

# 2024 Reserve Study



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

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

**Report No: 8695 Version 2**

**January 1, 2024 - December 31, 2024**



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# Table of Contents

## Introduction

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- 1 - 1 Letter of Introduction
- 1 - 2 Summary of Recommendation & Findings
- 1 - 3 Report Process
- 1 - 4 Florida Statutory Requirements
- 1 - 5 Florida Administrative Code Requirements
- 1 - 9 Reserve Study Accounting Explanation
- 1 - 10 Report Definitions / Unit Abbreviations
- 1 - 11 Company Information / Update Reports
- 1 - 12 Terms and Conditions
- 1 - 13 Report Notes

## Graphs

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- 2 - 1 Charts & Graphs

## Component Schedule

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- 3 - 1 Component Schedule Summary
- 3 - 2 Component Schedule Detail

## Pooled Cash Flow

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- 4 - 1 30 Year Pooled Cash Flow Plan

## Photos

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- 5 - 1 Reserve Component Photographs

**Section 1**

# **Introduction**

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July 5, 2023

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

Re: Reserve Study Re-Inspection Report

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As authorized, this reserve study with site inspection has been prepared on the Pelican Cove Condominium Association, Inc. property, located at 1615 Pelican Point Drive in Sarasota, Florida. A summary of recommendations and findings can be found on the next page.

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

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

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

Section four titled "**CASH FLOW**" calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2022 contribution amount using this plan is based on pooling all of the reserve funds and creating one general reserve fund.

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

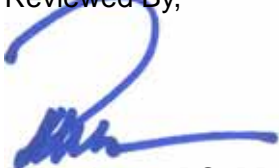
Respectfully Submitted,



Mike McCartney, RS, PRA  
Reserve Analyst/Insurance Appraiser



Reviewed By,



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>07/05/2023</b>
Property Location:	<b>Sarasota, FL 3423</b>	Report No:	<b>8695 Version 2</b>
Property Number:	<b>605</b>	Budget Year Begins:	<b>01/01/2024</b>
Property Type:	<b>Condominium</b>	Budget Year Ends:	<b>12/31/2024</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>400</b>
Total current cost of all scheduled reserve components:	<b>\$12,612,561</b>
Estimated 2024 beginning year reserve balance:	<b>\$2,555,904</b>
Number of components scheduled for replacement in the 2024 budget year:	<b>63</b>
Total cost of components scheduled for replacement in the 2024 budget year:	<b>\$1,999,660</b>

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## 3. 30 Year Pooled Cash Flow Funding Plan

2023 annual reserve funding contribution amount:	<b>\$655,056</b>
2024 recommended annual reserve funding contribution amount:	<b>\$798,151</b>
2024 planned special assessment amount:	<b>\$0</b>
Total 2024 reserve funding and planned special assessment amount:	<b>\$798,151</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>\$143,095</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>21.84%</b>

# 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, 2024 and ending December 31, 2024.

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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*Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.*

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

...(f) Annual budget.

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

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or less reserves than required by this subsection.

b. Before turnover of control of an association by a developer to unit owners other than a developer pursuant to s. 718.301, the developer may vote the voting interests allocated to its units to waive the reserves or reduce the funding of reserves through the period expiring at the end of the second fiscal year after the fiscal year in which the certificate of a surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit is recorded, whichever occurs first, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests, voting in person or by limited proxy at a duly called meeting of the association.

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

# Florida Administrative Code Reserve Requirements

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*Note- Part of Chapter 61B-22, Florida Administrative Code, addresses the reserve budget requirements for condominiums. Below are excerpts from this Chapter which address this requirement. Areas underlined or stricken out are the recent amended changes effective 12-23-2002.*

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

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

- (1) "Accounting records" include all of the books and records identified in Section 718.111(12)(a)11., Florida Statutes, and any other records that identify, measure, record, or communicate financial information whether the records are maintained electronically or otherwise, including, all payroll and personnel records of the association, all invoices for purchases made by the association, and all invoices for services provided to the association.
- (2) "Capital expenditure" means an expenditure of funds for:
  - (a) The purchase of an asset whose useful life is greater than one year in length;
  - (b) The replacement of an asset whose useful life is greater than one year in length;
  - (c) The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.
- (3) "Deferred maintenance" means any maintenance or repair that:
  - (a) Will be performed less frequently than yearly; and
  - (b) Will result in maintaining the useful life of an asset.
- (4) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and securities.
- (5) "Reserves" means any funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the items required by section 718.112(2)(f)2., Florida Statutes, and any other funds restricted as to use by the condominium documents or the condominium association. Funds that are not restricted as to use by Section 718.112(2)(f), Florida Statutes, the condominium documents or by the association shall not be considered reserves within the meaning of this rule.
- (6) "Turnover" means transfer of association control from developers to non-developer unit owners pursuant to Section 718.301, Florida Statutes.

**61B-22.003 Budgets.**

- (1) Required elements for estimated operating budgets. The budget for each association shall:
  - (d) Include all estimated common expenses or expenditures of the association including the categories set forth in section 718.504(20)(c), Florida Statutes. Reserves for capital expenditures and deferred maintenance required by section 718.112(2)(f), Florida Statutes, must be included in the proposed annual budget and shall not be waived or reduced prior to the mailing to unit owners of a proposed annual budget. If the estimated common expense for any category set forth in the statute is not applicable, the category shall be listed followed by an indication that the expense is not applicable;
  - (e) Unless the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a schedule stating each reserve account for capital expenditures and deferred maintenance as a separate line item with the following minimum disclosures:
    1. The total estimated useful life of the asset;
    2. The estimated remaining useful life of the asset;
    3. The estimated replacement cost or deferred maintenance expense of the asset;
    4. The estimated fund balance as of the beginning of the period for which the budget will be in effect; and;
    5. The developer's total funding obligation, when all units are sold, for each converter reserve account established pursuant to section 718.618, Florida Statutes, if applicable.
  - (f) If the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a separate schedule of any pooled reserves with the following minimum disclosures:
    1. The total estimated useful life of each asset within the pooled analysis;
    2. The estimated remaining useful life of each asset within the pooled analysis;
    3. The estimated replacement cost or deferred maintenance expense of each asset within the pooled analysis; and
    4. The estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.



# Florida Administrative Code Reserve Requirements

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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), F.S., shall contain the following disclosures within the financial statements, notes, or supplementary information:

- (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:
1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
  2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
  3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
  4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
  5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
  6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

# Reserve Study Accounting

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## 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.

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 property's common elements.

**Component**

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

**Quantity**

The quantity or amount of each reserve component element.

**Units**

The unit of measurement for each quantity.

**Cost Per Unit**

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

**Current Cost**

The estimated current cost to replace a reserve component.

**Useful Life**

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

**Remaining Life**

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

**12/31/2023 Balance**

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

**2024 Contribution**

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

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

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

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

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

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

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

# Report Notes

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1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
4. 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.
5. 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.
6. 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.
7. 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.
8. The reserve funding for the Wilbanks Boardwalk includes the gazebo and four sun decks at 1505, 1510, 1515 and 1519.
9. The harbor dock reserve funding includes the three floating docks, the observation deck between 16A & 16B, and the Kayak storage structure.
10. 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".
11. As instructed by the Board, the pooled cash flow plan uses baseline funding. This allows the reserve balance to get a low as \$1000. Dreux Isaac & Associates recommends a higher threshold balance as the baseline funding greatly increases the chance of a special assessment.



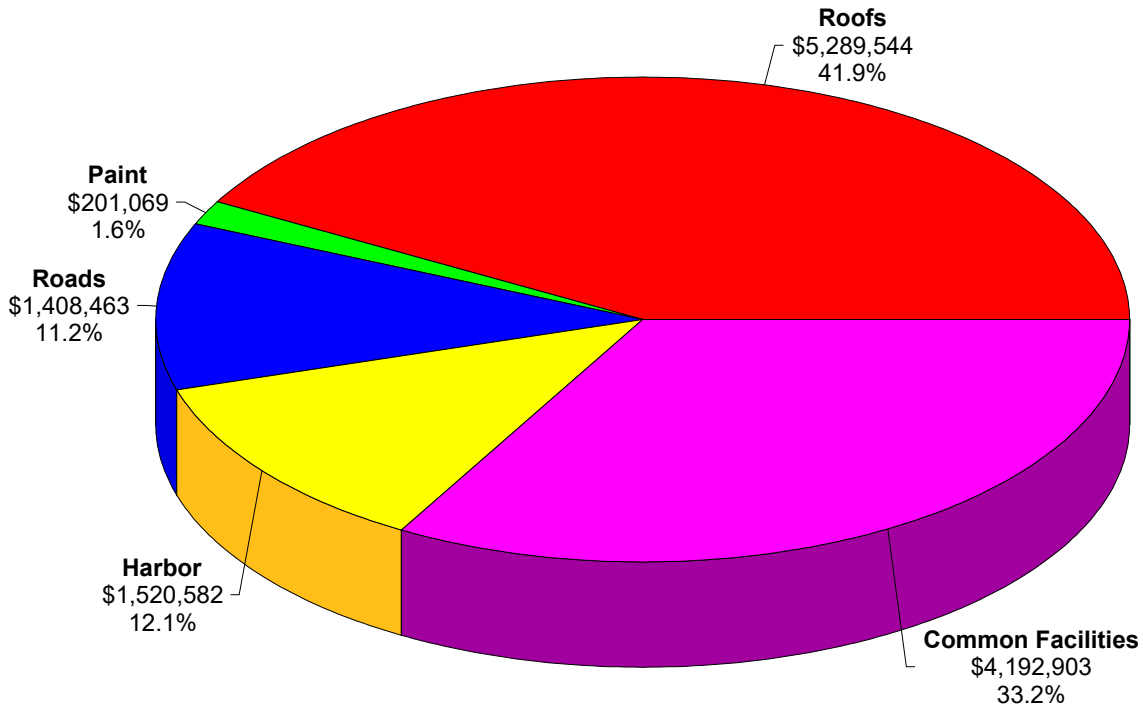
## Section 2

# Graphs

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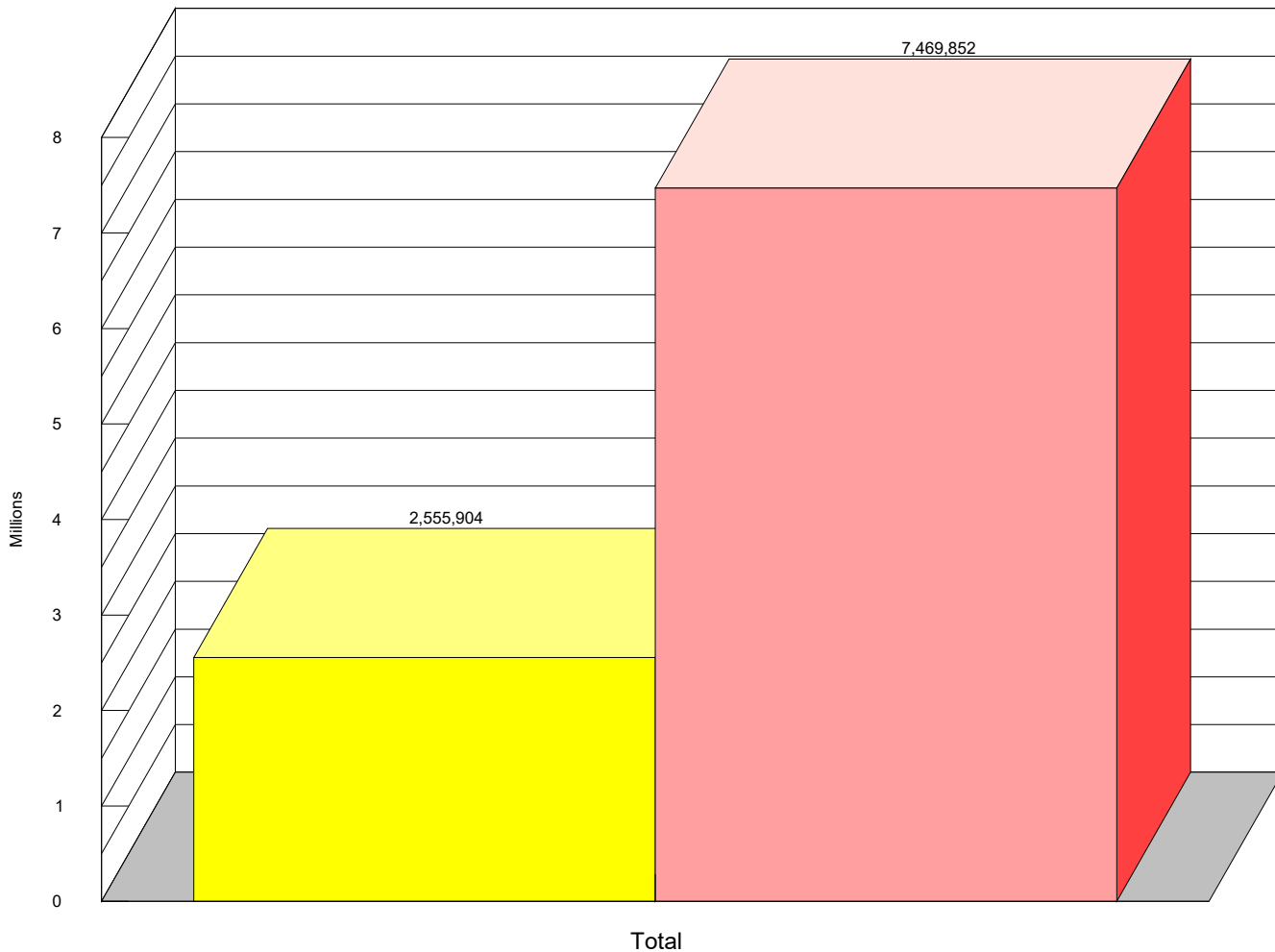
# Chart A

2024 Current Reserve Component Costs



### Chart B

2024 Actual vs. Fully Funded Reserve Balance

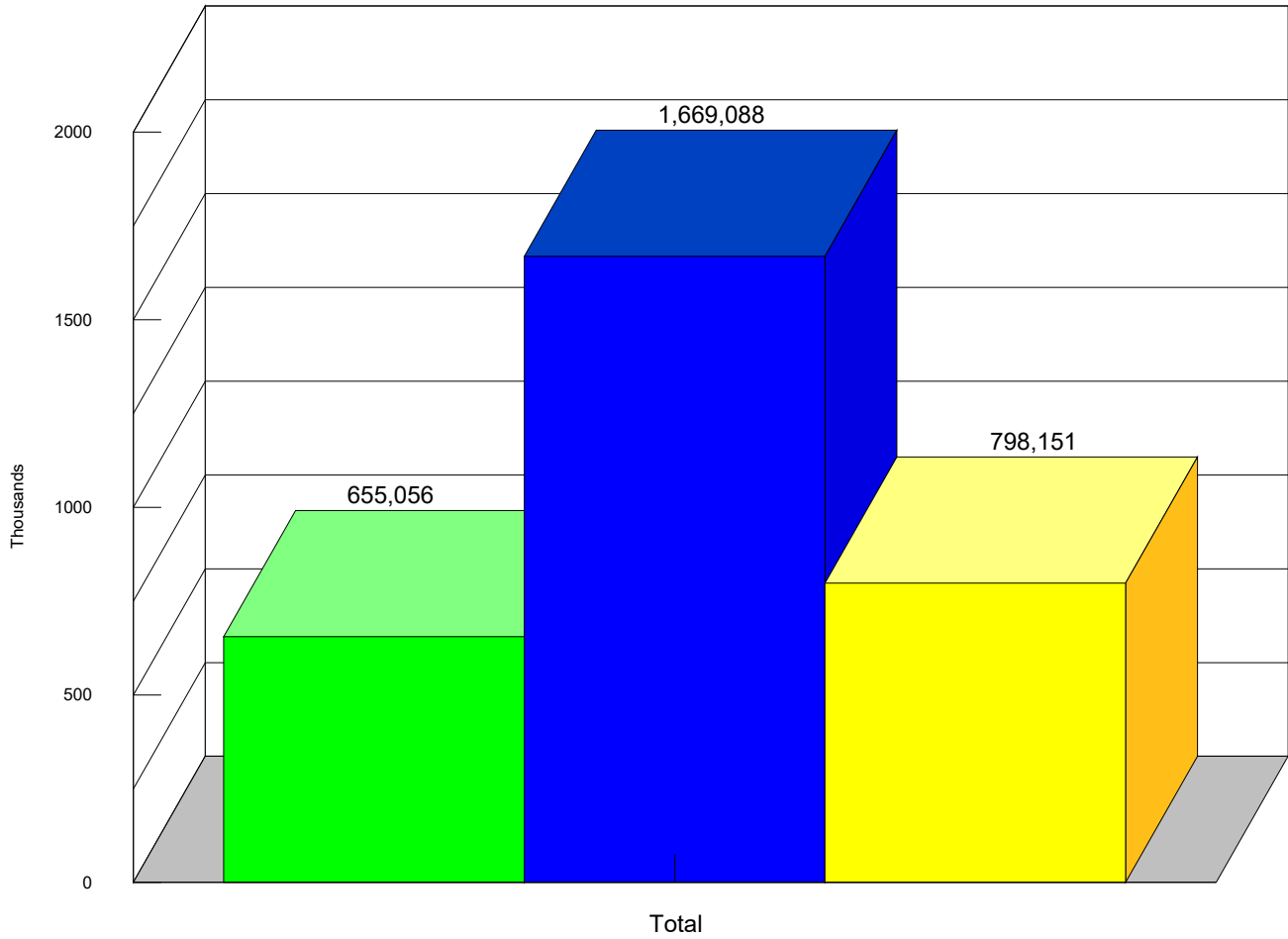


■ 2024 Estimated Beginning Year Balance  
■ 2024 Fully Funded Beginning Year Balance

Fully Funded balance is the total accrued depreciation or "used up" life of each reserve component.  
$$\text{Fully Funded Balance} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

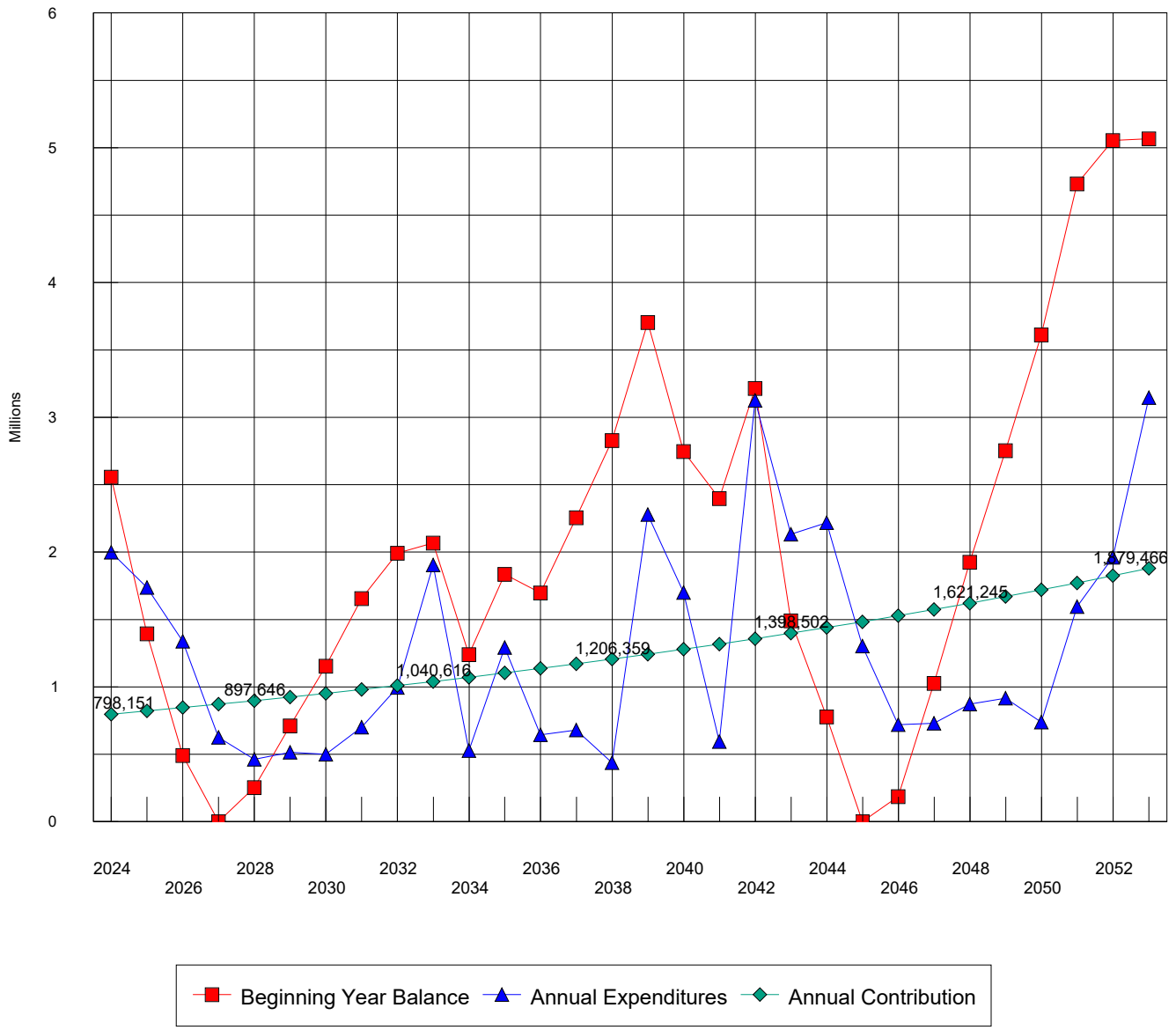
### Chart C

2024 Actual vs Proposed Reserve Funding Contribution



- 2023 Actual Reserve Contribution
- 2024 Proposed Pooled Reserve Cash Flow Plan Contribution

**Chart D**  
 30 Year Pooled Reserve Cash Flow Plan



## Section 3

# Schedule

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### Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	5,289,544	18-30	1-23
Paint	201,069	1-30	1-3
Roads	1,408,463	10-40	2-18
Harbor	1,520,582	5-30	1-16
Common Facilities	4,192,903	2-50	1-30
<b>Grand Total</b>	<b>12,612,561</b>		

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roofs</b>						
<b>Shingle Roofs - Common Buildings</b>						
Harbor Club Bldg	90	Squares	706.00	63,540	18	1
Office Bldg	35	Squares	706.00	24,710	18	2
Pavilion Bldg	81	Squares	706.00	57,186	18	10
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	37	Squares	1,805.00	66,785	30	23
Wilbanks Pool Restroom Bldg	1	Total	7,964.00	7,964	18	4
<b>Shingle Roofs - Bayhouses</b>						
Condo Bldg, 24 Units - #1	113	Squares	706.00	79,778	18	1
Condo Bldg, 18 Units - #2	95	Squares	706.00	67,070	18	1
Condo Bldg, 12 Units - #3A	39	Squares	706.00	27,534	18	4
Condo Bldg, 12 Units - #3B	48	Squares	706.00	33,888	18	4
Condo Bldg, 10 Units - #4	83	Squares	706.00	58,598	18	17
Condo Bldg, 8 Units - #5A	41	Squares	706.00	28,946	18	4
Condo Bldg, 14 Units - #5B	84	Squares	706.00	59,304	18	4
Condo Bldg, 22 Units - #6	24	Squares	706.00	16,944	18	1
Condo Bldg, 20 Units - #7	95	Squares	706.00	67,070	18	1
Condo Bldg, 13 Units - #8	76	Squares	706.00	53,656	18	17
Condo Bldg, 17 Units - #9	108	Squares	706.00	76,248	18	17
Condo Bldg, 14 Units - #10	64	Squares	706.00	45,184	18	17
<b>Shingle Roofs - Brookhouses</b>						
Condo Bldg, 8 Units - #1	71	Squares	706.00	50,126	18	2
Condo Bldg, 8 Units - #2	69	Squares	706.00	48,714	18	2
Condo Bldg, 12 Units - #3	97	Squares	706.00	68,482	18	2
Condo Bldg, 8 Units - #4	74	Squares	706.00	52,244	18	2
Condo Bldg, 10 Units - #5	85	Squares	706.00	60,010	18	2
Condo Bldg, 8 Units - #6	76	Squares	706.00	53,656	18	3
Condo Bldg, 6 Units - #7	58	Squares	706.00	40,948	18	3
Condo Bldg, 8 Units - #8	87	Squares	706.00	61,422	18	3
Condo Bldg, 8 Units - #9	68	Squares	706.00	48,008	18	3
Condo Bldg, 4 Units - #10	38	Squares	706.00	26,828	18	3
Condo Bldg, 8 Units - #11	79	Squares	706.00	55,774	18	3
Condo Bldg, 10 Units - #12	85	Squares	706.00	60,010	18	1
Condo Bldg, 10 Units - #13	87	Squares	706.00	61,422	18	3
Condo Bldg, 12 Units - #14	109	Squares	706.00	76,954	18	3
Condo Bldg, 8 Units - #15	80	Squares	706.00	56,480	18	3



**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roofs (continued)</b>						
<b>Shingle Roofs - Glenhouses</b>						
Condo Bldg, 8 Units - #1	66	Squares	706.00	46,596	18	2
Condo Bldg, 4 Units - #2	40	Squares	706.00	28,240	18	2
Condo Bldg, 8 Units - #3	61	Squares	706.00	43,066	18	2
Condo Bldg, 8 Units - #4	70	Squares	706.00	49,420	18	2
Condo Bldg, 8 Units - #5	70	Squares	706.00	49,420	18	2
Condo Bldg, 12 Units - #6	75	Squares	706.00	52,950	18	2
Condo Bldg, 12 Units - #7	75	Squares	706.00	52,950	18	2
Condo Bldg, 8 Units - #8	57	Squares	706.00	40,242	18	2
Condo Bldg, 12 Units - #9	75	Squares	706.00	52,950	18	3
Condo Bldg, 8 Units - #10	70	Squares	706.00	49,420	18	3
Condo Bldg, 12 Units - #11	75	Squares	706.00	52,950	18	3
Condo Bldg, 8 Units - #12	70	Squares	706.00	49,420	18	3
Condo Bldg, 8 Units - #13	70	Squares	706.00	49,420	18	3
Condo Bldg, 8 Units - #14	82	Squares	706.00	57,892	18	3
<b>Shingle Roofs - Grovehouses</b>						
Condo Bldg, 16 Units - #1	67	Squares	706.00	47,302	18	1
Condo Bldg, 16 Units - #2	67	Squares	706.00	47,302	18	1
Condo Bldg, 14 Units - #3	62	Squares	706.00	43,772	18	1
Condo Bldg, 10 Units - #4	39	Squares	706.00	27,534	18	1
Condo Bldg, 20 Units - #5	75	Squares	706.00	52,950	18	17
Condo Bldg, 8 Units - #6	39	Squares	706.00	27,534	18	1
Condo Bldg, 8 Units - #7	38	Squares	706.00	26,828	18	1
<b>Shingle Roofs - Harborhouses</b>						
Condo Bldg, 15 Units - #14	89	Squares	706.00	62,834	18	17
Condo Bldg, 14 Units - #15	70	Squares	706.00	49,420	18	1
Condo Bldg, 6 Units - #16A	45	Squares	706.00	31,770	18	17
Condo Bldg, 14 Units - #16B	64	Squares	706.00	45,184	18	2
Condo Bldg, 7 Units - #17A	46	Squares	706.00	32,476	18	2
Condo Bldg, 10 Units - #17B	56	Squares	706.00	39,536	18	2
Condo Bldg, 6 Units - #17C	39	Squares	706.00	27,534	18	2
Condo Bldg, 14 Units - #18	72	Squares	706.00	50,832	18	1
Condo Bldg, 20 Units - #19	93	Squares	706.00	65,658	18	1
Condo Bldg, 6 Units - #20	34	Squares	706.00	24,004	18	4
Condo Bldg, 16 Units - #21	97	Squares	706.00	68,482	18	2

### Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roofs (continued)</b>						
<b>Shingle Roofs - Treehouses</b>						
Condo Bldg, 6 Units - #1	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #2	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #3	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #4	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #5	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #6	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #7	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #8	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #11	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #12	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #13	84	Squares	706.00	59,304	18	1
Condo Bldg, 6 Units - #14	84	Squares	706.00	59,304	18	1
<b>Flat Roofs - Bayhouses</b>						
Condo Bldg, 24 Units - #1	76	Squares	965.00	73,340	20	12
Condo Bldg, 18 Units - #2	56	Squares	965.00	54,040	20	12
Condo Bldg, 12 Units - #3A	49	Squares	965.00	47,285	20	12
Condo Bldg, 12 Units - #3B	48	Squares	965.00	46,320	20	12
Condo Bldg, 10 Units - #4	50	Squares	965.00	48,250	20	13
Condo Bldg, 8 Units - #5A	27	Squares	965.00	26,055	20	13
Condo Bldg, 14 Units - #5B	48	Squares	965.00	46,320	20	14
Condo Bldg, 22 Units - #6	70	Squares	965.00	67,550	20	14
Condo Bldg, 20 Units - #7	93	Squares	965.00	89,745	20	8
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	93	Squares	275.00	25,575	20	8
Condo Bldg, 13 Units - #8	49	Squares	965.00	47,285	20	10
Condo Bldg, 17 Units - #9	59	Squares	965.00	56,935	20	10
Condo Bldg, 14 Units - #10	54	Squares	965.00	52,110	20	10

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roofs (continued)</b>						
<b>Flat Roofs - Grovehouses</b>						
Condo Bldg, 16 Units - #1 Neogard	57	Squares	965.00	55,005	20	1
Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)	57	Squares	275.00	15,675	20	1
Condo Bldg, 16 Units - #2	57	Squares	965.00	55,005	20	13
Condo Bldg, 14 Units - #3	51	Squares	965.00	49,215	20	17
Condo Bldg, 10 Units - #4	22	Squares	965.00	21,230	20	10
Condo Bldg, 20 Units - #5	84	Squares	965.00	81,060	20	14
Condo Bldg, 8 Units - #6	27	Squares	965.00	26,055	20	10
Condo Bldg, 8 Units - #7	34	Squares	965.00	32,810	20	10
<b>Flat Roofs - Harborhouses</b>						
Condo Bldg, 15 Units - #14	55	Squares	965.00	53,075	20	10
Condo Bldg, 14 Units - #15	21	Squares	965.00	20,265	20	10
Condo Bldg, 6 Units - #16A	21	Squares	965.00	20,265	20	10
Condo Bldg, 14 Units - #16B	45	Squares	965.00	43,425	20	10
Condo Bldg, 7 Units - #17A	23	Squares	965.00	22,195	20	10
Condo Bldg, 10 Units - #17B	35	Squares	965.00	33,775	20	14
Condo Bldg, 6 Units - #17C	25	Squares	965.00	24,125	20	13
Condo Bldg, 14 Units - #18	56	Squares	965.00	54,040	20	7
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	56	Squares	275.00	15,400	20	7
Condo Bldg, 20 Units - #19	75	Squares	965.00	72,375	20	8
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	75	Squares	275.00	20,625	20	8
Condo Bldg, 6 Units - #20	19	Squares	965.00	18,335	20	17
Condo Bldg, 16 Units - #21 Neogard	64	Squares	965.00	61,760	20	19
<b>Roofs Total</b>	110	Components		5,289,544	18-30	1-23
<b>Paint</b>						
Paint & Labor	1	Each	110,600.00	110,600	1	1
Paint Labor Catchup (2025) - 1x expense	1	Lp Sm	47,537.00	47,537	30	2
Paint Labor Catchup (2026) - 1x expense	1	Lp Sm	42,932.00	42,932	30	3
<b>Paint Total</b>	3	Components		201,069	1-30	1-3

### Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roads</b>						
<b>Asphalt Overlay, 1.5"</b>						
Bayhouse Point Dr & Bayhouse Ct	2,646	Sq Yds	16.22	42,918	20	2
Bayhouse Point Dr & Bayhouse Ct Parking/Carports	1,674	Sq Yds	17.73	29,680	20	12
Boathouse Cir-Harbor Club to Pel Cov Rd	4,171	Sq Yds	17.73	73,952	20	12
Brookhouse Cir	5,756	Sq Yds	16.22	93,362	20	9
Brookhouse Ct & Dr Carports-Bldgs #8-12	845	Sq Yds	16.22	13,706	20	4
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	3,481	Sq Yds	16.22	56,462	20	9
Brookhouse Dr-Bldgs #14-15	2,787	Sq Yds	16.22	45,205	20	9
Clower Creek Dr-Bldgs # 1-2	1,610	Sq Yds	16.22	26,114	20	10
Clower Creek Dr-Bldgs #11	637	Sq Yds	16.22	10,332	20	10
Clower Creek Dr-Bldgs #12-14	3,384	Sq Yds	16.22	54,888	20	2
Clower Creek Dr-Bldgs #17B to bridge	1,615	Sq Yds	16.22	26,195	20	10
Clower Creek Dr-Bldgs #18	1,211	Sq Yds	16.22	19,642	20	10
Clower Creek Dr-Bldgs #19-21 to bridge	3,457	Sq Yds	16.22	56,073	20	10
Glenhouse Dr Parking/Carports-Bldgs #1-6	1,356	Sq Yds	16.22	21,994	20	9
Glenhouse Dr-Bldgs #1-6	2,186	Sq Yds	16.22	35,457	20	4
Maintenance Shop Entrance Road	163	Sq Yds	16.22	2,644	20	10
Pelican Cove Rd Parking/Carports-Grovehse #5-7	3,050	Sq Yds	16.22	49,471	20	10
Pelican Cove Rd-Entry to Grovehse #6	4,045	Sq Yds	16.22	65,610	10	2
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	6,639	Sq Yds	16.22	107,685	20	18
Pelican Cove Rd-4-Wy Intersection to BA 134	340	Sq Yds	16.22	5,515	20	11
Pelican Cove Rd-Glenhse #9-14	5,993	Sq Yds	16.22	97,206	20	10
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	1,480	Sq Yds	16.22	24,006	10	3
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	9,873	Sq Yds	17.73	175,048	20	12
Pelican Point Dr-Bldgs #7-9	2,375	Sq Yds	16.22	38,523	20	12
Treehouse Cir Parking/Carports-Bldgs #2-3	267	Sq Yds	16.22	4,331	20	9
Treehouse Cir-Bldgs #1	700	Sq Yds	17.73	12,411	20	12
Treehouse Cir-Bldgs #2-3	1,720	Sq Yds	16.22	27,898	20	6
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	7,304	Sq Yds	16.22	118,471	20	9
<b>Additional Base Replacement Allowance</b>						
Base Replacement Allowance	600	Sq Yds	46.04	27,624	40	2
Base Replacement Allowance	1,000	Sq Yds	46.04	46,040	40	10
<b>Roads Total</b>	<b>30</b>	<b>Components</b>		<b>1,408,463</b>	<b>10-40</b>	<b>2-18</b>

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Harbor</b>						
Aeration Pump	1	Each	4,944.00	4,944	5	4
Boardwalk, Composite-Between HH 16B & HH 17A*	605	Sq Ft	17.52	10,600	20	15
Boardwalk, Composite-Between HH 17A & HH 17B*	650	Sq Ft	17.52	11,388	20	15
Harbor Dredging	2,000	Cu Yds	151.00	302,000	20	10
Kayak Dock, Floating	1	Lp Sm	9,608.00	9,608	15	13
Kayak EZ Launch	1	Lp Sm	8,000.00	8,000	10	1
Kayak Gazebo Roof & Structure	378	Sq Ft	41.04	15,513	24	10
Marina Decking & Framing, PT Wd, S/S Srews	12,210	Sq Ft	49.03	598,656	30	16
Marina Decking, Composite, S/S Screws-Mat \$ Only (1x)	12,210	Sq Ft	7.27	88,767	20	6
Marina Electrical	1	Lp Sm	84,100.00	84,100	30	16
Marina Gazebo Roof & Structure	400	Sq Ft	41.04	16,416	24	10
Marina Pilings, PT Wood, Encased-Mooring	84	Each	1,050.00	88,200	30	16
Marina Pilings, PT Wood, Wrapped	468	Each	490.00	229,320	30	16
Marina Water Lines	87	Slips	610.00	53,070	30	12
<b>Harbor Total</b>	14	Components		1,520,582	5-30	1-16

**Common Facilities**

**Administration Building**

A/C Air Handler Unit, 2.5 Ton	1	Each	2,271.00	2,271	12	8
A/C Air Handler Unit, 3 Ton	1	Each	2,771.00	2,771	12	8
A/C Condensing Unit, 2.5 Ton	1	Each	2,453.00	2,453	12	8
A/C Condensing Unit, 3 Ton	1	Each	3,316.00	3,316	12	8
Deck Structure, Composite-Bldg Entrance*	1	Total	4,059.00	4,059	15	10
Finish, Carpet-Downstairs	104	Sq Yds	45.62	4,744	12	7
Finish, Carpet-Upstairs	105	Sq Yds	45.62	4,790	12	7
Office Equipment, Phone System	1	Total	14,472.00	14,472	10	3
Renovation Allowance-Admin Bldg Built-in Desks	68	Ln Ft	252.00	17,136	24	2
Renovation Allowance-Admin Bldg Exterior*	1	Total	15,600.00	15,600	20	8
Renovation Allowance-Admin Bldg Kitchen*	1	Total	6,300.00	6,300	24	2
Renovation Allowance-Admin Bldg Lighting*	1	Total	6,300.00	6,300	24	2
Renovation Allowance-Admin Bldg Restrms*	1	Total	4,100.00	4,100	22	2
Storm Panels	1	Total	2,520.00	2,520	35	17

**Brookhouse**

Deck Structure, PT Wood*	104	Sq Ft	11.94	1,242	15	8
Renovation Allowance-Bath House Exterior*	1	Total	15,300.00	15,300	20	1
Renovation Allowance-Bath House Interior*	1	Total	13,600.00	13,600	22	1
Renovation Allowance-Pump House*	1	Total	4,200.00	4,200	20	20

### Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>Gatehouse &amp; Perimeter</b>						
Access Control, Automated System	1	Lp Sm	9,198.00	9,198	5	2
Access Control, Gate Operator, Barrier-Entry-Res	1	Each	5,951.00	5,951	10	2
Access Control, Gate Operator, Barrier-Entry-Visitor	1	Each	5,951.00	5,951	10	2
Access Control, Gate Operator, Barrier-Exit	1	Each	5,951.00	5,951	10	2
Door, Sliding Glass, 6068	2	Each	2,911.00	5,822	18	11
Fence, Chain Link/Wood/Concrete-Prop Line	1	Total	182,932.00	182,932	26	2
Replacement Allowance-Gatehouse	1	Total	65,300.00	65,300	26	19
Surveillance System	1	Lp Sm	19,566.00	19,566	4	2
<b>Far Harbor</b>						
Deck Structure, Composite-Far Harbor Pool Area	80	Sq Ft	22.32	1,786	15	10
Fence/Railing, Wood Picket*	1	Total	3,580.00	3,580	14	14
Renovation Allowance-Bath House Exterior*	1	Total	8,100.00	8,100	20	8
Renovation Allowance-Bath House Interior*	1	Total	8,900.00	8,900	22	22
Renovation Allowance-Bath House Floor	1	Total	5,500.00	5,500	15	7
Renovation Allowance-Pump House	1	Total	4,100.00	4,100	20	9
<b>Glenhouse</b>						
Renovation Allowance-Bath House Exterior*	1	Total	19,300.00	19,300	20	3
Renovation Allowance-Bath House Interior*	1	Total	13,600.00	13,600	22	1
Renovation Allowance-Pump House*	1	Total	4,800.00	4,800	20	20
<b>Harbor Club</b>						
A/C Air Handler Unit, 2 Ton	1	Each	2,726.00	2,726	12	8
A/C Air Handler Unit, 4 Ton	1	Each	4,770.00	4,770	12	6
A/C Condensing Unit, 2 Ton	1	Each	2,944.00	2,944	12	8
A/C Condensing Unit, 4 Ton	1	Each	5,215.00	5,215	12	6
A/C Package Unit, 4 Ton	1	Each	8,033.00	8,033	12	5
A/C Split System-Restrooms	1	Each	7,818.00	7,818	8	2
Deck & Ramps, Composite	1	Total	22,837.00	22,837	15	10
Finish, Carpet-Meeting Hall	160	Sq Yds	37.72	6,035	12	3
Finish, Rubber-Fitness Area	792	Sq Ft	7.62	6,035	18	10
Finish, Vinyl Tile-Restrms/Hallway	426	Sq Ft	9.23	3,932	14	7
Furnishings/AV Equipment Allowance	1	Total	13,000.00	13,000	10	1
Plumbing Allowance	1	Total	8,200.00	8,200	30	16
Renovation Allowance-Harbor Club Bldg Exterior*	1	Total	25,000.00	25,000	20	14
Renovation Allowance-Harbor Club Kitchen*	1	Total	11,000.00	11,000	12	2
Renovation Allowance-Harbor Club Restrms*	1	Total	19,600.00	19,600	24	3
Renovation Allowance-Pump House*	1	Total	5,500.00	5,500	20	9

### Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>Maintenance</b>						
A/C Air Handler Unit, 2 Ton	1	Each	3,090.00	3,090	12	7
A/C Condensing Unit, 2 Ton	1	Each	3,090.00	3,090	12	7
Arial Lift	1	Each	31,954.00	31,954	15	11
Door, Metal Roll Up, 12 x 14	3	Each	2,000.00	6,000	20	9
Equipment, Tractor	1	Each	45,840.00	45,840	20	6
Equipment, Skid Steer	1	Each	45,000.00	45,000	8	8
Equipment, Street Sweeper Vacuum (used)	1	Each	52,960.00	52,960	20	15
Fence, Chain Link, 6'	830	Ln Ft	23.46	19,472	22	11
Finish, Clg, 2x4 SAT	756	Sq Ft	5.23	3,954	24	20
Finish, Vinyl Comp Tile	772	Sq Ft	5.61	4,331	15	2
Gate, VC Chain Link, 6x25 Sliding	1	Each	7,914.00	7,914	10	2
Renovation Allowance-Maint Bldg	3,600	Sq Ft	17.47	62,892	25	16
Renovation Allowance-Maint Bldg Kitchen & Restrms*	1	Total	3,094.00	3,094	20	2
Solar Array-Maint Bldg	1	Total	79,951.00	79,951	25	24
<b>Pavillion</b>						
Appliance, Exhaust Fan & Hood, Commercial	1	Each	5,959.00	5,959	20	20
Appliance, Microwave	1	Each	1,128.00	1,128	12	5
Appliance, Refrigerator	1	Each	1,877.00	1,877	14	7
Appliance, Wall Oven	1	Each	1,809.00	1,809	16	6
A/C Split System, 4 Ton	1	Each	9,987.00	9,987	12	10
A/C Split System, 4 Ton	1	Each	9,987.00	9,987	12	4
A/C Split System, 5 Ton	2	Each	11,803.00	23,606	12	4
A/C Split System, 5 Ton	2	Each	11,803.00	23,606	12	4
Electronics, Audio/Video Equipment	1	Total	8,145.00	8,145	10	10
Electronics, Projector	1	Total	10,623.00	10,623	10	3
Equipment, Hearing Loop System	1	Total	5,272.00	5,272	15	4
Finish, Carpet	282	Sq Yds	52.92	14,923	8	6
Finish, Ceramic Tile-Pavillion Bldg Kitchen	210	Sq Ft	18.53	3,891	24	3
Finish, Ceramic Tile-Pavillion Bldg Lobby	557	Sq Ft	18.53	10,321	24	3
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	569	Sq Ft	18.53	10,544	24	3
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	1,463	Sq Ft	4.62	6,759	24	3
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	863	Sq Ft	5.61	4,841	24	3
Finish, Wall Covering-Pavillion Bldg Lobby	1	Total	6,730.00	6,730	12	2
Fire Alarm Control Panel	1	Total	5,783.00	5,783	20	20
Furnishings Allowance	1	Total	43,300.00	43,300	12	10
Gazebo Deck, Composite-Pool Area	833	Sq Ft	17.78	14,811	24	20
Gazebo Roof & Structure-Pool Area	833	Sq Ft	41.04	34,186	24	9
Partition, Folding Accordion	1	Sq Ft	5,438.00	5,438	24	1
Plumbing Allowance	1	Total	8,100.00	8,100	30	1
Railing, Alum Picket, 42"-Pavillion Bldg	133	Ln Ft	101.31	13,474	30	7
Renovation Allowance-Pavillion Bldg Kitchen*	1	Total	24,100.00	24,100	24	3
Renovation Allowance-Pavillion Bldg Lobby Restrms*	1	Total	14,400.00	14,400	24	3
Renovation Allowance-Pump House*	1	Total	5,800.00	5,800	16	16
Window Treatments, Roll Shades	1	Total	11,040.00	11,040	12	6

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>Wilbanks</b>						
A/C Air Handler Unit, 3 Ton	2	Each	2,771.00	5,542	12	5
A/C Air Handler Unit, 3 Ton-Conference Rm	1	Each	2,771.00	2,771	12	1
A/C Condensing Unit, 3 Ton	2	Each	3,316.00	6,632	12	5
A/C Condensing Unit, 3 Ton-Conference Rm	1	Each	3,316.00	3,316	12	1
A/C Mini Split System-Guest Rms	2	Each	4,068.00	8,136	12	8
A/C Package Unit, 3 Ton	1	Each	5,767.00	5,767	12	11
Deck Structure, PT Wood-Pool Area*	567	Sq Ft	37.27	21,132	15	9
Deck Structure/Stairs, PT Wood-Wilbanks House	1	Total	13,561.00	13,561	15	9
Electrical Allowance	1	Lp Sm	5,300.00	5,300	30	17
Finish, Carpet	1	Lp Sm	12,985.00	12,985	8	1
Finish, Clg	1	Lp Sm	2,668.00	2,668	24	11
Finish, Epoxy Flr Coating-Kitchen Area	361	Sq Ft	8.55	3,087	12	1
Finish, Paint Interior	1	Lp Sm	4,576.00	4,576	8	1
Finish, Refinish Wood-Stairs	1	Lp Sm	2,936.00	2,936	8	8
Furnishings Allowance-1st Floor	1	Lp Sm	58,000.00	58,000	15	1
Furnishings Allowance-Bedrooms A & B	1	Lp Sm	4,800.00	4,800	10	6
Furnishings Allowance, Matt & Box-Bedrooms A & B	1	Lp Sm	2,600.00	2,600	10	6
Ice Machine-Ice-O-Matic	1	Each	2,900.00	2,900	8	2
Plumbing Allowance	1	Total	17,700.00	17,700	30	17
Renovation Allowance-Bath House Exterior*	1	Total	4,800.00	4,800	20	20
Renovation Allowance-Bath House Interior*	1	Total	20,100.00	20,100	22	22
Renovation Allowance-Pump House*	1	Total	5,900.00	5,900	20	20
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	1	Total	13,600.00	13,600	24	11
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	1	Total	57,800.00	57,800	24	11
<b>All Buildings</b>						
Electrical Panels	6	Each	9,500.00	57,000	30	1
Electrical Panels	6	Each	9,500.00	57,000	30	2
Electrical Panels	6	Each	9,500.00	57,000	30	3
Electrical Panels	6	Each	9,500.00	57,000	30	4
Electrical Panels	6	Each	9,500.00	57,000	30	5
Electrical Panels	6	Each	9,500.00	57,000	30	6
Electrical Panels	6	Each	9,500.00	57,000	30	7
Electrical Panels	6	Each	9,500.00	57,000	30	8
Electrical Panels	6	Each	9,500.00	57,000	30	9
Electrical Panels	6	Each	9,500.00	57,000	30	10
Electrical Panels	6	Each	9,500.00	57,000	30	11
Electrical Panels	6	Each	9,500.00	57,000	30	12
Electrical Panels	13	Each	9,500.00	123,500	30	29
Electrical Panels	6	Each	9,500.00	57,000	30	30



**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>All Buildings (Continued)</b>						
Fire Extinguisher w/Cabinet	220	Each	116.00	25,520	20	9
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	11
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	12
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	13
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	14
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	15
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	16
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	17
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	18
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	19
Plumbing, Re-piping Allowance	2	Units	2,500.00	5,000	50	20
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	21
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	22
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	23
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	24
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	25
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	26
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	27
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	28
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	29
Plumbing, Re-piping Allowance	3	Units	2,500.00	7,500	50	30
<b>Recreation - Brookhouse</b>						
Fence, Aluminum Picket, 4'-Pool Area	236	Ln Ft	40.84	9,638	26	12
Furniture, Outdoor	1	Total	6,977.00	6,977	5	4
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	11,484.00	11,484	15	5
Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,819.00	4,819	6	5
Pool Finish, Ceramic Tile Trim	1	Total	4,371.00	4,371	14	5
Pool Finish, Exposed Aggregate	1,466	Sq Ft	14.87	21,799	14	5
Pump, 2.5 Hp Submersible-Pond	1	Each	2,097.00	2,097	5	4
<b>Recreation - Far Harbor</b>						
Furniture, Outdoor	1	Total	3,704.00	3,704	5	4
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	11,484.00	11,484	15	5
Pool Equipment, Heater, Gas	1	Each	4,819.00	4,819	6	3
Pool Finish, Ceramic Tile Trim	1	Total	3,946.00	3,946	14	6
Pool Finish, Exposed Aggregate	1,028	Sq Ft	14.87	15,286	14	6

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>Recreation - Glenhouse</b>						
Fence, Aluminum Picket, 4'-Pool Area	252	Ln Ft	37.34	9,410	26	12
Furniture, Outdoor	1	Total	6,648.00	6,648	5	4
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	11,484.00	11,484	15	5
Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,819.00	4,819	4	2
Pool Finish, Ceramic Tile Trim	1	Total	4,260.00	4,260	14	4
Pool Finish, Exposed Aggregate	1,496	Sq Ft	14.87	22,246	14	4
<b>Recreation - Harbor Club</b>						
Fence, Aluminum Picket, 4'-Pool Area	151	Ln Ft	54.80	8,275	26	12
Fitness, Bike, Aerodyne	1	Each	1,021.00	1,021	12	5
Fitness, Bike, Recumbent	1	Each	2,406.00	2,406	12	6
Fitness, Elliptical Machine	2	Each	4,644.00	9,288	12	4
Fitness, Recumbent Crosstrainer-NuStep TRS4000	1	Each	6,270.00	6,270	10	8
Fitness, Rower	1	Each	2,199.00	2,199	12	1
Fitness, Treadmill	1	Each	5,473.00	5,473	8	2
Fitness, Treadmill	1	Each	5,473.00	5,473	8	6
Fitness, Treadmill	1	Each	5,473.00	5,473	8	1
Fitness, Weight Machine	1	Each	9,678.00	9,678	12	10
Furniture, Outdoor-Pool Area	1	Total	7,999.00	7,999	5	3
Furniture, Outdoor-Tennis Cts	1	Total	2,423.00	2,423	5	3
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	14,355.00	14,355	15	5
Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,819.00	4,819	6	1
Pool Finish, Ceramic Tile Trim	1	Total	8,812.00	8,812	14	7
Pool Finish, Exposed Aggregate	2,040	Sq Ft	15.78	32,191	14	7
Spa Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Spa Equipment, Filtration System	1	Total	11,484.00	11,484	15	5
Spa Equipment, Heater, Nat Gas, 250k	1	Each	3,543.00	3,543	6	6
Spa Finish, Ceramic Tile Trim	1	Total	1,620.00	1,620	14	7
Spa Finish, Exposed Aggregate	1	Total	5,072.00	5,072	14	7
Tennis Court Fencing, VC Chain Link	1	Total	17,784.00	17,784	25	4
Tennis Court Lighting	1	Total	15,500.00	15,500	30	4
Tennis Court Resurfacing-Plexicushion	1	Dbl Ct	18,873.00	18,873	7	1
Tennis Court Windscreen, 6'	352	Ln Ft	14.09	4,960	7	2
<b>Recreation - Wilbanks</b>						
Fence, Aluminum Picket, 4'-Pool Area	167	Ln Ft	37.34	6,236	26	12
Furniture, Outdoor	1	Total	9,814.00	9,814	5	3
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	14,355.00	14,355	15	5
Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,819.00	4,819	6	1
Pool Finish, Ceramic Tile Trim	1	Total	8,032.00	8,032	14	2
Pool Finish, Exposed Aggregate	3,721	Sq Ft	14.87	55,331	14	2

**Component Schedule Detail**

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Common Facilities (continued)</b>						
<b>Recreation - Pavillion</b>						
Fence, Aluminum Picket, 4'-Pool Area	146	Ln Ft	55.53	8,107	26	12
Fence, Sound Barrier, 10' (Acoustifence)-Pickleball Courts	168	Ln Ft	93.54	15,715	10	8
Furniture, Outdoor-Pool	1	Total	6,502.00	6,502	5	1
Furniture, Outdoor-Tennis Court	1	Total	1,730.00	1,730	5	1
Ice Machine, 450#	1	Each	5,250.00	5,250	10	6
Pool Equipment, Chemical Controller	1	Each	4,500.00	4,500	8	1
Pool Equipment, Filtration System	1	Total	14,355.00	14,355	15	5
Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,819.00	4,819	6	3
Pool Finish, Ceramic Tile Trim	1	Total	3,034.00	3,034	14	5
Pool Finish, Exposed Aggregate	2,160	Sq Ft	14.87	32,119	14	5
Solar Array	1	Total	128,000.00	128,000	25	25
Tennis Court Fencing, VC Chain Link	1	Total	17,784.00	17,784	25	4
Tennis Court Resurfacing-Plexicushion	1	Dbl Ct	18,873.00	18,873	7	1
Tennis Court Windscreen, 6'	352	Ln Ft	14.09	4,960	7	1
<b>Recreation - Miscellaneous</b>						
Boardwalk, Deck Boards & Railing (2012) - Bayfront	1,517	Sq Ft	20.66	31,341	12	1
Boardwalk, Deck Boards, Composite - Bayfront	7,302	Sq Ft	20.66	150,859	24	17
Boardwalk, Frame, PT Wood - Bayfront	7,302	Sq Ft	23.51	171,670	24	17
Boardwalk, Frame, PT Wood (2012) - Bayfront	1,517	Sq Ft	23.51	35,665	24	13
Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	1	Each	59,900.00	59,900	24	21
Boardwalk, Rail, PT Wood - Bayfront	1,600	Ln Ft	10.77	17,232	12	5
Booster Pump	1	Each	59,815.00	59,815	20	9
Equipment, Mower, 48"	1	Each	12,168.00	12,168	5	2
Equipment, Mower, 52"	1	Each	13,520.00	13,520	5	5
EZ Launch and Float-Bayhouse #1	1	Lp Sm	13,211.00	13,211	15	11
Fishing Dock-Bayhouse #10	1	Lp Sm	36,030.00	36,030	20	3
Fishing Pier (behind 1511 Pelican Point Dr)	900	Sq Ft	71.06	63,954	24	21
Pool Equipment, Filter Grids	1	Total	7,264.00	7,264	6	5
Pool Equipment, Pumps	3	Each	1,569.00	4,707	6	5
Pool Equipment, Pumps	4	Each	1,569.00	6,276	6	1
Pool Equipment, Pumps	2	Each	1,569.00	3,138	6	2
Pool Equipment, Pumps	3	Each	1,569.00	4,707	6	3
Tree Replacement Allowance	1	Lp Sm	10,000.00	10,000	2	1
Walkway, Elevated Concrete (by Bay House Point Bldg 8)	1	Lp Sm	46,300.00	46,300	24	7
Well Pump-4 Way	1	Each	8,545.00	8,545	8	3
Well Pump-Brookhouse	1	Each	8,545.00	8,545	8	8
Well Pump-Treehouse	1	Each	12,672.00	12,672	5	5
<b>Common Facilities Total</b>	<b>243</b>	<b>Components</b>		<b>4,192,903</b>	<b>2-50</b>	<b>1-30</b>
<b>Grand Total</b>	<b>400</b>	<b>Components</b>		<b>12,612,561</b>		

## Section 4

# Pooled Cash Flow

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**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>General Reserve Fund</b>										
				<b>Lowest</b>						
<b>Beginning Year Balance</b>	2,555,904	1,395,027	493,204	1,000	254,768	711,111	1,154,856	1,655,295	1,993,173	2,068,756
Annual Reserve Contribution	798,151	822,096	846,760	871,501	897,646	924,575	952,312	980,881	1,010,307	1,040,616
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
<b>Reserve Funds Available</b>	3,354,055	2,217,123	1,339,964	872,501	1,152,414	1,635,686	2,107,168	2,636,176	3,003,480	3,109,372
<b>Expenditures</b>										
Roofs	1,522,922	906,793	841,875	198,482	0	0	82,915	256,207	0	590,848
Paint	110,600	162,881	162,883	120,856	124,481	128,216	132,062	136,024	140,105	144,308
Roads	0	196,772	25,468	53,722	0	32,341	0	0	430,479	435,426
Harbor	8,000	0	0	5,402	0	102,905	0	0	6,263	435,702
Common Facilities	358,138	471,838	308,767	246,691	337,534	251,005	285,108	308,826	418,132	299,570
<b>Total Expenditures</b>	1,999,660	1,738,284	1,338,993	625,153	462,015	514,467	500,085	701,057	994,979	1,905,854
<b>Earned Interest</b>	40,632	14,365	29	7,420	20,712	33,637	48,212	58,054	60,255	36,106
<b>Ending Year Balance</b>	1,395,027	493,204	1,000	254,768	711,111	1,154,856	1,655,295	1,993,173	2,068,756	1,239,624
<b>Pooled Cash Flow Plan Variables:</b>										
Annual Reserve Contribution % Change	21.84%	3.00%	3.00%	2.92%	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	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 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Roofs</b>										
<b>Shingle Roofs - Common Buildings</b>										
* Harbor Club Bldg	63,540	0	0	0	0	0	0	0	0	0
Office Bldg	0	25,451	0	0	0	0	0	0	0	0
Pavilion Bldg	0	0	0	0	0	0	0	0	0	74,615
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	0	0	0	0	0	0	0	0
Wilbanks Pool Restroom Bldg	0	0	0	8,702	0	0	0	0	0	0
<b>Shingle Roofs - Bayhouses</b>										
Condo Bldg, 24 Units - #1	79,778	0	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	67,070	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	0	0	30,087	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	0	0	37,030	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	31,630	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	64,803	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	16,944	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	67,070	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	51,630	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #2	0	50,175	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3	0	70,536	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	53,811	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #5	0	61,810	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #6	0	0	56,924	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	0	0	43,442	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	0	65,163	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #9	0	0	50,932	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #10	0	0	28,462	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #11	0	0	59,171	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #12	60,010	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #13	0	0	65,163	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #14	0	0	81,640	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #15	0	0	59,920	0	0	0	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Roofs (continued)</b>										
<b>Shingle Roofs - Glenhouses</b>										
Condo Bldg, 8 Units - #1	0	47,994	0	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #2	0	29,087	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #3	0	44,358	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #4	0	50,903	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5	0	50,903	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #6	0	54,539	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #7	0	54,539	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	0	41,449	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #9	0	0	56,175	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #10	0	0	52,430	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #11	0	0	56,175	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #12	0	0	52,430	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #13	0	0	52,430	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #14	0	0	61,418	0	0	0	0	0	0	0
<b>Shingle Roofs - Grovehouses</b>										
Condo Bldg, 16 Units - #1	47,302	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	47,302	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	43,772	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	27,534	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	27,534	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #7	26,828	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	49,420	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	46,540	0	0	0	0	0	0	0	0
Condo Bldg, 7 Units - #17A	0	33,450	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #17B	0	40,722	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	28,360	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #18	50,832	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #19	65,658	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #20	0	0	0	26,230	0	0	0	0	0	0
Condo Bldg, 16 Units - #21	0	70,536	0	0	0	0	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Roofs (continued)</b>										
<b>Shingle Roofs - Treehouses</b>										
Condo Bldg, 6 Units - #1	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #2	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #3	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #4	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #5	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #6	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #8	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #11	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #12	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #13	59,304	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #14	59,304	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	110,375	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	0	0	0	0	0	0	0	31,454	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	61,696
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	74,287
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	67,992



**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Roofs (continued)</b>										
<b>Flat Roofs - Grovehouses</b>										
Condo Bldg, 16 Units - #1 Neogard	55,005	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)	15,675	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	27,700
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	33,996
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	0	42,810
<b>Flat Roofs - Harborhouses</b>										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	69,251
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	0	26,441
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	26,441
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	56,660
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	28,959
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	64,527	0	0	0
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	0	0	0	0	0	0	18,388	0	0	0
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	89,012	0	0
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	0	0	0	0	0	0	0	25,366	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard	0	0	0	0	0	0	0	0	0	0
<b>Roofs Total</b>	<b>1,522,922</b>	<b>906,793</b>	<b>841,875</b>	<b>198,482</b>	<b>0</b>	<b>0</b>	<b>82,915</b>	<b>256,207</b>	<b>0</b>	<b>590,848</b>
<b>Paint</b>										
Paint & Labor	110,600	113,918	117,336	120,856	124,481	128,216	132,062	136,024	140,105	144,308
Paint Labor Catchup (2025) - 1x expense	0	48,963	0	0	0	0	0	0	0	0
Paint Labor Catchup (2026) - 1x expense	0	0	45,547	0	0	0	0	0	0	0
<b>Paint Total</b>	<b>110,600</b>	<b>162,881</b>	<b>162,883</b>	<b>120,856</b>	<b>124,481</b>	<b>128,216</b>	<b>132,062</b>	<b>136,024</b>	<b>140,105</b>	<b>144,308</b>

**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Roads</b>										
<b>Asphalt Overlay, 1.5"</b>										
Bayhouse Point Dr & Bayhouse Ct	0	44,206	0	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	118,268	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	14,977	0	0	0	0	0	0
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	0	0	0	0	0	0	0	0	71,524	0
Brookhouse Dr-Bldgs #14-15	0	0	0	0	0	0	0	0	57,264	0
Clower Creek Dr-Bldgs # 1-2	0	0	0	0	0	0	0	0	0	34,073
Clower Creek Dr-Bldgs #11	0	0	0	0	0	0	0	0	0	13,481
Clower Creek Dr-Bldgs #12-14	0	56,535	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #17B to bridge	0	0	0	0	0	0	0	0	0	34,179
Clower Creek Dr-Bldgs #18	0	0	0	0	0	0	0	0	0	25,628
Clower Creek Dr-Bldgs #19-21 to bridge	0	0	0	0	0	0	0	0	0	73,163
Glenhouse Dr Parking/Carports-Bldgs #1-6	0	0	0	0	0	0	0	0	27,861	0
Glenhouse Dr-Bldgs #1-6	0	0	0	38,745	0	0	0	0	0	0
Maintenance Shop Entrance Road	0	0	0	0	0	0	0	0	0	3,450
Pelican Cove Rd Parking/Carports-Grovehse #5-7	0	0	0	0	0	0	0	0	0	64,548
Pelican Cove Rd-Entry to Grovehse #6	0	67,578	0	0	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	126,832
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	0	0	25,468	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	0	0	0	0	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	0	0	0	0	0	0	0	0	0
Treehouse Cir Parking/Carports-Bldgs #2-3	0	0	0	0	0	0	0	0	5,486	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	32,341	0	0	0	0
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	0	0	0	0	0	0	0	0	150,076	0
<b>Additional Base Replacement Allowance</b>										
Base Replacement Allowance	0	28,453	0	0	0	0	0	0	0	0
Base Replacement Allowance	0	0	0	0	0	0	0	0	0	60,072
<b>Roads Total</b>	<b>0</b>	<b>196,772</b>	<b>25,468</b>	<b>53,722</b>	<b>0</b>	<b>32,341</b>	<b>0</b>	<b>0</b>	<b>430,479</b>	<b>435,426</b>

### Pooled Cash Flow Plan

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Harbor</b>										
Aeration Pump	0	0	0	5,402	0	0	0	0	6,263	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	394,042
Kayak Dock, Floating	0	0	0	0	0	0	0	0	0	0
Kayak EZ Launch	8,000	0	0	0	0	0	0	0	0	0
Kayak Gazebo Roof & Structure	0	0	0	0	0	0	0	0	0	20,241
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	102,905	0	0	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	21,419
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>8,000</b>	<b>0</b>	<b>0</b>	<b>5,402</b>	<b>0</b>	<b>102,905</b>	<b>0</b>	<b>0</b>	<b>6,263</b>	<b>435,702</b>

### Common Facilities

#### Administration Building

A/C Air Handler Unit, 2.5 Ton	0	0	0	0	0	0	0	2,793	0	0
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	3,408	0	0
A/C Condensing Unit, 2.5 Ton	0	0	0	0	0	0	0	3,017	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	4,078	0	0
Deck Structure, Composite-Bldg Entrance*	0	0	0	0	0	0	0	0	0	5,296
Finish, Carpet-Downstairs	0	0	0	0	0	0	5,665	0	0	0
Finish, Carpet-Upstairs	0	0	0	0	0	0	5,720	0	0	0
Office Equipment, Phone System	0	0	15,353	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Built-in Desks	0	17,650	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Exterior*	0	0	0	0	0	0	0	19,186	0	0
Renovation Allowance-Admin Bldg Kitchen*	0	6,489	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Lighting*	0	6,489	0	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Restrms*	0	4,223	0	0	0	0	0	0	0	0
Storm Panels	0	0	0	0	0	0	0	0	0	0

#### Brookhouse

Deck Structure, PT Wood*	0	0	0	0	0	0	0	1,528	0	0
Renovation Allowance-Bath House Exterior*	15,300	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	13,600	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 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Common Facilities (continued)</b>										
<b>Gatehouse &amp; Perimeter</b>										
Access Control, Automated System	0	9,474	0	0	0	0	10,983	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	6,130	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	6,130	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	6,130	0	0	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	188,420	0	0	0	0	0	0	0	0
Replacement Allowance-Gatehouse	0	0	0	0	0	0	0	0	0	0
Surveillance System	0	20,153	0	0	0	22,682	0	0	0	25,529
<b>Far Harbor</b>										
Deck Structure, Composite-Far Harbor Pool Area	0	0	0	0	0	0	0	0	0	2,330
Fence/Railing, Wood Picket*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	9,962	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	6,567	0	0	0
Renovation Allowance-Pump House	0	0	0	0	0	0	0	0	5,194	0
<b>Glenhouse</b>										
Renovation Allowance-Bath House Exterior*	0	0	20,475	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	13,600	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	3,353	0	0
A/C Air Handler Unit, 4 Ton	0	0	0	0	0	5,530	0	0	0	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	3,621	0	0
A/C Condensing Unit, 4 Ton	0	0	0	0	0	6,046	0	0	0	0
A/C Package Unit, 4 Ton	0	0	0	0	9,041	0	0	0	0	0
A/C Split System-Restrooms	0	8,053	0	0	0	0	0	0	0	10,201
Deck & Ramps, Composite	0	0	0	0	0	0	0	0	0	29,797
Finish, Carpet-Meeting Hall	0	0	6,403	0	0	0	0	0	0	0
Finish, Rubber-Fitness Area	0	0	0	0	0	0	0	0	0	7,874
Finish, Vinyl Tile-Restrms/Hallway	0	0	0	0	0	0	4,695	0	0	0
Furnishings/AV Equipment Allowance	13,000	0	0	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	11,330	0	0	0	0	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	20,794	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	6,967	0

**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Common Facilities (continued)</b>										
<b>Maintenance</b>										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	3,690	0	0	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	3,690	0	0	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	7,601	0
Equipment, Tractor	0	0	0	0	0	53,141	0	0	0	0
Equipment, Skid Steer	0	0	0	0	0	0	0	55,344	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	4,461	0	0	0	0	0	0	0	0
Gate, VC Chain Link, 6x25 Sliding	0	8,151	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	3,187	0	0	0	0	0	0	0	0
Solar Array-Maint Bldg	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	1,270	0	0	0	0	0
Appliance, Refrigerator	0	0	0	0	0	0	2,241	0	0	0
Appliance, Wall Oven	0	0	0	0	0	2,097	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	0	0	0	0	13,031
A/C Split System, 4 Ton	0	0	0	10,913	0	0	0	0	0	0
A/C Split System, 5 Ton	0	0	0	25,795	0	0	0	0	0	0
A/C Split System, 5 Ton	0	0	0	25,795	0	0	0	0	0	0
Electronics, Audio/Video Equipment	0	0	0	0	0	0	0	0	0	10,627
Electronics, Projector	0	0	11,270	0	0	0	0	0	0	0
Equipment, Hearing Loop System	0	0	0	5,761	0	0	0	0	0	0
Finish, Carpet	0	0	0	0	0	17,300	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Kitchen	0	0	4,128	0	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby	0	0	10,950	0	0	0	0	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	0	0	11,186	0	0	0	0	0	0	0
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	0	0	7,171	0	0	0	0	0	0	0
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	0	0	5,136	0	0	0	0	0	0	0
Finish, Wall Covering-Pavillion Bldg Lobby	0	6,932	0	0	0	0	0	0	0	0
Fire Alarm Control Panel	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance	0	0	0	0	0	0	0	0	0	56,497
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	43,306	0
Partition, Folding Accordion	5,438	0	0	0	0	0	0	0	0	0
Plumbing Allowance	8,100	0	0	0	0	0	0	0	0	0
Railing, Alum Picket, 42"-Pavillion Bldg	0	0	0	0	0	0	16,089	0	0	0
Renovation Allowance-Pavillion Bldg Kitchen*	0	0	25,568	0	0	0	0	0	0	0
Renovation Allowance-Pavillion Bldg Lobby Restrms*	0	0	15,277	0	0	0	0	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	12,798	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Common Facilities (continued)</b>										
<b>Wilbanks</b>										
A/C Air Handler Unit, 3 Ton	0	0	0	0	6,238	0	0	0	0	0
A/C Air Handler Unit, 3 Ton-Conference Rm	2,771	0	0	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	7,464	0	0	0	0	0
A/C Condensing Unit, 3 Ton-Conference Rm	3,316	0	0	0	0	0	0	0	0	0
A/C Mini Split System-Guest Rms	0	0	0	0	0	0	0	10,006	0	0
A/C Package Unit, 3 Ton	0	0	0	0	0	0	0	0	0	0
Deck Structure, PT Wood-Pool Area*	0	0	0	0	0	0	0	0	26,769	0
Deck Structure/Stairs, PT Wood-Wilbanks House	0	0	0	0	0	0	0	0	17,179	0
Electrical Allowance	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	12,985	0	0	0	0	0	0	0	16,449	0
Finish, Clg	0	0	0	0	0	0	0	0	0	0
Finish, Epoxy Flr Coating-Kitchen Area	3,087	0	0	0	0	0	0	0	0	0
Finish, Paint Interior	4,576	0	0	0	0	0	0	0	5,797	0
Finish, Refinish Wood-Stairs	0	0	0	0	0	0	0	3,611	0	0
Furnishings Allowance-1st Floor	58,000	0	0	0	0	0	0	0	0	0
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	5,565	0	0	0	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	3,014	0	0	0	0
Ice Machine-Ice-O-Matic	0	2,987	0	0	0	0	0	0	0	3,784
Plumbing Allowance	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
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	57,000	0	0	0	0	0	0	0	0	0
Electrical Panels	0	58,710	0	0	0	0	0	0	0	0
Electrical Panels	0	0	60,471	0	0	0	0	0	0	0
Electrical Panels	0	0	0	62,285	0	0	0	0	0	0
Electrical Panels	0	0	0	0	64,154	0	0	0	0	0
Electrical Panels	0	0	0	0	0	66,079	0	0	0	0
Electrical Panels	0	0	0	0	0	0	68,061	0	0	0
Electrical Panels	0	0	0	0	0	0	0	70,103	0	0
Electrical Panels	0	0	0	0	0	0	0	0	72,206	0
Electrical Panels	0	0	0	0	0	0	0	0	0	74,372
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



**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<b>Common Facilities (continued)</b>										
<b>Recreation - Glenhouse</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	0	0	0	7,264	0	0	0	0	8,421	0
Pool Equipment, Chemical Controller	4,500	0	0	0	0	0	0	0	5,700	0
Pool Equipment, Filtration System	0	0	0	0	12,925	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	4,964	0	0	0	5,587	0	0	0	6,288
Pool Finish, Ceramic Tile Trim	0	0	0	4,655	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	24,309	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	1,149	0	0	0	0	0
Fitness, Bike, Recumbent	0	0	0	0	0	2,789	0	0	0	0
Fitness, Elliptical Machine	0	0	0	10,149	0	0	0	0	0	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	0	0	0	0	0	0	0	7,711	0	0
Fitness, Rower	2,199	0	0	0	0	0	0	0	0	0
Fitness, Treadmill	0	5,637	0	0	0	0	0	0	0	7,141
Fitness, Treadmill	0	0	0	0	0	6,345	0	0	0	0
Fitness, Treadmill	5,473	0	0	0	0	0	0	0	6,933	0
Fitness, Weight Machine	0	0	0	0	0	0	0	0	0	12,628
Furniture, Outdoor-Pool Area	0	0	8,486	0	0	0	0	9,838	0	0
Furniture, Outdoor-Tennis Cts	0	0	2,571	0	0	0	0	2,980	0	0
Pool Equipment, Chemical Controller	4,500	0	0	0	0	0	0	0	5,700	0
Pool Equipment, Filtration System	0	0	0	0	16,157	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	4,819	0	0	0	0	0	5,754	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	10,522	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	38,438	0	0	0
Spa Equipment, Chemical Controller	4,500	0	0	0	0	0	0	0	5,700	0
Spa Equipment, Filtration System	0	0	0	0	12,925	0	0	0	0	0
Spa Equipment, Heater, Nat Gas, 250k	0	0	0	0	0	4,107	0	0	0	0
Spa Finish, Ceramic Tile Trim	0	0	0	0	0	0	1,934	0	0	0
Spa Finish, Exposed Aggregate	0	0	0	0	0	0	6,056	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	19,433	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	16,937	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	18,873	0	0	0	0	0	0	23,211	0	0
Tennis Court Windscreen, 6'	0	5,109	0	0	0	0	0	0	6,283	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	10,412	0	0	0	0	12,070	0	0
Pool Equipment, Chemical Controller	4,500	0	0	0	0	0	0	0	5,700	0
Pool Equipment, Filtration System	0	0	0	0	16,157	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	4,819	0	0	0	0	0	5,754	0	0	0
Pool Finish, Ceramic Tile Trim	0	8,273	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	56,991	0	0	0	0	0	0	0	0



**Pooled Cash Flow Plan**

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
<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
Fence, Sound Barrier, 10' (Acoustifence)-Pickleball Courts	0	0	0	0	0	0	0	19,327	0	0
Furniture, Outdoor-Pool	6,502	0	0	0	0	7,538	0	0	0	0
Furniture, Outdoor-Tennis Court	1,730	0	0	0	0	2,006	0	0	0	0
Ice Machine, 450#	0	0	0	0	0	6,086	0	0	0	0
Pool Equipment, Chemical Controller	4,500	0	0	0	0	0	0	0	5,700	0
Pool Equipment, Filtration System	0	0	0	0	16,157	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	0	0	5,112	0	0	0	0	0	6,105	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	3,415	0	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	36,150	0	0	0	0	0
Solar Array	0	0	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	19,433	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	18,873	0	0	0	0	0	0	23,211	0	0
Tennis Court Windscreen, 6'	4,960	0	0	0	0	0	0	6,100	0	0
<b>Recreation - Miscellaneous</b>										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	31,341	0	0	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	19,395	0	0	0	0	0
Booster Pump	0	0	0	0	0	0	0	0	75,772	0
Equipment, Mower, 48"	0	12,533	0	0	0	0	14,529	0	0	0
Equipment, Mower, 52"	0	0	0	0	15,217	0	0	0	0	17,641
EZ Launch and Float-Bayhouse #1	0	0	0	0	0	0	0	0	0	0
Fishing Dock-Bayhouse #10	0	0	38,224	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	0	0	8,176	0	0	0	0	0
Pool Equipment, Pumps	0	0	0	0	5,298	0	0	0	0	0
Pool Equipment, Pumps	6,276	0	0	0	0	0	7,494	0	0	0
Pool Equipment, Pumps	0	3,232	0	0	0	0	0	3,859	0	0
Pool Equipment, Pumps	0	0	4,994	0	0	0	0	0	5,963	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	55,285	0	0	0
Well Pump-4 Way	0	0	9,065	0	0	0	0	0	0	0
Well Pump-Brookhouse	0	0	0	0	0	0	0	10,509	0	0
Well Pump-Treehouse	0	0	0	0	14,262	0	0	0	0	16,534
<b>Common Facilities Total</b>	<b>358,138</b>	<b>471,838</b>	<b>308,767</b>	<b>246,691</b>	<b>337,534</b>	<b>251,005</b>	<b>285,108</b>	<b>308,826</b>	<b>418,132</b>	<b>299,570</b>
<b>Grand Total</b>	<b>1,999,660</b>	<b>1,738,284</b>	<b>1,338,993</b>	<b>625,153</b>	<b>462,015</b>	<b>514,467</b>	<b>500,085</b>	<b>701,057</b>	<b>994,979</b>	<b>1,905,854</b>

**Pooled Cash Flow Plan**

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>General Reserve Fund</b>										
<b>Beginning Year Balance</b>	1,239,624	1,836,832	1,697,069	2,255,023	2,828,851	3,704,729	2,748,107	2,398,328	3,215,916	1,491,392
Annual Reserve Contribution	1,071,834	1,103,989	1,137,109	1,171,222	1,206,359	1,242,550	1,279,827	1,318,222	1,357,769	1,398,502
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
<b>Reserve Funds Available</b>	2,311,458	2,940,821	2,834,178	3,426,245	4,035,210	4,947,279	4,027,934	3,716,550	4,573,685	2,889,894
<b>Expenditures</b>										
Roofs	0	305,895	218,761	335,860	0	0	720,177	0	2,577,485	1,543,754
Paint	148,637	153,096	157,689	162,420	167,292	172,311	177,481	182,805	188,289	193,938
Roads	7,412	547,083	34,227	0	0	0	0	177,987	0	0
Harbor	10,751	73,461	13,699	7,260	33,258	1,558,398	0	0	8,417	0
Common Facilities	361,326	213,646	220,459	174,248	237,836	548,505	801,802	233,509	351,541	395,472
<b>Total Expenditures</b>	528,126	1,293,181	644,835	679,788	438,386	2,279,214	1,699,460	594,301	3,125,732	2,133,164
<b>Earned Interest</b>	53,500	49,429	65,680	82,394	107,905	80,042	69,854	93,667	43,439	22,702
<b>Ending Year Balance</b>	1,836,832	1,697,069	2,255,023	2,828,851	3,704,729	2,748,107	2,398,328	3,215,916	1,491,392	779,432
<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 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Roofs</b>										
<b>Shingle Roofs - Common Buildings</b>										
* Harbor Club Bldg	0	0	0	0	0	0	0	0	108,173	0
Office Bldg	0	0	0	0	0	0	0	0	0	43,329
Pavilion Bldg	0	0	0	0	0	0	0	0	0	0
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	0	0	0	0	0	0	0	0
Wilbanks Pool Restroom Bldg	0	0	0	0	0	0	0	0	0	0
<b>Shingle Roofs - Bayhouses</b>										
Condo Bldg, 24 Units - #1	0	0	0	0	0	0	0	0	135,817	0
Condo Bldg, 18 Units - #2	0	0	0	0	0	0	0	0	114,182	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	94,033	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	28,846	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	114,182	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	86,102	0	0	0
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	122,356	0	0	0
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	72,507	0	0	0
<b>Shingle Roofs - Brookhouses</b>										
Condo Bldg, 8 Units - #1	0	0	0	0	0	0	0	0	0	87,896
Condo Bldg, 8 Units - #2	0	0	0	0	0	0	0	0	0	85,420
Condo Bldg, 12 Units - #3	0	0	0	0	0	0	0	0	0	120,084
Condo Bldg, 8 Units - #4	0	0	0	0	0	0	0	0	0	91,610
Condo Bldg, 10 Units - #5	0	0	0	0	0	0	0	0	0	105,228
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	102,163	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 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Roofs (continued)</b>										
<b>Shingle Roofs - Glenhouses</b>										
Condo Bldg, 8 Units - #1	0	0	0	0	0	0	0	0	0	81,706
Condo Bldg, 4 Units - #2	0	0	0	0	0	0	0	0	0	49,519
Condo Bldg, 8 Units - #3	0	0	0	0	0	0	0	0	0	75,516
Condo Bldg, 8 Units - #4	0	0	0	0	0	0	0	0	0	86,658
Condo Bldg, 8 Units - #5	0	0	0	0	0	0	0	0	0	86,658
Condo Bldg, 12 Units - #6	0	0	0	0	0	0	0	0	0	92,848
Condo Bldg, 12 Units - #7	0	0	0	0	0	0	0	0	0	92,848
Condo Bldg, 8 Units - #8	0	0	0	0	0	0	0	0	0	70,565
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	80,528	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	80,528	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	74,519	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	46,875	0
Condo Bldg, 20 Units - #5	0	0	0	0	0	0	84,969	0	0	0
Condo Bldg, 8 Units - #6	0	0	0	0	0	0	0	0	46,875	0
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	45,673	0
<b>Shingle Roofs - Harborhouses</b>										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	100,830	0	0	0
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	84,134	0
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	50,982	0	0	0
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	79,230
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	56,947
Condo Bldg, 10 Units - #17B	0	0	0	0	0	0	0	0	0	69,327
Condo Bldg, 6 Units - #17C	0	0	0	0	0	0	0	0	0	48,281
Condo Bldg, 14 Units - #18	0	0	0	0	0	0	0	0	86,538	0
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	0	111,778	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	120,084

**Pooled Cash Flow Plan**

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Roofs (continued)</b>										
<b>Shingle Roofs - Treehouses</b>										
Condo Bldg, 6 Units - #1	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #2	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #3	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #4	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #5	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #6	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #7	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #8	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #11	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #12	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #13	0	0	0	0	0	0	0	0	100,961	0
Condo Bldg, 6 Units - #14	0	0	0	0	0	0	0	0	100,961	0
<b>Flat Roofs - Bayhouses</b>										
Condo Bldg, 24 Units - #1	0	101,520	0	0	0	0	0	0	0	0
Condo Bldg, 18 Units - #2	0	74,804	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	65,453	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	64,118	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	68,793	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #5A	0	0	37,148	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	0	0	68,022	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	99,199	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<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	78,424	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	78,976	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	119,039	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	49,600	0	0	0	0	0	0
Condo Bldg, 6 Units - #17C	0	0	34,396	0	0	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	29,422	0	0	0
Condo Bldg, 16 Units - #21 Neogard	0	0	0	0	0	0	0	0	105,142	0
<b>Roofs Total</b>	0	305,895	218,761	335,860	0	0	720,177	0	2,577,485	1,543,754
<b>Paint</b>										
Paint & Labor	148,637	153,096	157,689	162,420	167,292	172,311	177,481	182,805	188,289	193,938
Paint Labor Catchup (2025) - 1x expense	0	0	0	0	0	0	0	0	0	0
Paint Labor Catchup (2026) - 1x expense	0	0	0	0	0	0	0	0	0	0
<b>Paint Total</b>	148,637	153,096	157,689	162,420	167,292	172,311	177,481	182,805	188,289	193,938

**Pooled Cash Flow Plan**

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<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	41,084	0	0	0	0	0	0	0	0
Boathouse Cir-Harbor Club to Pel Cov Rd	0	102,367	0	0	0	0	0	0	0	0
Brookhouse Cir	0	0	0	0	0	0	0	0	0	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	0	0	0	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	0	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	0	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	90,820	0	0	0	0	0	0	0	0
Pelican Cove Rd-Glenhse Dr to 4-Wy Intersection	0	0	0	0	0	0	0	177,987	0	0
Pelican Cove Rd-4-Wy Intersection to BA 134	7,412	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	34,227	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	242,307	0	0	0	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	53,325	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	17,180	0	0	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	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>7,412</b>	<b>547,083</b>	<b>34,227</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>177,987</b>	<b>0</b>	<b>0</b>

**Pooled Cash Flow Plan**

Description	Year 11 2024	Year 12 2025	Year 13 2026	Year 14 2027	Year 15 2028	Year 16 2029	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Harbor</b>										
Aeration Pump	0	0	0	7,260	0	0	0	0	8,417	0
Boardwalk, Composite-Between HH 16B & HH 17A*	0	0	0	0	16,033	0	0	0	0	0
Boardwalk, Composite-Between HH 17A & HH 17B*	0	0	0	0	17,225	0	0	0	0	0
Harbor Dredging	0	0	0	0	0	0	0	0	0	0
Kayak Dock, Floating	0	0	13,699	0	0	0	0	0	0	0
Kayak EZ Launch	10,751	0	0	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	932,687	0	0	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	131,025	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	137,413	0	0	0	0
Marina Pilings, PT Wood, Wrapped	0	0	0	0	0	357,273	0	0	0	0
Marina Water Lines	0	73,461	0	0	0	0	0	0	0	0
<b>Harbor Total</b>	<b>10,751</b>	<b>73,461</b>	<b>13,699</b>	<b>7,260</b>	<b>33,258</b>	<b>1,558,398</b>	<b>0</b>	<b>0</b>	<b>8,417</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	3,982
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	0	0	4,859
A/C Condensing Unit, 2.5 Ton	0	0	0	0	0	0	0	0	0	4,301
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	0	0	5,815
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	8,076	0
Finish, Carpet-Upstairs	0	0	0	0	0	0	0	0	8,155	0
Office Equipment, Phone System	0	0	20,634	0	0	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	4,044	0	0	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	7,365



### Pooled Cash Flow Plan

Description	Year 11 2024	Year 12 2025	Year 13 2026	Year 14 2027	Year 15 2028	Year 16 2029	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Common Facilities (continued)</b>										
<b>Gatehouse &amp; Perimeter</b>										
Access Control, Automated System	0	12,732	0	0	0	0	14,760	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	8,238	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	8,238	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	8,238	0	0	0	0	0	0	0	0
Door, Sliding Glass, 6068	7,824	0	0	0	0	0	0	0	0	0
Fence, Chain Link/Wood/Concrete-Prop Line	0	0	0	0	0	0	0	0	0	0
Replacement Allowance-Gatehouse	0	0	0	0	0	0	0	0	111,169	0
Surveillance System	0	0	0	28,733	0	0	0	32,340	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	0	0	5,257	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-Bath House Floor	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>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	8,417
<b>Harbor Club</b>										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	0	0	0	4,780
A/C Air Handler Unit, 4 Ton	0	0	0	0	0	0	0	7,884	0	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	0	0	5,162
A/C Condensing Unit, 4 Ton	0	0	0	0	0	0	0	8,620	0	0
A/C Package Unit, 4 Ton	0	0	0	0	0	0	12,891	0	0	0
A/C Split System-Restrooms	0	0	0	0	0	0	0	12,922	0	0
Deck & Ramps, Composite	0	0	0	0	0	0	0	0	0	0
Finish, Carpet-Meeting Hall	0	0	0	0	9,128	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	0	0
Furnishings/AV Equipment Allowance	17,471	0	0	0	0	0	0	0	0	0
Plumbing Allowance	0	0	0	0	0	12,775	0	0	0	0
Renovation Allowance-Harbor Club Bldg Exterior*	0	0	0	36,713	0	0	0	0	0	0
Renovation Allowance-Harbor Club Kitchen*	0	0	0	16,154	0	0	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Common Facilities (continued)</b>										
<b>Maintenance</b>										
A/C Air Handler Unit, 2 Ton	0	0	0	0	0	0	0	0	5,261	0
A/C Condensing Unit, 2 Ton	0	0	0	0	0	0	0	0	5,261	0
Arial Lift	42,944	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	0	0	0
Equipment, Skid Steer	0	0	0	0	0	70,109	0	0	0	0
Equipment, Street Sweeper Vacuum (used)	0	0	0	0	80,107	0	0	0	0	0
Fence, Chain Link, 6'	26,169	0	0	0	0	0	0	0	0	0
Finish, Clg, 2x4 SAT	0	0	0	0	0	0	0	0	0	6,933
Finish, Vinyl Comp Tile	0	0	0	0	0	0	6,950	0	0	0
Gate, VC Chain Link, 6x25 Sliding	0	10,955	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	97,984	0	0	0	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	0	0	0	0	0	0	0	0	0
Solar Array-Maint Bldg	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	10,449
Appliance, Microwave	0	0	0	0	0	0	1,810	0	0	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	0	0	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	15,559	0	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	36,777	0	0	0	0
A/C Split System, 5 Ton	0	0	0	0	0	36,777	0	0	0	0
Electronics, Audio/Video Equipment	0	0	0	0	0	0	0	0	0	14,282
Electronics, Projector	0	0	15,146	0	0	0	0	0	0	0
Equipment, Hearing Loop System	0	0	0	0	0	0	0	0	8,975	0
Finish, Carpet	0	0	0	21,915	0	0	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	0	9,883	0	0	0	0	0	0
Fire Alarm Control Panel	0	0	0	0	0	0	0	0	0	10,141
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	25,971
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	9,036	0	0	0	0
Window Treatments, Roll Shades	0	0	0	0	0	0	0	18,247	0	0

**Pooled Cash Flow Plan**

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
<b>Common Facilities (continued)</b>										
<b>Wilbanks</b>										
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	8,893	0	0	0
A/C Air Handler Unit, 3 Ton-Conference Rm	0	0	3,951	0	0	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	10,642	0	0	0
A/C Condensing Unit, 3 Ton-Conference Rm	0	0	4,728	0	0	0	0	0	0	0
A/C Mini Split System-Guest Rms	0	0	0	0	0	0	0	0	0	14,267
A/C Package Unit, 3 Ton	7,750	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	8,505	0	0	0
Finish, Carpet	0	0	0	0	0	0	20,837	0	0	0
Finish, Clg	3,586	0	0	0	0	0	0	0	0	0
Finish, Epoxy Flr Coating-Kitchen Area	0	0	4,401	0	0	0	0	0	0	0
Finish, Paint Interior	0	0	0	0	0	0	7,343	0	0	0
Finish, Refinish Wood-Stairs	0	0	0	0	0	4,574	0	0	0	0
Furnishings Allowance-1st Floor	0	0	0	0	0	90,362	0	0	0	0
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	7,478	0	0	0	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	4,051	0	0	0	0
Ice Machine-Ice-O-Matic	0	0	0	0	0	0	0	4,793	0	0
Plumbing Allowance	0	0	0	0	0	0	28,403	0	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	0	0	8,417
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	10,346
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	18,277	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks Kitch/Bar/Restrms	77,678	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	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	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	76,603	0	0	0	0	0	0	0	0	0
Electrical Panels	0	78,901	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



**Pooled Cash Flow Plan**

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Common Facilities (continued)</b>										
<b>Recreation - Glenhouse</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	13,026	0	0	0	0	0	0	0	0
Furniture, Outdoor	0	0	0	9,763	0	0	0	0	11,318	0
Pool Equipment, Chemical Controller	0	0	0	0	0	0	7,221	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	20,137
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	7,077	0	0	0	7,965	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	7,041	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	36,769	0	0
<b>Recreation - Harbor Club</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	11,455	0	0	0	0	0	0	0	0
Fitness, Bike, Aerodyne	0	0	0	0	0	0	1,638	0	0	0
Fitness, Bike, Recumbent	0	0	0	0	0	0	0	3,977	0	0
Fitness, Elliptical Machine	0	0	0	0	0	14,470	0	0	0	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	0	0	0	0	0	0	0	10,363	0	0
Fitness, Rower	0	0	3,135	0	0	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	0	0	0	9,046	0	0
Fitness, Treadmill	0	0	0	8,037	0	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	0	0	8,783	0	0	0
Fitness, Weight Machine	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool Area	0	0	11,405	0	0	0	0	13,221	0	0
Furniture, Outdoor-Tennis Cts	0	0	3,455	0	0	0	0	4,005	0	0
Pool Equipment, Chemical Controller	0	0	0	0	0	0	7,221	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	25,172
Pool Equipment, Heater, Nat Gas, 400k	0	0	6,871	0	0	0	0	0	8,204	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, Chemical Controller	0	0	0	0	0	0	7,221	0	0	0
Spa Equipment, Filtration System	0	0	0	0	0	0	0	0	0	20,137
Spa Equipment, Heater, Nat Gas, 250k	0	4,904	0	0	0	0	0	5,856	0	0
Spa Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	0
Spa Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	0	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	0	0	0	28,547	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	0	0	7,728	0	0	0	0
<b>Recreation - Wilbanks</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	8,632	0	0	0	0	0	0	0	0
Furniture, Outdoor	0	0	13,992	0	0	0	0	16,221	0	0
Pool Equipment, Chemical Controller	0	0	0	0	0	0	7,221	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	25,172
Pool Equipment, Heater, Nat Gas, 400k	0	0	6,871	0	0	0	0	0	8,204	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	12,514	0	0	0	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	86,204	0	0	0	0

**Pooled Cash Flow Plan**

Description	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Common Facilities (continued)</b>										
<b>Recreation - Pavillion</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	11,222	0	0	0	0	0	0	0	0
Fence, Sound Barrier, 10' (Acoustifence)-Pickleball Courts	0	0	0	0	0	0	0	25,975	0	0
Furniture, Outdoor-Pool	8,738	0	0	0	0	10,130	0	0	0	0
Furniture, Outdoor-Tennis Court	2,325	0	0	0	0	2,695	0	0	0	0
Ice Machine, 450#	0	0	0	0	0	8,179	0	0	0	0
Pool Equipment, Chemical Controller	0	0	0	0	0	0	7,221	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	25,172
Pool Equipment, Heater, Nat Gas, 400k	0	0	0	0	7,289	0	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	5,165	0
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	54,680	0
Solar Array	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 Resurfacing-Plexicushion	0	0	0	0	28,547	0	0	0	0	0
Tennis Court Windscreen, 6'	0	0	0	0	7,502	0	0	0	0	0
<b>Recreation - Miscellaneous</b>										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	0	0	44,685	0	0	0	0	0	0	0
Boardwalk, Deck Boards, Composite - Bayfront	0	0	0	0	0	0	242,084	0	0	0
Boardwalk, Frame, PT Wood - Bayfront	0	0	0	0	0	0	275,480	0	0	0
Boardwalk, Frame, PT Wood (2012) - Bayfront	0	0	50,850	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	27,652	0	0	0
Booster Pump	0	0	0	0	0	0	0	0	0	0
Equipment, Mower, 48"	0	16,843	0	0	0	0	19,526	0	0	0
Equipment, Mower, 52"	0	0	0	0	20,450	0	0	0	0	23,707
EZ Launch and Float-Bayhouse #1	17,754	0	0	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	9,762	0	0	0	0	0	11,657	0	0	0
Pool Equipment, Pumps	6,326	0	0	0	0	0	7,553	0	0	0
Pool Equipment, Pumps	0	0	8,948	0	0	0	0	0	10,684	0
Pool Equipment, Pumps	0	0	0	4,608	0	0	0	0	0	5,503
Pool Equipment, Pumps	0	0	0	0	7,120	0	0	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	11,484	0	0	0	0	0	0	0	14,547	0
Well Pump-Brookhouse	0	0	0	0	0	13,313	0	0	0	0
Well Pump-Treehouse	0	0	0	0	19,168	0	0	0	0	22,220
<b>Common Facilities Total</b>	<b>361,326</b>	<b>213,646</b>	<b>220,459</b>	<b>174,248</b>	<b>237,836</b>	<b>548,505</b>	<b>801,802</b>	<b>233,509</b>	<b>351,541</b>	<b>395,472</b>
<b>Grand Total</b>	<b>528,126</b>	<b>1,293,181</b>	<b>644,835</b>	<b>679,788</b>	<b>438,386</b>	<b>2,279,214</b>	<b>1,699,460</b>	<b>594,301</b>	<b>3,125,732</b>	<b>2,133,164</b>

### Pooled Cash Flow Plan

Description	Year 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
<b>General Reserve Fund</b>										
		<b>Lowest</b>								<b>Highest</b>
<b>Beginning Year Balance</b>	779,432	1,000	187,659	1,026,208	1,925,291	2,753,496	3,611,855	4,731,471	5,055,021	5,066,076
Annual Reserve Contribution	1,440,455	1,483,669	1,528,179	1,574,024	1,621,245	1,669,882	1,719,978	1,771,577	1,824,724	1,879,466
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
<b>Reserve Funds Available</b>	2,219,887	1,484,669	1,715,838	2,600,232	3,546,536	4,423,378	5,331,833	6,503,048	6,879,745	6,945,542
<b>Expenditures</b>										
Roofs	1,560,885	337,904	127,967	0	0	0	149,754	589,766	0	932,376
Paint	199,756	205,749	211,921	218,279	224,827	231,572	238,519	245,675	253,045	260,636
Roads	0	304,002	45,998	97,027	0	58,412	0	0	777,496	677,930
Harbor	14,449	0	0	9,757	0	185,858	0	21,342	11,312	711,683
Common Facilities	443,826	454,821	333,634	405,954	648,412	440,881	349,899	738,478	919,372	563,017
<b>Total Expenditures</b>	2,218,916	1,302,476	719,520	731,017	873,239	916,723	738,172	1,595,261	1,961,225	3,145,642
<b>Earned Interest</b>	29	5,466	29,890	56,076	80,199	105,200	137,810	147,234	147,556	113,997
<b>Ending Year Balance</b>	1,000	187,659	1,026,208	1,925,291	2,753,496	3,611,855	4,731,471	5,055,021	5,066,076	3,913,897
<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 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
<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	0	0	0	0	0	0	127,027	0	0
Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	0	0	127,967	0	0	0	0	0	0	0
Wilbanks Pool Restroom Bldg	0	14,815	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	0
Condo Bldg, 18 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3A	0	51,221	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #3B	0	63,042	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	53,848	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #5B	0	110,323	0	0	0	0	0	0	0	0
Condo Bldg, 22 Units - #6	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 20 Units - #7	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	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	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	96,909	0	0	0	0	0	0	0	0	0
Condo Bldg, 6 Units - #7	73,957	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #8	110,935	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #9	86,708	0	0	0	0	0	0	0	0	0
Condo Bldg, 4 Units - #10	48,454	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #11	100,734	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	110,935	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #14	138,987	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #15	102,009	0	0	0	0	0	0	0	0	0



**Pooled Cash Flow Plan**

Description	Year 21 2024	Year 22 2025	Year 23 2026	Year 24 2027	Year 25 2028	Year 26 2029	Year 27 2030	Year 28 2031	Year 29 2032	Year 30 2033
<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	95,634	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #10	89,258	0	0	0	0	0	0	0	0	0
Condo Bldg, 12 Units - #11	95,634	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #12	89,258	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #13	89,258	0	0	0	0	0	0	0	0	0
Condo Bldg, 8 Units - #14	104,559	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	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>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	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	44,655	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 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
<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	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	199,350	0	0
Condo Bldg, 20 Units - #7 (1x mech/code upgrades)	0	0	0	0	0	0	0	56,809	0	0
Condo Bldg, 13 Units - #8	0	0	0	0	0	0	0	0	0	111,430
Condo Bldg, 17 Units - #9	0	0	0	0	0	0	0	0	0	134,171
Condo Bldg, 14 Units - #10	0	0	0	0	0	0	0	0	0	122,801

### Pooled Cash Flow Plan

Description	Year 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
<b>Roofs (continued)</b>										
<b>Flat Roofs - Grovehouses</b>										
Condo Bldg, 16 Units - #1 Neogard	99,345	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #1 Neogard (1x mech/code up)	28,311	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #2	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 14 Units - #3	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 10 Units - #4	0	0	0	0	0	0	0	0	0	50,030
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	61,400
Condo Bldg, 8 Units - #7	0	0	0	0	0	0	0	0	0	77,319
<b>Flat Roofs - Harborhouses</b>										
Condo Bldg, 15 Units - #14	0	0	0	0	0	0	0	0	0	125,075
Condo Bldg, 14 Units - #15	0	0	0	0	0	0	0	0	0	47,756
Condo Bldg, 6 Units - #16A	0	0	0	0	0	0	0	0	0	47,756
Condo Bldg, 14 Units - #16B	0	0	0	0	0	0	0	0	0	102,334
Condo Bldg, 7 Units - #17A	0	0	0	0	0	0	0	0	0	52,304
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	116,542	0	0	0
Condo Bldg, 14 Units - #18 (1x mech/code upgrades)	0	0	0	0	0	0	33,212	0	0	0
Condo Bldg, 20 Units - #19	0	0	0	0	0	0	0	160,766	0	0
Condo Bldg, 20 Units - #19 (1x mech/code upgrades)	0	0	0	0	0	0	0	45,814	0	0
Condo Bldg, 6 Units - #20	0	0	0	0	0	0	0	0	0	0
Condo Bldg, 16 Units - #21 Neogard	0	0	0	0	0	0	0	0	0	0
<b>Roofs Total</b>	<b>1,560,885</b>	<b>337,904</b>	<b>127,967</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149,754</b>	<b>589,766</b>	<b>0</b>	<b>932,376</b>
<b>Paint</b>										
Paint & Labor	199,756	205,749	211,921	218,279	224,827	231,572	238,519	245,675	253,045	260,636
Paint Labor Catchup (2025) - 1x expense	0	0	0	0	0	0	0	0	0	0
Paint Labor Catchup (2026) - 1x expense	0	0	0	0	0	0	0	0	0	0
<b>Paint Total</b>	<b>199,756</b>	<b>205,749</b>	<b>211,921</b>	<b>218,279</b>	<b>224,827</b>	<b>231,572</b>	<b>238,519</b>	<b>245,675</b>	<b>253,045</b>	<b>260,636</b>

**Pooled Cash Flow Plan**

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Roads</b>										
<b>Asphalt Overlay, 1.5"</b>										
Bayhouse Point Dr & Bayhouse Ct	0	79,840	0	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	213,606	0
Brookhouse Ct & Dr Carports-Bldgs #8-12	0	0	0	27,050	0	0	0	0	0	0
Brookhouse Ct & Dr Rds/Park-Bldgs #8-12 to Pel Cv Rd	0	0	0	0	0	0	0	0	129,181	0
Brookhouse Dr-Bldgs #14-15	0	0	0	0	0	0	0	0	103,426	0
Clower Creek Dr-Bldgs # 1-2	0	0	0	0	0	0	0	0	0	61,539
Clower Creek Dr-Bldgs #11	0	0	0	0	0	0	0	0	0	24,348
Clower Creek Dr-Bldgs #12-14	0	102,108	0	0	0	0	0	0	0	0
Clower Creek Dr-Bldgs #17B to bridge	0	0	0	0	0	0	0	0	0	61,730
Clower Creek Dr-Bldgs #18	0	0	0	0	0	0	0	0	0	46,288
Clower Creek Dr-Bldgs #19-21 to bridge	0	0	0	0	0	0	0	0	0	132,140
Glenhouse Dr Parking/Carports-Bldgs #1-6	0	0	0	0	0	0	0	0	50,321	0
Glenhouse Dr-Bldgs #1-6	0	0	0	69,977	0	0	0	0	0	0
Maintenance Shop Entrance Road	0	0	0	0	0	0	0	0	0	6,231
Pelican Cove Rd Parking/Carports-Grovehse #5-7	0	0	0	0	0	0	0	0	0	116,582
Pelican Cove Rd-Entry to Grovehse #6	0	122,054	0	0	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	229,072
Pelican Cove Rd-Grovehse #6 to 4-Wy Intersection	0	0	45,998	0	0	0	0	0	0	0
Pelican Point Dr & Boathouse Cir-Bldgs #5A-6, 10-16B	0	0	0	0	0	0	0	0	0	0
Pelican Point Dr-Bldgs #7-9	0	0	0	0	0	0	0	0	0	0
Treehouse Cir Parking/Carports-Bldgs #2-3	0	0	0	0	0	0	0	0	9,909	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	58,412	0	0	0	0
Treehse Cir/Pel Cv/Glenhse Dr-Tree #4-8, Glen #7-8	0	0	0	0	0	0	0	0	271,053	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>	0	304,002	45,998	97,027	0	58,412	0	0	777,496	677,930

### Pooled Cash Flow Plan

Description	Year 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
<b>Harbor</b>										
Aeration Pump	0	0	0	9,757	0	0	0	0	11,312	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	711,683
Kayak Dock, Floating	0	0	0	0	0	0	0	21,342	0	0
Kayak EZ Launch	14,449	0	0	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	185,858	0	0	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>14,449</b>	<b>0</b>	<b>0</b>	<b>9,757</b>	<b>0</b>	<b>185,858</b>	<b>0</b>	<b>21,342</b>	<b>11,312</b>	<b>711,683</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	0	0	0	8,251	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	27,730	0	0	0	0	0	0	0
Renovation Allowance-Admin Bldg Built-in Desks	0	0	0	0	0	35,879	0	0	0	0
Renovation Allowance-Admin Bldg Exterior*	0	0	0	0	0	0	0	34,652	0	0
Renovation Allowance-Admin Bldg Kitchen*	0	0	0	0	0	13,191	0	0	0	0
Renovation Allowance-Admin Bldg Lighting*	0	0	0	0	0	13,191	0	0	0	0
Renovation Allowance-Admin Bldg Restrms*	0	0	0	8,092	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	2,380	0	0	0	0	0	0	0
Renovation Allowance-Bath House Exterior*	27,634	0	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	26,059	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 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Common Facilities (continued)</b>										
<b>Gatehouse &amp; Perimeter</b>										
Access Control, Automated System	0	17,111	0	0	0	0	19,836	0	0	0
Access Control, Gate Operator, Barrier-Entry-Res	0	11,071	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Entry-Visitor	0	11,071	0	0	0	0	0	0	0	0
Access Control, Gate Operator, Barrier-Exit	0	11,071	0	0	0	0	0	0	0	0
Door, Sliding Glass, 6068	0	0	0	0	0	0	0	0	13,320	0
Fence, Chain Link/Wood/Concrete-Prop Line	0	0	0	0	0	0	0	406,345	0	0
Replacement Allowance-Gatehouse	0	0	0	0	0	0	0	0	0	0
Surveillance System	0	36,399	0	0	0	40,967	0	0	0	46,109
<b>Far Harbor</b>										
Deck Structure, Composite-Far Harbor Pool Area	0	0	0	0	3,631	0	0	0	0	0
Fence/Railing, Wood Picket*	0	0	0	0	0	0	0	7,952	0	0
Renovation Allowance-Bath House Exterior*	0	0	0	0	0	0	0	17,992	0	0
Renovation Allowance-Bath House Interior*	0	16,557	0	0	0	0	0	0	0	0
Renovation Allowance-Bath House Floor	0	10,232	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House	0	0	0	0	0	0	0	0	9,381	0
<b>Glenhouse</b>										
Renovation Allowance-Bath House Exterior*	0	0	36,981	0	0	0	0	0	0	0
Renovation Allowance-Bath House Interior*	0	0	26,059	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	11,241
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	12,289
A/C Package Unit, 4 Ton	0	0	0	0	0	0	0	0	18,379	0
A/C Split System-Restrooms	0	0	0	0	0	16,369	0	0	0	0
Deck & Ramps, Composite	0	0	0	0	46,423	0	0	0	0	0
Finish, Carpet-Meeting Hall	0	0	0	0	0	0	13,015	0	0	0
Finish, Rubber-Fitness Area	0	0	0	0	0	0	0	13,405	0	0
Finish, Vinyl Tile-Restrms/Hallway	7,102	0	0	0	0	0	0	0	0	0
Furnishings/AV Equipment Allowance	23,479	0	0	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	23,032	0	0	0	0
Renovation Allowance-Harbor Club Restrms*	0	0	0	0	0	0	42,269	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	12,584	0

**Pooled Cash Flow Plan**

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<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	0	0	0	66,905	0	0	0	0
Door, Metal Roll Up, 12 x 14	0	0	0	0	0	0	0	0	13,728	0
Equipment, Tractor	0	0	0	0	0	95,979	0	0	0	0
Equipment, Skid Steer	0	0	0	88,811	0	0	0	0	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	0	0	0	0	0	0	0	0
Gate, VC Chain Link, 6x25 Sliding	0	14,722	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Maint Bldg Kitchen & Restrms*	0	5,756	0	0	0	0	0	0	0	0
Solar Array-Maint Bldg	0	0	0	157,790	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	2,581	0
Appliance, Refrigerator	3,390	0	0	0	0	0	0	0	0	0
Appliance, Wall Oven	0	3,365	0	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	18,579	0	0	0	0	0	0	0	0
A/C Split System, 4 Ton	0	0	0	0	0	0	0	22,184	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	52,436	0	0
A/C Split System, 5 Ton	0	0	0	0	0	0	0	52,436	0	0
Electronics, Audio/Video Equipment	0	0	0	0	0	0	0	0	0	19,194
Electronics, Projector	0	0	20,355	0	0	0	0	0	0	0
Equipment, Hearing Loop System	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	0	27,761	0	0	0	0	0	0	0	35,167
Finish, Ceramic Tile-Pavillion Bldg Kitchen	0	0	0	0	0	0	8,391	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby	0	0	0	0	0	0	22,258	0	0	0
Finish, Ceramic Tile-Pavillion Bldg Lobby Restrms	0	0	0	0	0	0	22,739	0	0	0
Finish, Clg, 1x1 AT-Pavillion Bldg Assembly Rm	0	0	0	0	0	0	14,576	0	0	0
Finish, Clg, 2x2 SAT-Pavillion Bldg Library	0	0	0	0	0	0	10,440	0	0	0
Finish, Wall Covering-Pavillion Bldg Lobby	0	0	0	0	0	14,091	0	0	0	0
Fire Alarm Control Panel	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance	0	80,551	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	11,054	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	51,974	0	0	0
Renovation Allowance-Pavillion Bldg Lobby Restrms*	0	0	0	0	0	0	31,055	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	26,016

**Pooled Cash Flow Plan**

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Common Facilities (continued)</b>										
<b>Wilbanks</b>										
A/C Air Handler Unit, 3 Ton	0	0	0	0	0	0	0	0	12,680	0
A/C Air Handler Unit, 3 Ton-Conference Rm	0	0	0	0	5,633	0	0	0	0	0
A/C Condensing Unit, 3 Ton	0	0	0	0	0	0	0	0	15,174	0
A/C Condensing Unit, 3 Ton-Conference Rm	0	0	0	0	6,741	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	11,050	0	0	0	0	0	0	0
Deck Structure, PT Wood-Pool Area*	0	0	0	41,706	0	0	0	0	0	0
Deck Structure/Stairs, PT Wood-Wilbanks House	0	0	0	26,764	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	0	0
Finish, Carpet	0	0	0	0	26,396	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	6,275	0	0	0	0	0
Finish, Paint Interior	0	0	0	0	9,302	0	0	0	0	0
Finish, Refinish Wood-Stairs	0	0	0	5,794	0	0	0	0	0	0
Furnishings Allowance-1st Floor	0	0	0	0	0	0	0	0	0	0
Furnishings Allowance-Bedrooms A & B	0	0	0	0	0	10,050	0	0	0	0
Furnishings Allowance, Matt & Box-Bedrooms A & B	0	0	0	0	0	5,444	0	0	0	0
Ice Machine-Ice-O-Matic	0	0	0	0	0	6,072	0	0	0	0
Plumbing Allowance	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	37,392	0	0	0	0	0	0	0	0
Renovation Allowance-Pump House*	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Wilbanks 2nd Flr Bathrms*	0	0	0	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	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	0	0	0	0	0	0
Electrical Panels	0	0	0	0	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	282,559	0
Electrical Panels	0	0	0	0	0	0	0	0	0	134,324





**Pooled Cash Flow Plan**

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Common Facilities (continued)</b>										
<b>Recreation - Glenhouse</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	0	0	0	13,120	0	0	0	0	15,210	0
Pool Equipment, Chemical Controller	0	0	0	0	9,148	0	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	8,965	0	0	0	10,090	0	0	0	11,356
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	2,336	0
Fitness, Bike, Recumbent	0	0	0	0	0	0	0	0	0	5,670
Fitness, Elliptical Machine	0	0	0	0	0	0	0	20,631	0	0
Fitness, Recumbent Crosstrainer-NuStep TRS4000	0	0	0	0	0	0	0	13,927	0	0
Fitness, Rower	0	0	0	0	4,470	0	0	0	0	0
Fitness, Treadmill	0	0	0	0	0	11,459	0	0	0	0
Fitness, Treadmill	0	10,181	0	0	0	0	0	0	0	12,897
Fitness, Treadmill	0	0	0	0	11,125	0	0	0	0	0
Fitness, Weight Machine	0	18,004	0	0	0	0	0	0	0	0
Furniture, Outdoor-Pool Area	0	0	15,327	0	0	0	0	17,768	0	0
Furniture, Outdoor-Tennis Cts	0	0	4,643	0	0	0	0	5,382	0	0
Pool Equipment, Chemical Controller	0	0	0	0	9,148	0	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	0	0	9,796	0	0	0	0	0
Pool Finish, Ceramic Tile Trim	15,915	0	0	0	0	0	0	0	0	0
Pool Finish, Exposed Aggregate	58,141	0	0	0	0	0	0	0	0	0
Spa Equipment, Chemical Controller	0	0	0	0	9,148	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	6,992	0	0	0	0	0	8,349
Spa Finish, Ceramic Tile Trim	2,926	0	0	0	0	0	0	0	0	0
Spa Finish, Exposed Aggregate	9,161	0	0	0	0	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	40,689	0
Tennis Court Lighting	0	0	0	0	0	0	0	0	0	0
Tennis Court Resurfacing-Plexicushion	0	35,109	0	0	0	0	0	0	43,180	0
Tennis Court Windscreen, 6'	0	0	9,504	0	0	0	0	0	0	11,689
<b>Recreation - Wilbanks</b>										
Fence, Aluminum Picket, 4'-Pool Area	0	0	0	0	0	0	0	0	0	0
Furniture, Outdoor	0	0	18,805	0	0	0	0	21,800	0	0
Pool Equipment, Chemical Controller	0	0	0	0	9,148	0	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	0	0	9,796	0	0	0	0	0
Pool Finish, Ceramic Tile Trim	0	0	0	0	0	0	0	0	0	18,928
Pool Finish, Exposed Aggregate	0	0	0	0	0	0	0	0	0	130,391

**Pooled Cash Flow Plan**

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<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
Fence, Sound Barrier, 10' (Acoustifence)-Pickleball Courts	0	0	0	0	0	0	0	34,908	0	0
Furniture, Outdoor-Pool	11,743	0	0	0	0	13,614	0	0	0	0
Furniture, Outdoor-Tennis Court	3,125	0	0	0	0	3,622	0	0	0	0
Ice Machine, 450#	0	0	0	0	0	10,992	0	0	0	0
Pool Equipment, Chemical Controller	0	0	0	0	9,148	0	0	0	0	0
Pool Equipment, Filtration System	0	0	0	0	0	0	0	0	0	0
Pool Equipment, Heater, Nat Gas, 400k	8,704	0	0	0	0	0	10,393	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
Solar Array	0	0	0	0	260,198	0	0	0	0	0
Tennis Court Fencing, VC Chain Link	0	0	0	0	0	0	0	0	40,689	0
Tennis Court Resurfacing-Plexicushion	0	35,109	0	0	0	0	0	0	43,180	0
Tennis Court Windscreen, 6'	0	9,227	0	0	0	0	0	0	11,348	0
<b>Recreation - Miscellaneous</b>										
Boardwalk, Deck Boards & Railing (2012) - Bayfront	0	0	0	0	63,710	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	108,186	0	0	0	0	0	0	0	0	0
Boardwalk, Rail, PT Wood - Bayfront	0	0	0	0	0	0	0	0	39,426	0
Booster Pump	0	0	0	0	0	0	0	0	136,852	0
Equipment, Mower, 48"	0	22,636	0	0	0	0	26,241	0	0	0
Equipment, Mower, 52"	0	0	0	0	27,483	0	0	0	0	31,861
EZ Launch and Float-Bayhouse #1	0	0	0	0	0	27,661	0	0	0	0
Fishing Dock-Bayhouse #10	0	0	69,037	0	0	0	0	0	0	0
Fishing Pier (behind 1511 Pelican Point Dr)	115,508	0	0	0	0	0	0	0	0	0
Pool Equipment, Filter Grids	0	0	13,919	0	0	0	0	0	16,620	0
Pool Equipment, Pumps	0	0	9,019	0	0	0	0	0	10,769	0
Pool Equipment, Pumps	0	0	0	0	12,758	0	0	0	0	0
Pool Equipment, Pumps	0	0	0	0	0	6,570	0	0	0	0
Pool Equipment, Pumps	8,501	0	0	0	0	0	10,151	0	0	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	0	0	0	0	0	0	18,428	0	0	0
Well Pump-Brookhouse	0	0	0	16,864	0	0	0	0	0	0
Well Pump-Treehouse	0	0	0	0	25,760	0	0	0	0	29,862
<b>Common Facilities Total</b>	<b>443,826</b>	<b>454,821</b>	<b>333,634</b>	<b>405,954</b>	<b>648,412</b>	<b>440,881</b>	<b>349,899</b>	<b>738,478</b>	<b>919,372</b>	<b>563,017</b>
<b>Grand Total</b>	<b>2,218,916</b>	<b>1,302,476</b>	<b>719,520</b>	<b>731,017</b>	<b>873,239</b>	<b>916,723</b>	<b>738,172</b>	<b>1,595,261</b>	<b>1,961,225</b>	<b>3,145,642</b>

## Section 5

# Photographs

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Bayhouse Condo Bldg - 8 Unit



Bayhouse Condo Bldg - 10 Unit





Bayhouse Condo Bldg - 12 Unit



Bayhouse Condo Bldg - 13 Unit



Bayhouse Condo Bldg - 14 Unit



Bayhouse Condo Bldg - 17 Unit





Bayhouse Condo Bldg - 18 Unit



Bayhouse Condo Bldg - 22 Unit





Bayhouse Condo Bldg - 20 Unit



Bayhouse Condo Bldg - 24 Unit



Brookhouse Condo Bldg - 4 Unit



Brookhouse Condo Bldg - 6 Unit





Brookhouse Condo Bldg - 8 Unit



Brookhouse Condo Bldg - 8 Unit





Brookhouse Condo Bldg - 10 Unit



Brookhouse Condo Bldg - 10 Unit





Brookhouse Condo Bldg - 12 Unit



Brookhouse Condo Bldg - 12 Unit



Glenhouse Condo Bldg - 4 Unit



Glenhouse Condo Bldg - 8 Unit





Glenhouse Condo Bldg - 8 Unit



Glenhouse Condo Bldg - 8 Unit





Glenhouse Condo Bldg - 12 Unit



Glenhouse Condo Bldg - 12 Unit





Grovehouse Condo Bldg - 8 Unit



Grovehouse Condo Bldg - 8 Unit



Grovehouse Condo Bldg - 10 Unit



Grovehouse Condo Bldg - 14 Unit





Grovehouse Condo Bldg - 16 Unit



Grovehouse Condo Bldg - 20 Unit



Harborhouse Condo Bldg - 6 Unit



Harborhouse Condo Bldg - 7 Unit





Harborhouse Condo Bldg - 10 Unit



Harborhouse Condo Bldg - 14 Unit



Harborhouse Condo Bldg - 15 Unit



Harborhouse Condo Bldg - 16 Unit





Harborhouse Condo Bldg - 20 Unit



Treehouse Condo Bldg - 6 Unit





Treehouse Condo Bldg - 6 Unit



Treehouse Condo Bldg - 6 Unit





Treehouse Condo Bldg - 6 Unit



Treehouse Condo Bldg - 6 Unit



Brookhouse Swimming Pool



Brookhouse Pool Bldg





Brookhouse Pool Restroom, Men's



Brookhouse Pool Furniture



Brookhouse Pool Fence



Brookhouse Pool Equipment Bldg





Brookhouse Pool Equipment



Brookhouse Pool Equipment, Heater



Far Harbor Swimming Pool



Far Harbor Pool Bldg





Far Harbor Pool Restroom, Men's



Far Harbor Pool Furniture



Far Harbor Pool Area Walkway



Far Harbor Pool Fence





Far Harbor Pool Equipment Bldg



Far Harbor Pool Equipment



Far Harbor Pool Equipment, Heater



Glenhouse Swimming Pool





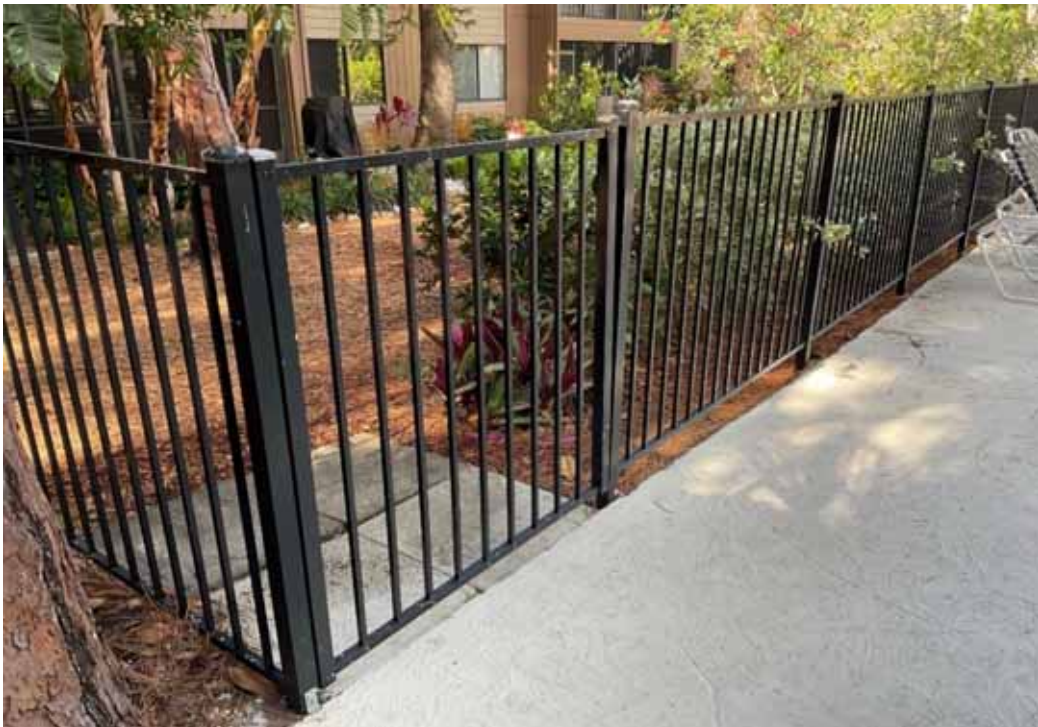
Glenhouse Pool Bldg



Glenhouse Pool Restroom, Men's



Glenhouse Pool Furniture



Glenhouse Pool Fence





Glenhouse Pool Equipment Bldg



Glenhouse Pool Equipment



Glenhouse Pool Equipment, Heater



Harbor Club Recreation Building





Harbor Club Recreation Building



Harbor Club Lobby



Harbor Club Hallway



Harbor Club Restroom, Men's





Harbor Club Restroom, Women's



Harbor Club Fitness Center



Harbor Club Social Room



Harbor Club Social Room Kitchen



Harbor Club Deck - Front



Harbor Club Deck - Rear





Harbor Club Swimming Pool



Harbor Club Spa



Harbor Club Pool Equipment Bldg



Harbor Club Pool Equipment





Harbor Club Pool Equipment, Heater



Harbor Club Spa Equipment



Harbor Club Spa Equipment, Heater



Harbor Club Pool Furniture





Harbor Club Pool Fence



Harbor Club Tennis Court



Harbor Club Tennis Court Fence



Harbor Club Tennis Court Lighting





Pavilion Clubhouse



Pavilion Clubhouse





Pavilion Clubhouse Lobby



Pavilion Clubhouse Kitchen



Pavilion Clubhouse Interior



Pavilion Clubhouse Library



Pavilion Clubhouse Restroom, Men's



Pavilion Clubhouse Solar Array





Pavilion Clubhouse AV Equipment



Pavilion Clubhouse Fire Alarm Panel



Pavilion Shelter



Pavilion Shelter Deck





Pavilion Swimming Pool



Pavilion Pool Furniture





Pavilion Pool Fence



Pavilion Pool Equipment Bldg



Pavilion Pool Equipment



Pavilion Pool Equipment, Heater





Pavilion Tennis Court



Pavilion Tennis Court Fence



Pavilion Tennis Court Acoustifence Panels



Pavilion Tennis Court Lighting





Pavilion Shuffleboard Court



Backflow Preventer - Pavilion Clubhouse



Wilbanks Bldg



Wilbanks Bldg Foyer





Wilbanks Bldg Stairway



Wilbanks Bldg Sitting Room



Wilbanks Bldg Dining Room



Wilbanks Bldg Kitchen





Wilbanks Bldg Card Room



Wilbanks Bldg Sunroom



Wilbanks Bldg Conference Room



Wilbanks Bldg Restroom, Unisex



Wilbanks Bldg Second Floor Deck



Wilbanks Bldg Roof





Wilbanks Swimming Pool



Wilbanks Pool Bldg





Wilbanks Pool Restroom, Men's



Wilbanks Pool Equipment Bldg



Wilbanks Pool Equipment



Wilbanks Pool Equipment, Heater





Wilbanks Pool Trellis



Wilbanks Pool Furniture





Wilbanks Pool Fence



Bayfront Boardwalk





Bayfront Boardwalk



Bayfront Boardwalk



Bayfront Boardwalk



Bayfront Fishing Dock





Bayfront Fishing Dock



Bayfront Fishing Dock Gazebo



Bayfront Fishing Dock Gazebo Deck



Bayfront Floating Kayak Dock





Harbor Marina Boardwalk



Harbor Marina Deck



Harbor Marina Deck



Harbor Marina Deck





Harbor Marina Kayak Gazebo



Harbor Marina Kayak Gazebo Roof



Harbor Marina Kayak Dock



Harbor Marina Gazebo





Harbor Marina Gazebo Deck



Harbor Marina Gazebo Deck Railing



Harbor Marina Aerators



Harbor Marina Power Pedestal





Administration Bldg



Administration Bldg





Maintenance Bldg



Fence - Maintenance Yard





Gate - Maintenance Yard



Maintenance Bldg Shop





Sign Monument (1 of 2)



Sign Monument (2 of 2)





Gatehouse



Gatehouse



Gate Operators, Barrier - Entry



Gate Operator, Barrier - Exit





Gate RFID Reader



Fence - Property Line





Fence - Property Line



Well Pump - 4 Way





Well Pump - Brookhouse



Well Pump - Treehouse





Booster Pump Station - Vamo Road



Booster Pump Station - Vamo Road





Pond Fountain - Brookhouse



Condo Bldg Electrical Panel (New)



Paving - Bayhouse Court



Paving - Bayhouse Point Drive





Paving - Bayhouse Point Drive



Paving - Boathouse Circle



Paving - Brookhouse Circle



Paving - Brookhouse Court





Paving - Brookhouse Drive



Paving - Brookhouse Drive



Paving - Clower Creek Drive



Paving - Clower Creek Drive





Paving - Clower Creek Drive



Paving - Glenhouse Drive





Paving - Maintenance Yard Driveway



Paving - Pelican Cove Road



Paving - Pelican Cove Road



Paving - Pelican Cove Road





Paving - Pelican Point Drive



Paving - Treehouse Circle