 100% Funded Straight Line Reserve Balances

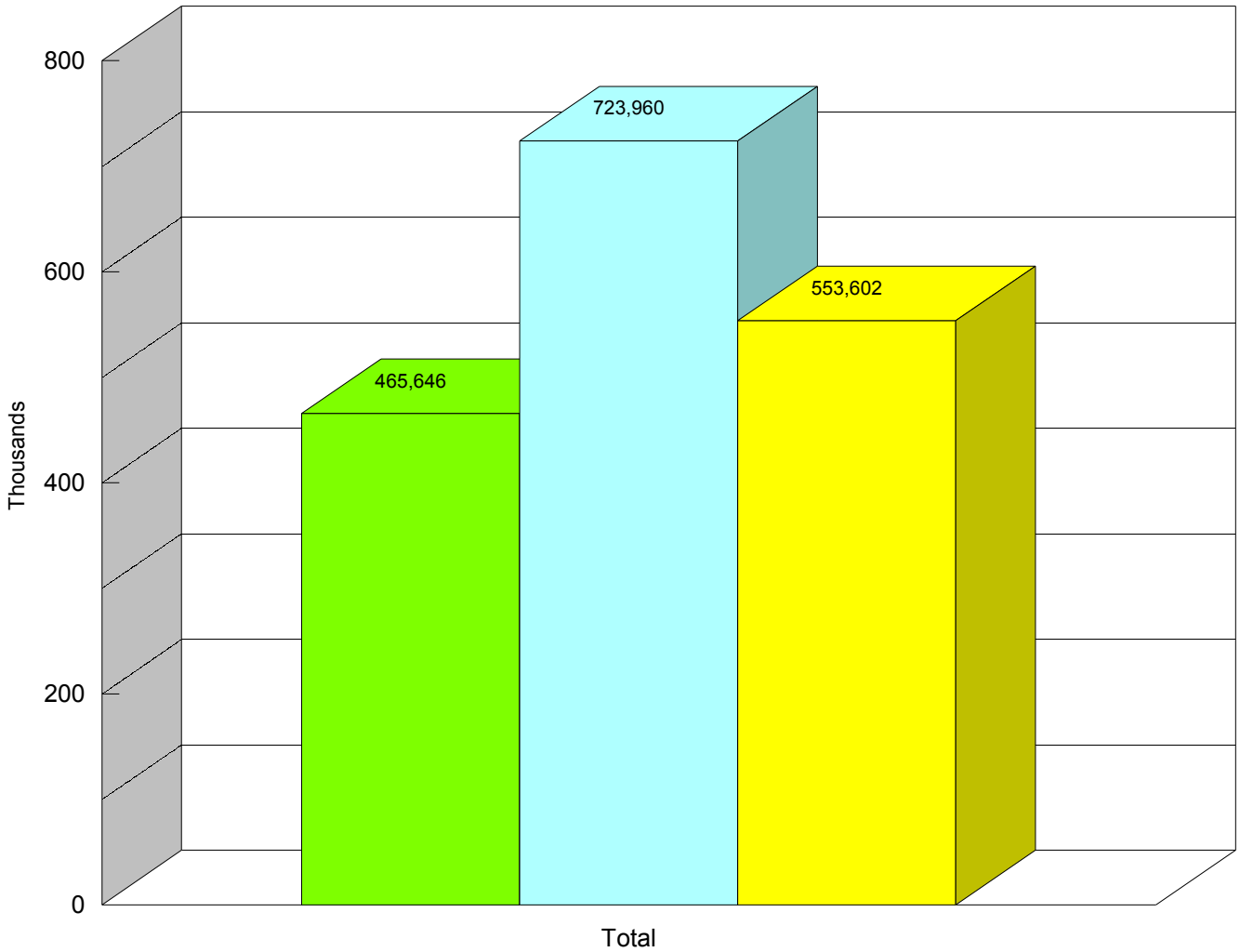


■ Estimated 2022 Beginning Year Balances  
■ 100% Funded Straight Line 2022 Beginning Year Balances

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

## 2022 Funding Contribution Comparisons

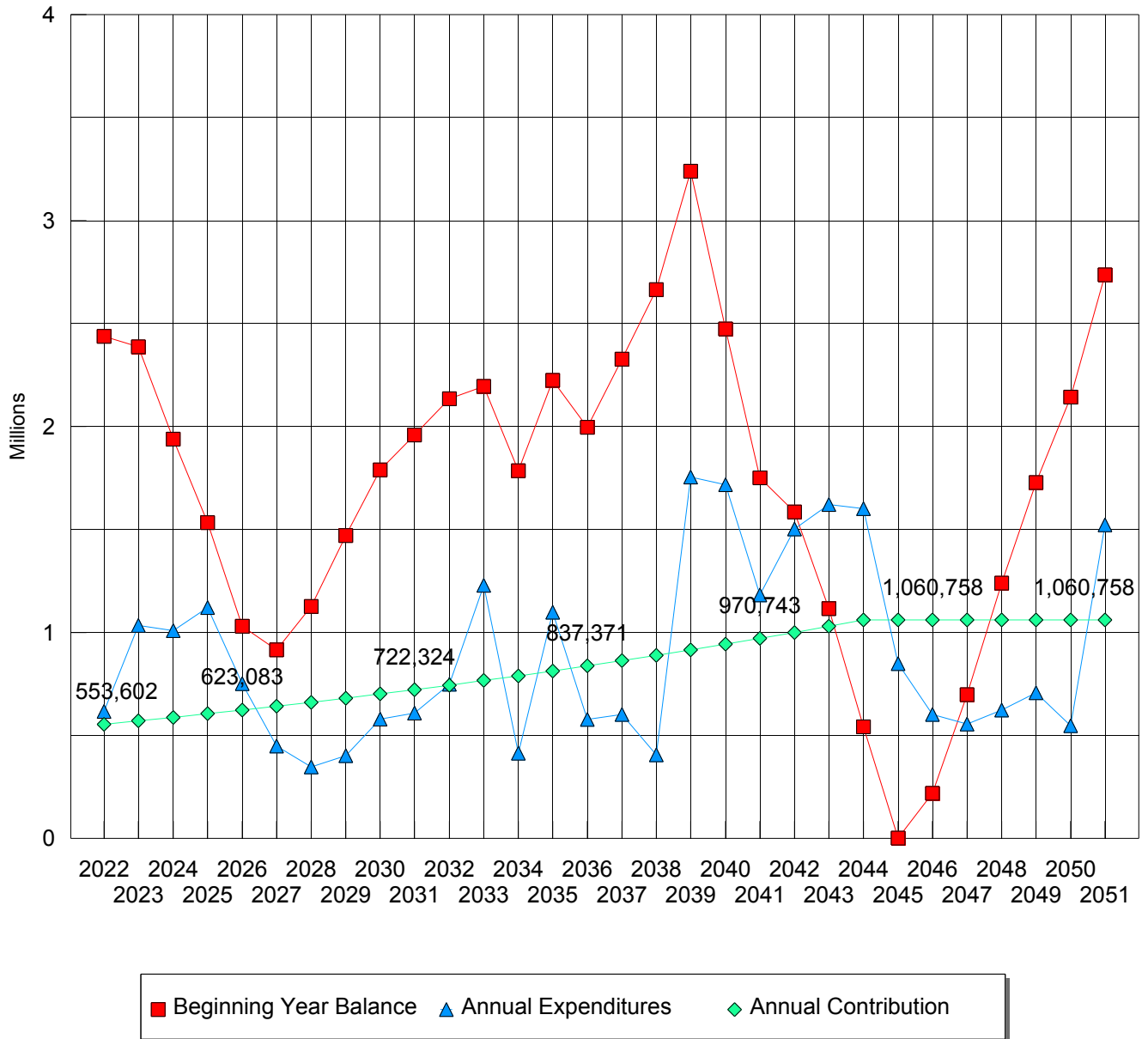


- 2021 Annual Contribution
- Proposed 2022 Straight Line Contribution
- Proposed 2022 Cash Flow Plan Contribution

$$\text{Proposed 2022 Straight Line Contribution} = \text{Unfunded Balance} / \text{Remaining Life}$$

# Chart D

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



## Section 3

# Schedule

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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<br>Cost  | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--------------------|------------------|----------------|--------------|-----------------------|---------------------|----------------------|
| Roofs              | 3,560,559        | 18-30          | 1-25         | 1,265,160             | 2,295,399           | 322,277              |
| Paint              | 286,907          | 1-30           | 1-4          | 250,776               | 36,131              | 9,033                |
| Roads              | 1,158,356        | 10-40          | 3-20         | 107,978               | 1,050,378           | 98,260               |
| Harbor             | 1,173,797        | 5-30           | 1-18         | 242,094               | 931,703             | 58,038               |
| Common Facilities  | 2,559,316        | 2-35           | 1-29         | 572,076               | 1,987,240           | 236,352              |
| <b>Grand Total</b> | <b>8,738,935</b> |                |              | <b>2,438,084</b>      | <b>6,300,851</b>    | <b>723,960</b>       |



### Straight Line Component Schedule

| Description                               | Quantity | Units   | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|---|----------|---------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Roofs</b>                              |          |         |                  |                 |                |              |                       |                     |                      |
| <b>Shingle Roofs - Common Buildings</b>   |          |         |                  |                 |                |              |                       |                     |                      |
| Harbor Club Bldg                          | 90       | Squares | 397.00           | 35,730          | 18             | 3            | 35,730                | 0                   | 0                    |
| Office Bldg                               | 35       | Squares | 397.00           | 13,895          | 18             | 4            | 1,242                 | 12,653              | 3,163                |
| Pavilion Bldg                             | 81       | Squares | 397.00           | 32,157          | 18             | 12           | 0                     | 32,157              | 2,680                |
| Wilbanks Bldg (Tile & Mod Bit Flat Roofs) | 37       | Squares | 1,112.00         | 41,144          | 30             | 25           | 0                     | 41,144              | 1,646                |
| Wilbanks Pool Restroom Bldg               | 1        | Total   | 4,910.00         | 4,910           | 18             | 6            | 0                     | 4,910               | 818                  |
| <b>Shingle Roofs - Bayhouses</b>          |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 24 Units - #1                 | 113      | Squares | 397.00           | 44,861          | 18             | 2            | 44,861                | 0                   | 0                    |
| Condo Bldg, 18 Units - #2                 | 95       | Squares | 397.00           | 37,715          | 18             | 2            | 37,715                | 0                   | 0                    |
| Condo Bldg, 12 Units - #3A                | 39       | Squares | 397.00           | 15,483          | 18             | 6            | 0                     | 15,483              | 2,581                |
| Condo Bldg, 12 Units - #3B                | 48       | Squares | 397.00           | 19,056          | 18             | 6            | 0                     | 19,056              | 3,176                |
| Condo Bldg, 10 Units - #4                 | 83       | Squares | 397.00           | 32,951          | 18             | 1            | 32,951                | 0                   | 0                    |
| Condo Bldg, 8 Units - #5A                 | 41       | Squares | 397.00           | 16,277          | 18             | 6            | 0                     | 16,277              | 2,713                |
| Condo Bldg, 14 Units - #5B                | 84       | Squares | 397.00           | 33,348          | 18             | 6            | 0                     | 33,348              | 5,558                |
| Condo Bldg, 22 Units - #6                 | 24       | Squares | 397.00           | 9,528           | 18             | 2            | 9,528                 | 0                   | 0                    |
| Condo Bldg, 20 Units - #7                 | 95       | Squares | 397.00           | 37,715          | 18             | 2            | 37,715                | 0                   | 0                    |
| Condo Bldg, 13 Units - #8                 | 76       | Squares | 397.00           | 30,172          | 18             | 1            | 30,172                | 0                   | 0                    |
| Condo Bldg, 17 Units - #9                 | 108      | Squares | 397.00           | 42,876          | 18             | 1            | 42,876                | 0                   | 0                    |
| Condo Bldg, 14 Units - #10                | 64       | Squares | 397.00           | 25,408          | 18             | 1            | 25,408                | 0                   | 0                    |
| <b>Shingle Roofs - Brookhouses</b>        |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 8 Units - #1                  | 71       | Squares | 397.00           | 28,187          | 18             | 4            | 2,515                 | 25,672              | 6,418                |
| Condo Bldg, 8 Units - #2                  | 69       | Squares | 397.00           | 27,393          | 18             | 4            | 2,445                 | 24,948              | 6,237                |
| Condo Bldg, 12 Units - #3                 | 97       | Squares | 397.00           | 38,509          | 18             | 4            | 3,437                 | 35,072              | 8,768                |
| Condo Bldg, 8 Units - #4                  | 74       | Squares | 397.00           | 29,378          | 18             | 4            | 2,622                 | 26,756              | 6,689                |
| Condo Bldg, 10 Units - #5                 | 85       | Squares | 397.00           | 33,745          | 18             | 4            | 3,011                 | 30,734              | 7,684                |
| Condo Bldg, 8 Units - #6                  | 76       | Squares | 397.00           | 30,172          | 18             | 5            | 0                     | 30,172              | 6,034                |
| Condo Bldg, 6 Units - #7                  | 58       | Squares | 397.00           | 23,026          | 18             | 5            | 0                     | 23,026              | 4,605                |
| Condo Bldg, 8 Units - #8                  | 87       | Squares | 397.00           | 34,539          | 18             | 5            | 0                     | 34,539              | 6,908                |
| Condo Bldg, 8 Units - #9                  | 68       | Squares | 397.00           | 26,996          | 18             | 5            | 0                     | 26,996              | 5,399                |
| Condo Bldg, 4 Units - #10                 | 38       | Squares | 397.00           | 15,086          | 18             | 5            | 0                     | 15,086              | 3,017                |
| Condo Bldg, 8 Units - #11                 | 79       | Squares | 397.00           | 31,363          | 18             | 5            | 0                     | 31,363              | 6,273                |
| Condo Bldg, 10 Units - #12                | 85       | Squares | 397.00           | 33,745          | 18             | 3            | 33,745                | 0                   | 0                    |
| Condo Bldg, 10 Units - #13                | 87       | Squares | 397.00           | 34,539          | 18             | 5            | 0                     | 34,539              | 6,908                |
| Condo Bldg, 12 Units - #14                | 109      | Squares | 397.00           | 43,273          | 18             | 5            | 0                     | 43,273              | 8,655                |
| Condo Bldg, 8 Units - #15                 | 80       | Squares | 397.00           | 31,760          | 18             | 5            | 0                     | 31,760              | 6,352                |

### Straight Line Component Schedule

| Description                         | Quantity | Units   | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|-------------------------------------|----------|---------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Roofs (continued)</b>            |          |         |                  |                 |                |              |                       |                     |                      |
| <b>Shingle Roofs - Glenhouses</b>   |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 8 Units - #1            | 66       | Squares | 397.00           | 26,202          | 18             | 4            | 2,338                 | 23,864              | 5,966                |
| Condo Bldg, 4 Units - #2            | 40       | Squares | 397.00           | 15,880          | 18             | 4            | 1,417                 | 14,463              | 3,616                |
| Condo Bldg, 8 Units - #3            | 61       | Squares | 397.00           | 24,217          | 18             | 4            | 2,161                 | 22,056              | 5,514                |
| Condo Bldg, 8 Units - #4            | 70       | Squares | 397.00           | 27,790          | 18             | 4            | 2,480                 | 25,310              | 6,328                |
| Condo Bldg, 8 Units - #5            | 70       | Squares | 397.00           | 27,790          | 18             | 4            | 2,480                 | 25,310              | 6,328                |
| Condo Bldg, 12 Units - #6           | 75       | Squares | 397.00           | 29,775          | 18             | 4            | 2,657                 | 27,118              | 6,780                |
| Condo Bldg, 12 Units - #7           | 75       | Squares | 397.00           | 29,775          | 18             | 4            | 2,657                 | 27,118              | 6,780                |
| Condo Bldg, 8 Units - #8            | 57       | Squares | 397.00           | 22,629          | 18             | 4            | 2,019                 | 20,610              | 5,153                |
| Condo Bldg, 12 Units - #9           | 75       | Squares | 397.00           | 29,775          | 18             | 5            | 0                     | 29,775              | 5,955                |
| Condo Bldg, 8 Units - #10           | 70       | Squares | 397.00           | 27,790          | 18             | 5            | 0                     | 27,790              | 5,558                |
| Condo Bldg, 12 Units - #11          | 75       | Squares | 397.00           | 29,775          | 18             | 5            | 0                     | 29,775              | 5,955                |
| Condo Bldg, 8 Units - #12           | 70       | Squares | 397.00           | 27,790          | 18             | 5            | 0                     | 27,790              | 5,558                |
| Condo Bldg, 8 Units - #13           | 70       | Squares | 397.00           | 27,790          | 18             | 5            | 0                     | 27,790              | 5,558                |
| Condo Bldg, 8 Units - #14           | 82       | Squares | 397.00           | 32,554          | 18             | 5            | 0                     | 32,554              | 6,511                |
| <b>Shingle Roofs - Grovehouses</b>  |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 16 Units - #1           | 67       | Squares | 397.00           | 26,599          | 18             | 3            | 26,599                | 0                   | 0                    |
| Condo Bldg, 16 Units - #2           | 67       | Squares | 397.00           | 26,599          | 18             | 3            | 26,599                | 0                   | 0                    |
| Condo Bldg, 14 Units - #3           | 62       | Squares | 397.00           | 24,614          | 18             | 2            | 24,614                | 0                   | 0                    |
| Condo Bldg, 10 Units - #4           | 39       | Squares | 397.00           | 15,483          | 18             | 3            | 15,483                | 0                   | 0                    |
| Condo Bldg, 20 Units - #5           | 75       | Squares | 397.00           | 29,775          | 18             | 1            | 29,775                | 0                   | 0                    |
| Condo Bldg, 8 Units - #6            | 39       | Squares | 397.00           | 15,483          | 18             | 3            | 15,483                | 0                   | 0                    |
| Condo Bldg, 8 Units - #7            | 38       | Squares | 397.00           | 15,086          | 18             | 3            | 15,086                | 0                   | 0                    |
| <b>Shingle Roofs - Harborhouses</b> |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 15 Units - #14          | 89       | Squares | 397.00           | 35,333          | 18             | 1            | 35,333                | 0                   | 0                    |
| Condo Bldg, 14 Units - #15          | 70       | Squares | 397.00           | 27,790          | 18             | 2            | 27,790                | 0                   | 0                    |
| Condo Bldg, 6 Units - #16A          | 45       | Squares | 397.00           | 17,865          | 18             | 1            | 17,865                | 0                   | 0                    |
| Condo Bldg, 14 Units - #16B         | 64       | Squares | 397.00           | 25,408          | 18             | 4            | 2,267                 | 23,141              | 5,785                |
| Condo Bldg, 7 Units - #17A          | 46       | Squares | 397.00           | 18,262          | 18             | 4            | 1,630                 | 16,632              | 4,158                |
| Condo Bldg, 10 Units - #17B         | 56       | Squares | 397.00           | 22,232          | 18             | 4            | 1,984                 | 20,248              | 5,062                |
| Condo Bldg, 6 Units - #17C          | 39       | Squares | 397.00           | 15,483          | 18             | 4            | 1,382                 | 14,101              | 3,525                |
| Condo Bldg, 14 Units - #18          | 72       | Squares | 397.00           | 28,584          | 18             | 3            | 28,584                | 0                   | 0                    |
| Condo Bldg, 20 Units - #19          | 93       | Squares | 397.00           | 36,921          | 18             | 3            | 36,921                | 0                   | 0                    |
| Condo Bldg, 6 Units - #20           | 34       | Squares | 397.00           | 13,498          | 18             | 6            | 0                     | 13,498              | 2,250                |
| Condo Bldg, 16 Units - #21          | 97       | Squares | 397.00           | 38,509          | 18             | 4            | 3,437                 | 35,072              | 8,768                |

### Straight Line Component Schedule

| Description                                       | Quantity | Units   | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|---|----------|---------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Roofs (continued)</b>                          |          |         |                  |                 |                |              |                       |                     |                      |
| <b>Shingle Roofs - Treehouses</b>                 |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 6 Units - #1                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #2                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #3                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #4                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #5                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #6                          | 84       | Squares | 397.00           | 33,348          | 18             | 3            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #7                          | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #8                          | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #11                         | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #12                         | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #13                         | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| Condo Bldg, 6 Units - #14                         | 84       | Squares | 397.00           | 33,348          | 18             | 2            | 33,348                | 0                   | 0                    |
| <b>Flat Roofs - Bayhouses</b>                     |          |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 24 Units - #1                         | 76       | Squares | 788.00           | 59,888          | 20             | 14           | 0                     | 59,888              | 4,278                |
| Condo Bldg, 18 Units - #2                         | 56       | Squares | 788.00           | 44,128          | 20             | 14           | 0                     | 44,128              | 3,152                |
| Condo Bldg, 12 Units - #3A                        | 49       | Squares | 788.00           | 38,612          | 20             | 14           | 0                     | 38,612              | 2,758                |
| Condo Bldg, 12 Units - #3B                        | 48       | Squares | 788.00           | 37,824          | 20             | 14           | 0                     | 37,824              | 2,702                |
| Condo Bldg, 10 Units - #4                         | 50       | Squares | 788.00           | 39,400          | 20             | 15           | 0                     | 39,400              | 2,627                |
| Condo Bldg, 8 Units - #5A                         | 27       | Squares | 788.00           | 21,276          | 20             | 15           | 0                     | 21,276              | 1,418                |
| Condo Bldg, 14 Units - #5B                        | 48       | Squares | 788.00           | 37,824          | 20             | 16           | 0                     | 37,824              | 2,364                |
| Condo Bldg, 22 Units - #6                         | 70       | Squares | 788.00           | 55,160          | 20             | 16           | 0                     | 55,160              | 3,448                |
| Condo Bldg, 20 Units - #7                         | 93       | Squares | 788.00           | 73,284          | 20             | 10           | 0                     | 73,284              | 7,328                |
| Condo Bldg, 20 Units - #7 (1x mech/code upgrades) | 93       | Squares | 782.00           | 72,726          | 20             | 10           | 0                     | 72,726              | 7,273                |
| Condo Bldg, 13 Units - #8                         | 49       | Squares | 788.00           | 38,612          | 20             | 12           | 0                     | 38,612              | 3,218                |
| Condo Bldg, 17 Units - #9                         | 59       | Squares | 788.00           | 46,492          | 20             | 12           | 0                     | 46,492              | 3,874                |
| Condo Bldg, 14 Units - #10                        | 54       | Squares | 788.00           | 42,552          | 20             | 12           | 0                     | 42,552              | 3,546                |

### Straight Line Component Schedule

| Description  | Quantity       | Units   | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|----------------|---------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Roofs (continued)</b>                             |                |         |                  |                 |                |              |                       |                     |                      |
| <b>Flat Roofs - Grovehouses</b>                      |                |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 16 Units - #1 Neogard                    | 57             | Squares | 788.00           | 44,916          | 20             | 2            | 44,916                | 0                   | 0                    |
| Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)  | 57             | Squares | 782.00           | 44,574          | 20             | 2            | 44,574                | 0                   | 0                    |
| Condo Bldg, 16 Units - #2                            | 57             | Squares | 788.00           | 44,916          | 20             | 15           | 0                     | 44,916              | 2,994                |
| Condo Bldg, 14 Units - #3                            | 51             | Squares | 788.00           | 40,188          | 20             | 19           | 0                     | 40,188              | 2,115                |
| Condo Bldg, 10 Units - #4                            | 22             | Squares | 788.00           | 17,336          | 20             | 12           | 0                     | 17,336              | 1,445                |
| Condo Bldg, 20 Units - #5                            | 84             | Squares | 788.00           | 66,192          | 20             | 16           | 0                     | 66,192              | 4,137                |
| Condo Bldg, 8 Units - #6                             | 27             | Squares | 788.00           | 21,276          | 20             | 12           | 0                     | 21,276              | 1,773                |
| Condo Bldg, 8 Units - #7                             | 34             | Squares | 788.00           | 26,792          | 20             | 12           | 0                     | 26,792              | 2,233                |
| <b>Flat Roofs - Harborhouses</b>                     |                |         |                  |                 |                |              |                       |                     |                      |
| Condo Bldg, 15 Units - #14                           | 55             | Squares | 788.00           | 43,340          | 20             | 12           | 0                     | 43,340              | 3,612                |
| Condo Bldg, 14 Units - #15                           | 21             | Squares | 788.00           | 16,548          | 20             | 12           | 0                     | 16,548              | 1,379                |
| Condo Bldg, 6 Units - #16A                           | 21             | Squares | 788.00           | 16,548          | 20             | 12           | 0                     | 16,548              | 1,379                |
| Condo Bldg, 14 Units - #16B                          | 45             | Squares | 788.00           | 35,460          | 20             | 12           | 0                     | 35,460              | 2,955                |
| Condo Bldg, 7 Units - #17A                           | 23             | Squares | 788.00           | 18,124          | 20             | 12           | 0                     | 18,124              | 1,510                |
| Condo Bldg, 10 Units - #17B                          | 35             | Squares | 788.00           | 27,580          | 20             | 16           | 0                     | 27,580              | 1,724                |
| Condo Bldg, 6 Units - #17C                           | 25             | Squares | 788.00           | 19,700          | 20             | 15           | 0                     | 19,700              | 1,313                |
| Condo Bldg, 14 Units - #18                           | 56             | Squares | 788.00           | 44,128          | 20             | 9            | 0                     | 44,128              | 4,903                |
| Condo Bldg, 14 Units - #18 (1x mech/code upgrades)   | 56             | Squares | 782.00           | 43,792          | 20             | 9            | 0                     | 43,792              | 4,866                |
| Condo Bldg, 20 Units - #19                           | 75             | Squares | 788.00           | 59,100          | 20             | 10           | 0                     | 59,100              | 5,910                |
| Condo Bldg, 20 Units - #19 (1x mech/code upgrades)   | 75             | Squares | 782.00           | 58,650          | 20             | 10           | 0                     | 58,650              | 5,865                |
| Condo Bldg, 6 Units - #20                            | 19             | Squares | 788.00           | 14,972          | 20             | 19           | 0                     | 14,972              | 788                  |
| Condo Bldg, 16 Units - #21 Neogard                   | 64             | Squares | 788.00           | 50,432          | 20             | 1            | 50,432                | 0                   | 0                    |
| Condo Bldg, 16 Units - #21 Neogard (1x mech/code up) | 64             | Squares | 782.00           | 50,048          | 20             | 1            | 50,048                | 0                   | 0                    |
| <b>Roofs Total</b>                                   | 111 Components |         |                  | 3,560,559       | 18-30          | 1-25         | 1,265,160             | 2,295,399           | 322,277              |
| <b>Paint</b>   |                |         |                  |                 |                |              |                       |                     |                      |
| Paint & Labor  | 1              | Each    | 102,176.00       | 102,176         | 1              | 1            | 102,176               | 0                   | 0                    |
| Paint Labor Catchup (2022) - 1x expense              | 1              | Lp Sm   | 52,824.00        | 52,824          | 30             | 1            | 52,824                | 0                   | 0                    |
| Paint Labor Catchup (2023) - 1x expense              | 1              | Lp Sm   | 48,310.00        | 48,310          | 30             | 2            | 48,310                | 0                   | 0                    |
| Paint Labor Catchup (2024) - 1x expense              | 1              | Lp Sm   | 43,926.00        | 43,926          | 30             | 3            | 43,926                | 0                   | 0                    |
| Paint Labor Catchup (2025) - 1x expense              | 1              | Lp Sm   | 39,671.00        | 39,671          | 30             | 4            | 3,540                 | 36,131              | 9,033                |
| <b>Paint Total</b>                                   | 5 Components   |         |                  | 286,907         | 1-30           | 1-4          | 250,776               | 36,131              | 9,033                |

### Straight Line Component Schedule

| Description  | Quantity      | Units  | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|---------------|--------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Roads</b>   |               |        |                  |                 |                |              |                       |                     |                      |
| <b>Asphalt Overlay, 1.5"</b>                         |               |        |                  |                 |                |              |                       |                     |                      |
| Bayhouse Point Dr & Bayhouse Ct                      | 2,646         | Sq Yds | 13.34            | 35,298          | 20             | 3            | 35,298                | 0                   | 0                    |
| Bayhouse Point Dr & Bayhouse Ct Parking/Carports     | 1,674         | Sq Yds | 14.58            | 24,407          | 20             | 14           | 0                     | 24,407              | 1,743                |
| Boathouse Cir-Harbor Club to Pel Cov Rd              | 4,171         | Sq Yds | 14.58            | 60,813          | 20             | 14           | 0                     | 60,813              | 4,344                |
| Brookhouse Cir                                       | 5,756         | Sq Yds | 13.34            | 76,785          | 20             | 11           | 0                     | 76,785              | 6,980                |
| Brookhouse Ct & Dr Carports-Bldgs #8-12              | 845           | Sq Yds | 13.34            | 11,272          | 20             | 6            | 0                     | 11,272              | 1,879                |
| Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd | 3,481         | Sq Yds | 13.34            | 46,437          | 20             | 11           | 0                     | 46,437              | 4,222                |
| Brookhouse Dr-Bldgs #14-15                           | 2,787         | Sq Yds | 13.34            | 37,179          | 20             | 11           | 0                     | 37,179              | 3,380                |
| Clower Creek Dr-Bldgs # 1-2                          | 1,610         | Sq Yds | 13.34            | 21,477          | 20             | 12           | 0                     | 21,477              | 1,790                |
| Clower Creek Dr-Bldgs #11                            | 637           | Sq Yds | 13.34            | 8,498           | 20             | 12           | 0                     | 8,498               | 708                  |
| Clower Creek Dr-Bldgs #12-14                         | 3,384         | Sq Yds | 13.34            | 45,143          | 20             | 3            | 45,143                | 0                   | 0                    |
| Clower Creek Dr-Bldgs #17B to bridge                 | 1,615         | Sq Yds | 13.34            | 21,544          | 20             | 12           | 0                     | 21,544              | 1,795                |
| Clower Creek Dr-Bldgs #18                            | 1,211         | Sq Yds | 13.34            | 16,155          | 20             | 12           | 0                     | 16,155              | 1,346                |
| Clower Creek Dr-Bldgs #19-21 to bridge               | 3,457         | Sq Yds | 13.34            | 46,116          | 20             | 12           | 0                     | 46,116              | 3,843                |
| Glenhouse Dr Parking/Carports-Bldgs #1-6             | 1,356         | Sq Yds | 13.34            | 18,089          | 20             | 11           | 0                     | 18,089              | 1,644                |
| Glenhouse Dr-Bldgs #1-6                              | 2,186         | Sq Yds | 13.34            | 29,161          | 20             | 6            | 0                     | 29,161              | 4,860                |
| Maintenance Shop Entrance Road                       | 163           | Sq Yds | 13.34            | 2,174           | 20             | 12           | 0                     | 2,174               | 181                  |
| Pelican Cove Rd Parking/Carports-Grovehse #5-7       | 3,050         | Sq Yds | 13.34            | 40,687          | 20             | 12           | 0                     | 40,687              | 3,391                |
| Pelican Cove Rd-Entry to Grovehse #6                 | 4,045         | Sq Yds | 13.34            | 53,960          | 10             | 4            | 4,815                 | 49,145              | 12,286               |
| Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection      | 6,639         | Sq Yds | 13.34            | 88,564          | 20             | 20           | 0                     | 88,564              | 4,428                |
| Pelican Cove Rd-4-Wy Intersection to BA 134          | 340           | Sq Yds | 13.34            | 4,536           | 20             | 13           | 0                     | 4,536               | 349                  |
| Pelican Cove Rd-Glenhse #9-14                        | 5,993         | Sq Yds | 13.34            | 79,947          | 20             | 12           | 0                     | 79,947              | 6,662                |
| Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection     | 1,480         | Sq Yds | 13.34            | 19,743          | 10             | 5            | 0                     | 19,743              | 3,949                |
| Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B | 9,873         | Sq Yds | 14.58            | 143,948         | 20             | 14           | 0                     | 143,948             | 10,282               |
| Pelican Point Dr-Bldgs #7-9                          | 2,375         | Sq Yds | 13.34            | 31,683          | 20             | 14           | 0                     | 31,683              | 2,263                |
| Treehouse Cir Parking/Carports-Bldgs #2-3            | 267           | Sq Yds | 13.34            | 3,562           | 20             | 11           | 0                     | 3,562               | 324                  |
| Treehouse Cir-Bldgs #1                               | 700           | Sq Yds | 14.58            | 10,206          | 20             | 14           | 0                     | 10,206              | 729                  |
| Treehouse Cir-Bldgs #2-3                             | 1,720         | Sq Yds | 13.34            | 22,945          | 20             | 8            | 0                     | 22,945              | 2,868                |
| Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8   | 7,304         | Sq Yds | 13.34            | 97,435          | 20             | 11           | 0                     | 97,435              | 8,858                |
| <b>Additional Base Replacement Allowance</b>         |               |        |                  |                 |                |              |                       |                     |                      |
| Base Replacement Allowance                           | 600           | Sq Yds | 37.87            | 22,722          | 40             | 3            | 22,722                | 0                   | 0                    |
| Base Replacement Allowance                           | 1,000         | Sq Yds | 37.87            | 37,870          | 40             | 12           | 0                     | 37,870              | 3,156                |
| <b>Roads Total</b>                                   | 30 Components |        |                  | 1,158,356       | 10-40          | 3-20         | 107,978               | 1,050,378           | 98,260               |

### Straight Line Component Schedule

| Description  | Quantity      | Units  | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|---------------|--------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Harbor</b>  |               |        |                  |                 |                |              |                       |                     |                      |
| Aeration Pump  | 1             | Each   | 3,894.00         | 3,894           | 5              | 1            | 3,894                 | 0                   | 0                    |
| Boardwalk, Composite-Between HH 16B & HH 17A*          | 605           | Sq Ft  | 14.59            | 8,827           | 20             | 17           | 0                     | 8,827               | 519                  |
| Boardwalk, Composite-Between HH 17A & HH 17B*          | 650           | Sq Ft  | 14.59            | 9,484           | 20             | 17           | 0                     | 9,484               | 558                  |
| Harbor Dredging  | 2,000         | Cu Yds | 116.00           | 232,000         | 17             | 2            | 232,000               | 0                   | 0                    |
| Kayak Dock, Floating                                   | 1             | Lp Sm  | 8,000.00         | 8,000           | 15             | 15           | 0                     | 8,000               | 533                  |
| Kayak EZ Launch  | 1             | Lp Sm  | 6,200.00         | 6,200           | 10             | 3            | 6,200                 | 0                   | 0                    |
| Kayak Gazebo Roof & Structure                          | 378           | Sq Ft  | 34.17            | 12,916          | 24             | 12           | 0                     | 12,916              | 1,076                |
| Marina Decking & Framing, PT Wd, S/S Srews             | 11,250        | Sq Ft  | 40.82            | 459,225         | 30             | 18           | 0                     | 459,225             | 25,513               |
| Marina Decking, Composite, S/S Screws-Mat \$ Only (1x) | 11,250        | Sq Ft  | 6.05             | 68,063          | 20             | 8            | 0                     | 68,063              | 8,508                |
| Marina Electrical                                      | 1             | Lp Sm  | 64,900.00        | 64,900          | 30             | 18           | 0                     | 64,900              | 3,606                |
| Marina Gazebo Roof & Structure                         | 400           | Sq Ft  | 34.17            | 13,668          | 24             | 12           | 0                     | 13,668              | 1,139                |
| Marina Pilings, PT Wood, Encased-Mooring               | 84            | Each   | 809.00           | 67,956          | 30             | 18           | 0                     | 67,956              | 3,775                |
| Marina Pilings, PT Wood, Wrapped                       | 468           | Each   | 378.00           | 176,904         | 30             | 18           | 0                     | 176,904             | 9,828                |
| Marina Water Lines                                     | 87            | Slips  | 480.00           | 41,760          | 30             | 14           | 0                     | 41,760              | 2,983                |
| <b>Harbor Total</b>                                    | 14 Components |        |                  | 1,173,797       | 5-30           | 1-18         | 242,094               | 931,703             | 58,038               |
| <b>Common Facilities</b>                               |               |        |                  |                 |                |              |                       |                     |                      |
| <b>Administration Building</b>                         |               |        |                  |                 |                |              |                       |                     |                      |
| A/C Air Handler Unit, 2.5 Ton                          | 1             | Each   | 1,789.00         | 1,789           | 12             | 10           | 0                     | 1,789               | 179                  |
| A/C Air Handler Unit, 3 Ton                            | 1             | Each   | 2,182.00         | 2,182           | 12             | 10           | 0                     | 2,182               | 218                  |
| A/C Condensing Unit, 2.5 Ton                           | 1             | Each   | 1,932.00         | 1,932           | 12             | 10           | 0                     | 1,932               | 193                  |
| A/C Condensing Unit, 3 Ton                             | 1             | Each   | 2,612.00         | 2,612           | 12             | 10           | 0                     | 2,612               | 261                  |
| Deck Structure, Composite-Bldg Entrance*               | 1             | Total  | 3,378.00         | 3,378           | 15             | 12           | 0                     | 3,378               | 282                  |
| Finish, Carpet-Downstairs                              | 104           | Sq Yds | 38.40            | 3,994           | 12             | 9            | 0                     | 3,994               | 444                  |
| Finish, Carpet-Upstairs                                | 105           | Sq Yds | 38.40            | 4,032           | 12             | 9            | 0                     | 4,032               | 448                  |
| Office Equipment, Phone System                         | 1             | Total  | 11,732.00        | 11,732          | 10             | 5            | 0                     | 11,732              | 2,346                |
| Renovation Allowance-Admin Bldg Built-in Desks         | 68            | Ln Ft  | 195.00           | 13,260          | 24             | 3            | 13,260                | 0                   | 0                    |
| Renovation Allowance-Admin Bldg Exterior*              | 1             | Total  | 12,000.00        | 12,000          | 20             | 10           | 0                     | 12,000              | 1,200                |
| Renovation Allowance-Admin Bldg Kitchen*               | 1             | Total  | 4,900.00         | 4,900           | 24             | 3            | 4,900                 | 0                   | 0                    |
| Renovation Allowance-Admin Bldg Lighting*              | 1             | Total  | 4,800.00         | 4,800           | 24             | 3            | 4,800                 | 0                   | 0                    |
| Renovation Allowance-Admin Bldg Restrms*               | 1             | Total  | 3,200.00         | 3,200           | 22             | 2            | 3,200                 | 0                   | 0                    |
| Storm Panels   | 1             | Total  | 1,944.00         | 1,944           | 35             | 19           | 0                     | 1,944               | 102                  |
| <b>Brookhouse</b>                                      |               |        |                  |                 |                |              |                       |                     |                      |
| Deck Structure, PT Wood*                               | 104           | Sq Ft  | 9.94             | 1,034           | 15             | 10           | 0                     | 1,034               | 103                  |
| Renovation Allowance-Bath House Exterior*              | 1             | Total  | 11,800.00        | 11,800          | 20             | 2            | 11,800                | 0                   | 0                    |
| Renovation Allowance-Bath House Interior*              | 1             | Total  | 10,500.00        | 10,500          | 22             | 2            | 10,500                | 0                   | 0                    |
| Renovation Allowance-Pump House*                       | 1             | Total  | 3,200.00         | 3,200           | 20             | 2            | 3,200                 | 0                   | 0                    |

### Straight Line Component Schedule

| Description  | Quantity | Units  | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|----------|--------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Common Facilities (continued)</b>                 |          |        |                  |                 |                |              |                       |                     |                      |
| <b>Gatehouse &amp; Perimeter</b>                     |          |        |                  |                 |                |              |                       |                     |                      |
| Access Control, Automated System                     | 1        | Lp Sm  | 7,242.00         | 7,242           | 5              | 1            | 7,242                 | 0                   | 0                    |
| Access Control, Gate Operator, Barrier-Entry-Res     | 1        | Each   | 4,687.00         | 4,687           | 10             | 4            | 418                   | 4,269               | 1,067                |
| Access Control, Gate Operator, Barrier-Entry-Visitor | 1        | Each   | 4,687.00         | 4,687           | 10             | 4            | 418                   | 4,269               | 1,067                |
| Access Control, Gate Operator, Barrier-Exit          | 1        | Each   | 4,687.00         | 4,687           | 10             | 4            | 418                   | 4,269               | 1,067                |
| Door, Sliding Glass, 6068                            | 2        | Each   | 2,382.00         | 4,764           | 18             | 13           | 0                     | 4,764               | 366                  |
| Fence, Chain Link/Wood/Concrete-Prop Line            | 1        | Total  | 141,031.00       | 141,031         | 26             | 4            | 12,586                | 128,445             | 32,111               |
| Replacement Allowance-Gatehouse                      | 1        | Total  | 50,400.00        | 50,400          | 26             | 21           | 0                     | 50,400              | 2,400                |
| Surveillance System                                  | 1        | Lp Sm  | 15,086.00        | 15,086          | 4              | 4            | 1,346                 | 13,740              | 3,435                |
| <b>Far Harbor</b>                                    |          |        |                  |                 |                |              |                       |                     |                      |
| Deck Structure, Composite-Far Harbor Pool Area       | 80       | Sq Ft  | 18.58            | 1,486           | 15             | 12           | 0                     | 1,486               | 124                  |
| Fence/Railing, Wood Picket*                          | 1        | Total  | 2,760.00         | 2,760           | 14             | 2            | 2,760                 | 0                   | 0                    |
| Renovation Allowance-Bath House Exterior*            | 1        | Total  | 6,200.00         | 6,200           | 20             | 10           | 0                     | 6,200               | 620                  |
| Renovation Allowance-Bath House Interior*            | 1        | Total  | 6,800.00         | 6,800           | 22             | 2            | 6,800                 | 0                   | 0                    |
| Renovation Allowance-Bath House Floor                | 1        | Total  | 4,300.00         | 4,300           | 15             | 9            | 0                     | 4,300               | 478                  |
| Renovation Allowance-Pump House                      | 1        | Total  | 3,200.00         | 3,200           | 20             | 11           | 0                     | 3,200               | 291                  |
| <b>Glenhouse</b>                                     |          |        |                  |                 |                |              |                       |                     |                      |
| Renovation Allowance-Bath House Exterior*            | 1        | Total  | 14,900.00        | 14,900          | 20             | 2            | 14,900                | 0                   | 0                    |
| Renovation Allowance-Bath House Interior*            | 1        | Total  | 10,500.00        | 10,500          | 22             | 3            | 10,500                | 0                   | 0                    |
| Renovation Allowance-Pump House*                     | 1        | Total  | 3,700.00         | 3,700           | 20             | 2            | 3,700                 | 0                   | 0                    |
| <b>Harbor Club</b>                                   |          |        |                  |                 |                |              |                       |                     |                      |
| A/C Air Handler Unit, 2 Ton                          | 1        | Each   | 2,147.00         | 2,147           | 12             | 10           | 0                     | 2,147               | 215                  |
| A/C Air Handler Unit, 4 Ton                          | 1        | Each   | 3,756.00         | 3,756           | 12             | 8            | 0                     | 3,756               | 470                  |
| A/C Condensing Unit, 2 Ton                           | 1        | Each   | 2,318.00         | 2,318           | 12             | 10           | 0                     | 2,318               | 232                  |
| A/C Condensing Unit, 4 Ton                           | 1        | Each   | 4,107.00         | 4,107           | 12             | 8            | 0                     | 4,107               | 513                  |
| A/C Package Unit, 4 Ton                              | 1        | Each   | 6,323.00         | 6,323           | 12             | 7            | 0                     | 6,323               | 903                  |
| A/C Split System-Restrooms                           | 1        | Each   | 6,156.00         | 6,156           | 8              | 4            | 549                   | 5,607               | 1,402                |
| Deck & Ramps, Composite                              | 1        | Total  | 19,014.00        | 19,014          | 15             | 12           | 0                     | 19,014              | 1,585                |
| Finish, Carpet-Meeting Hall                          | 160      | Sq Yds | 33.35            | 5,336           | 12             | 5            | 0                     | 5,336               | 1,067                |
| Finish, Rubber-Fitness Area                          | 792      | Sq Ft  | 6.41             | 5,077           | 18             | 12           | 0                     | 5,077               | 423                  |
| Finish, Vinyl Tile-Restrms/Hallway                   | 426      | Sq Ft  | 6.87             | 2,927           | 14             | 9            | 0                     | 2,927               | 325                  |
| Furnishings/AV Equipment Allowance                   | 1        | Total  | 10,500.00        | 10,500          | 10             | 3            | 10,500                | 0                   | 0                    |
| Plumbing Allowance                                   | 1        | Total  | 6,400.00         | 6,400           | 30             | 18           | 0                     | 6,400               | 356                  |
| Renovation Allowance-Harbor Club Bldg Exterior*      | 1        | Total  | 19,300.00        | 19,300          | 20             | 16           | 0                     | 19,300              | 1,206                |
| Renovation Allowance-Harbor Club Kitchen*            | 1        | Total  | 8,500.00         | 8,500           | 12             | 3            | 8,500                 | 0                   | 0                    |
| Renovation Allowance-Harbor Club Restrms*            | 1        | Total  | 15,200.00        | 15,200          | 24             | 2            | 15,200                | 0                   | 0                    |
| Renovation Allowance-Pump House*                     | 1        | Total  | 4,300.00         | 4,300           | 20             | 11           | 0                     | 4,300               | 391                  |

### Straight Line Component Schedule

| Description  | Quantity | Units  | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|----------|--------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Common Facilities (continued)</b>               |          |        |                  |                 |                |              |                       |                     |                      |
| <b>Maintenance</b>                                 |          |        |                  |                 |                |              |                       |                     |                      |
| A/C Air Handler Unit, 2 Ton                        | 1        | Each   | 2,434.00         | 2,434           | 12             | 9            | 0                     | 2,434               | 270                  |
| A/C Condensing Unit, 2 Ton                         | 1        | Each   | 2,434.00         | 2,434           | 12             | 9            | 0                     | 2,434               | 270                  |
| Arial Lift   | 1        | Each   | 26,000.00        | 26,000          | 15             | 13           | 0                     | 26,000              | 2,000                |
| Door, Metal Roll Up, 12 x 14                       | 3        | Each   | 1,665.00         | 4,995           | 20             | 11           | 0                     | 4,995               | 454                  |
| Equipment, Tractor                                 | 1        | Each   | 37,290.00        | 37,290          | 20             | 8            | 0                     | 37,290              | 4,661                |
| Equipment, Street Sweeper Vacuum (used)            | 1        | Each   | 43,080.00        | 43,080          | 20             | 17           | 0                     | 43,080              | 2,534                |
| Fence, Chain Link, 6'                              | 830      | Ln Ft  | 18.08            | 15,006          | 22             | 13           | 0                     | 15,006              | 1,154                |
| Finish, Clg, 2x4 SAT                               | 756      | Sq Ft  | 4.40             | 3,326           | 24             | 22           | 0                     | 3,326               | 151                  |
| Finish, Vinyl Comp Tile                            | 772      | Sq Ft  | 4.72             | 3,644           | 15             | 3            | 3,644                 | 0                   | 0                    |
| Gate, VC Chain Link, 6x25 Sliding                  | 1        | Each   | 6,102.00         | 6,102           | 10             | 3            | 6,102                 | 0                   | 0                    |
| Renovation Allowance-Maint Bldg                    | 3,600    | Sq Ft  | 13.49            | 48,564          | 25             | 18           | 0                     | 48,564              | 2,698                |
| Renovation Allowance-Maint Bldg Kitchen & Restrms* | 1        | Total  | 2,389.00         | 2,389           | 20             | 2            | 2,389                 | 0                   | 0                    |
| <b>Pavillion</b>                                   |          |        |                  |                 |                |              |                       |                     |                      |
| Appliance, Exhaust Fan & Hood, Commercial          | 1        | Each   | 4,858.00         | 4,858           | 20             | 2            | 4,858                 | 0                   | 0                    |
| Appliance, Microwave                               | 1        | Each   | 914.00           | 914             | 12             | 7            | 0                     | 914                 | 131                  |
| Appliance, Refrigerator                            | 1        | Each   | 1,530.00         | 1,530           | 14             | 9            | 0                     | 1,530               | 170                  |
| Appliance, Wall Oven                               | 1        | Each   | 1,465.00         | 1,465           | 16             | 8            | 0                     | 1,465               | 183                  |
| A/C Split System, 4 Ton                            | 1        | Each   | 7,866.00         | 7,866           | 12             | 12           | 0                     | 7,866               | 656                  |
| A/C Split System, 4 Ton                            | 1        | Each   | 7,866.00         | 7,866           | 12             | 6            | 0                     | 7,866               | 1,311                |
| A/C Split System, 5 Ton                            | 2        | Each   | 9,296.00         | 18,592          | 12             | 6            | 0                     | 18,592              | 3,099                |
| A/C Split System, 5 Ton                            | 2        | Each   | 9,296.00         | 18,592          | 12             | 6            | 0                     | 18,592              | 3,099                |
| Electronics, Audio/Video Equipment                 | 1        | Total  | 6,280.00         | 6,280           | 10             | 2            | 6,280                 | 0                   | 0                    |
| Electronics, Projector                             | 1        | Total  | 8,190.00         | 8,190           | 10             | 5            | 0                     | 8,190               | 1,638                |
| Equipment, Hearing Loop System                     | 1        | Total  | 4,270.00         | 4,270           | 15             | 6            | 0                     | 4,270               | 712                  |
| Finish, Carpet                                     | 282      | Sq Yds | 46.77            | 13,189          | 8              | 8            | 0                     | 13,189              | 1,649                |
| Finish, Ceramic Tile-Pavillion Bldg Kitchen        | 210      | Sq Ft  | 15.60            | 3,276           | 24             | 3            | 3,276                 | 0                   | 0                    |
| Finish, Ceramic Tile-Pavillion Bldg Lobby          | 557      | Sq Ft  | 15.60            | 8,689           | 24             | 3            | 8,689                 | 0                   | 0                    |
| Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms  | 569      | Sq Ft  | 15.60            | 8,876           | 24             | 3            | 8,876                 | 0                   | 0                    |
| Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm     | 1,463    | Sq Ft  | 3.89             | 5,691           | 24             | 3            | 5,691                 | 0                   | 0                    |
| Finish, Clg, 2x2 SAT-Pavillion Bldg Library        | 863      | Sq Ft  | 4.72             | 4,073           | 24             | 3            | 4,073                 | 0                   | 0                    |
| Finish, Wall Covering-Pavillion Bldg Lobby         | 1        | Total  | 5,665.00         | 5,665           | 12             | 1            | 5,665                 | 0                   | 0                    |
| Fire Alarm Control Panel                           | 1        | Total  | 4,457.00         | 4,457           | 20             | 1            | 4,457                 | 0                   | 0                    |
| Furnishings Allowance                              | 1        | Total  | 35,000.00        | 35,000          | 12             | 12           | 0                     | 35,000              | 2,917                |
| Gazebo Deck, Composite-Pool Area                   | 833      | Sq Ft  | 14.81            | 12,337          | 24             | 22           | 0                     | 12,337              | 561                  |
| Gazebo Roof & Structure-Pool Area                  | 833      | Sq Ft  | 34.17            | 28,464          | 24             | 2            | 28,464                | 0                   | 0                    |
| Partition, Folding Accordion                       | 1        | Sq Ft  | 4,296.00         | 4,296           | 24             | 3            | 4,296                 | 0                   | 0                    |
| Plumbing Allowance                                 | 1        | Total  | 6,400.00         | 6,400           | 30             | 3            | 6,400                 | 0                   | 0                    |
| Railing, Alum Picket, 42"-Pavillion Bldg           | 133      | Ln Ft  | 84.78            | 11,276          | 30             | 9            | 0                     | 11,276              | 1,253                |
| Renovation Allowance-Pavillion Bldg Kitchen*       | 1        | Total  | 18,600.00        | 18,600          | 24             | 3            | 18,600                | 0                   | 0                    |
| Renovation Allowance-Pavillion Bldg Lobby Restrms* | 1        | Total  | 11,200.00        | 11,200          | 24             | 3            | 11,200                | 0                   | 0                    |
| Renovation Allowance-Pump House*                   | 1        | Total  | 4,400.00         | 4,400           | 16             | 2            | 4,400                 | 0                   | 0                    |
| Window Treatments, Roll Shades                     | 1        | Total  | 8,944.00         | 8,944           | 12             | 8            | 0                     | 8,944               | 1,118                |



### Straight Line Component Schedule

| Description                                      | Quantity | Units | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|----------|-------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Common Facilities (continued)</b>             |          |       |                  |                 |                |              |                       |                     |                      |
| <b>Wilbanks</b>                                  |          |       |                  |                 |                |              |                       |                     |                      |
| A/C Air Handler Unit, 3 Ton                      | 2        | Each  | 2,182.00         | 4,364           | 12             | 7            | 0                     | 4,364               | 623                  |
| A/C Air Handler Unit, 3 Ton-Conference Rm        | 1        | Each  | 2,182.00         | 2,182           | 12             | 3            | 2,182                 | 0                   | 0                    |
| A/C Condensing Unit, 3 Ton                       | 2        | Each  | 2,612.00         | 5,224           | 12             | 7            | 0                     | 5,224               | 746                  |
| A/C Condensing Unit, 3 Ton-Conference Rm         | 1        | Each  | 2,612.00         | 2,612           | 12             | 3            | 2,612                 | 0                   | 0                    |
| A/C Mini Split System-Guest Rms                  | 2        | Each  | 3,204.00         | 6,408           | 12             | 10           | 0                     | 6,408               | 641                  |
| A/C Package Unit, 3 Ton                          | 1        | Each  | 4,542.00         | 4,542           | 12             | 1            | 4,542                 | 0                   | 0                    |
| Deck Structure, PT Wood-Pool Area*               | 567      | Sq Ft | 31.01            | 17,583          | 15             | 11           | 0                     | 17,583              | 1,598                |
| Deck Structure/Stairs, PT Wood-Wilbanks House    | 1        | Total | 11,285.00        | 11,285          | 15             | 11           | 0                     | 11,285              | 1,026                |
| Electrical Allowance                             | 1        | Lp Sm | 4,100.00         | 4,100           | 30             | 19           | 0                     | 4,100               | 216                  |
| Finish, Carpet                                   | 1        | Lp Sm | 11,471.00        | 11,471          | 8              | 1            | 11,471                | 0                   | 0                    |
| Finish, Clg                                      | 1        | Lp Sm | 2,245.00         | 2,245           | 24             | 13           | 0                     | 2,245               | 173                  |
| Finish, Epoxy Flr Coating-Kitchen Area           | 361      | Sq Ft | 7.20             | 2,599           | 12             | 2            | 2,599                 | 0                   | 0                    |
| Finish, Paint Interior                           | 1        | Lp Sm | 4,042.00         | 4,042           | 8              | 2            | 4,042                 | 0                   | 0                    |
| Finish, Refinish Wood-Stairs                     | 1        | Lp Sm | 2,594.00         | 2,594           | 8              | 6            | 0                     | 2,594               | 432                  |
| Furnishings Allowance-1st Floor                  | 1        | Lp Sm | 47,000.00        | 47,000          | 15             | 4            | 4,194                 | 42,806              | 10,702               |
| Furnishings Allowance-Bedrooms A & B             | 1        | Lp Sm | 3,900.00         | 3,900           | 10             | 8            | 0                     | 3,900               | 488                  |
| Furnishings Allowance, Matt & Box-Bedrooms A & B | 1        | Lp Sm | 2,100.00         | 2,100           | 10             | 8            | 0                     | 2,100               | 263                  |
| Ice Machine-Ice-O-Matic                          | 1        | Each  | 2,344.00         | 2,344           | 8              | 4            | 209                   | 2,135               | 534                  |
| Plumbing Allowance                               | 1        | Total | 13,650.00        | 13,650          | 30             | 19           | 0                     | 13,650              | 718                  |
| Renovation Allowance-Bath House Exterior*        | 1        | Total | 3,700.00         | 3,700           | 20             | 1            | 3,700                 | 0                   | 0                    |
| Renovation Allowance-Bath House Interior*        | 1        | Total | 15,500.00        | 15,500          | 22             | 1            | 15,500                | 0                   | 0                    |
| Renovation Allowance-Pump House*                 | 1        | Total | 4,600.00         | 4,600           | 20             | 1            | 4,600                 | 0                   | 0                    |
| Renovation Allowance-Wilbanks 2nd Flr Bathrms*   | 1        | Total | 10,500.00        | 10,500          | 24             | 13           | 0                     | 10,500              | 808                  |
| Renovation Allowance-Wilbanks Kitch/Bar/Restrms  | 1        | Total | 44,600.00        | 44,600          | 24             | 13           | 0                     | 44,600              | 3,431                |
| <b>All Buildings</b>                             |          |       |                  |                 |                |              |                       |                     |                      |
| Electrical Panels                                | 2        | Each  | 3,094.00         | 6,188           | 30             | 29           | 0                     | 6,188               | 213                  |
| Electrical Panels                                | 2        | Each  | 3,094.00         | 6,188           | 30             | 1            | 6,188                 | 0                   | 0                    |
| Electrical Panels                                | 2        | Each  | 3,094.00         | 6,188           | 30             | 2            | 6,188                 | 0                   | 0                    |
| Electrical Panels                                | 5        | Each  | 3,094.00         | 15,470          | 30             | 3            | 15,470                | 0                   | 0                    |
| Electrical Panels                                | 5        | Each  | 3,094.00         | 15,470          | 30             | 3            | 15,470                | 0                   | 0                    |
| Electrical Panels                                | 10       | Each  | 3,094.00         | 30,940          | 30             | 4            | 2,761                 | 28,179              | 7,045                |
| Electrical Panels                                | 36       | Each  | 3,094.00         | 111,384         | 30             | 9            | 0                     | 111,384             | 12,376               |
| Electrical Panels                                | 10       | Each  | 3,094.00         | 30,940          | 30             | 14           | 0                     | 30,940              | 2,210                |
| Fire Extinguisher w/Cabinet                      | 220      | Each  | 92.00            | 20,240          | 20             | 11           | 0                     | 20,240              | 1,840                |
| <b>Recreation - Brookhouse</b>                   |          |       |                  |                 |                |              |                       |                     |                      |
| Fence, Aluminum Picket, 4'-Pool Area             | 236      | Ln Ft | 31.47            | 7,427           | 26             | 14           | 0                     | 7,427               | 531                  |
| Furniture, Outdoor                               | 1        | Total | 5,650.00         | 5,650           | 5              | 1            | 5,650                 | 0                   | 0                    |
| Pool Equipment, Filtration System                | 1        | Total | 9,044.00         | 9,044           | 15             | 7            | 0                     | 9,044               | 1,292                |
| Pool Equipment, Heater, Nat Gas, 400k            | 1        | Each  | 3,794.00         | 3,794           | 6              | 1            | 3,794                 | 0                   | 0                    |
| Pool Finish, Ceramic Tile Trim                   | 1        | Total | 3,678.00         | 3,678           | 14             | 7            | 0                     | 3,678               | 525                  |
| Pool Finish, Exposed Aggregate                   | 1,466    | Sq Ft | 12.51            | 18,340          | 14             | 7            | 0                     | 18,340              | 2,620                |
| Pump, 2.5 Hp Submersible-Pond                    | 1        | Each  | 1,651.00         | 1,651           | 5              | 1            | 1,651                 | 0                   | 0                    |

### Straight Line Component Schedule

| Description                                    | Quantity | Units  | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|--|----------|--------|------------------|-----------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Common Facilities (continued)</b>           |          |        |                  |                 |                |              |                       |                     |                      |
| <b>Recreation - Far Harbor</b>                 |          |        |                  |                 |                |              |                       |                     |                      |
| Furniture, Outdoor                             | 1        | Total  | 2,999.00         | 2,999           | 5              | 1            | 2,999                 | 0                   | 0                    |
| Pool Equipment, Filtration/Chemical System     | 1        | Total  | 9,044.00         | 9,044           | 15             | 7            | 0                     | 9,044               | 1,292                |
| Pool Equipment, Heater, Gas                    | 1        | Each   | 3,794.00         | 3,794           | 6              | 5            | 0                     | 3,794               | 759                  |
| Pool Finish, Ceramic Tile Trim                 | 1        | Total  | 3,322.00         | 3,322           | 14             | 8            | 0                     | 3,322               | 415                  |
| Pool Finish, Exposed Aggregate                 | 1,028    | Sq Ft  | 12.51            | 12,860          | 14             | 8            | 0                     | 12,860              | 1,608                |
| <b>Recreation - Glenhouse</b>                  |          |        |                  |                 |                |              |                       |                     |                      |
| Fence, Aluminum Picket, 4'-Pool Area           | 252      | Ln Ft  | 28.78            | 7,253           | 26             | 14           | 0                     | 7,253               | 518                  |
| Furniture, Outdoor                             | 1        | Total  | 5,383.00         | 5,383           | 5              | 1            | 5,383                 | 0                   | 0                    |
| Pool Equipment, Filtration/Chemical System     | 1        | Total  | 9,044.00         | 9,044           | 15             | 7            | 0                     | 9,044               | 1,292                |
| Pool Equipment, Heater, Nat Gas, 400k          | 1        | Each   | 3,794.00         | 3,794           | 4              | 4            | 339                   | 3,455               | 864                  |
| Pool Finish, Ceramic Tile Trim                 | 1        | Total  | 3,590.00         | 3,590           | 14             | 6            | 0                     | 3,590               | 598                  |
| Pool Finish, Exposed Aggregate                 | 1,496    | Sq Ft  | 12.51            | 18,715          | 14             | 6            | 0                     | 18,715              | 3,119                |
| <b>Recreation - Harbor Club</b>                |          |        |                  |                 |                |              |                       |                     |                      |
| Fence, Aluminum Picket, 4'-Pool Area           | 151      | Ln Ft  | 42.23            | 6,377           | 26             | 14           | 0                     | 6,377               | 456                  |
| Fitness, Bike, Aerodyne                        | 1        | Each   | 827.00           | 827             | 12             | 7            | 0                     | 827                 | 118                  |
| Fitness, Bike, Recumbent                       | 1        | Each   | 1,949.00         | 1,949           | 12             | 8            | 0                     | 1,949               | 244                  |
| Fitness, Elliptical Machine                    | 1        | Each   | 3,762.00         | 3,762           | 12             | 6            | 0                     | 3,762               | 627                  |
| Fitness, Recumbent Crosstrainer-NuStep TRS4000 | 1        | Each   | 5,077.00         | 5,077           | 10             | 10           | 0                     | 5,077               | 508                  |
| Fitness, Rower                                 | 1        | Each   | 1,781.00         | 1,781           | 12             | 3            | 1,781                 | 0                   | 0                    |
| Fitness, Treadmill                             | 1        | Each   | 4,432.00         | 4,432           | 8              | 4            | 396                   | 4,036               | 1,009                |
| Fitness, Treadmill                             | 1        | Each   | 4,432.00         | 4,432           | 8              | 8            | 0                     | 4,432               | 554                  |
| Fitness, Treadmill                             | 1        | Each   | 4,432.00         | 4,432           | 8              | 3            | 4,432                 | 0                   | 0                    |
| Fitness, Weight Machine                        | 1        | Each   | 7,837.00         | 7,837           | 12             | 12           | 0                     | 7,837               | 653                  |
| Furniture, Outdoor-Pool Area                   | 1        | Total  | 6,477.00         | 6,477           | 5              | 5            | 0                     | 6,477               | 1,295                |
| Furniture, Outdoor-Tennis Cts                  | 1        | Total  | 1,962.00         | 1,962           | 5              | 5            | 0                     | 1,962               | 392                  |
| Pool Equipment, Filtration/Chemical System     | 1        | Total  | 11,305.00        | 11,305          | 15             | 7            | 0                     | 11,305              | 1,615                |
| Pool Equipment, Heater, Nat Gas, 400k          | 1        | Each   | 3,794.00         | 3,794           | 6              | 3            | 3,794                 | 0                   | 0                    |
| Pool Finish, Ceramic Tile Trim                 | 1        | Total  | 7,417.00         | 7,417           | 14             | 9            | 0                     | 7,417               | 824                  |
| Pool Finish, Exposed Aggregate                 | 2,040    | Sq Ft  | 13.28            | 27,091          | 14             | 9            | 0                     | 27,091              | 3,010                |
| Spa Equipment, Filtration System               | 1        | Total  | 9,044.00         | 9,044           | 15             | 7            | 0                     | 9,044               | 1,292                |
| Spa Equipment, Heater, Nat Gas, 250k           | 1        | Each   | 2,790.00         | 2,790           | 6              | 2            | 2,790                 | 0                   | 0                    |
| Spa Finish, Ceramic Tile Trim                  | 1        | Total  | 1,364.00         | 1,364           | 14             | 9            | 0                     | 1,364               | 152                  |
| Spa Finish, Exposed Aggregate                  | 1        | Total  | 4,270.00         | 4,270           | 14             | 9            | 0                     | 4,270               | 474                  |
| Tennis Court Fencing, VC Chain Link            | 1        | Total  | 13,704.00        | 13,704          | 25             | 6            | 0                     | 13,704              | 2,284                |
| Tennis Court Lighting                          | 1        | Total  | 11,955.00        | 11,955          | 30             | 1            | 11,955                | 0                   | 0                    |
| Tennis Court Resurfacing-Plexicushion          | 1        | Dbl Ct | 14,909.00        | 14,909          | 7              | 3            | 14,909                | 0                   | 0                    |
| Tennis Court Windscreen, 6'                    | 352      | Ln Ft  | 11.13            | 3,918           | 7              | 4            | 350                   | 3,568               | 892                  |
| <b>Recreation - Wilbanks</b>                   |          |        |                  |                 |                |              |                       |                     |                      |
| Fence, Aluminum Picket, 4'-Pool Area           | 167      | Ln Ft  | 28.78            | 4,806           | 26             | 14           | 0                     | 4,806               | 343                  |
| Furniture, Outdoor                             | 1        | Total  | 7,948.00         | 7,948           | 5              | 5            | 0                     | 7,948               | 1,590                |
| Pool Equipment, Filtration/Chemical System     | 1        | Total  | 11,305.00        | 11,305          | 15             | 7            | 0                     | 11,305              | 1,615                |
| Pool Equipment, Heater, Nat Gas, 400k          | 1        | Each   | 3,794.00         | 3,794           | 6              | 2            | 3,794                 | 0                   | 0                    |
| Pool Finish, Ceramic Tile Trim                 | 1        | Total  | 6,763.00         | 6,763           | 14             | 4            | 604                   | 6,159               | 1,540                |
| Pool Finish, Exposed Aggregate                 | 3,721    | Sq Ft  | 12.51            | 46,550          | 14             | 4            | 4,154                 | 42,396              | 10,599               |

### Straight Line Component Schedule

| Description   | Quantity       | Units  | Cost<br>Per Unit | Current<br>Cost  | Useful<br>Life | Remg<br>Life | 12/31/2021<br>Balance | Unfunded<br>Balance | 2022<br>Contribution |
|---|----------------|--------|------------------|------------------|----------------|--------------|-----------------------|---------------------|----------------------|
| <b>Common Facilities (continued)</b>                  |                |        |                  |                  |                |              |                       |                     |                      |
| <b>Recreation - Pavillion</b>                         |                |        |                  |                  |                |              |                       |                     |                      |
| Fence, Aluminum Picket, 4'-Pool Area                  | 146            | Ln Ft  | 42.79            | 6,247            | 26             | 14           | 0                     | 6,247               | 446                  |
| Furniture, Outdoor-Pool                               | 1              | Total  | 5,265.00         | 5,265            | 5              | 3            | 5,265                 | 0                   | 0                    |
| Furniture, Outdoor-Tennis Court                       | 1              | Total  | 1,402.00         | 1,402            | 5              | 3            | 1,402                 | 0                   | 0                    |
| Ice Machine, 450#                                     | 1              | Each   | 4,246.00         | 4,246            | 10             | 8            | 0                     | 4,246               | 531                  |
| Pool Equipment, Filtration/Chemical System            | 1              | Total  | 11,305.00        | 11,305           | 15             | 7            | 0                     | 11,305              | 1,615                |
| Pool Equipment, Heater, Nat Gas, 400k                 | 1              | Each   | 3,794.00         | 3,794            | 6              | 5            | 0                     | 3,794               | 759                  |
| Pool Finish, Ceramic Tile Trim                        | 1              | Total  | 2,554.00         | 2,554            | 14             | 7            | 0                     | 2,554               | 365                  |
| Pool Finish, Exposed Aggregate                        | 2,160          | Sq Ft  | 12.51            | 27,022           | 14             | 7            | 0                     | 27,022              | 3,860                |
| Tennis Court Fencing, VC Chain Link                   | 1              | Total  | 13,704.00        | 13,704           | 25             | 6            | 0                     | 13,704              | 2,284                |
| Tennis Court Lighting                                 | 1              | Total  | 11,955.00        | 11,955           | 30             | 1            | 11,955                | 0                   | 0                    |
| Tennis Court Resurfacing-Plexicushion                 | 1              | Dbl Ct | 14,909.00        | 14,909           | 7              | 3            | 14,909                | 0                   | 0                    |
| Tennis Court Windscreen, 6'                           | 352            | Ln Ft  | 11.13            | 3,918            | 7              | 3            | 3,918                 | 0                   | 0                    |
| <b>Recreation - Miscellaneous</b>                     |                |        |                  |                  |                |              |                       |                     |                      |
| Boardwalk, Deck Boards & Railing (2012) - Bayfront    | 1,517          | Sq Ft  | 17.20            | 26,092           | 12             | 3            | 26,092                | 0                   | 0                    |
| Boardwalk, Deck Boards, Composite - Bayfront          | 7,302          | Sq Ft  | 17.20            | 125,594          | 24             | 19           | 0                     | 125,594             | 6,610                |
| Boardwalk, Frame, PT Wood - Bayfront                  | 7,302          | Sq Ft  | 19.57            | 142,900          | 24             | 19           | 0                     | 142,900             | 7,521                |
| Boardwalk, Frame, PT Wood (2012) - Bayfront           | 1,517          | Sq Ft  | 19.57            | 29,688           | 24             | 15           | 0                     | 29,688              | 1,979                |
| Boardwalk, Gazebo Roof, Deck & Structure - Bayfront   | 1              | Each   | 46,200.00        | 46,200           | 24             | 23           | 0                     | 46,200              | 2,009                |
| Boardwalk, Rail, PT Wood - Bayfront                   | 1,600          | Ln Ft  | 8.97             | 14,352           | 12             | 7            | 0                     | 14,352              | 2,050                |
| Booster Pump  | 1              | Each   | 47,110.00        | 47,110           | 20             | 11           | 0                     | 47,110              | 4,283                |
| Equipment, Mower, 48"                                 | 1              | Each   | 9,900.00         | 9,900            | 5              | 4            | 883                   | 9,017               | 2,254                |
| Equipment, Mower, 52"                                 | 1              | Each   | 11,000.00        | 11,000           | 5              | 2            | 11,000                | 0                   | 0                    |
| EZ Launch and Float-Bayhouse #1                       | 1              | Lp Sm  | 11,000.00        | 11,000           | 15             | 13           | 0                     | 11,000              | 846                  |
| Fishing Dock-Bayhouse #10                             | 1              | Lp Sm  | 30,000.00        | 30,000           | 20             | 5            | 0                     | 30,000              | 6,000                |
| Fishing Pier (behind 1511 Pelican Point Dr)           | 900            | Sq Ft  | 54.75            | 49,275           | 24             | 23           | 0                     | 49,275              | 2,142                |
| Pool Equipment, Filter Grids                          | 1              | Total  | 5,721.00         | 5,721            | 6              | 1            | 5,721                 | 0                   | 0                    |
| Pool Equipment, Pumps                                 | 3              | Each   | 1,235.00         | 3,705            | 6              | 1            | 3,705                 | 0                   | 0                    |
| Pool Equipment, Pumps                                 | 4              | Each   | 1,235.00         | 4,940            | 6              | 3            | 4,940                 | 0                   | 0                    |
| Pool Equipment, Pumps                                 | 2              | Each   | 1,235.00         | 2,470            | 6              | 4            | 220                   | 2,250               | 563                  |
| Pool Equipment, Pumps                                 | 3              | Each   | 1,235.00         | 3,705            | 6              | 5            | 0                     | 3,705               | 741                  |
| Tree Replacement Allowance                            | 1              | Lp Sm  | 10,000.00        | 10,000           | 2              | 1            | 10,000                | 0                   | 0                    |
| Walkway, Elevated Concrete (by Bay House Point Bldg 8 | 1              | Lp Sm  | 35,700.00        | 35,700           | 24             | 9            | 0                     | 35,700              | 3,967                |
| Well Pump-4 Way                                       | 1              | Each   | 6,730.00         | 6,730            | 8              | 5            | 0                     | 6,730               | 1,346                |
| Well Pump-Brookhouse                                  | 1              | Each   | 6,730.00         | 6,730            | 8              | 1            | 6,730                 | 0                   | 0                    |
| Well Pump-Treehouse                                   | 1              | Each   | 9,976.00         | 9,976            | 5              | 1            | 9,976                 | 0                   | 0                    |
| <b>Common Facilities Total</b>                        | 207 Components |        |                  | 2,559,316        | 2-35           | 1-29         | 572,076               | 1,987,240           | 236,352              |
| <b>Grand Total</b>                                    | 367 Components |        |                  | <b>8,738,935</b> |                |              | <b>2,438,084</b>      | <b>6,300,851</b>    | <b>723,960</b>       |

## Section 4

# Pooled Cash Flow

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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<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>General Reserve Fund</b>             |                |                |                |                |                |                |                |                |                |                 |
| <b>Beginning Year Balance</b>           | 2,438,084      | 2,386,923      | 1,938,320      | 1,532,670      | 1,029,933      | 914,906        | 1,127,002      | 1,470,485      | 1,788,689      | 1,958,729       |
| Annual Reserve Contribution             | 553,602        | 570,210        | 587,316        | 604,935        | 623,083        | 641,775        | 661,028        | 680,859        | 701,285        | 722,324         |
| Planned Special Assessments             | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Reserve Funds Available</b>          | 2,991,686      | 2,957,133      | 2,525,636      | 2,137,605      | 1,653,016      | 1,556,681      | 1,788,030      | 2,151,344      | 2,489,974      | 2,681,053       |
| <b>Expenditures</b>                     |                |                |                |                |                |                |                |                |                |                 |
| Roofs                                   | 314,860        | 485,951        | 460,769        | 540,966        | 502,233        | 118,909        | 0              | 0              | 111,374        | 344,147         |
| Paint                                   | 155,000        | 155,000        | 155,000        | 155,000        | 115,000        | 118,450        | 122,003        | 125,664        | 129,433        | 133,317         |
| Roads                                   | 0              | 0              | 109,446        | 58,964         | 22,221         | 46,873         | 0              | 28,219         | 0              | 0               |
| Harbor                                  | 3,894          | 238,960        | 6,578          | 0              | 0              | 4,514          | 0              | 83,709         | 0              | 0               |
| Common Facilities                       | 142,884        | 153,331        | 276,348        | 365,457        | 112,177        | 160,316        | 224,375        | 164,423        | 338,212        | 130,912         |
| <b>Total Expenditures</b>               | 616,638        | 1,033,242      | 1,008,141      | 1,120,387      | 751,631        | 449,062        | 346,378        | 402,015        | 579,019        | 608,376         |
| <b>Earned Interest</b>                  | 11,875         | 14,429         | 15,175         | 12,715         | 13,521         | 19,383         | 28,833         | 39,360         | 47,774         | 62,180          |
| <b>Ending Year Balance</b>              | 2,386,923      | 1,938,320      | 1,532,670      | 1,029,933      | 914,906        | 1,127,002      | 1,470,485      | 1,788,689      | 1,958,729      | 2,134,857       |
| <b>Pooled Cash Flow Plan Variables:</b> |                |                |                |                |                |                |                |                |                |                 |
| Annual Reserve Contribution % Change    | 18.89%         | 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                           | 0.50%          | 0.75%          | 1.00%          | 1.25%          | 1.50%          | 1.75%          | 2.00%          | 2.25%          | 2.50%          | 3.00%           |
| (Minimum Plan Balance: \$1000)          |                |                |                |                |                |                |                |                |                |                 |

### Pooled Cash Flow Plan

| Description                               | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Roofs</b>                              |                |                |                |                |                |                |                |                |                |                 |
| <b>Shingle Roofs - Common Buildings</b>   |                |                |                |                |                |                |                |                |                |                 |
| ** Harbor Club Bldg                       | 0              | 0              | 37,906         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Office Bldg                               | 0              | 0              | 0              | 15,183         | 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              | 0              | 0              | 0              | 0              | 0               |
| Wilbanks Pool Restroom Bldg               | 0              | 0              | 0              | 0              | 0              | 5,692          | 0              | 0              | 0              | 0               |
| <b>Shingle Roofs - Bayhouses</b>          |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 24 Units - #1                 | 0              | 46,207         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 18 Units - #2                 | 0              | 38,846         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #3A                | 0              | 0              | 0              | 0              | 0              | 17,949         | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #3B                | 0              | 0              | 0              | 0              | 0              | 22,091         | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #4                 | 32,951         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #5A                 | 0              | 0              | 0              | 0              | 0              | 18,870         | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #5B                | 0              | 0              | 0              | 0              | 0              | 38,659         | 0              | 0              | 0              | 0               |
| Condo Bldg, 22 Units - #6                 | 0              | 9,814          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 20 Units - #7                 | 0              | 38,846         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 13 Units - #8                 | 30,172         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 17 Units - #9                 | 42,876         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #10                | 25,408         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Shingle Roofs - Brookhouses</b>        |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 8 Units - #1                  | 0              | 0              | 0              | 30,801         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #2                  | 0              | 0              | 0              | 29,933         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #3                 | 0              | 0              | 0              | 42,080         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #4                  | 0              | 0              | 0              | 32,102         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #5                 | 0              | 0              | 0              | 36,874         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #6                  | 0              | 0              | 0              | 0              | 33,959         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #7                  | 0              | 0              | 0              | 0              | 25,916         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #8                  | 0              | 0              | 0              | 0              | 38,874         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #9                  | 0              | 0              | 0              | 0              | 30,384         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 4 Units - #10                 | 0              | 0              | 0              | 0              | 16,979         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #11                 | 0              | 0              | 0              | 0              | 35,299         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #12                | 0              | 0              | 35,800         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #13                | 0              | 0              | 0              | 0              | 38,874         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #14                | 0              | 0              | 0              | 0              | 48,704         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #15                 | 0              | 0              | 0              | 0              | 35,746         | 0              | 0              | 0              | 0              | 0               |

### Pooled Cash Flow Plan

| Description                         | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Roofs (continued)</b>            |                |                |                |                |                |                |                |                |                |                 |
| <b>Shingle Roofs - Glenhouses</b>   |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 8 Units - #1            | 0              | 0              | 0              | 28,632         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 4 Units - #2            | 0              | 0              | 0              | 17,353         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #3            | 0              | 0              | 0              | 26,463         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #4            | 0              | 0              | 0              | 30,367         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #5            | 0              | 0              | 0              | 30,367         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #6           | 0              | 0              | 0              | 32,536         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #7           | 0              | 0              | 0              | 32,536         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #8            | 0              | 0              | 0              | 24,727         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #9           | 0              | 0              | 0              | 0              | 33,512         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #10           | 0              | 0              | 0              | 0              | 31,278         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 12 Units - #11          | 0              | 0              | 0              | 0              | 33,512         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #12           | 0              | 0              | 0              | 0              | 31,278         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #13           | 0              | 0              | 0              | 0              | 31,278         | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #14           | 0              | 0              | 0              | 0              | 36,640         | 0              | 0              | 0              | 0              | 0               |
| <b>Shingle Roofs - Grovehouses</b>  |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 16 Units - #1           | 0              | 0              | 28,219         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 16 Units - #2           | 0              | 0              | 28,219         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #3           | 0              | 25,352         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #4           | 0              | 0              | 16,426         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 20 Units - #5           | 29,775         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #6            | 0              | 0              | 16,426         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 8 Units - #7            | 0              | 0              | 16,005         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Shingle Roofs - Harborhouses</b> |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 15 Units - #14          | 35,333         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #15          | 0              | 28,624         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #16A          | 17,865         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #16B         | 0              | 0              | 0              | 27,764         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 7 Units - #17A          | 0              | 0              | 0              | 19,955         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 10 Units - #17B         | 0              | 0              | 0              | 24,294         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #17C          | 0              | 0              | 0              | 16,919         | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 14 Units - #18          | 0              | 0              | 30,325         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 20 Units - #19          | 0              | 0              | 39,169         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #20           | 0              | 0              | 0              | 0              | 0              | 15,648         | 0              | 0              | 0              | 0               |
| Condo Bldg, 16 Units - #21          | 0              | 0              | 0              | 42,080         | 0              | 0              | 0              | 0              | 0              | 0               |

### Pooled Cash Flow Plan

| Description                                       | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Roofs (continued)</b>                          |                |                |                |                |                |                |                |                |                |                 |
| <b>Shingle Roofs - Treehouses</b>                 |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 6 Units - #1                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #2                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #3                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #4                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #5                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #6                          | 0              | 0              | 35,379         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #7                          | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #8                          | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #11                         | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #12                         | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #13                         | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 6 Units - #14                         | 0              | 34,348         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Flat Roofs - Bayhouses</b>                     |                |                |                |                |                |                |                |                |                |                 |
| 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              | 95,619          |
| Condo Bldg, 20 Units - #7 (1x mech/code upgrades) | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 94,891          |
| 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<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Roofs (continued)</b>                             |                |                |                |                |                |                |                |                |                |                 |
| <b>Flat Roofs - Grovehouses</b>                      |                |                |                |                |                |                |                |                |                |                 |
| Condo Bldg, 16 Units - #1 Neogard                    | 0              | 46,263         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)  | 0              | 45,911         | 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              | 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               |
| <b>Flat Roofs - Harborhouses</b>                     |                |                |                |                |                |                |                |                |                |                 |
| 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              | 55,900         | 0               |
| Condo Bldg, 14 Units - #18 (1x mech/code upgrades)   | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 55,474         | 0               |
| Condo Bldg, 20 Units - #19                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 77,112          |
| Condo Bldg, 20 Units - #19 (1x mech/code upgrades)   | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 76,525          |
| Condo Bldg, 6 Units - #20                            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 16 Units - #21 Neogard                   | 50,432         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Condo Bldg, 16 Units - #21 Neogard (1x mech/code up) | 50,048         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Roofs Total</b>                                   | <b>314,860</b> | <b>485,951</b> | <b>460,769</b> | <b>540,966</b> | <b>502,233</b> | <b>118,909</b> | <b>0</b>       | <b>0</b>       | <b>111,374</b> | <b>344,147</b>  |
| <b>Paint</b>   |                |                |                |                |                |                |                |                |                |                 |
| Paint & Labor  | 102,176        | 105,241        | 108,399        | 111,650        | 115,000        | 118,450        | 122,003        | 125,664        | 129,433        | 133,317         |
| Paint Labor Catchup (2022) - 1x expense              | 52,824         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Paint Labor Catchup (2023) - 1x expense              | 0              | 49,759         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Paint Labor Catchup (2024) - 1x expense              | 0              | 0              | 46,601         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Paint Labor Catchup (2025) - 1x expense              | 0              | 0              | 0              | 43,350         | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Paint Total</b>                                   | <b>155,000</b> | <b>155,000</b> | <b>155,000</b> | <b>155,000</b> | <b>115,000</b> | <b>118,450</b> | <b>122,003</b> | <b>125,664</b> | <b>129,433</b> | <b>133,317</b>  |

### Pooled Cash Flow Plan

| Description  | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Roads</b>   |                |                |                |                |                |                |                |                |                |                 |
| <b>Asphalt Overlay, 1.5"</b>                         |                |                |                |                |                |                |                |                |                |                 |
| Bayhouse Point Dr & Bayhouse Ct                      | 0              | 0              | 37,448         | 0              | 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              | 13,067         | 0              | 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              | 47,892         | 0              | 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              | 33,806         | 0              | 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              | 58,964         | 0              | 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              | 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              | 0              | 0              | 22,221         | 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              | 28,219         | 0              | 0               |
| Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8   | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Additional Base Replacement Allowance</b>         |                |                |                |                |                |                |                |                |                |                 |
| Base Replacement Allowance                           | 0              | 0              | 24,106         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Base Replacement Allowance                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Roads Total</b>                                   | <b>0</b>       | <b>0</b>       | <b>109,446</b> | <b>58,964</b>  | <b>22,221</b>  | <b>46,873</b>  | <b>0</b>       | <b>28,219</b>  | <b>0</b>       | <b>0</b>        |

### Pooled Cash Flow Plan

| Description  | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Harbor</b>  |                |                |                |                |                |                |                |                |                |                 |
| Aeration Pump  | 3,894          | 0              | 0              | 0              | 0              | 4,514          | 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              | 238,960        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Kayak Dock, Floating                                   | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Kayak EZ Launch  | 0              | 0              | 6,578          | 0              | 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, Composite, S/S Screws-Mat \$ Only (1x) | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 83,709         | 0              | 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               |
| <b>Harbor Total</b>                                    | <b>3,894</b>   | <b>238,960</b> | <b>6,578</b>   | <b>0</b>       | <b>0</b>       | <b>4,514</b>   | <b>0</b>       | <b>83,709</b>  | <b>0</b>       | <b>0</b>        |
| <b>Common Facilities</b>                               |                |                |                |                |                |                |                |                |                |                 |
| <b>Administration Building</b>                         |                |                |                |                |                |                |                |                |                |                 |
| A/C Air Handler Unit, 2.5 Ton                          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,334           |
| A/C Air Handler Unit, 3 Ton                            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,847           |
| A/C Condensing Unit, 2.5 Ton                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,521           |
| A/C Condensing Unit, 3 Ton                             | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 3,408           |
| 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              | 5,059          | 0               |
| Finish, Carpet-Upstairs                                | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,108          | 0               |
| Office Equipment, Phone System                         | 0              | 0              | 0              | 0              | 13,204         | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Admin Bldg Built-in Desks         | 0              | 0              | 14,068         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Admin Bldg Exterior*              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 15,657          |
| Renovation Allowance-Admin Bldg Kitchen*               | 0              | 0              | 5,198          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Admin Bldg Lighting*              | 0              | 0              | 5,092          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Admin Bldg Restrms*               | 0              | 3,296          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Storm Panels   | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Brookhouse</b>                                      |                |                |                |                |                |                |                |                |                |                 |
| Deck Structure, PT Wood*                               | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 1,349           |
| Renovation Allowance-Bath House Exterior*              | 0              | 12,154         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Interior*              | 0              | 10,815         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Pump House*                       | 0              | 3,296          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |

### Pooled Cash Flow Plan

| Description  | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Common Facilities (continued)</b>                 |                |                |                |                |                |                |                |                |                |                 |
| <b>Gatehouse &amp; Perimeter</b>                     |                |                |                |                |                |                |                |                |                |                 |
| Access Control, Automated System                     | 7,242          | 0              | 0              | 0              | 0              | 8,395          | 0              | 0              | 0              | 0               |
| Access Control, Gate Operator, Barrier-Entry-Res     | 0              | 0              | 0              | 5,122          | 0              | 0              | 0              | 0              | 0              | 0               |
| Access Control, Gate Operator, Barrier-Entry-Visitor | 0              | 0              | 0              | 5,122          | 0              | 0              | 0              | 0              | 0              | 0               |
| Access Control, Gate Operator, Barrier-Exit          | 0              | 0              | 0              | 5,122          | 0              | 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              | 154,108        | 0              | 0              | 0              | 0              | 0              | 0               |
| Replacement Allowance-Gatehouse                      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Surveillance System                                  | 0              | 0              | 0              | 16,485         | 0              | 0              | 0              | 18,554         | 0              | 0               |
| <b>Far Harbor</b>                                    |                |                |                |                |                |                |                |                |                |                 |
| Deck Structure, Composite-Far Harbor Pool Area       | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Fence/Railing, Wood Picket*                          | 0              | 2,843          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Exterior*            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 8,090           |
| Renovation Allowance-Bath House Interior*            | 0              | 7,004          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Floor                | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,447          | 0               |
| Renovation Allowance-Pump House                      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Glenhouse</b>                                     |                |                |                |                |                |                |                |                |                |                 |
| Renovation Allowance-Bath House Exterior*            | 0              | 15,347         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Interior*            | 0              | 0              | 11,139         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Pump House*                     | 0              | 3,811          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Harbor Club</b>                                   |                |                |                |                |                |                |                |                |                |                 |
| A/C Air Handler Unit, 2 Ton                          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,801           |
| A/C Air Handler Unit, 4 Ton                          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 4,619          | 0              | 0               |
| A/C Condensing Unit, 2 Ton                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 3,024           |
| A/C Condensing Unit, 4 Ton                           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,051          | 0              | 0               |
| A/C Package Unit, 4 Ton                              | 0              | 0              | 0              | 0              | 0              | 0              | 7,550          | 0              | 0              | 0               |
| A/C Split System-Restrooms                           | 0              | 0              | 0              | 6,727          | 0              | 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              | 6,006          | 0              | 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              | 3,708          | 0               |
| Furnishings/AV Equipment Allowance                   | 0              | 0              | 11,139         | 0              | 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              | 9,018          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Harbor Club Restrms*            | 0              | 15,656         | 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 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Common Facilities (continued)</b>               |                |                |                |                |                |                |                |                |                |                 |
| <b>Maintenance</b>                                 |                |                |                |                |                |                |                |                |                |                 |
| A/C Air Handler Unit, 2 Ton                        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 3,083          | 0               |
| A/C Condensing Unit, 2 Ton                         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 3,083          | 0               |
| Arial Lift   | 0              | 0              | 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              | 45,862         | 0              | 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              | 3,866          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Gate, VC Chain Link, 6x25 Sliding                  | 0              | 0              | 6,474          | 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              | 2,461          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Pavillion</b>                                   |                |                |                |                |                |                |                |                |                |                 |
| Appliance, Exhaust Fan & Hood, Commercial          | 0              | 5,004          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Appliance, Microwave                               | 0              | 0              | 0              | 0              | 0              | 0              | 1,091          | 0              | 0              | 0               |
| Appliance, Refrigerator                            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 1,938          | 0               |
| Appliance, Wall Oven                               | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 1,802          | 0              | 0               |
| A/C Split System, 4 Ton                            | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| A/C Split System, 4 Ton                            | 0              | 0              | 0              | 0              | 0              | 9,119          | 0              | 0              | 0              | 0               |
| A/C Split System, 5 Ton                            | 0              | 0              | 0              | 0              | 0              | 21,553         | 0              | 0              | 0              | 0               |
| A/C Split System, 5 Ton                            | 0              | 0              | 0              | 0              | 0              | 21,553         | 0              | 0              | 0              | 0               |
| Electronics, Audio/Video Equipment                 | 0              | 6,468          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electronics, Projector                             | 0              | 0              | 0              | 0              | 9,218          | 0              | 0              | 0              | 0              | 0               |
| Equipment, Hearing Loop System                     | 0              | 0              | 0              | 0              | 0              | 4,950          | 0              | 0              | 0              | 0               |
| Finish, Carpet                                     | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 16,221         | 0              | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Kitchen        | 0              | 0              | 3,476          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Lobby          | 0              | 0              | 9,218          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms  | 0              | 0              | 9,417          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm     | 0              | 0              | 6,038          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Clg, 2x2 SAT-Pavillion Bldg Library        | 0              | 0              | 4,321          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Wall Covering-Pavillion Bldg Lobby         | 5,665          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Fire Alarm Control Panel                           | 4,457          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Furnishings Allowance                              | 0              | 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              | 29,318         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Partition, Folding Accordion                       | 0              | 0              | 4,558          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Plumbing Allowance                                 | 0              | 0              | 6,790          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Railing, Alum Picket, 42"-Pavillion Bldg           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 14,284         | 0               |
| Renovation Allowance-Pavillion Bldg Kitchen*       | 0              | 0              | 19,733         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Pavillion Bldg Lobby Restrms* | 0              | 0              | 11,882         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Pump House*                   | 0              | 4,532          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Window Treatments, Roll Shades                     | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 11,000         | 0              | 0               |

### Pooled Cash Flow Plan

| Description                                      | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Common Facilities (continued)</b>             |                |                |                |                |                |                |                |                |                |                 |
| <b>Wilbanks</b>                                  |                |                |                |                |                |                |                |                |                |                 |
| A/C Air Handler Unit, 3 Ton                      | 0              | 0              | 0              | 0              | 0              | 0              | 5,211          | 0              | 0              | 0               |
| A/C Air Handler Unit, 3 Ton-Conference Rm        | 0              | 0              | 2,315          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| A/C Condensing Unit, 3 Ton                       | 0              | 0              | 0              | 0              | 0              | 0              | 6,238          | 0              | 0              | 0               |
| A/C Condensing Unit, 3 Ton-Conference Rm         | 0              | 0              | 2,771          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| A/C Mini Split System-Guest Rms                  | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 8,361           |
| A/C Package Unit, 3 Ton                          | 4,542          | 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                                   | 11,471         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 14,531         | 0               |
| Finish, Clg                                      | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Epoxy Flr Coating-Kitchen Area           | 0              | 2,677          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Finish, Paint Interior                           | 0              | 4,163          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,274           |
| Finish, Refinish Wood-Stairs                     | 0              | 0              | 0              | 0              | 0              | 3,007          | 0              | 0              | 0              | 0               |
| Furnishings Allowance-1st Floor                  | 0              | 0              | 0              | 51,358         | 0              | 0              | 0              | 0              | 0              | 0               |
| Furnishings Allowance-Bedrooms A & B             | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 4,797          | 0              | 0               |
| Furnishings Allowance, Matt & Box-Bedrooms A & B | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,583          | 0              | 0               |
| Ice Machine-Ice-O-Matic                          | 0              | 0              | 0              | 2,561          | 0              | 0              | 0              | 0              | 0              | 0               |
| Plumbing Allowance                               | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Exterior*        | 3,700          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Bath House Interior*        | 15,500         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Renovation Allowance-Pump House*                 | 4,600          | 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               |
| <b>All Buildings</b>                             |                |                |                |                |                |                |                |                |                |                 |
| Electrical Panels                                | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 6,188          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 0              | 6,374          | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 0              | 0              | 16,412         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 0              | 0              | 16,412         | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 0              | 0              | 0              | 33,809         | 0              | 0              | 0              | 0              | 0              | 0               |
| Electrical Panels                                | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 141,098        | 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               |
| <b>Recreation - Brookhouse</b>                   |                |                |                |                |                |                |                |                |                |                 |
| Fence, Aluminum Picket, 4'-Pool Area             | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Furniture, Outdoor                               | 5,650          | 0              | 0              | 0              | 0              | 6,550          | 0              | 0              | 0              | 0               |
| Pool Equipment, Filtration System                | 0              | 0              | 0              | 0              | 0              | 0              | 10,799         | 0              | 0              | 0               |
| Pool Equipment, Heater, Nat Gas, 400k            | 3,794          | 0              | 0              | 0              | 0              | 0              | 4,530          | 0              | 0              | 0               |
| Pool Finish, Ceramic Tile Trim                   | 0              | 0              | 0              | 0              | 0              | 0              | 4,392          | 0              | 0              | 0               |
| Pool Finish, Exposed Aggregate                   | 0              | 0              | 0              | 0              | 0              | 0              | 21,899         | 0              | 0              | 0               |
| Pump, 2.5 Hp Submersible-Pond                    | 1,651          | 0              | 0              | 0              | 0              | 1,914          | 0              | 0              | 0              | 0               |

### Pooled Cash Flow Plan

| Description                                    | Year 1<br>2022 | Year 2<br>2023 | Year 3<br>2024 | Year 4<br>2025 | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Common Facilities (continued)</b>           |                |                |                |                |                |                |                |                |                |                 |
| <b>Recreation - Far Harbor</b>                 |                |                |                |                |                |                |                |                |                |                 |
| Furniture, Outdoor                             | 2,999          | 0              | 0              | 0              | 0              | 3,477          | 0              | 0              | 0              | 0               |
| Pool Equipment, Filtration/Chemical System     | 0              | 0              | 0              | 0              | 0              | 0              | 10,799         | 0              | 0              | 0               |
| Pool Equipment, Heater, Gas                    | 0              | 0              | 0              | 0              | 4,270          | 0              | 0              | 0              | 0              | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 4,086          | 0              | 0               |
| Pool Finish, Exposed Aggregate                 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 15,816         | 0              | 0               |
| <b>Recreation - Glenhouse</b>                  |                |                |                |                |                |                |                |                |                |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Furniture, Outdoor                             | 5,383          | 0              | 0              | 0              | 0              | 6,240          | 0              | 0              | 0              | 0               |
| Pool Equipment, Filtration/Chemical System     | 0              | 0              | 0              | 0              | 0              | 0              | 10,799         | 0              | 0              | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0              | 0              | 0              | 4,146          | 0              | 0              | 0              | 4,666          | 0              | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0              | 0              | 0              | 0              | 0              | 4,162          | 0              | 0              | 0              | 0               |
| Pool Finish, Exposed Aggregate                 | 0              | 0              | 0              | 0              | 0              | 21,696         | 0              | 0              | 0              | 0               |
| <b>Recreation - Harbor Club</b>                |                |                |                |                |                |                |                |                |                |                 |
| 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              | 987            | 0              | 0              | 0               |
| Fitness, Bike, Recumbent                       | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 2,397          | 0              | 0               |
| Fitness, Elliptical Machine                    | 0              | 0              | 0              | 0              | 0              | 4,361          | 0              | 0              | 0              | 0               |
| Fitness, Recumbent Crosstrainer-NuStep TRS4000 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 6,624           |
| Fitness, Rower                                 | 0              | 0              | 1,889          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Fitness, Treadmill                             | 0              | 0              | 0              | 4,843          | 0              | 0              | 0              | 0              | 0              | 0               |
| Fitness, Treadmill                             | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,451          | 0              | 0               |
| Fitness, Treadmill                             | 0              | 0              | 4,702          | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Fitness, Weight Machine                        | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Furniture, Outdoor-Pool Area                   | 0              | 0              | 0              | 0              | 7,290          | 0              | 0              | 0              | 0              | 8,451           |
| Furniture, Outdoor-Tennis Cts                  | 0              | 0              | 0              | 0              | 2,208          | 0              | 0              | 0              | 0              | 2,560           |
| Pool Equipment, Filtration/Chemical System     | 0              | 0              | 0              | 0              | 0              | 0              | 13,499         | 0              | 0              | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0              | 0              | 4,025          | 0              | 0              | 0              | 0              | 0              | 4,806          | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 9,396          | 0               |
| Pool Finish, Exposed Aggregate                 | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 34,318         | 0               |
| Spa Equipment, Filtration System               | 0              | 0              | 0              | 0              | 0              | 0              | 10,799         | 0              | 0              | 0               |
| Spa Equipment, Heater, Nat Gas, 250k           | 0              | 2,874          | 0              | 0              | 0              | 0              | 0              | 3,431          | 0              | 0               |
| Spa Finish, Ceramic Tile Trim                  | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 1,728          | 0               |
| Spa Finish, Exposed Aggregate                  | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 5,409          | 0               |
| Tennis Court Fencing, VC Chain Link            | 0              | 0              | 0              | 0              | 0              | 15,887         | 0              | 0              | 0              | 0               |
| Tennis Court Lighting                          | 11,955         | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Tennis Court Resurfacing-Plexicushion          | 0              | 0              | 15,817         | 0              | 0              | 0              | 0              | 0              | 0              | 19,453          |
| Tennis Court Windscreen, 6'                    | 0              | 0              | 0              | 4,281          | 0              | 0              | 0              | 0              | 0              | 0               |
| <b>Recreation - Wilbanks</b>                   |                |                |                |                |                |                |                |                |                |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0               |
| Furniture, Outdoor                             | 0              | 0              | 0              | 0              | 8,946          | 0              | 0              | 0              | 0              | 10,370          |
| Pool Equipment, Filtration/Chemical System     | 0              | 0              | 0              | 0              | 0              | 0              | 13,499         | 0              | 0              | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0              | 3,908          | 0              | 0              | 0              | 0              | 0              | 4,666          | 0              | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0              | 0              | 0              | 7,390          | 0              | 0              | 0              | 0              | 0              | 0               |
| Pool Finish, Exposed Aggregate                 | 0              | 0              | 0              | 50,866         | 0              | 0              | 0              | 0              | 0              | 0               |

### Pooled Cash Flow Plan

| Description   | Year 1<br>2022 | Year 2<br>2023   | Year 3<br>2024   | Year 4<br>2025   | Year 5<br>2026 | Year 6<br>2027 | Year 7<br>2028 | Year 8<br>2029 | Year 9<br>2030 | Year 10<br>2031 |
|---|----------------|------------------|------------------|------------------|----------------|----------------|----------------|----------------|----------------|-----------------|
| <b>Common Facilities (continued)</b>                  |                |                  |                  |                  |                |                |                |                |                |                 |
| <b>Recreation - Pavillion</b>                         |                |                  |                  |                  |                |                |                |                |                |                 |
| Fence, Aluminum Picket, 4'-Pool Area                  | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 0              | 0               |
| Furniture, Outdoor-Pool                               | 0              | 0                | 5,586            | 0                | 0              | 0              | 0              | 6,475          | 0              | 0               |
| Furniture, Outdoor-Tennis Court                       | 0              | 0                | 1,487            | 0                | 0              | 0              | 0              | 1,724          | 0              | 0               |
| Ice Machine, 450#                                     | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 5,222          | 0              | 0               |
| Pool Equipment, Filtration/Chemical System            | 0              | 0                | 0                | 0                | 0              | 0              | 13,499         | 0              | 0              | 0               |
| Pool Equipment, Heater, Nat Gas, 400k                 | 0              | 0                | 0                | 0                | 4,270          | 0              | 0              | 0              | 0              | 0               |
| Pool Finish, Ceramic Tile Trim                        | 0              | 0                | 0                | 0                | 0              | 0              | 3,050          | 0              | 0              | 0               |
| Pool Finish, Exposed Aggregate                        | 0              | 0                | 0                | 0                | 0              | 0              | 32,266         | 0              | 0              | 0               |
| Tennis Court Fencing, VC Chain Link                   | 0              | 0                | 0                | 0                | 0              | 15,887         | 0              | 0              | 0              | 0               |
| Tennis Court Lighting                                 | 11,955         | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 0              | 0               |
| Tennis Court Resurfacing-Plexicushion                 | 0              | 0                | 15,817           | 0                | 0              | 0              | 0              | 0              | 0              | 19,453          |
| Tennis Court Windscreen, 6'                           | 0              | 0                | 4,157            | 0                | 0              | 0              | 0              | 0              | 0              | 5,112           |
| <b>Recreation - Miscellaneous</b>                     |                |                  |                  |                  |                |                |                |                |                |                 |
| Boardwalk, Deck Boards & Railing (2012) - Bayfront    | 0              | 0                | 27,681           | 0                | 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              | 17,137         | 0              | 0              | 0               |
| Booster Pump  | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 0              | 0               |
| Equipment, Mower, 48"                                 | 0              | 0                | 0                | 10,818           | 0              | 0              | 0              | 0              | 12,541         | 0               |
| Equipment, Mower, 52"                                 | 0              | 11,330           | 0                | 0                | 0              | 0              | 13,135         | 0              | 0              | 0               |
| EZ Launch and Float-Bayhouse #1                       | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 0              | 0               |
| Fishing Dock-Bayhouse #10                             | 0              | 0                | 0                | 0                | 33,765         | 0              | 0              | 0              | 0              | 0               |
| Fishing Pier (behind 1511 Pelican Point Dr)           | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 0              | 0               |
| Pool Equipment, Filter Grids                          | 5,721          | 0                | 0                | 0                | 0              | 0              | 6,831          | 0              | 0              | 0               |
| Pool Equipment, Pumps                                 | 3,705          | 0                | 0                | 0                | 0              | 0              | 4,424          | 0              | 0              | 0               |
| Pool Equipment, Pumps                                 | 0              | 0                | 5,241            | 0                | 0              | 0              | 0              | 0              | 6,258          | 0               |
| Pool Equipment, Pumps                                 | 0              | 0                | 0                | 2,699            | 0              | 0              | 0              | 0              | 0              | 3,223           |
| Pool Equipment, Pumps                                 | 0              | 0                | 0                | 0                | 4,170          | 0              | 0              | 0              | 0              | 0               |
| Tree Replacement Allowance                            | 10,000         | 0                | 10,609           | 0                | 11,255         | 0              | 11,941         | 0              | 12,668         | 0               |
| Walkway, Elevated Concrete (by Bay House Point Bldg 8 | 0              | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 45,224         | 0               |
| Well Pump-4 Way                                       | 0              | 0                | 0                | 0                | 7,575          | 0              | 0              | 0              | 0              | 0               |
| Well Pump-Brookhouse                                  | 6,730          | 0                | 0                | 0                | 0              | 0              | 0              | 0              | 8,525          | 0               |
| Well Pump-Treehouse                                   | 9,976          | 0                | 0                | 0                | 0              | 11,565         | 0              | 0              | 0              | 0               |
| <b>Common Facilities Total</b>                        | <b>142,884</b> | <b>153,331</b>   | <b>276,348</b>   | <b>365,457</b>   | <b>112,177</b> | <b>160,316</b> | <b>224,375</b> | <b>164,423</b> | <b>338,212</b> | <b>130,912</b>  |
| <b>Grand Total</b>                                    | <b>616,638</b> | <b>1,033,242</b> | <b>1,008,141</b> | <b>1,120,387</b> | <b>751,631</b> | <b>449,062</b> | <b>346,378</b> | <b>402,015</b> | <b>579,019</b> | <b>608,376</b>  |



### Pooled Cash Flow Plan

| Description                             | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>General Reserve Fund</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Beginning Year Balance</b>           | 2,134,857       | 2,194,457       | 1,784,639       | 2,224,621       | 1,997,022       | 2,325,670       | 2,663,173       | 3,239,695       | 2,472,789       | 1,749,376       |
|   |                 |                 |                 |                 |                 |                 |                 | <b>Highest</b>  |                 |                 |
| Annual Reserve Contribution             | 743,994         | 766,314         | 789,303         | 812,982         | 837,371         | 862,492         | 888,367         | 915,018         | 942,469         | 970,743         |
| Planned Special Assessments             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Reserve Funds Available</b>          | 2,878,851       | 2,960,771       | 2,573,942       | 3,037,603       | 2,834,393       | 3,188,162       | 3,551,540       | 4,154,713       | 3,415,258       | 2,720,119       |
| <b>Expenditures</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Roofs                                   | 0               | 491,731         | 0               | 265,000         | 189,515         | 290,960         | 0               | 0               | 458,874         | 670,384         |
| Paint                                   | 137,316         | 141,435         | 145,679         | 150,049         | 154,550         | 159,187         | 163,962         | 168,881         | 173,948         | 179,166         |
| Roads                                   | 375,606         | 379,926         | 6,467           | 477,299         | 29,863          | 0               | 0               | 0               | 0               | 155,298         |
| Harbor                                  | 5,233           | 36,799          | 8,840           | 61,326          | 12,101          | 6,067           | 29,384          | 1,271,015       | 394,964         | 0               |
| Common Facilities                       | 230,155         | 178,221         | 253,130         | 145,073         | 190,432         | 146,343         | 212,859         | 314,051         | 689,049         | 176,966         |
| <b>Total Expenditures</b>               | 748,310         | 1,228,112       | 414,116         | 1,098,747       | 576,461         | 602,557         | 406,205         | 1,753,947       | 1,716,835       | 1,181,814       |
| <b>Earned Interest</b>                  | 63,916          | 51,980          | 64,795          | 58,166          | 67,738          | 77,568          | 94,360          | 72,023          | 50,953          | 46,149          |
| <b>Ending Year Balance</b>              | 2,194,457       | 1,784,639       | 2,224,621       | 1,997,022       | 2,325,670       | 2,663,173       | 3,239,695       | 2,472,789       | 1,749,376       | 1,584,454       |
| <b>Pooled Cash Flow Plan Variables:</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs</b>                              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Common Buildings</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| ** 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               | 44,513          | 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               | 0               | 0               | 0               | 0               |
| <b>Shingle Roofs - Bayhouses</b>          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 24 Units - #1                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 78,664          |
| Condo Bldg, 18 Units - #2                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 66,133          |
| 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               | 56,097          | 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               | 16,707          |
| Condo Bldg, 20 Units - #7                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 66,133          |
| Condo Bldg, 13 Units - #8                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 51,366          | 0               |
| Condo Bldg, 17 Units - #9                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 72,994          | 0               |
| Condo Bldg, 14 Units - #10                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 43,255          | 0               |
| <b>Shingle Roofs - Brookhouses</b>        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Glenhouses</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               |
| <b>Shingle Roofs - Grovehouses</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 43,161          |
| 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               | 50,690          | 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               |
| <b>Shingle Roofs - Harborhouses</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 15 Units - #14          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 60,152          | 0               |
| Condo Bldg, 14 Units - #15          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 48,730          |
| Condo Bldg, 6 Units - #16A          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 30,414          | 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               | 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<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>                          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Treehouses</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 58,476          |
| Condo Bldg, 6 Units - #8                          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 58,476          |
| Condo Bldg, 6 Units - #11                         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 58,476          |
| Condo Bldg, 6 Units - #12                         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 58,476          |
| Condo Bldg, 6 Units - #13                         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 58,476          |
| Condo Bldg, 6 Units - #14                         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 58,476          |
| <b>Flat Roofs - Bayhouses</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 24 Units - #1                         | 0               | 0               | 0               | 87,948          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 18 Units - #2                         | 0               | 0               | 0               | 64,803          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #3A                        | 0               | 0               | 0               | 56,703          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #3B                        | 0               | 0               | 0               | 55,546          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #4                         | 0               | 0               | 0               | 0               | 59,596          | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #5A                         | 0               | 0               | 0               | 0               | 32,182          | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #5B                        | 0               | 0               | 0               | 0               | 0               | 58,929          | 0               | 0               | 0               | 0               |
| Condo Bldg, 22 Units - #6                         | 0               | 0               | 0               | 0               | 0               | 85,937          | 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               | 53,448          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 17 Units - #9                         | 0               | 64,356          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #10                        | 0               | 58,902          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

**Pooled Cash Flow Plan**

| Description  | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>                             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Flat Roofs - Grovehouses</b>                      |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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 up)  | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #2                            | 0               | 0               | 0               | 0               | 67,939          | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #3                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 68,417          | 0               |
| Condo Bldg, 10 Units - #4                            | 0               | 23,997          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 20 Units - #5                            | 0               | 0               | 0               | 0               | 0               | 103,125         | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #6                             | 0               | 29,451          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #7                             | 0               | 37,086          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Flat Roofs - Harborhouses</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 15 Units - #14                           | 0               | 59,993          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #15                           | 0               | 22,906          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #16A                           | 0               | 22,906          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #16B                          | 0               | 49,085          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 7 Units - #17A                           | 0               | 25,088          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #17B                          | 0               | 0               | 0               | 0               | 0               | 42,969          | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #17C                           | 0               | 0               | 0               | 0               | 29,798          | 0               | 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                           | 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               | 25,489          | 0               |
| 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 up) | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Roofs Total</b>                                   | 0               | 491,731         | 0               | 265,000         | 189,515         | 290,960         | 0               | 0               | 458,874         | 670,384         |
| <b>Paint</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Paint & Labor  | 137,316         | 141,435         | 145,679         | 150,049         | 154,550         | 159,187         | 163,962         | 168,881         | 173,948         | 179,166         |
| Paint Labor Catchup (2022) - 1x expense              | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2023) - 1x expense              | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2024) - 1x expense              | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2025) - 1x expense              | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Paint Total</b>                                   | 137,316         | 141,435         | 145,679         | 150,049         | 154,550         | 159,187         | 163,962         | 168,881         | 173,948         | 179,166         |

### Pooled Cash Flow Plan

| Description  | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roads</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Asphalt Overlay, 1.5"</b>                         |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 35,843          | 0               | 0               | 0               | 0               | 0               | 0               |
| Boathouse Cir-Harbor Club to Pel Cov Rd              | 0               | 0               | 0               | 89,306          | 0               | 0               | 0               | 0               | 0               | 0               |
| Brookhouse Cir                                       | 103,193         | 0               | 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 | 62,407          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Brookhouse Dr-Bldgs #14-15                           | 49,965          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Clower Creek Dr-Bldgs # 1-2                          | 0               | 29,729          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Clower Creek Dr-Bldgs #11                            | 0               | 11,763          | 0               | 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               | 29,822          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Clower Creek Dr-Bldgs #18                            | 0               | 22,362          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Clower Creek Dr-Bldgs #19-21 to bridge               | 0               | 63,835          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Glenhouse Dr Parking/Carports-Bldgs #1-6             | 24,310          | 0               | 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               | 3,009           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Cove Rd Parking/Carports-Grovehse #5-7       | 0               | 56,320          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Cove Rd-Entry to Grovehse #6                 | 0               | 0               | 0               | 79,242          | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection      | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 155,298         |
| Pelican Cove Rd-4-Wy Intersection to BA 134          | 0               | 0               | 6,467           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Cove Rd-Glenhse #9-14                        | 0               | 110,665         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection     | 0               | 0               | 0               | 0               | 29,863          | 0               | 0               | 0               | 0               | 0               |
| Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B | 0               | 0               | 0               | 211,392         | 0               | 0               | 0               | 0               | 0               | 0               |
| Pelican Point Dr-Bldgs #7-9                          | 0               | 0               | 0               | 46,528          | 0               | 0               | 0               | 0               | 0               | 0               |
| Treehouse Cir Parking/Carports-Bldgs #2-3            | 4,787           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Treehouse Cir-Bldgs #1                               | 0               | 0               | 0               | 14,988          | 0               | 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   | 130,944         | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Additional Base Replacement Allowance</b>         |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Base Replacement Allowance                           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Base Replacement Allowance                           | 0               | 52,421          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Roads Total</b>                                   | <b>375,606</b>  | <b>379,926</b>  | <b>6,467</b>    | <b>477,299</b>  | <b>29,863</b>   | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>155,298</b>  |

### Pooled Cash Flow Plan

| Description  | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039  | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|-----------------|
| <b>Harbor</b>  |                 |                 |                 |                 |                 |                 |                 |                  |                 |                 |
| Aeration Pump  | 5,233           | 0               | 0               | 0               | 0               | 6,067           | 0               | 0                | 0               | 0               |
| Boardwalk, Composite-Between HH 16B & HH 17A*          | 0               | 0               | 0               | 0               | 0               | 0               | 14,165          | 0                | 0               | 0               |
| Boardwalk, Composite-Between HH 17A & HH 17B*          | 0               | 0               | 0               | 0               | 0               | 0               | 15,219          | 0                | 0               | 0               |
| Harbor Dredging  | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0                | 394,964         | 0               |
| Kayak Dock, Floating                                   | 0               | 0               | 0               | 0               | 12,101          | 0               | 0               | 0                | 0               | 0               |
| Kayak EZ Launch  | 0               | 0               | 8,840           | 0               | 0               | 0               | 0               | 0                | 0               | 0               |
| Kayak Gazebo Roof & Structure                          | 0               | 17,879          | 0               | 0               | 0               | 0               | 0               | 0                | 0               | 0               |
| Marina Decking & Framing, PT Wd, S/S Screws            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 759,029          | 0               | 0               |
| Marina Decking, Composite, 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               | 107,270          | 0               | 0               |
| Marina Gazebo Roof & Structure                         | 0               | 18,920          | 0               | 0               | 0               | 0               | 0               | 0                | 0               | 0               |
| Marina Pilings, PT Wood, Encased-Mooring               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 112,321          | 0               | 0               |
| Marina Pilings, PT Wood, Wrapped                       | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 292,395          | 0               | 0               |
| Marina Water Lines                                     | 0               | 0               | 0               | 61,326          | 0               | 0               | 0               | 0                | 0               | 0               |
| <b>Harbor Total</b>                                    | <b>5,233</b>    | <b>36,799</b>   | <b>8,840</b>    | <b>61,326</b>   | <b>12,101</b>   | <b>6,067</b>    | <b>29,384</b>   | <b>1,271,015</b> | <b>394,964</b>  | <b>0</b>        |

### 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 | 4,676 | 0 | 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 | 17,746 | 0 | 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*      | 0 | 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 | 3,310 | 0 |

#### Brookhouse

|   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|
| Deck Structure, PT Wood*                  | 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 | 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<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Gatehouse &amp; Perimeter</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Access Control, Automated System                     | 9,733           | 0               | 0               | 0               | 0               | 11,283          | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Entry-Res     | 0               | 0               | 0               | 6,883           | 0               | 0               | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Entry-Visitor | 0               | 0               | 0               | 6,883           | 0               | 0               | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Exit          | 0               | 0               | 0               | 6,883           | 0               | 0               | 0               | 0               | 0               | 0               |
| Door, Sliding Glass, 6068                            | 0               | 0               | 6,792           | 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               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Surveillance System                                  | 0               | 20,883          | 0               | 0               | 0               | 23,503          | 0               | 0               | 0               | 26,453          |
| <b>Far Harbor</b>                                    |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Deck Structure, Composite-Far Harbor Pool Area       | 0               | 2,057           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Fence/Railing, Wood Picket*                          | 0               | 0               | 0               | 0               | 0               | 4,300           | 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-Bath House Floor                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House                      | 4,301           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Glenhouse</b>                                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               |
| <b>Harbor Club</b>                                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 0               | 6,586           |
| 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               | 0               | 7,202           |
| A/C Package Unit, 4 Ton                              | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 10,764          | 0               |
| A/C Split System-Restrooms                           | 0               | 8,521           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 10,795          |
| Deck & Ramps, Composite                              | 0               | 26,320          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Carpet-Meeting Hall                          | 0               | 0               | 0               | 0               | 0               | 0               | 8,563           | 0               | 0               | 0               |
| Finish, Rubber-Fitness Area                          | 0               | 7,028           | 0               | 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               | 14,970          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Plumbing Allowance                                   | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 10,578          | 0               | 0               |
| Renovation Allowance-Harbor Club Bldg Exterior*      | 0               | 0               | 0               | 0               | 0               | 30,069          | 0               | 0               | 0               | 0               |
| Renovation Allowance-Harbor Club Kitchen*            | 0               | 0               | 0               | 0               | 12,857          | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Harbor Club Restrms*            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House*                     | 5,779           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |



### Pooled Cash Flow Plan

| Description  | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>               |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Maintenance</b>                                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               |
| Arial Lift   | 0               | 0               | 37,070          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Door, Metal Roll Up, 12 x 14                       | 6,713           | 0               | 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               | 69,131          | 0               | 0               | 0               |
| Fence, Chain Link, 6'                              | 0               | 0               | 21,395          | 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               | 0               | 0               | 0               | 0               | 6,023           | 0               | 0               |
| Gate, VC Chain Link, 6x25 Sliding                  | 0               | 0               | 8,700           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Maint Bldg                    | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 80,269          | 0               | 0               |
| Renovation Allowance-Maint Bldg Kitchen & Restrms* | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Pavillion</b>                                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 1,556           | 0               |
| 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               | 10,888          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| A/C Split System, 4 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 13,001          | 0               | 0               |
| A/C Split System, 5 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 30,730          | 0               | 0               |
| A/C Split System, 5 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 30,730          | 0               | 0               |
| Electronics, Audio/Video Equipment                 | 0               | 8,693           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Electronics, Projector                             | 0               | 0               | 0               | 0               | 12,388          | 0               | 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               | 20,548          | 0               | 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               | 8,077           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Fire Alarm Control Panel                           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furnishings Allowance                              | 0               | 48,448          | 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               | 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               | 0               | 7,273           | 0               | 0               |
| Window Treatments, Roll Shades                     | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 15,683          |

### Pooled Cash Flow Plan

| Description                                      | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Wilbanks</b>                                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| A/C Air Handler Unit, 3 Ton                      | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 7,429           | 0               |
| A/C Air Handler Unit, 3 Ton-Conference Rm        | 0               | 0               | 0               | 0               | 3,300           | 0               | 0               | 0               | 0               | 0               |
| A/C Condensing Unit, 3 Ton                       | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 8,894           | 0               |
| A/C Condensing Unit, 3 Ton-Conference Rm         | 0               | 0               | 0               | 0               | 3,951           | 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                          | 0               | 0               | 6,476           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Deck Structure, PT Wood-Pool Area*               | 23,630          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Deck Structure/Stairs, PT Wood-Wilbanks House    | 15,166          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Electrical Allowance                             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,980           | 0               |
| Finish, Carpet                                   | 0               | 0               | 0               | 0               | 0               | 0               | 18,408          | 0               | 0               | 0               |
| Finish, Clg                                      | 0               | 0               | 3,201           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Epoxy Flr Coating-Kitchen Area           | 0               | 0               | 0               | 3,817           | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Paint Interior                           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,681           | 0               | 0               |
| Finish, Refinish Wood-Stairs                     | 0               | 0               | 0               | 3,809           | 0               | 0               | 0               | 0               | 0               | 0               |
| Furnishings Allowance-1st Floor                  | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 80,014          | 0               |
| Furnishings Allowance-Bedrooms A & B             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,446           | 0               | 0               |
| Furnishings Allowance, Matt & Box-Bedrooms A & B | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 3,471           | 0               | 0               |
| Ice Machine-Ice-O-Matic                          | 0               | 3,245           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 4,110           |
| Plumbing Allowance                               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 23,238          | 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               |
| Renovation Allowance-Wilbanks 2nd Flr Bathrms*   | 0               | 0               | 14,970          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Wilbanks Kitch/Bar/Restrms  | 0               | 0               | 63,589          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>All Buildings</b>                             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 45,436          | 0               | 0               | 0               | 0               | 0               | 0               |
| Fire Extinguisher w/Cabinet                      | 27,201          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Recreation - Brookhouse</b>                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area             | 0               | 0               | 0               | 10,907          | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                               | 7,593           | 0               | 0               | 0               | 0               | 8,803           | 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               | 5,409           | 0               | 0               | 0               | 0               | 0               | 6,459           | 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                    | 2,219           | 0               | 0               | 0               | 0               | 2,572           | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description                                    | Year 11<br>2032 | Year 12<br>2033 | Year 13<br>2034 | Year 14<br>2035 | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039 | Year 19<br>2040 | Year 20<br>2041 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Recreation - Far Harbor</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Furniture, Outdoor                             | 4,030           | 0               | 0               | 0               | 0               | 4,672           | 0               | 0               | 0               | 0               |
| Pool Equipment, Filtration/Chemical System     | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Gas                    | 5,099           | 0               | 0               | 0               | 0               | 0               | 6,088           | 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               |
| <b>Recreation - Glenhouse</b>                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0               | 0               | 0               | 10,651          | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                             | 7,234           | 0               | 0               | 0               | 0               | 8,387           | 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               | 5,252           | 0               | 0               | 0               | 5,911           | 0               | 0               | 0               | 6,653           |
| Pool Finish, Ceramic Tile Trim                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,295           |
| Pool Finish, Exposed Aggregate                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 32,817          |
| <b>Recreation - Harbor Club</b>                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0               | 0               | 0               | 9,365           | 0               | 0               | 0               | 0               | 0               | 0               |
| Fitness, Bike, Aerodyne                        | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 1,408           | 0               |
| Fitness, Bike, Recumbent                       | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 3,418           |
| Fitness, Elliptical Machine                    | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,218           | 0               | 0               |
| Fitness, Recumbent Crosstrainer-NuStep TRS4000 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 8,903           |
| Fitness, Rower                                 | 0               | 0               | 0               | 0               | 2,694           | 0               | 0               | 0               | 0               | 0               |
| Fitness, Treadmill                             | 0               | 6,135           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 7,772           |
| Fitness, Treadmill                             | 0               | 0               | 0               | 0               | 0               | 6,905           | 0               | 0               | 0               | 0               |
| Fitness, Treadmill                             | 5,956           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 7,545           | 0               |
| Fitness, Weight Machine                        | 0               | 10,848          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor-Pool Area                   | 0               | 0               | 0               | 0               | 9,797           | 0               | 0               | 0               | 0               | 11,357          |
| Furniture, Outdoor-Tennis Cts                  | 0               | 0               | 0               | 0               | 2,968           | 0               | 0               | 0               | 0               | 3,440           |
| 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               | 5,739           | 0               | 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               | 4,097           | 0               | 0               | 0               | 0               | 0               | 4,892           |
| 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          | 0               | 0               | 0               | 0               | 0               | 0               | 23,925          | 0               | 0               | 0               |
| Tennis Court Windscreen, 6'                    | 5,265           | 0               | 0               | 0               | 0               | 0               | 0               | 6,476           | 0               | 0               |
| <b>Recreation - Wilbanks</b>                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0               | 0               | 0               | 7,058           | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                             | 0               | 0               | 0               | 0               | 12,022          | 0               | 0               | 0               | 0               | 13,937          |
| Pool Equipment, Filtration/Chemical System     | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0               | 0               | 0               | 5,572           | 0               | 0               | 0               | 0               | 0               | 6,653           |
| Pool Finish, Ceramic Tile Trim                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 11,178          | 0               | 0               |
| Pool Finish, Exposed Aggregate                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 76,940          | 0               | 0               |

### Pooled Cash Flow Plan

| Description   | Year 11<br>2032 | Year 12<br>2033  | Year 13<br>2034 | Year 14<br>2035  | Year 15<br>2036 | Year 16<br>2037 | Year 17<br>2038 | Year 18<br>2039  | Year 19<br>2040  | Year 20<br>2041  |
|---|-----------------|------------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|
| <b>Common Facilities (continued)</b>                  |                 |                  |                 |                  |                 |                 |                 |                  |                  |                  |
| <b>Recreation - Pavillion</b>                         |                 |                  |                 |                  |                 |                 |                 |                  |                  |                  |
| Fence, Aluminum Picket, 4'-Pool Area                  | 0               | 0                | 0               | 9,174            | 0               | 0               | 0               | 0                | 0                | 0                |
| Furniture, Outdoor-Pool                               | 0               | 0                | 7,507           | 0                | 0               | 0               | 0               | 8,702            | 0                | 0                |
| Furniture, Outdoor-Tennis Court                       | 0               | 0                | 1,999           | 0                | 0               | 0               | 0               | 2,317            | 0                | 0                |
| Ice Machine, 450#                                     | 0               | 0                | 0               | 0                | 0               | 0               | 0               | 7,018            | 0                | 0                |
| Pool Equipment, Filtration/Chemical System            | 0               | 0                | 0               | 0                | 0               | 0               | 0               | 0                | 0                | 0                |
| Pool Equipment, Heater, Nat Gas, 400k                 | 5,099           | 0                | 0               | 0                | 0               | 0               | 6,088           | 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                |
| 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                | 0               | 0               | 23,925          | 0                | 0                | 0                |
| Tennis Court Windscreen, 6'                           | 0               | 0                | 0               | 0                | 0               | 0               | 6,287           | 0                | 0                | 0                |
| <b>Recreation - Miscellaneous</b>                     |                 |                  |                 |                  |                 |                 |                 |                  |                  |                  |
| Boardwalk, Deck Boards & Railing (2012) - Bayfront    | 0               | 0                | 0               | 0                | 39,466          | 0               | 0               | 0                | 0                | 0                |
| Boardwalk, Deck Boards, Composite - Bayfront          | 0               | 0                | 0               | 0                | 0               | 0               | 0               | 0                | 213,815          | 0                |
| Boardwalk, Frame, PT Wood - Bayfront                  | 0               | 0                | 0               | 0                | 0               | 0               | 0               | 0                | 243,278          | 0                |
| Boardwalk, Frame, PT Wood (2012) - Bayfront           | 0               | 0                | 0               | 0                | 44,906          | 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               | 0                | 24,433           | 0                |
| Booster Pump  | 63,312          | 0                | 0               | 0                | 0               | 0               | 0               | 0                | 0                | 0                |
| Equipment, Mower, 48"                                 | 0               | 0                | 0               | 14,538           | 0               | 0               | 0               | 0                | 16,854           | 0                |
| Equipment, Mower, 52"                                 | 0               | 15,227           | 0               | 0                | 0               | 0               | 17,652          | 0                | 0                | 0                |
| EZ Launch and Float-Bayhouse #1                       | 0               | 0                | 15,683          | 0                | 0               | 0               | 0               | 0                | 0                | 0                |
| Fishing Dock-Bayhouse #10                             | 0               | 0                | 0               | 0                | 0               | 0               | 0               | 0                | 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                | 8,157           | 0                | 0               | 0               | 0               | 0                | 9,740            | 0                |
| Pool Equipment, Pumps                                 | 0               | 0                | 5,282           | 0                | 0               | 0               | 0               | 0                | 6,308            | 0                |
| Pool Equipment, Pumps                                 | 0               | 0                | 0               | 0                | 7,472           | 0               | 0               | 0                | 0                | 0                |
| Pool Equipment, Pumps                                 | 0               | 0                | 0               | 0                | 0               | 3,848           | 0               | 0                | 0                | 0                |
| Pool Equipment, Pumps                                 | 4,979           | 0                | 0               | 0                | 0               | 0               | 5,945           | 0                | 0                | 0                |
| Tree Replacement Allowance                            | 13,439          | 0                | 14,258          | 0                | 15,126          | 0               | 16,047          | 0                | 17,024           | 0                |
| 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                | 9,595           | 0                | 0               | 0               | 0               | 0                | 0                | 0                |
| Well Pump-Brookhouse                                  | 0               | 0                | 0               | 0                | 0               | 0               | 10,800          | 0                | 0                | 0                |
| Well Pump-Treehouse                                   | 13,407          | 0                | 0               | 0                | 0               | 15,542          | 0               | 0                | 0                | 0                |
| <b>Common Facilities Total</b>                        | <b>230,155</b>  | <b>178,221</b>   | <b>253,130</b>  | <b>145,073</b>   | <b>190,432</b>  | <b>146,343</b>  | <b>212,859</b>  | <b>314,051</b>   | <b>689,049</b>   | <b>176,966</b>   |
| <b>Grand Total</b>                                    | <b>748,310</b>  | <b>1,228,112</b> | <b>414,116</b>  | <b>1,098,747</b> | <b>576,461</b>  | <b>602,557</b>  | <b>406,205</b>  | <b>1,753,947</b> | <b>1,716,835</b> | <b>1,181,814</b> |

### Pooled Cash Flow Plan

| Description                             | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>General Reserve Fund</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|   | <b>Lowest</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Beginning Year Balance</b>           | 1,584,454       | 1,115,669       | 540,509         | 1,000           | 219,766         | 698,235         | 1,239,918       | 1,727,634       | 2,142,951       | 2,735,323       |
| Annual Reserve Contribution             | 999,865         | 1,029,861       | 1,060,758       | 1,060,758       | 1,060,758       | 1,060,758       | 1,060,758       | 1,060,758       | 1,060,758       | 1,060,758       |
| Planned Special Assessments             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Reserve Funds Available</b>          | 2,584,319       | 2,145,530       | 1,601,267       | 1,061,758       | 1,280,524       | 1,758,993       | 2,300,676       | 2,788,392       | 3,203,709       | 3,796,081       |
| <b>Expenditures</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Roofs                                   | 965,903         | 1,087,434       | 855,020         | 202,434         | 83,637          | 0               | 0               | 0               | 201,155         | 697,349         |
| Paint                                   | 184,541         | 190,077         | 195,780         | 201,653         | 207,703         | 213,934         | 220,352         | 226,962         | 233,771         | 240,784         |
| Roads                                   | 0               | 0               | 154,134         | 106,495         | 40,133          | 84,658          | 0               | 50,967          | 0               | 0               |
| Harbor                                  | 7,033           | 0               | 11,880          | 0               | 0               | 8,153           | 0               | 151,188         | 0               | 18,853          |
| Common Facilities                       | 343,668         | 343,253         | 383,482         | 337,811         | 271,153         | 248,444         | 403,009         | 278,740         | 113,130         | 565,429         |
| <b>Total Expenditures</b>               | 1,501,145       | 1,620,764       | 1,600,296       | 848,393         | 602,626         | 555,189         | 623,361         | 707,857         | 548,056         | 1,522,415       |
| <b>Earned Interest</b>                  | 32,495          | 15,743          | 29              | 6,401           | 20,337          | 36,114          | 50,319          | 62,416          | 79,670          | 68,210          |
| <b>Ending Year Balance</b>              | 1,115,669       | 540,509         | 1,000           | 219,766         | 698,235         | 1,239,918       | 1,727,634       | 2,142,951       | 2,735,323       | 2,341,876       |
| <b>Pooled Cash Flow Plan Variables:</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Annual Reserve Contribution % Change    | 3.00%           | 3.00%           | 3.00%           | 0.00%           | 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<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs</b>                              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Common Buildings</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| ** Harbor Club Bldg                       | 64,532          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Office Bldg                               | 0               | 25,849          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pavilion Bldg                             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 75,780          |
| Wilbanks Bldg (Tile & Mod Bit Flat Roofs) | 0               | 0               | 0               | 0               | 83,637          | 0               | 0               | 0               | 0               | 0               |
| Wilbanks Pool Restroom Bldg               | 0               | 0               | 0               | 9,690           | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Shingle Roofs - Bayhouses</b>          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 30,557          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #3B                | 0               | 0               | 0               | 37,609          | 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               | 32,124          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #5B                | 0               | 0               | 0               | 65,815          | 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               | 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               |
| <b>Shingle Roofs - Brookhouses</b>        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 8 Units - #1                  | 0               | 52,436          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #2                  | 0               | 50,959          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #3                 | 0               | 71,638          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #4                  | 0               | 54,652          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #5                 | 0               | 62,776          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #6                  | 0               | 0               | 57,813          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #7                  | 0               | 0               | 44,120          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #8                  | 0               | 0               | 66,180          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #9                  | 0               | 0               | 51,727          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 4 Units - #10                 | 0               | 0               | 28,906          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #11                 | 0               | 0               | 60,095          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #12                | 60,947          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #13                | 0               | 0               | 66,180          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #14                | 0               | 0               | 82,916          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #15                 | 0               | 0               | 60,855          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description                         | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>            |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Glenhouses</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 8 Units - #1            | 0               | 48,743          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 4 Units - #2            | 0               | 29,541          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #3            | 0               | 45,051          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #4            | 0               | 51,698          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #5            | 0               | 51,698          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #6           | 0               | 55,390          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #7           | 0               | 55,390          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #8            | 0               | 42,097          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #9           | 0               | 0               | 57,052          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #10           | 0               | 0               | 53,249          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 12 Units - #11          | 0               | 0               | 57,052          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #12           | 0               | 0               | 53,249          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #13           | 0               | 0               | 53,249          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #14           | 0               | 0               | 62,377          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Shingle Roofs - Grovehouses</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 16 Units - #1           | 48,041          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #2           | 48,041          | 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           | 27,964          | 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            | 27,964          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 8 Units - #7            | 27,247          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Shingle Roofs - Harborhouses</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 47,266          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 7 Units - #17A          | 0               | 33,973          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 10 Units - #17B         | 0               | 41,358          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #17C          | 0               | 28,803          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 14 Units - #18          | 51,626          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 20 Units - #19          | 66,683          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #20           | 0               | 0               | 0               | 26,639          | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #21          | 0               | 71,638          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description                                       | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>                          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Shingle Roofs - Treehouses</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 6 Units - #1                          | 60,230          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #2                          | 60,230          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #3                          | 60,230          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #4                          | 60,230          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #5                          | 60,230          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 6 Units - #6                          | 60,230          | 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               |
| <b>Flat Roofs - Bayhouses</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 172,699         |
| Condo Bldg, 20 Units - #7 (1x mech/code upgrades) | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 171,384         |
| 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<br>2042 | Year 22<br>2043  | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roofs (continued)</b>                             |                 |                  |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Flat Roofs - Grovehouses</b>                      |                 |                  |                 |                 |                 |                 |                 |                 |                 |                 |
| Condo Bldg, 16 Units - #1 Neogard                    | 0               | 83,557           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)  | 0               | 82,921           | 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               | 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               |
| <b>Flat Roofs - Harborhouses</b>                     |                 |                  |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 100,962         | 0               |
| Condo Bldg, 14 Units - #18 (1x mech/code upgrades)   | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 100,193         | 0               |
| Condo Bldg, 20 Units - #19                           | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 139,273         |
| Condo Bldg, 20 Units - #19 (1x mech/code upgrades)   | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 138,213         |
| Condo Bldg, 6 Units - #20                            | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #21 Neogard                   | 91,086          | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Condo Bldg, 16 Units - #21 Neogard (1x mech/code up) | 90,392          | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Roofs Total</b>                                   | <b>965,903</b>  | <b>1,087,434</b> | <b>855,020</b>  | <b>202,434</b>  | <b>83,637</b>   | <b>0</b>        | <b>0</b>        | <b>0</b>        | <b>201,155</b>  | <b>697,349</b>  |
| <b>Paint</b>   |                 |                  |                 |                 |                 |                 |                 |                 |                 |                 |
| Paint & Labor  | 184,541         | 190,077          | 195,780         | 201,653         | 207,703         | 213,934         | 220,352         | 226,962         | 233,771         | 240,784         |
| Paint Labor Catchup (2022) - 1x expense              | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2023) - 1x expense              | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2024) - 1x expense              | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Paint Labor Catchup (2025) - 1x expense              | 0               | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Paint Total</b>                                   | <b>184,541</b>  | <b>190,077</b>   | <b>195,780</b>  | <b>201,653</b>  | <b>207,703</b>  | <b>213,934</b>  | <b>220,352</b>  | <b>226,962</b>  | <b>233,771</b>  | <b>240,784</b>  |

### Pooled Cash Flow Plan

| Description  | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Roads</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Asphalt Overlay, 1.5"</b>                         |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Bayhouse Point Dr & Bayhouse Ct                      | 0               | 0               | 67,635          | 0               | 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               | 23,601          | 0               | 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               | 86,499          | 0               | 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               | 61,057          | 0               | 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               | 106,495         | 0               | 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               | 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               | 0               | 0               | 40,133          | 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               | 50,967          | 0               | 0               |
| Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8   | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Additional Base Replacement Allowance</b>         |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               |
| <b>Roads Total</b>                                   | <b>0</b>        | <b>0</b>        | <b>154,134</b>  | <b>106,495</b>  | <b>40,133</b>   | <b>84,658</b>   | <b>0</b>        | <b>50,967</b>   | <b>0</b>        | <b>0</b>        |

### Pooled Cash Flow Plan

| Description  | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Harbor</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Aeration Pump  | 7,033           | 0               | 0               | 0               | 0               | 8,153           | 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                                   | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 18,853          |
| Kayak EZ Launch  | 0               | 0               | 11,880          | 0               | 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, Composite, S/S Screws-Mat \$ Only (1x) | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 151,188         | 0               | 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               |
| <b>Harbor Total</b>                                    | <b>7,033</b>    | <b>0</b>        | <b>11,880</b>   | <b>0</b>        | <b>0</b>        | <b>8,153</b>    | <b>0</b>        | <b>151,188</b>  | <b>0</b>        | <b>18,853</b>   |

### Common Facilities

#### Administration Building

|  |       |       |   |       |        |   |        |   |   |        |
|--|-------|-------|---|-------|--------|---|--------|---|---|--------|
| A/C Air Handler Unit, 2.5 Ton                  | 0     | 3,328 | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| A/C Air Handler Unit, 3 Ton                    | 0     | 4,059 | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| A/C Condensing Unit, 2.5 Ton                   | 0     | 3,594 | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| A/C Condensing Unit, 3 Ton                     | 0     | 4,859 | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| Deck Structure, Composite-Bldg Entrance*       | 0     | 0     | 0 | 0     | 0      | 0 | 7,285  | 0 | 0 | 0      |
| Finish, Carpet-Downstairs                      | 7,214 | 0     | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| Finish, Carpet-Upstairs                        | 7,282 | 0     | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 0      |
| Office Equipment, Phone System                 | 0     | 0     | 0 | 0     | 23,849 | 0 | 0      | 0 | 0 | 0      |
| Renovation Allowance-Admin Bldg Built-in Desks | 0     | 0     | 0 | 0     | 0      | 0 | 28,596 | 0 | 0 | 0      |
| Renovation Allowance-Admin Bldg Exterior*      | 0     | 0     | 0 | 0     | 0      | 0 | 0      | 0 | 0 | 28,279 |
| Renovation Allowance-Admin Bldg Kitchen*       | 0     | 0     | 0 | 0     | 0      | 0 | 10,567 | 0 | 0 | 0      |
| Renovation Allowance-Admin Bldg Lighting*      | 0     | 0     | 0 | 0     | 0      | 0 | 10,352 | 0 | 0 | 0      |
| Renovation Allowance-Admin Bldg Restrms*       | 0     | 0     | 0 | 6,315 | 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      | 2,102 | 0 | 0 | 0 | 0 | 0 |
| Renovation Allowance-Bath House Exterior* | 0 | 21,951 | 0 | 0      | 0     | 0 | 0 | 0 | 0 | 0 |
| Renovation Allowance-Bath House Interior* | 0 | 0      | 0 | 20,723 | 0     | 0 | 0 | 0 | 0 | 0 |
| Renovation Allowance-Pump House*          | 0 | 5,953  | 0 | 0      | 0     | 0 | 0 | 0 | 0 | 0 |

### Pooled Cash Flow Plan

| Description  | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Gatehouse &amp; Perimeter</b>                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Access Control, Automated System                     | 13,080          | 0               | 0               | 0               | 0               | 15,163          | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Entry-Res     | 0               | 0               | 0               | 9,250           | 0               | 0               | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Entry-Visitor | 0               | 0               | 0               | 9,250           | 0               | 0               | 0               | 0               | 0               | 0               |
| Access Control, Gate Operator, Barrier-Exit          | 0               | 0               | 0               | 9,250           | 0               | 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               | 332,349         |
| Replacement Allowance-Gatehouse                      | 91,028          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Surveillance System                                  | 0               | 0               | 0               | 29,774          | 0               | 0               | 0               | 33,510          | 0               | 0               |
| <b>Far Harbor</b>                                    |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Deck Structure, Composite-Far Harbor Pool Area       | 0               | 0               | 0               | 0               | 0               | 0               | 3,205           | 0               | 0               | 0               |
| Fence/Railing, Wood Picket*                          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,504           |
| Renovation Allowance-Bath House Exterior*            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 14,611          |
| Renovation Allowance-Bath House Interior*            | 0               | 0               | 0               | 13,420          | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Bath House Floor                | 0               | 0               | 0               | 8,486           | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House                      | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Glenhouse</b>                                     |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Renovation Allowance-Bath House Exterior*            | 0               | 27,718          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Bath House Interior*            | 0               | 0               | 0               | 0               | 21,344          | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House*                     | 0               | 6,883           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Harbor Club</b>                                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| A/C Air Handler Unit, 2 Ton                          | 0               | 3,994           | 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                           | 0               | 4,312           | 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               | 0               |
| A/C Split System-Restrooms                           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 13,674          | 0               | 0               |
| Deck & Ramps, Composite                              | 0               | 0               | 0               | 0               | 0               | 0               | 41,005          | 0               | 0               | 0               |
| Finish, Carpet-Meeting Hall                          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 12,208          | 0               |
| Finish, Rubber-Fitness Area                          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 11,964          |
| Finish, Vinyl Tile-Restrms/Hallway                   | 0               | 0               | 5,608           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furnishings/AV Equipment Allowance                   | 0               | 0               | 20,119          | 0               | 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               | 0               | 0               | 18,331          | 0               | 0               | 0               |
| Renovation Allowance-Harbor Club Restrms*            | 0               | 0               | 0               | 0               | 0               | 31,825          | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House*                     | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description  | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>               |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Maintenance</b>                                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| A/C Air Handler Unit, 2 Ton                        | 4,396           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| A/C Condensing Unit, 2 Ton                         | 4,396           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Arial Lift   | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 57,754          | 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               | 82,832          | 0               | 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               | 6,187           | 0               | 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               | 0               | 11,692          | 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               | 4,444           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Pavillion</b>                                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Appliance, Exhaust Fan & Hood, Commercial          | 0               | 9,037           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Appliance, Microwave                               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Appliance, Refrigerator                            | 0               | 0               | 2,932           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Appliance, Wall Oven                               | 0               | 0               | 0               | 2,891           | 0               | 0               | 0               | 0               | 0               | 0               |
| A/C Split System, 4 Ton                            | 0               | 0               | 0               | 15,524          | 0               | 0               | 0               | 0               | 0               | 0               |
| A/C Split System, 4 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 18,537          |
| A/C Split System, 5 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 43,813          |
| A/C Split System, 5 Ton                            | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 43,813          |
| Electronics, Audio/Video Equipment                 | 0               | 11,683          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Electronics, Projector                             | 0               | 0               | 0               | 0               | 16,649          | 0               | 0               | 0               | 0               | 0               |
| Equipment, Hearing Loop System                     | 7,712           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Carpet                                     | 0               | 0               | 0               | 26,030          | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Kitchen        | 0               | 0               | 0               | 0               | 0               | 0               | 7,065           | 0               | 0               | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Lobby          | 0               | 0               | 0               | 0               | 0               | 0               | 18,739          | 0               | 0               | 0               |
| Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms  | 0               | 0               | 0               | 0               | 0               | 0               | 19,142          | 0               | 0               | 0               |
| Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm     | 0               | 0               | 0               | 0               | 0               | 0               | 12,273          | 0               | 0               | 0               |
| Finish, Clg, 2x2 SAT-Pavillion Bldg Library        | 0               | 0               | 0               | 0               | 0               | 0               | 8,784           | 0               | 0               | 0               |
| Finish, Wall Covering-Pavillion Bldg Lobby         | 0               | 0               | 0               | 0               | 11,516          | 0               | 0               | 0               | 0               | 0               |
| Fire Alarm Control Panel                           | 8,050           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furnishings Allowance                              | 0               | 0               | 0               | 69,076          | 0               | 0               | 0               | 0               | 0               | 0               |
| Gazebo Deck, Composite-Pool Area                   | 0               | 22,950          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Gazebo Roof & Structure-Pool Area                  | 0               | 0               | 0               | 0               | 0               | 59,597          | 0               | 0               | 0               | 0               |
| Partition, Folding Accordion                       | 0               | 0               | 0               | 0               | 0               | 0               | 9,265           | 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               | 40,113          | 0               | 0               | 0               |
| Renovation Allowance-Pavillion Bldg Lobby Restrms* | 0               | 0               | 0               | 0               | 0               | 0               | 24,154          | 0               | 0               | 0               |
| Renovation Allowance-Pump House*                   | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Window Treatments, Roll Shades                     | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description                                      | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Wilbanks</b>                                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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               | 4,706           | 0               | 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               | 5,633           | 0               | 0               | 0               |
| A/C Mini Split System-Guest Rms                  | 0               | 11,921          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| A/C Package Unit, 3 Ton                          | 0               | 0               | 0               | 0               | 9,233           | 0               | 0               | 0               | 0               | 0               |
| Deck Structure, PT Wood-Pool Area*               | 0               | 0               | 0               | 0               | 0               | 36,815          | 0               | 0               | 0               | 0               |
| Deck Structure/Stairs, PT Wood-Wilbanks House    | 0               | 0               | 0               | 0               | 0               | 23,628          | 0               | 0               | 0               | 0               |
| Electrical Allowance                             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Finish, Carpet                                   | 0               | 0               | 0               | 0               | 23,318          | 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               | 5,442           | 0               | 0               | 0               | 0               |
| Finish, Paint Interior                           | 0               | 0               | 0               | 0               | 0               | 8,463           | 0               | 0               | 0               | 0               |
| Finish, Refinish Wood-Stairs                     | 0               | 4,826           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 6,113           |
| 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               | 8,663           | 0               | 0               |
| Furnishings Allowance, Matt & Box-Bedrooms A & B | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 4,665           | 0               | 0               |
| Ice Machine-Ice-O-Matic                          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 5,207           | 0               | 0               |
| Plumbing Allowance                               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Bath House Exterior*        | 6,683           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Bath House Interior*        | 0               | 0               | 29,700          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Renovation Allowance-Pump House*                 | 8,308           | 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               |
| <b>All Buildings</b>                             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Electrical Panels                                | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 14,158          | 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               | 0               | 0               | 0               | 0               | 0               | 0               |
| Fire Extinguisher w/Cabinet                      | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Recreation - Brookhouse</b>                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                               | 10,205          | 0               | 0               | 0               | 0               | 11,830          | 0               | 0               | 0               | 0               |
| Pool Equipment, Filtration System                | 0               | 16,825          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Nat Gas, 400k            | 0               | 0               | 0               | 0               | 7,712           | 0               | 0               | 0               | 0               | 0               |
| Pool Finish, Ceramic Tile Trim                   | 6,643           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Finish, Exposed Aggregate                   | 33,124          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pump, 2.5 Hp Submersible-Pond                    | 2,982           | 0               | 0               | 0               | 0               | 3,457           | 0               | 0               | 0               | 0               |

### Pooled Cash Flow Plan

| Description                                    | Year 21<br>2042 | Year 22<br>2043 | Year 23<br>2044 | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051 |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Common Facilities (continued)</b>           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| <b>Recreation - Far Harbor</b>                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Furniture, Outdoor                             | 5,417           | 0               | 0               | 0               | 0               | 6,279           | 0               | 0               | 0               | 0               |
| Pool Equipment, Filtration/Chemical System     | 0               | 16,825          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Gas                    | 0               | 0               | 7,270           | 0               | 0               | 0               | 0               | 0               | 8,680           | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0               | 6,180           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Finish, Exposed Aggregate                 | 0               | 23,923          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| <b>Recreation - Glenhouse</b>                  |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                             | 9,722           | 0               | 0               | 0               | 0               | 11,271          | 0               | 0               | 0               | 0               |
| Pool Equipment, Filtration/Chemical System     | 0               | 16,825          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0               | 0               | 0               | 7,488           | 0               | 0               | 0               | 8,428           | 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               |
| <b>Recreation - Harbor Club</b>                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| 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                       | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Fitness, Elliptical Machine                    | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 8,865           |
| Fitness, Recumbent Crosstrainer-NuStep TRS4000 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 11,964          |
| Fitness, Rower                                 | 0               | 0               | 0               | 0               | 0               | 0               | 3,841           | 0               | 0               | 0               |
| Fitness, Treadmill                             | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 9,845           | 0               | 0               |
| Fitness, Treadmill                             | 0               | 0               | 0               | 8,747           | 0               | 0               | 0               | 0               | 0               | 0               |
| Fitness, Treadmill                             | 0               | 0               | 0               | 0               | 0               | 0               | 9,558           | 0               | 0               | 0               |
| Fitness, Weight Machine                        | 0               | 0               | 0               | 15,467          | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor-Pool Area                   | 0               | 0               | 0               | 0               | 13,166          | 0               | 0               | 0               | 0               | 15,263          |
| Furniture, Outdoor-Tennis Cts                  | 0               | 0               | 0               | 0               | 3,988           | 0               | 0               | 0               | 0               | 4,624           |
| Pool Equipment, Filtration/Chemical System     | 0               | 21,031          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 6,852           | 0               | 0               | 0               | 0               | 0               | 8,182           | 0               | 0               | 0               |
| Pool Finish, Ceramic Tile Trim                 | 0               | 0               | 14,212          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Finish, Exposed Aggregate                 | 0               | 0               | 51,909          | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Spa Equipment, Filtration System               | 0               | 16,825          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Spa Equipment, Heater, Nat Gas, 250k           | 0               | 0               | 0               | 0               | 0               | 5,842           | 0               | 0               | 0               | 0               |
| Spa Finish, Ceramic Tile Trim                  | 0               | 0               | 2,614           | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Spa Finish, Exposed Aggregate                  | 0               | 0               | 8,182           | 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               | 29,424          | 0               | 0               | 0               | 0               | 0               | 0               |
| Tennis Court Windscreen, 6'                    | 0               | 0               | 0               | 0               | 7,964           | 0               | 0               | 0               | 0               | 0               |
| <b>Recreation - Wilbanks</b>                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Fence, Aluminum Picket, 4'-Pool Area           | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Furniture, Outdoor                             | 0               | 0               | 0               | 0               | 16,157          | 0               | 0               | 0               | 0               | 18,730          |
| Pool Equipment, Filtration/Chemical System     | 0               | 21,031          | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Pool Equipment, Heater, Nat Gas, 400k          | 0               | 0               | 0               | 0               | 0               | 7,944           | 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               |

### Pooled Cash Flow Plan

| Description   | Year 21<br>2042  | Year 22<br>2043  | Year 23<br>2044  | Year 24<br>2045 | Year 25<br>2046 | Year 26<br>2047 | Year 27<br>2048 | Year 28<br>2049 | Year 29<br>2050 | Year 30<br>2051  |
|---|------------------|------------------|------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| <b>Common Facilities (continued)</b>                  |                  |                  |                  |                 |                 |                 |                 |                 |                 |                  |
| <b>Recreation - Pavillion</b>                         |                  |                  |                  |                 |                 |                 |                 |                 |                 |                  |
| Fence, Aluminum Picket, 4'-Pool Area                  | 0                | 0                | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0                |
| Furniture, Outdoor-Pool                               | 0                | 0                | 10,088           | 0               | 0               | 0               | 0               | 11,695          | 0               | 0                |
| Furniture, Outdoor-Tennis Court                       | 0                | 0                | 2,686            | 0               | 0               | 0               | 0               | 3,114           | 0               | 0                |
| Ice Machine, 450#                                     | 0                | 0                | 0                | 0               | 0               | 0               | 0               | 9,432           | 0               | 0                |
| Pool Equipment, Filtration/Chemical System            | 0                | 21,031           | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0                |
| Pool Equipment, Heater, Nat Gas, 400k                 | 0                | 0                | 7,270            | 0               | 0               | 0               | 0               | 0               | 8,680           | 0                |
| Pool Finish, Ceramic Tile Trim                        | 4,613            | 0                | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0                |
| Pool Finish, Exposed Aggregate                        | 48,805           | 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                 | 0                | 0                | 0                | 29,424          | 0               | 0               | 0               | 0               | 0               | 0                |
| Tennis Court Windscreen, 6'                           | 0                | 0                | 0                | 7,733           | 0               | 0               | 0               | 0               | 0               | 0                |
| <b>Recreation - Miscellaneous</b>                     |                  |                  |                  |                 |                 |                 |                 |                 |                 |                  |
| Boardwalk, Deck Boards & Railing (2012) - Bayfront    | 0                | 0                | 0                | 0               | 0               | 0               | 56,270          | 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                | 88,524           | 0               | 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                | 19,539          | 0               | 0               | 0               | 0               | 22,650          | 0                |
| Equipment, Mower, 52"                                 | 0                | 20,463           | 0                | 0               | 0               | 0               | 23,723          | 0               | 0               | 0                |
| EZ Launch and Float-Bayhouse #1                       | 0                | 0                | 0                | 0               | 0               | 0               | 0               | 24,434          | 0               | 0                |
| Fishing Dock-Bayhouse #10                             | 0                | 0                | 0                | 0               | 60,984          | 0               | 0               | 0               | 0               | 0                |
| Fishing Pier (behind 1511 Pelican Point Dr)           | 0                | 0                | 94,416           | 0               | 0               | 0               | 0               | 0               | 0               | 0                |
| Pool Equipment, Filter Grids                          | 0                | 0                | 0                | 0               | 11,630          | 0               | 0               | 0               | 0               | 0                |
| Pool Equipment, Pumps                                 | 0                | 0                | 0                | 0               | 7,532           | 0               | 0               | 0               | 0               | 0                |
| Pool Equipment, Pumps                                 | 8,922            | 0                | 0                | 0               | 0               | 0               | 10,654          | 0               | 0               | 0                |
| Pool Equipment, Pumps                                 | 0                | 4,595            | 0                | 0               | 0               | 0               | 0               | 5,487           | 0               | 0                |
| Pool Equipment, Pumps                                 | 0                | 0                | 7,099            | 0               | 0               | 0               | 0               | 0               | 8,477           | 0                |
| Tree Replacement Allowance                            | 18,061           | 0                | 19,161           | 0               | 20,328          | 0               | 21,566          | 0               | 22,879          | 0                |
| Walkway, Elevated Concrete (by Bay House Point Bldg 8 | 0                | 0                | 0                | 0               | 0               | 0               | 0               | 0               | 0               | 0                |
| Well Pump-4 Way                                       | 12,155           | 0                | 0                | 0               | 0               | 0               | 0               | 0               | 15,398          | 0                |
| Well Pump-Brookhouse                                  | 0                | 0                | 0                | 0               | 13,681          | 0               | 0               | 0               | 0               | 0                |
| Well Pump-Treehouse                                   | 18,018           | 0                | 0                | 0               | 0               | 20,888          | 0               | 0               | 0               | 0                |
| <b>Common Facilities Total</b>                        | <b>343,668</b>   | <b>343,253</b>   | <b>383,482</b>   | <b>337,811</b>  | <b>271,153</b>  | <b>248,444</b>  | <b>403,009</b>  | <b>278,740</b>  | <b>113,130</b>  | <b>565,429</b>   |
| <b>Grand Total</b>                                    | <b>1,501,145</b> | <b>1,620,764</b> | <b>1,600,296</b> | <b>848,393</b>  | <b>602,626</b>  | <b>555,189</b>  | <b>623,361</b>  | <b>707,857</b>  | <b>548,056</b>  | <b>1,522,415</b> |