

2025

**Structural Integrity Reserve Study (SIRS)
and Traditional Reserve Study (Non-SIRS)**



**Pelican Cove
Condominium Association, Inc.**

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

Report No: 9564 Version 2

January 1, 2025 - December 31, 2025



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September 11, 2024

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

Re: Structural Integrity Reserve Study (SIRS) & Traditional Reserve Study (Non-SIRS)

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Pelican Cove Condominium Association, Inc. property, located at 1615 Pelican Point Drive in Sarasota, Florida.

This report meets current Florida Statutory SIRS requirements. A visual site inspection of the property was completed by the qualified credentialed undersigned. This report includes a detailed SIRS component schedule and full funding plan as well as a second separate, traditional reserve study (Non-SIRS) component schedule and full funding plan.

This report was developed in accordance with industry guidelines and through the process of meetings and discussions with property representatives, inspection, physical analysis, and financial forecasting. It should be used as a budgeting tool to aid in preparing a capital reserve plan that will provide a course for long term financial stability.

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

Inspected by

Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser



Prepared and Reviewed by

Dreux Isaac, RS, PRA
President



Executive Summary

General Information

Property Name:	Pelican Cove Condominium Association, Inc.		
Property Location:	Sarasota, Florida		
Property Number:	311	Report Run Date:	09/11/2024
Property Type:	Condominium	Report No:	9564 Version 2
Total Units:	731	Budget Year Begins:	01/01/2025
Inspection Date(s):	05/02/2023	Budget Year Ends:	12/31/2025

Consolidated Findings

Reserve categories:	10
Reserve components:	430
Current cost of reserve components:	\$13,336,770
Current reserve funding contribution:	\$798,151
Estimated beginning year reserve balance:	\$1,563,284
Fully funded (ideal) reserve balance:	\$6,847,616
Fully funded percentage:	23%
Number of components scheduled for replacement in year 1:	58
Cost of components scheduled for replacement in year 1:	\$1,607,559

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	10.00%	\$156,328
Allocated to traditional reserve study (non-SIRS):	90.00%	\$1,406,956
Total	100.00%	\$1,563,284

Pooled Funding Plan

Pooled plan method:	Baseline
Pooled threshold amount for SIRS:	\$1,000
Pooled threshold amount for traditional reserve study (Non-SIRS):	\$1,000

Recommended Funding Contributions

SIRS:	7.76%	\$65,318
Non-SIRS (waivable with majority vote of membership):	92.24%	\$776,280
Total	100.00%	\$841,598

Increase (decrease) \$ between current and recommended funding:	5.44%	\$43,447
Additional contributions (special assessments, loans, settlement):		\$0

Report Process

The purpose of this report is to provide Pelican Cove Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2025 and ending December 31, 2025.

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

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

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

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

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

A structural integrity reserve study, or "SIRS" as it is often referred to, is a specialized type of reserve study required for certain Florida condominiums and co-ops. It was a creation of Florida Lawmakers in 2022 and was amended in 2023.

Why was the SIRS created?

This was a response by Florida Lawmakers to the horrific collapse of Champlain Towers, a 12-story condo building in Surfside, Florida on June 24, 2021, which killed 98 people. In the aftermath, it was learned that the association had substantially underfunded their reserves for most of its 40-year existence. These inadequate reserve funds likely contributed to insufficient structural repairs being made over time and a delay in fully addressing the building's critical structural integrity issues.

Who is required to do a SIRS?

Any Florida condominium or co-op building that is three stories or higher in height (as determined by the Florida Building Code) is required to have a SIRS done. Florida condominium or co-ops buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground are not required to a SIRS.

What is required to be included in a SIRS?

- a) Roof
- b) Structure, including load-bearing walls and or other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- c) Fireproofing and fire protection systems
- d) Plumbing
- e) Electrical systems
- f) Waterproofing and exterior painting
- g) Windows and exterior doors (only those that the association is responsible for)

Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects items a-g listed above as determined by the visual inspection portion of the structural integrity reserve study.

At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

What is the deadline for completing the SIRS?

December 31, 2024. There is a conditional one-year extension for buildings turning 30 years old between 7/1/2022 and 12/31/2024. If the building turns 30 during this period, the association can delay doing a Milestone inspection and SIRS simultaneously until December 31, 2025.

SIRS Components

Roofs

This Structural Integrity Reserve Study (SIRS) includes roof components for the building(s) under consideration. These components are for replacement of both sloped and flat roofs.

Depending on the physical makeup of the building(s) roofs these costs may also include related expenses such as skylights, rooftop ac stand replacement, roof top electrical boxes and wiring, lightening protection equipment, parapet wall caps, etc. Roof component costs can also be used for related costs associated with roofing projects such as engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these roof components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Structure

This Structural Integrity Reserve Study (SIRS) includes a structural restoration allowance. This allowance is for any capital repair expenses related to maintaining the structural integrity of the building(s) under consideration. This includes such work as concrete spalling, delamination, corrosion, p-t cable/pocket repairs, settlement issues, cracks, etc. This allowance can also be used for related or associated costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated in this SIRS, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building structural and restoration corrective maintenance and capital repair costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

We have excluded complete structure replacement from the SIRS schedule based on the understanding that such an occurrence would not only be extremely rare but would entail reconstruction of the entire building(s). Including complete structural replacement in the SIRS would be a form of self-insurance and its cost alone would be prohibitive.

This allowance strategy remains adjustable, adaptable, and responsive to evolving corrective maintenance and capital repair requirements, while also providing a more accurate reflection of the investment needed to maintain the structural integrity and functionality of the building(s) over time. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Fireproofing and Fire Protection

Depending on the physical makeup of your building(s) this Structural Integrity Reserve Study (SIRS) will include funding for select fireproofing and fire protection system equipment. This will include fire pump, jockey pump, and controller replacement, fire backflow preventers, fire alarm system and fire sprinkler system allowances.

Except for the fire sprinkler system, the estimated cost for these components is typically for complete replacement. Fire sprinkler systems often run throughout the entire building in both conditioned spaces (living areas) as well as unconditioned spaces (garages). They are typically monitored by tamper and flow switches which communicate with the fire alarm system.

SIRS Components

Fire sprinkler systems consist of several components including sprinkler heads, piping, valves, standpipes, and gauges. These various components have different lifespans. Additionally, their location within the building can significantly affect their life span. Fire sprinklers systems located in unconditioned areas, such as garages, typically have a much shorter lifespan. The corrosive salt air environment at coastal and beachfront properties will further reduce the life expectancy of these components. This type of uneven exposure typically leads to select components and sections of the system needing to be repaired or replaced as needed. It is uncommon that the entire fire sprinkler system will be completely replaced all at once.

Because complete fire sprinkler systems replacement at once is unlikely, a corrective maintenance and capital repair allowance had been included. Unless otherwise stated, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic corrective maintenance and capital repair costs that arise over time.

The allowance amount may or may not be sufficient to cover complete project costs. This allowance is also not intended to cover the cost of annual inspections nor the associated annual repairs that typically accompany these inspection test results. These costs should be accounted for in your operating budget. Should a fire protection project scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Plumbing

This Structural Integrity Reserve Study (SIRS) includes a plumbing capital allowance for the building(s) under consideration.

Plumbing systems in condominium buildings include potable water pipes or lines. These pipes bring in treated water from the local municipal water supply into the building and distribute it throughout. These pipes are made from materials such as copper, PVC, CPVC, and PEX. At the end of these potable water lines are plumbing fixtures such as toilets, faucets, shower heads, dishwashers, etc. and any appliance that has a connection to the potable water system.

These systems also have waste and vent stacks. Each water fixture has a drain line and a connection to a vent stack. The waste stack removes wastewater from the building. The vent stacks enable air to enter and exit the drain lines. This equilibrium ensures proper flow of wastewater down the drains into the main sewer line.

Over time potable water pipes deteriorate. The combined water makeup and pressure can lead to corrosion, cracks, and leaking. There are different approaches to performing capital repairs and replacement of the plumbing system. One approach includes piecemeal replacement of piping sections as needed. Some associations will coordinate scheduled replacement of sections of piping when a unit undergoes renovation. Others may do a pipe relining which can add many more years of life to the piping. Although less common, in some cases, complete replacement of all piping at one time may occur.

The capital plumbing allowance in this SIRS is for capital repairs and replacement of any part of the building's plumbing system that the association is responsible for. This would include potable water lines, waste stacks, vent stacks, valves, fittings, backflow preventer, and common area water fixtures. This allowance can also be used for related or associated plumbing project costs, including engineering, permitting, demolition, removal, relining and other relevant expenses.

SIRS Components

Unless otherwise stated, this plumbing allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building plumbing capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

If your building(s) is over 30 years old, or if there are known issues with the plumbing system, it is recommended that a comprehensive plumbing inspection be performed which may require a video pipe inspection and other forms of testing. Should a plumbing scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Electrical

This Structural Integrity Reserve Study (SIRS) includes an electrical capital allowance for the building(s) under consideration. This allowance is for any capital repair or replacement expenses of the electrical system of the building(s). This includes the main distribution panel, secondary or sub panels, switchgear, disconnects, meters, conduit/raceways, grounding, wiring, etc. This allowance can also be used for related or associated electrical system costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Components of the electrical system will deteriorate over time and are known to have a long but finite lifespan. Maintenance and periodic inspections factor into this lifespan as does the equipment's environment and the ever-changing demands of modern technology.

Evidence of scorching, corrosion, loose connections, frequently tripped breakers, buzzing sounds, etc. are all indications of an aging system that needs attention. The system should be inspected periodically by a qualified professional. An infrared thermography inspection may also be needed.

Unless otherwise stated, this electrical allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building electrical capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Waterproofing and Exterior Painting

This Structural Integrity Reserve Study (SIRS) includes waterproofing and exterior painting components for the building(s) under consideration. These components are for painting and waterproofing of the building's exterior envelope. This can include sealants, exterior walls, ceilings, doors, railings, overhangs, skylights, attached structures, etc.

Depending on the physical makeup of the building(s) these components may also include balconies, lanais, terraces, elevated decks, etc. These component costs can also be used for related costs associated with any waterproofing or exterior painting projects including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these waterproofing and exterior painting components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

SIRS Components

Windows and Exterior Doors

This Structural Integrity Reserve Study (SIRS) may include replacement or deferred maintenance for windows and exterior doors of the building(s) under consideration. Only those windows and exterior doors which are the association's responsibility for replacement have been included.

As windows age the contact weather exposure and temperature changes begin to weaken the seals and degrade both the glass and frame. While repairs and maintenance can extend their life, eventually replacement becomes necessary.

Like their window counterparts, exterior doors also face contact weather exposure. These doors can be made of various material including wood, glass, steel, aluminum, fiberglass, and assorted composite materials. Building entry doors and exterior service doors have been included in this SIRS.

Exterior service doors, even those that are identical construction, can have varying lifespans depending upon their building location and usage. It is uncommon to replace all exterior building service doors at one time. For that reason, a periodic allowance is typically used to cover the replacement of exterior service doors, on an as-needed basis.

Dreux Isaac & Associates (DIA) relied on the Board (or management acting on the Board's behalf) to provide the determination of unit windows and unit exterior door responsibility and recommended the association get a legal opinion on this matter. DIA did not make any determination of responsibility or interpret the association's declaration.

Other SIRS Components

This Structural Integrity Reserve Study (SIRS) may include components that fall into the category "Other SIRS Components." Included in this category would be components, as determined by the SIRS visual inspection, that have either a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain them negatively affects any of the other SIRS components.

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions

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

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

718.112(2)(e) Budget meeting

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

718.112(2)(f) Annual budget

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection. For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

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

Florida Statute Chapter 718 Reserve Excerpts

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended. For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g).

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.
4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.
5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.
6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.
7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.
8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1).
9. Within 45 days after receiving the structural integrity reserve study, the association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available for inspection and copying upon a written request. Distribution of a copy of the study or notice must be made by United States mail or personal delivery to the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under this chapter, or by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission.
10. Within 45 days after receiving the structural integrity reserve study, the association must provide the division with a statement indicating that the study was completed, and that the association provided or made available such study to each unit owner in accordance with this section. The statement must be provided to the division in the manner established by the division using a form posted on the division's website.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and
7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

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

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be \$100,000 or \$1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year's reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its annual contribution amount by taking its unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year's funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$FFB = \text{Current Cost} \times \text{Effective Age/Useful Life}$

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as “remaining useful life” (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
4. 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.

Recommendations and Findings

1. General Information

Property Name:	Pelican Cove Condominium Association, Inc.		
Property Location:	Sarasota, Florida		
Property Number:	311	Report Run Date:	09/11/2024
Property Type:	Condominium	Report No:	9564 Version 2
Total Units:	731	Budget Year Begins:	01/01/2025
Phase:	SIRS (1 of 2)	Budget Year Ends:	12/31/2025

2. Report Findings

Total number of categories set up in reserve schedule:	5
Total number of components scheduled for reserve funding:	41
Total current cost of all scheduled reserve components:	\$1,059,665
Estimated Beginning Year Reserve Balance:	\$156,328
Total number of components scheduled for replacement in the 2025 Budget Year:	1
Total cost of components scheduled for replacement in the 2025 Budget Year:	\$12,500

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$61,946
Recommended 2025 Reserve Funding Contribution Amount:	\$65,318
Recommended 2025 Planned Special Assessment Amount:	\$0
Total 2025 Reserve Funding and Planned Special Assessment Amount:	\$65,318
Increase (decrease) between Current & Recommended Contribution Amounts:	\$3,372
Increase (decrease) between Current & Recommended Contribution Amounts:	5.44%

Chart A

2025 Current Reserve Component Costs

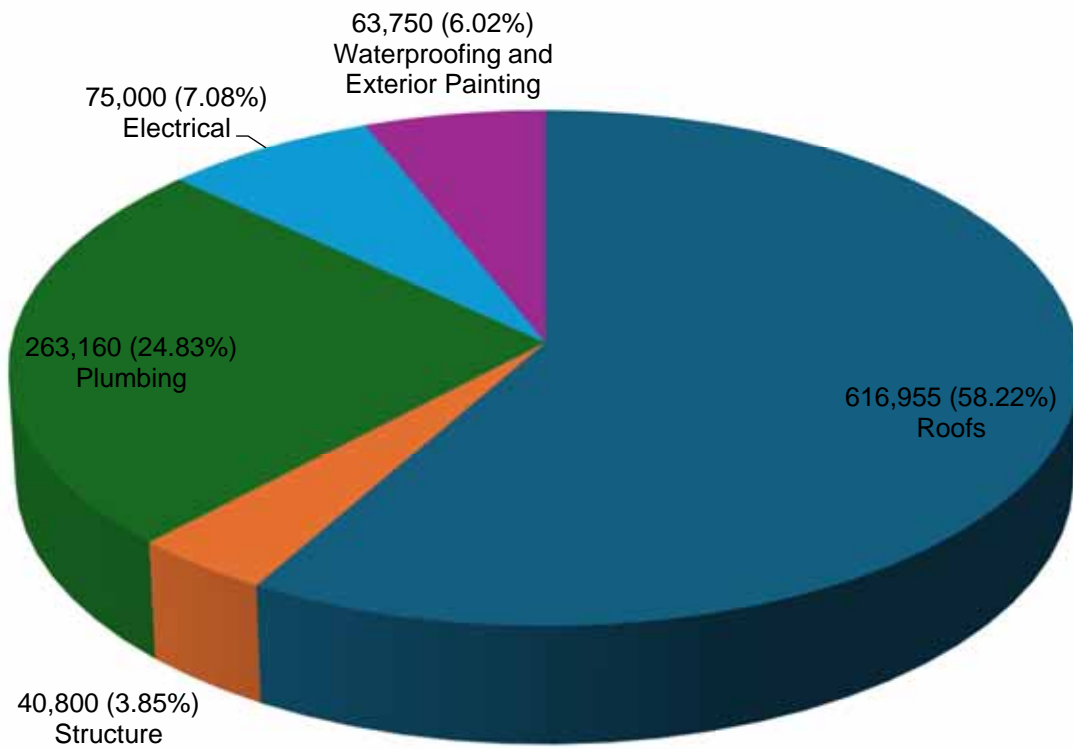


Chart B

2025 Actual vs. 100% Funded Reserve Balances

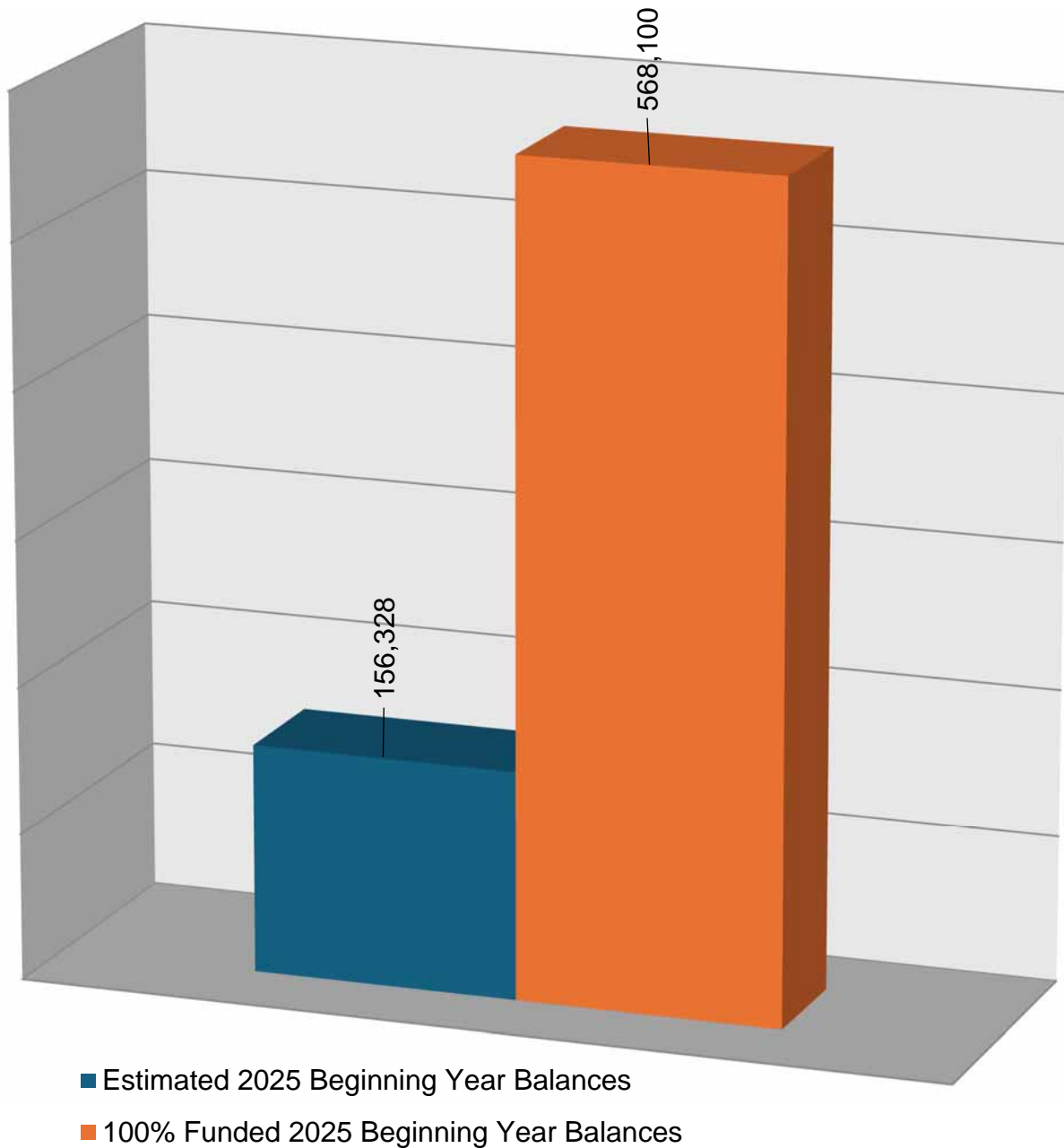
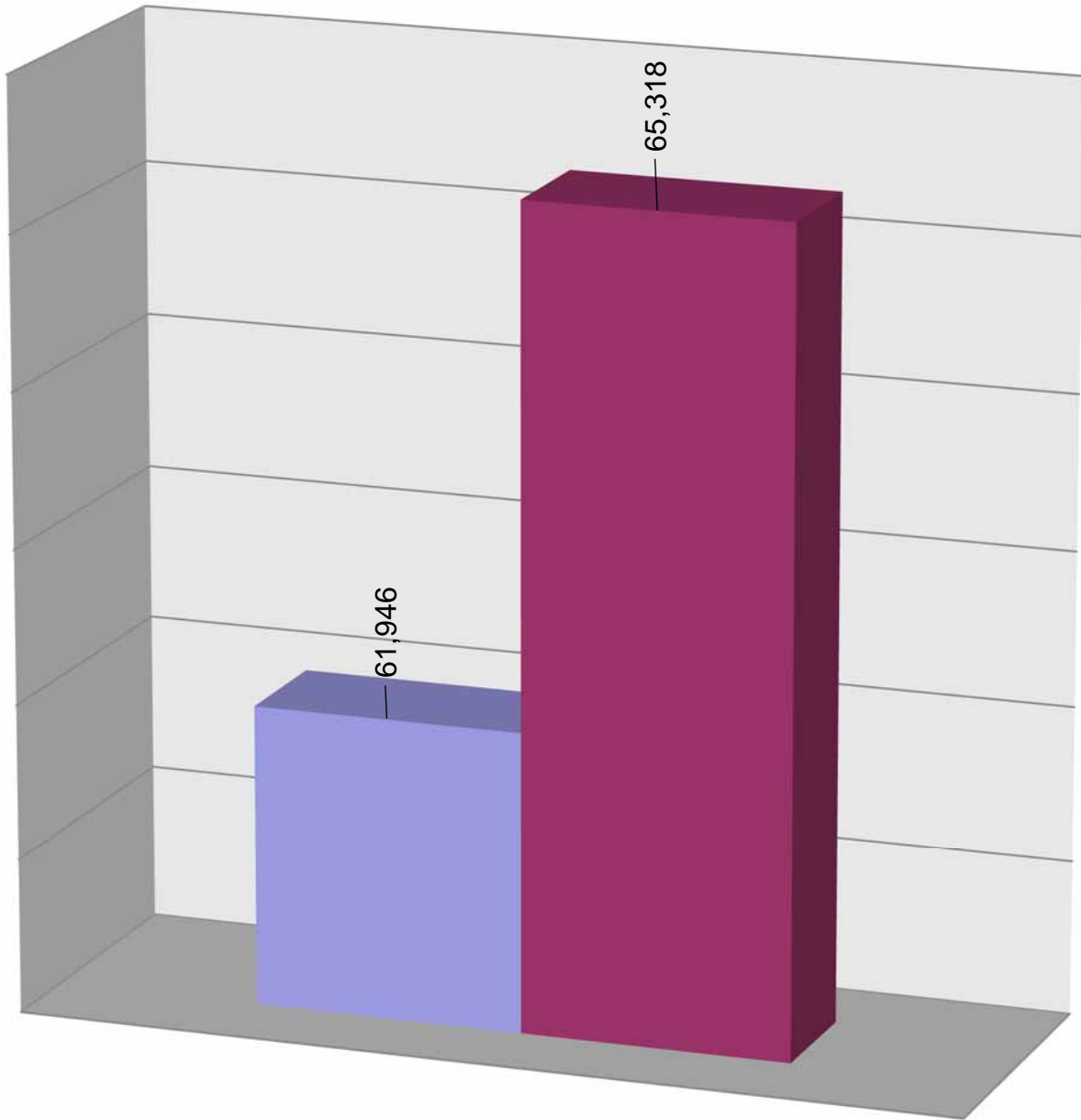


Chart C

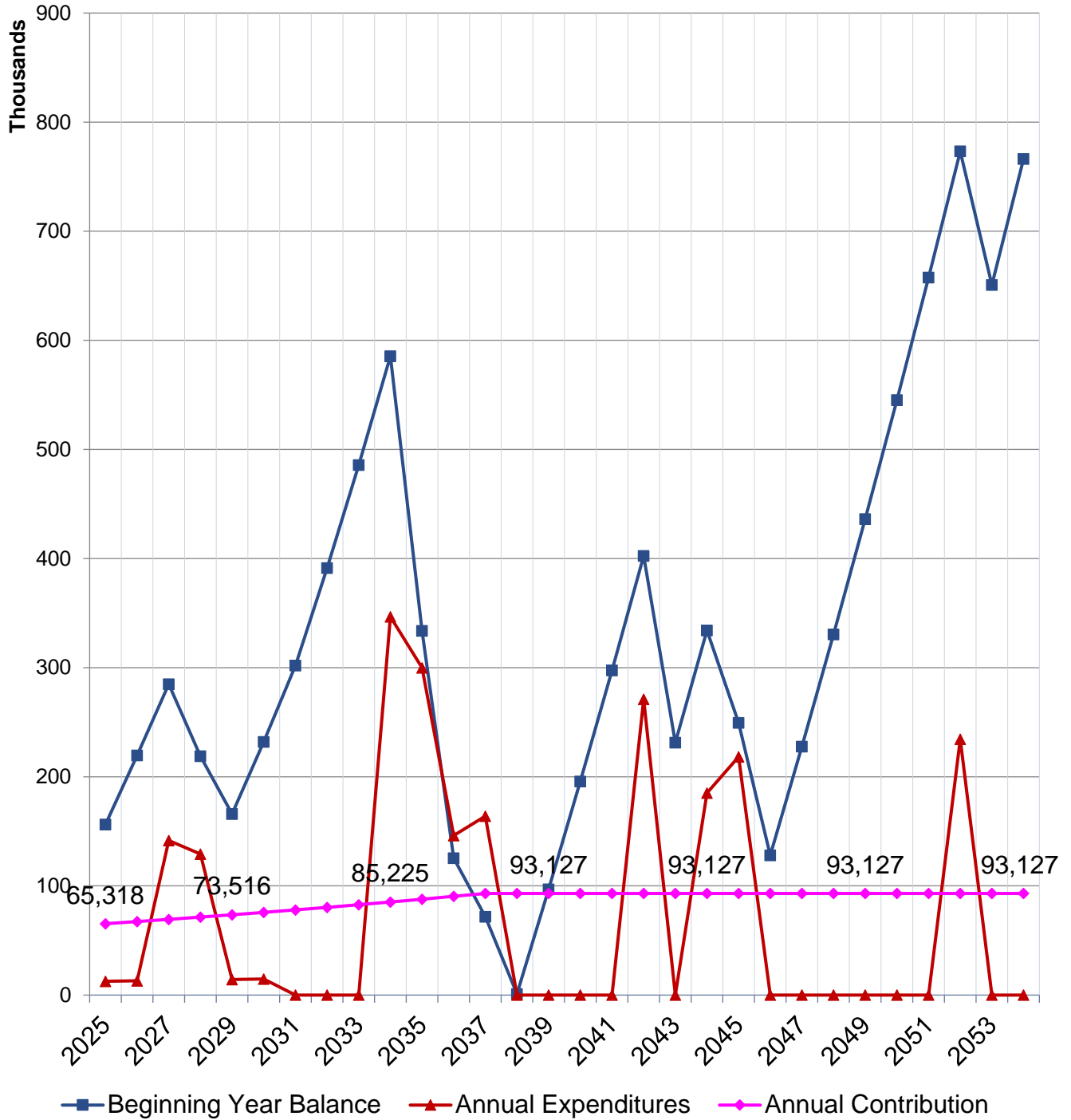
2025 Funding Contribution Comparisons



■ 2024 Annual Contribution ■ Proposed 2025 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	616,955	18-20	3-18
Structure	40,800	8	4
Plumbing	263,160	50	10
Electrical	75,000	30	1-6
Waterproofing and Exterior Painting	63,750	8	4
Grand Total	1,059,665		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Flat - Bayhouse #1 (24 Units)	76	Squares	965.00	73,340	20	11
Roof, Flat - Bayhouse #2 (18 Units)	56	Squares	965.00	54,040	20	11
Roof, Flat - Bayhouse #3A (12 Units)	49	Squares	965.00	47,285	20	11
Roof, Flat - Bayhouse #3B (12 Units)	48	Squares	965.00	46,320	20	11
Roof, Flat - Bayhouse #5B (14 Units)	48	Squares	965.00	46,320	20	13
Roof, Flat - Bayhouse #6 (22 Units)	70	Squares	965.00	67,550	20	13
Roof, Shingle - Bayhouse #1 (24 Units)	113	Squares	700.00	79,100	18	18
Roof, Shingle - Bayhouse #2 (18 Units)	95	Squares	700.00	66,500	18	18
Roof, Shingle - Bayhouse #3A (12 Units)	39	Squares	700.00	27,300	18	3
Roof, Shingle - Bayhouse #3B (12 Units)	48	Squares	700.00	33,600	18	3
Roof, Shingle - Bayhouse #5B (14 Units)	84	Squares	700.00	58,800	18	3
Roof, Shingle - Bayhouse #6 (22 Units)	24	Squares	700.00	16,800	18	18
Roofs Total	12	Components		616,955	18-20	3-18
Structure						
Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)	24	Units	400.00	9,600	8	4
Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)	18	Units	400.00	7,200	8	4
Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units)	12	Units	400.00	4,800	8	4
Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units)	12	Units	400.00	4,800	8	4
Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units)	14	Units	400.00	5,600	8	4
Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)	22	Units	400.00	8,800	8	4
Structure Total	6	Components		40,800	8	4
Plumbing						
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	2	Units	2,580.00	5,160	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Allowance - Bayhouse 3 Story Bldgs	10	Units	2,580.00	25,800	50	10
Plumbing Total	11	Components		263,160	50	10

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Electrical						
Electrical Allowance - Bayhouse #1 (24 Units)	1	Total	12,500.00	12,500	30	1
Electrical Allowance - Bayhouse #2 (18 Units)	1	Total	12,500.00	12,500	30	2
Electrical Allowance - Bayhouse #3A (12 Units)	1	Total	12,500.00	12,500	30	3
Electrical Allowance - Bayhouse #3B (12 Units)	1	Total	12,500.00	12,500	30	4
Electrical Allowance - Bayhouse #5B (14 Units)	1	Total	12,500.00	12,500	30	5
Electrical Allowance - Bayhouse #6 (22 Units)	1	Total	12,500.00	12,500	30	6
Electrical Total	6	Components		75,000	30	1-6
Waterproofing and Exterior Painting						
Paint Exterior - Bayhouse #1 (24 Units)	24	Units	625.00	15,000	8	4
Paint Exterior - Bayhouse #2 (18 Units)	18	Units	625.00	11,250	8	4
Paint Exterior - Bayhouse #3A (12 Units)	12	Units	625.00	7,500	8	4
Paint Exterior - Bayhouse #3B (12 Units)	12	Units	625.00	7,500	8	4
Paint Exterior - Bayhouse #5B (14 Units)	14	Units	625.00	8,750	8	4
Paint Exterior - Bayhouse #6 (22 Units)	22	Units	625.00	13,750	8	4
Waterproofing and Exterior Painting Total	6	Components		63,750	8	4
Grand Total	41	Components		1,059,665		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	156,328	65,318	0.00%	0	12,500	4.00%	10,457	5.00%	219,603
2	2026	219,603	67,278	3.00%	0	13,000	3.00%	10,955	4.00%	284,836
3	2027	284,836	69,296	3.00%	0	141,613	3.00%	6,376	3.00%	218,895
4	2028	218,895	71,375	3.00%	0	129,146	3.00%	4,834	3.00%	165,958
5	2029	165,958	73,516	3.00%	0	14,205	3.00%	6,758	3.00%	232,027
6	2030	232,027	75,721	3.00%	0	14,632	3.00%	8,793	3.00%	301,909
7	2031	301,909	77,993	3.00%	0	0	3.00%	11,397	3.00%	391,299
8	2032	391,299	80,333	3.00%	0	0	3.00%	14,149	3.00%	485,781
9	2033	485,781	82,743	3.00%	0	0	3.00%	17,056	3.00%	585,580
10	2034	585,580	85,225	3.00%	0	346,698	3.00%	9,723	3.00%	333,830
11	2035	333,830	87,782	3.00%	0	299,869	3.00%	3,652	3.00%	125,395
12	2036	125,395	90,415	3.00%	0	146,129	3.00%	2,090	3.00%	71,771
13	2037	71,771	93,127	3.00%	0	163,927	3.00%	29	3.00%	1,000
14	2038	1,000	93,127	0.00%	0	0	3.00%	2,824	3.00%	96,951
15	2039	96,951	93,127	0.00%	0	0	3.00%	5,702	3.00%	195,780
16	2040	195,780	93,127	0.00%	0	0	3.00%	8,667	3.00%	297,574
17	2041	297,574	93,127	0.00%	0	0	3.00%	11,721	3.00%	402,422
18	2042	402,422	93,127	0.00%	0	271,028	3.00%	6,736	3.00%	231,257
19	2043	231,257	93,127	0.00%	0	0	3.00%	9,732	3.00%	334,116
20	2044	334,116	93,127	0.00%	0	185,110	3.00%	7,264	3.00%	249,397
21	2045	249,397	93,127	0.00%	0	218,290	3.00%	3,727	3.00%	127,961
22	2046	127,961	93,127	0.00%	0	0	3.00%	6,633	3.00%	227,721
23	2047	227,721	93,127	0.00%	0	0	3.00%	9,625	3.00%	330,473
24	2048	330,473	93,127	0.00%	0	0	3.00%	12,708	3.00%	436,308
25	2049	436,308	93,127	0.00%	0	0	3.00%	15,883	3.00%	545,318
26	2050	545,318	93,127	0.00%	0	0	3.00%	19,153	3.00%	657,598
27	2051	657,598	93,127	0.00%	0	0	3.00%	22,522	3.00%	773,247
28	2052	773,247	93,127	0.00%	0	234,490	3.00%	18,957	3.00%	650,841
29	2053	650,841	93,127	0.00%	0	0	3.00%	22,319	3.00%	766,287
30	2054	766,287	93,127	0.00%	0	0	3.00%	25,782	3.00%	885,196
Grand Total			2,603,281		0	2,190,637		316,224		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Electrical	Electrical Allowance - Bayhouse #1 (24 Units)	12,500
Year 1 Total		12,500
Year 2: 2026		
Electrical	Electrical Allowance - Bayhouse #2 (18 Units)	13,000
Year 2 Total		13,000
Year 3: 2027		
Roofs	Roof, Shingle - Bayhouse #3A (12 Units)	29,244
Roofs	Roof, Shingle - Bayhouse #3B (12 Units)	35,992
Roofs	Roof, Shingle - Bayhouse #5B (14 Units)	62,987
Electrical	Electrical Allowance - Bayhouse #3A (12 Units)	13,390
Year 3 Total		141,613
Year 4: 2028		
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)	10,592
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)	7,944
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units)	5,296
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units)	5,296
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units)	6,179
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)	9,709
Electrical	Electrical Allowance - Bayhouse #3B (12 Units)	13,792
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #1 (24 Units)	16,550
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #2 (18 Units)	12,413
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3A (12 Units)	8,275
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3B (12 Units)	8,275
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #5B (14 Units)	9,654
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #6 (22 Units)	15,171
Year 4 Total		129,146
Year 5: 2029		
Electrical	Electrical Allowance - Bayhouse #5B (14 Units)	14,205
Year 5 Total		14,205
Year 6: 2030		
Electrical	Electrical Allowance - Bayhouse #6 (22 Units)	14,632
Year 6 Total		14,632

Category	Description	Cost
Year 7: 2031	No Expenses	
Year 8: 2032	No Expenses	
Year 9: 2033	No Expenses	
Year 10: 2034		
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	33,990
Plumbing	Plumbing Allowance - Bayhouse 3 Story Bldgs	6,798
Year 10 Total		346,698
Year 11: 2035		
Roofs	Roof, Flat - Bayhouse #1 (24 Units)	99,520
Roofs	Roof, Flat - Bayhouse #2 (18 Units)	73,330
Roofs	Roof, Flat - Bayhouse #3A (12 Units)	64,164
Roofs	Roof, Flat - Bayhouse #3B (12 Units)	62,855
Year 11 Total		299,869
Year 12: 2036		
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)	13,418
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)	10,063
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units)	6,709
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units)	6,709
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units)	7,827
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)	12,300
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #1 (24 Units)	20,965
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #2 (18 Units)	15,724
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3A (12 Units)	10,483
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3B (12 Units)	10,483
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #5B (14 Units)	12,230
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #6 (22 Units)	19,218
Year 12 Total		146,129

Category	Description	Cost
Year 13: 2037		
Roofs	Roof, Flat - Bayhouse #5B (14 Units)	66,682
Roofs	Roof, Flat - Bayhouse #6 (22 Units)	97,245
Year 13 Total		163,927
Year 14: 2038		
	No Expenses	
Year 15: 2039		
	No Expenses	
Year 16: 2040		
	No Expenses	
Year 17: 2041		
	No Expenses	
Year 18: 2042		
Roofs	Roof, Shingle - Bayhouse #1 (24 Units)	132,010
Roofs	Roof, Shingle - Bayhouse #2 (18 Units)	110,981
Roofs	Roof, Shingle - Bayhouse #6 (22 Units)	28,037
Year 18 Total		271,028
Year 19: 2043		
	No Expenses	
Year 20: 2044		
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)	16,997
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)	12,748
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units)	8,499
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units)	8,499
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units)	9,915
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)	15,581
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #1 (24 Units)	26,558
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #2 (18 Units)	19,918
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3A (12 Units)	13,279
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3B (12 Units)	13,279
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #5B (14 Units)	15,492
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #6 (22 Units)	24,345
Year 20 Total		185,110
Year 21: 2045		
Roofs	Roof, Shingle - Bayhouse #3A (12 Units)	49,786
Roofs	Roof, Shingle - Bayhouse #3B (12 Units)	61,274
Roofs	Roof, Shingle - Bayhouse #5B (14 Units)	107,230
Year 21 Total		218,290

Category	Description	Cost
Year 22: 2046	No Expenses	
Year 23: 2047	No Expenses	
Year 24: 2048	No Expenses	
Year 25: 2049	No Expenses	
Year 26: 2050	No Expenses	
Year 27: 2051	No Expenses	
<hr/>		
Year 28: 2052		
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)	21,531
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)	16,149
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units)	10,766
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units)	10,766
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units)	12,560
Structure	Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)	19,737
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #1 (24 Units)	33,643
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #2 (18 Units)	25,232
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3A (12 Units)	16,821
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #3B (12 Units)	16,821
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #5B (14 Units)	19,625
Waterproofing and Exterior Painting	Paint Exterior - Bayhouse #6 (22 Units)	30,839
Year 28 Total		234,490
<hr/>		
Year 29: 2053	No Expenses	
Year 30: 2054	No Expenses	

Recommendations and Findings

1. General Information

Property Name:	Pelican Cove Condominium Association, Inc.		
Property Location:	Sarasota, Florida		
Property Number:	311	Report Run Date:	09/11/2024
Property Type:	Condominium	Report No:	9564 Version 2
Total Units:	731	Budget Year Begins:	01/01/2025
Phase:	Non SIRS (2 of 2)	Budget Year Ends:	12/31/2025

2. Report Findings

Total number of categories set up in reserve schedule:	5
Total number of components scheduled for reserve funding:	389
Total current cost of all scheduled reserve components:	\$12,277,105
Estimated Beginning Year Reserve Balance:	\$1,406,956
Total number of components scheduled for replacement in the 2025 Budget Year:	57
Total cost of components scheduled for replacement in the 2025 Budget Year:	\$1,595,059

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$736,205
Recommended 2025 Reserve Funding Contribution Amount:	\$776,280
Recommended 2025 Planned Special Assessment Amount:	\$0
Total 2025 Reserve Funding and Planned Special Assessment Amount:	\$776,280
Increase (decrease) between Current & Recommended Contribution Amounts:	\$40,075
Increase (decrease) between Current & Recommended Contribution Amounts:	5.44%

Chart A

2025 Current Reserve Component Costs

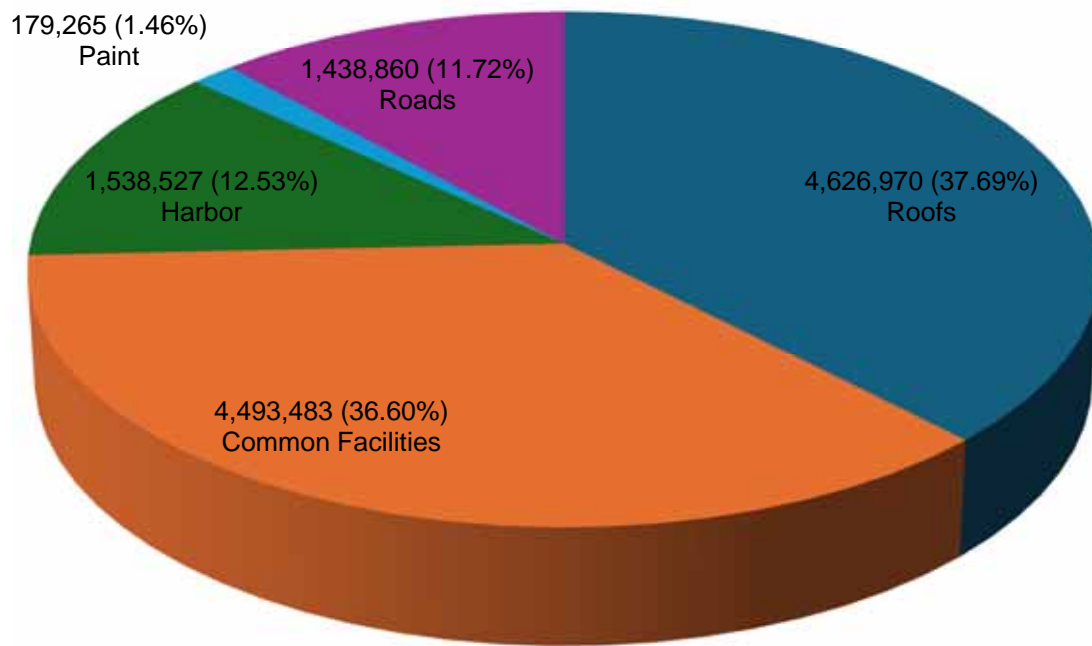


Chart B

2025 Actual vs. 100% Funded Reserve Balances

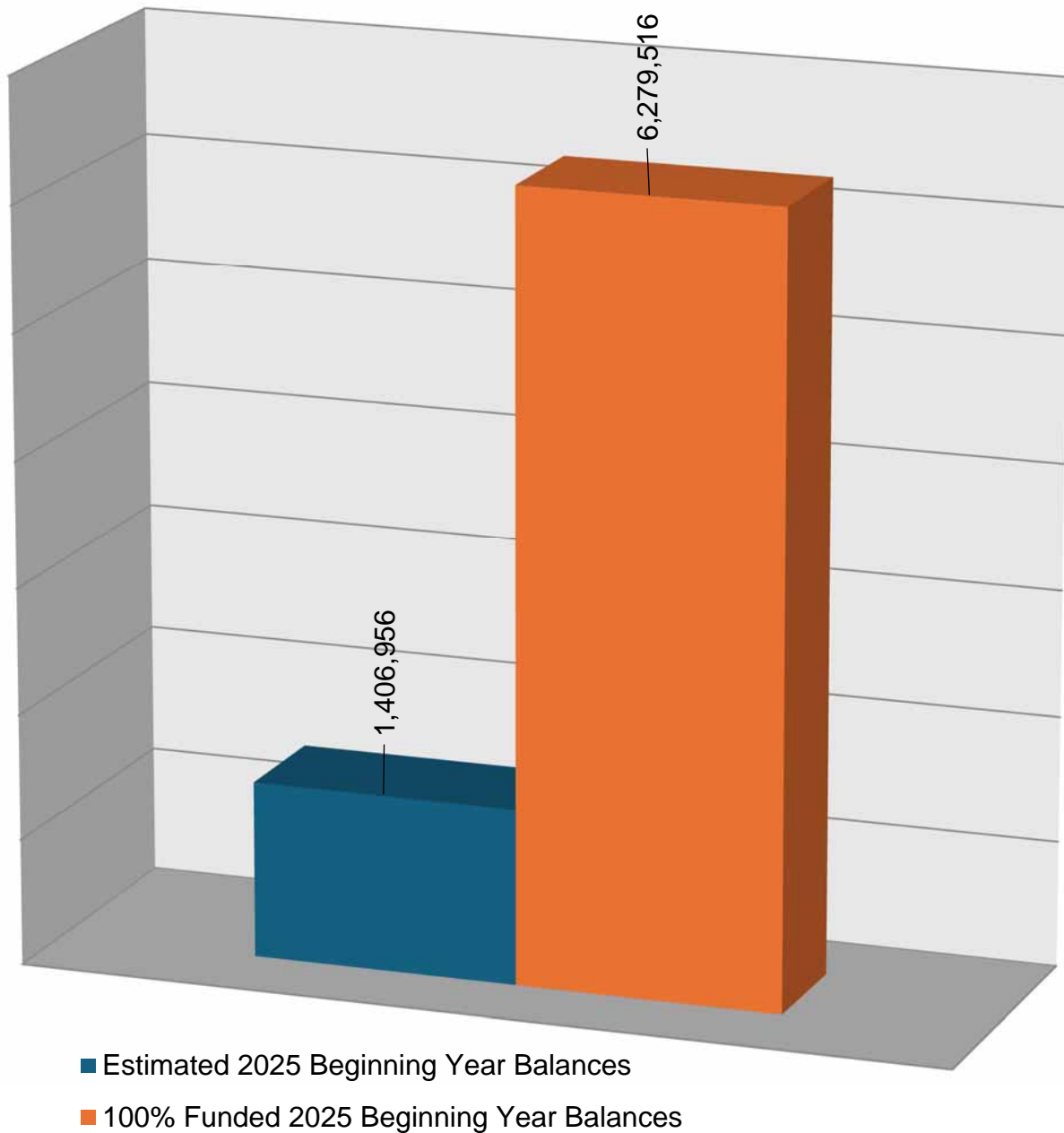
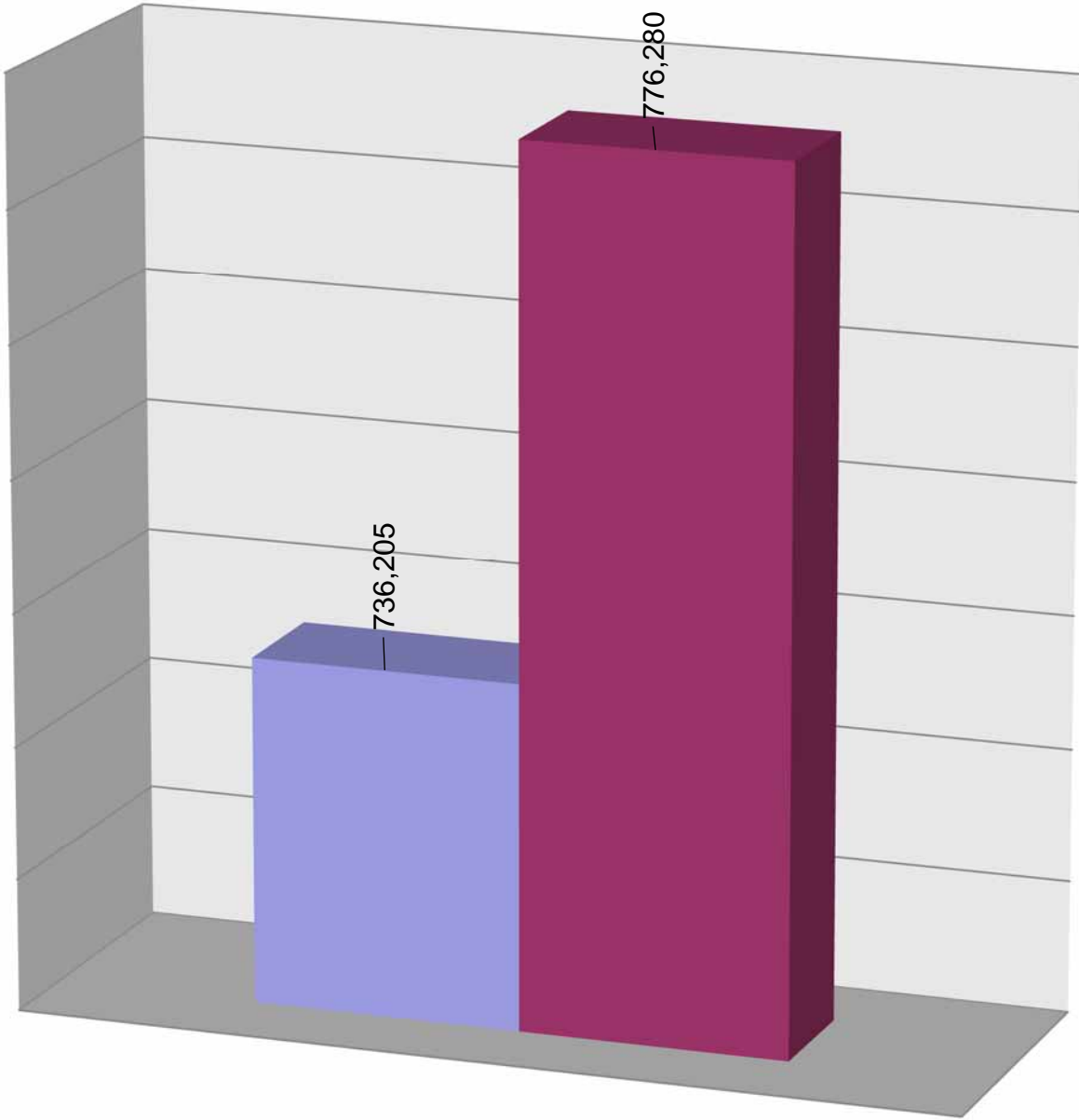


Chart C

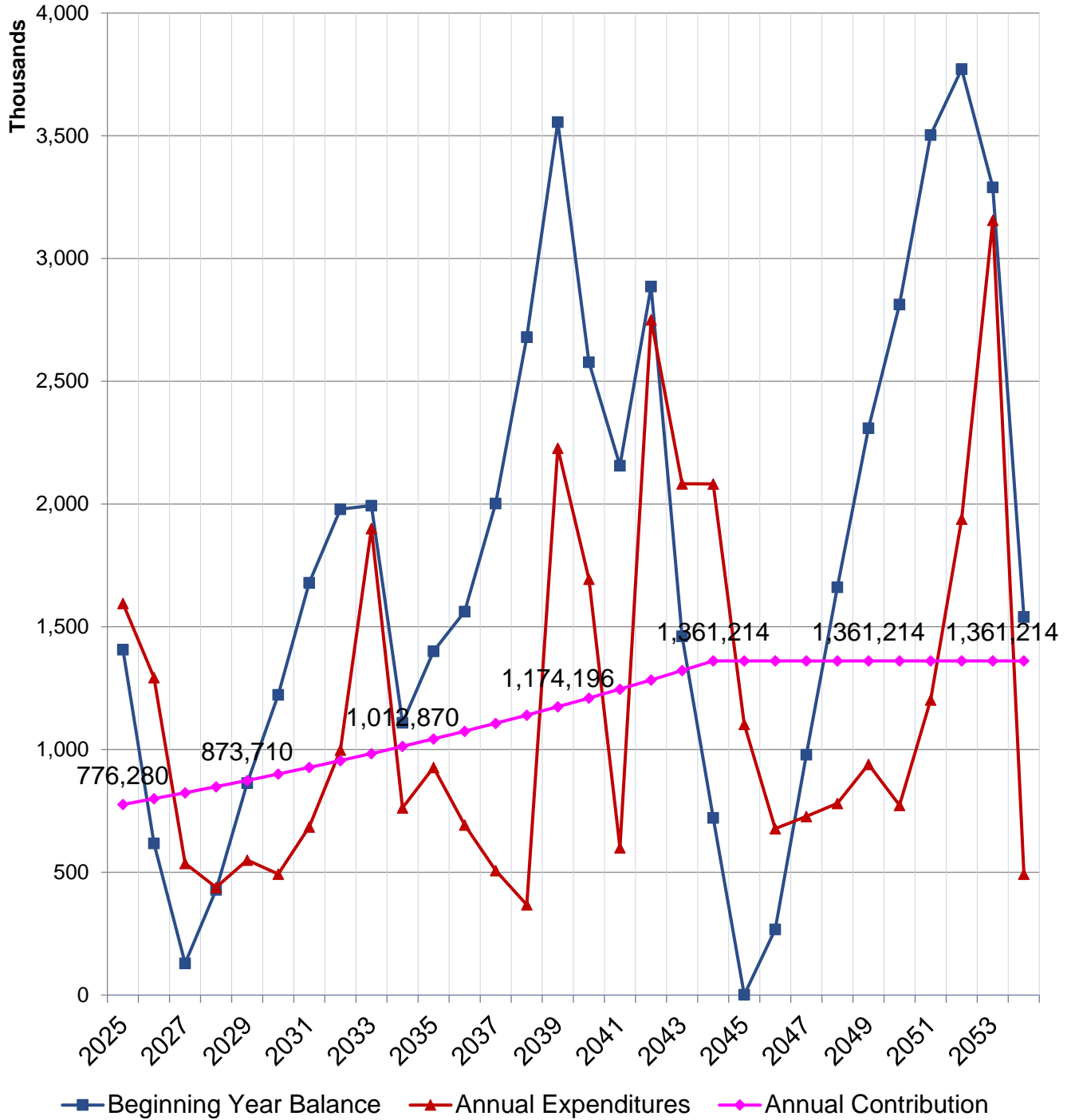
2025 Funding Contribution Comparisons



■ 2024 Annual Contribution ■ Proposed 2025 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	4,626,970	18-30	1-22
Common Facilities	4,493,483	2-50	1-29
Harbor	1,538,527	5-30	1-15
Paint	179,265	1-30	1-2
Roads	1,438,860	20-40	1-17
Grand Total	12,277,105		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Flat Roofs						
Roof, Flat - Bayhouse #04 (10 Units)	50	Squares	965.00	48,250	20	12
Roof, Flat - Bayhouse #05A (8 Units)	27	Squares	965.00	26,055	20	12
Roof, Flat - Bayhouse #07 (20 Units)	93	Squares	965.00	89,745	20	7
Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades	93	Squares	275.00	25,575	20	7
Roof, Flat - Bayhouse #08 (13 Units)	49	Squares	965.00	47,285	20	9
Roof, Flat - Bayhouse #09 (17 Units)	59	Squares	965.00	56,935	20	9
Roof, Flat - Bayhouse #10 (14 Units)	54	Squares	965.00	52,110	20	9
Roof, Flat - Grovehouse #01 (16 Units) Neogard	57	Squares	965.00	55,005	20	20
Roof, Flat - Grovehouse #02 (16 Units)	57	Squares	965.00	55,005	20	12
Roof, Flat - Grovehouse #03 (14 Units)	51	Squares	965.00	49,215	20	16
Roof, Flat - Grovehouse #04 (10 Units)	22	Squares	965.00	21,230	20	9
Roof, Flat - Grovehouse #05 (20 Units)	84	Squares	965.00	81,060	20	13
Roof, Flat - Grovehouse #06 (8 Units)	27	Squares	965.00	26,055	20	9
Roof, Flat - Grovehouse #07 (8 Units)	34	Squares	965.00	32,810	20	9
Roof, Flat - Harborhouse #06A (6 Units)	21	Squares	965.00	20,265	20	9
Roof, Flat - Harborhouse #07A (7 Units)	23	Squares	965.00	22,195	20	9
Roof, Flat - Harborhouse #07B (10 Units)	35	Squares	965.00	33,775	20	13
Roof, Flat - Harborhouse #07C (6 Units)	25	Squares	965.00	24,125	20	12
Roof, Flat - Harborhouse #14 (15 Units)	55	Squares	965.00	53,075	20	9
Roof, Flat - Harborhouse #15 (14 Units)	21	Squares	965.00	20,265	20	9
Roof, Flat - Harborhouse #18 (14 Units)	56	Squares	965.00	54,040	20	6
Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades	56	Squares	275.00	15,400	20	6
Roof, Flat - Harborhouse #19 (20 Units)	75	Squares	965.00	72,375	20	7
Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades	75	Squares	275.00	20,625	20	7
Roof, Flat - Harborhouse #20 (6 Units)	19	Squares	965.00	18,335	20	16
Roof, Flat - Harborhouse #21 (16 Units) Neogard	64	Squares	965.00	61,760	20	18
Roof, Flat - Harborhouse #6B (14 Units)	45	Squares	965.00	43,425	20	9
Shingle Roofs						
Roof, Shingle - Bayhouse #04 (10 Units)	83	Squares	700.00	58,100	18	16
Roof, Shingle - Bayhouse #05A (8 Units)	41	Squares	700.00	28,700	18	3
Roof, Shingle - Bayhouse #07 (20 Units)	95	Squares	700.00	66,500	18	18
Roof, Shingle - Bayhouse #08 (13 Units)	76	Squares	700.00	53,200	18	16
Roof, Shingle - Bayhouse #09 (17 Units)	108	Squares	700.00	75,600	18	16
Roof, Shingle - Bayhouse #10 (14 Units)	64	Squares	700.00	44,800	18	16
Roof, Shingle - Brookhouse #01 (8 Units)	71	Squares	700.00	49,700	18	1
Roof, Shingle - Brookhouse #02 (8 Units)	69	Squares	700.00	48,300	18	1
Roof, Shingle - Brookhouse #03 (12 Units)	97	Squares	700.00	67,900	18	1
Roof, Shingle - Brookhouse #04 (8 Units)	74	Squares	700.00	51,800	18	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roof, Shingle - Brookhouse #05 (10 Units)	85	Squares	700.00	59,500	18	1
Roof, Shingle - Brookhouse #06 (8 Units)	76	Squares	700.00	53,200	18	2
Roof, Shingle - Brookhouse #07 (6 Units)	58	Squares	700.00	40,600	18	2
Roof, Shingle - Brookhouse #08 (8 Units)	87	Squares	700.00	60,900	18	2
Roof, Shingle - Brookhouse #09 (8 Units)	68	Squares	700.00	47,600	18	2
Roof, Shingle - Brookhouse #10 (4 Units)	38	Squares	700.00	26,600	18	2
Roof, Shingle - Brookhouse #11 (8 Units)	79	Squares	700.00	55,300	18	2
Roof, Shingle - Brookhouse #12 (10 Units)	85	Squares	700.00	59,500	18	18
Roof, Shingle - Brookhouse #13 (10 Units)	87	Squares	700.00	60,900	18	2
Roof, Shingle - Brookhouse #14 (12 Units)	109	Squares	700.00	76,300	18	2
Roof, Shingle - Brookhouse #15 (8 Units)	80	Squares	700.00	56,000	18	2
Roof, Shingle - Glenhouse #01 (8 Units)	66	Squares	700.00	46,200	18	1
Roof, Shingle - Glenhouse #02 (4 Units)	40	Squares	700.00	28,000	18	1
Roof, Shingle - Glenhouse #03 (8 Units)	61	Squares	700.00	42,700	18	1
Roof, Shingle - Glenhouse #04 (8 Units)	70	Squares	700.00	49,000	18	1
Roof, Shingle - Glenhouse #05 (8 Units)	70	Squares	700.00	49,000	18	1
Roof, Shingle - Glenhouse #06 (12 Units)	75	Squares	700.00	52,500	18	1
Roof, Shingle - Glenhouse #07 (12 Units)	75	Squares	700.00	52,500	18	1
Roof, Shingle - Glenhouse #08 (8 Units)	57	Squares	700.00	39,900	18	1
Roof, Shingle - Glenhouse #09 (12 Units)	75	Squares	700.00	52,500	18	2
Roof, Shingle - Glenhouse #10 (8 Units)	70	Squares	700.00	49,000	18	2
Roof, Shingle - Glenhouse #11 (12 Units)	75	Squares	700.00	52,500	18	2
Roof, Shingle - Glenhouse #12 (8 Units)	70	Squares	700.00	49,000	18	2
Roof, Shingle - Glenhouse #13 (8 Units)	70	Squares	700.00	49,000	18	2
Roof, Shingle - Glenhouse #14 (8 Units)	82	Squares	700.00	57,400	18	2
Roof, Shingle - Grovehouse #01 (16 Units)	67	Squares	700.00	46,900	18	18
Roof, Shingle - Grovehouse #02 (16 Units)	67	Squares	700.00	46,900	18	18
Roof, Shingle - Grovehouse #03 (14 Units)	62	Squares	700.00	43,400	18	18
Roof, Shingle - Grovehouse #04 (10 Units)	39	Squares	700.00	27,300	18	18
Roof, Shingle - Grovehouse #05 (20 Units)	75	Squares	700.00	52,500	18	16
Roof, Shingle - Grovehouse #06 (8 Units)	39	Squares	700.00	27,300	18	18
Roof, Shingle - Grovehouse #07 (8 Units)	38	Squares	700.00	26,600	18	18
Roof, Shingle - Harbor Club Bldg	90	Squares	700.00	63,000	18	18
Roof, Shingle - Harborhouse #06A (6 Units)	45	Squares	700.00	31,500	18	16
Roof, Shingle - Harborhouse #06B (14 Units)	64	Squares	700.00	44,800	18	1
Roof, Shingle - Harborhouse #07A (7 Units)	46	Squares	700.00	32,200	18	1
Roof, Shingle - Harborhouse #07B (10 Units)	56	Squares	700.00	39,200	18	1
Roof, Shingle - Harborhouse #07C (6 Units)	39	Squares	700.00	27,300	18	1
Roof, Shingle - Harborhouse #14 (15 Units)	89	Squares	700.00	62,300	18	16
Roof, Shingle - Harborhouse #15 (14 Units)	70	Squares	700.00	49,000	18	18
Roof, Shingle - Harborhouse #18 (14 Units)	72	Squares	700.00	50,400	18	18
Roof, Shingle - Harborhouse #19 (20 Units)	93	Squares	700.00	65,100	18	18

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roof, Shingle - Harborhouse #20 (6 Units)	34	Squares	700.00	23,800	18	3
Roof, Shingle - Harborhouse #21 (16 Units)	97	Squares	700.00	67,900	18	1
Roof, Shingle - Office Bldg	35	Squares	700.00	24,500	18	1
Roof, Shingle - Pavilion Bldg	81	Squares	700.00	56,700	18	9
Roof, Shingle - Treehouse #01 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #02 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #03 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #04 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #05 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #06 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #07 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #08 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #11 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #12 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #13 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Treehouse #14 (6 Units)	84	Squares	700.00	58,800	18	18
Roof, Shingle - Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	37	Squares	1,850.00	68,450	30	22
Roof, Shingle - Wilbanks Pool Restroom Bldg	1	Total	8,125.00	8,125	18	3
Roofs Total	97	Components		4,626,970	18-30	1-22

Common Facilities

Admin Bldg

Admin Bldg A/C Air Handler Unit, 2.5 Ton	1	Each	2,340.00	2,340	12	7
Admin Bldg A/C Air Handler Unit, 3 Ton	1	Each	2,855.00	2,855	12	7
Admin Bldg A/C Condensing Unit, 2.5 Ton	1	Each	2,527.00	2,527	12	7
Admin Bldg A/C Condensing Unit, 3 Ton	1	Each	3,416.00	3,416	12	7
Admin Bldg Deck Structure, Composite - Bldg Entrance*	1	Total	4,059.00	4,059	15	9
Admin Bldg Finish, Carpet - Downstairs	104	Sq Yds	47.18	4,907	12	6
Admin Bldg Finish, Carpet - Upstairs	105	Sq Yds	47.18	4,954	12	6
Admin Bldg Office Equipment, Phone System	1	Total	14,472.00	14,472	10	2
Admin Bldg Renovation Allowance - Built-in Desks	68	Ln Ft	262.00	17,816	24	1
Admin Bldg Renovation Allowance - Exterior*	1	Total	16,200.00	16,200	20	7
Admin Bldg Renovation Allowance - Kitchen*	1	Total	6,600.00	6,600	24	5
Admin Bldg Renovation Allowance - Lighting*	1	Total	6,500.00	6,500	24	1
Admin Bldg Renovation Allowance - Restrms*	1	Total	4,300.00	4,300	22	1
Admin Bldg Storm Panels	1	Total	2,618.00	2,618	35	16

Brookhouse

Brookhouse Deck Structure, PT Wood*	104	Sq Ft	11.94	1,242	15	7
Brookhouse Renovation Allowance - Bath House Exterior*	1	Total	15,900.00	15,900	20	1
Brookhouse Renovation Allowance - Bath House Interior*	1	Total	14,100.00	14,100	22	22
Brookhouse Renovation Allowance - Pump House*	1	Total	4,300.00	4,300	20	19

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Condo Bldgs						
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	6
Condo Bldg Electrical Panels	2	Each	12,500.00	25,000	30	1
Condo Bldg Electrical Panels	4	Each	12,500.00	50,000	30	2
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	3
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	5
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	12
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	7
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	8
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	9
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	10
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	11
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	29
Condo Bldg Electrical Panels	13	Each	12,500.00	162,500	30	28
Condo Bldg Electrical Panels	6	Each	12,500.00	75,000	30	4
Condo Bldg Fire Extinguisher w/Cabinet	220	Each	116.00	25,520	20	8
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	29
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	26
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	22
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	10
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	11
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	12
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	13
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	14
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	15
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	16
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	17
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	18
Condo Bldg Plumbing, Repiping Allowance	2	Units	2,580.00	5,160	50	19
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	20
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	28
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	21
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	23
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	27
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	25
Condo Bldg Plumbing, Repiping Allowance	3	Units	2,580.00	7,740	50	24
Far Harbor						
Far Harbor Deck Structure, Composite - Far Harbor Pool Area	80	Sq Ft	22.32	1,786	15	9
Far Harbor Fence/Railing, Wood Picket*	1	Total	3,580.00	3,580	14	13
Far Harbor Renovation Allowance - Bath House Exterior*	1	Total	8,400.00	8,400	20	7
Far Harbor Renovation Allowance - Bath House Floor	1	Total	5,700.00	5,700	15	6
Far Harbor Renovation Allowance - Bath House Interior*	1	Total	9,200.00	9,200	22	21
Far Harbor Renovation Allowance - Pump House	1	Total	4,300.00	4,300	20	8

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Gatehouse & Perimeter						
Gate Operator, Barrier - Entry Residents	1	Each	6,131.00	6,131	10	1
Gate Operator, Barrier - Entry Visitors	1	Each	6,131.00	6,131	10	1
Gate Operator, Barrier - Exit	1	Each	6,131.00	6,131	10	1
Gatehouse & Perimeter - Access Control, Automated System	1	Lp Sm	9,474.00	9,474	5	1
Gatehouse & Perimeter - Surveillance System	1	Lp Sm	20,059.00	20,059	4	1
Gatehouse & Perimeter Fence, Chain Link/Wood/Concrete	1	Total	182,932.00	182,932	26	10
Gatehouse Door, Sliding Glass, 6068	2	Each	2,971.00	5,942	18	10
Gatehouse Replacement Allowance	1	Total	67,900.00	67,900	26	18
Glenhouse						
Glenhouse Renovation Allowance - Bath House Exterior*	1	Total	20,000.00	20,000	20	2
Glenhouse Renovation Allowance - Bath House Interior*	1	Total	14,100.00	14,100	22	22
Glenhouse Renovation Allowance - Pump House*	1	Total	5,000.00	5,000	20	19
Harbor Club						
Harbor Club A/C Air Handler Unit, 2 Ton	1	Each	2,808.00	2,808	12	7
Harbor Club A/C Air Handler Unit, 4 Ton	1	Each	4,914.00	4,914	12	5
Harbor Club A/C Condensing Unit, 2 Ton	1	Each	3,033.00	3,033	12	7
Harbor Club A/C Condensing Unit, 4 Ton	1	Each	5,373.00	5,373	12	5
Harbor Club A/C Package Unit, 4 Ton	1	Each	8,274.00	8,274	12	4
Harbor Club A/C Split System - Restrooms	1	Each	8,053.00	8,053	8	1
Harbor Club Deck & Ramps, Composite	1	Total	22,837.00	22,837	15	9
Harbor Club Finish, Carpet - Meeting Hall	160	Sq Yds	39.00	6,240	12	2
Harbor Club Finish, Rubber - Fitness Area	792	Sq Ft	7.88	6,241	18	9
Harbor Club Finish, Vinyl Tile - Restrms/Hallway	426	Sq Ft	9.88	4,209	14	6
Harbor Club Furnishings/AV Equipment Allowance	1	Total	13,000.00	13,000	10	3
Harbor Club Plumbing Allowance	1	Total	8,400.00	8,400	30	15
Harbor Club Renovation Allowance - Bldg Exterior*	1	Total	25,900.00	25,900	20	13
Harbor Club Renovation Allowance - Kitchen*	1	Total	11,500.00	11,500	12	3
Harbor Club Renovation Allowance - Pump House*	1	Total	5,800.00	5,800	20	8
Harbor Club Renovation Allowance - Restrms*	1	Total	20,400.00	20,400	24	2
Maintenance						
Maintenance A/C Air Handler Unit, 2 Ton	1	Each	3,184.00	3,184	8	7
Maintenance A/C Condensing Unit, 2 Ton	1	Each	3,184.00	3,184	8	7
Maintenance Aerial Lift	1	Each	32,318.00	32,318	15	10
Maintenance Bldg Renovation Allowance	3,600	Sq Ft	18.15	65,340	25	15
Maintenance Bldg Renovation Allowance - Kitchen & Restrms*	1	Total	3,215.00	3,215	20	1
Maintenance Bldg Solar Array	1	Total	81,941.00	81,941	25	23
Maintenance Door, Metal Roll Up, 12 x 14	3	Each	2,000.00	6,000	20	8
Maintenance Equipment, Skid Steer	1	Each	45,513.00	45,513	8	7
Maintenance Equipment, Street Sweeper Vacuum (used)	1	Each	53,560.00	53,560	20	14
Maintenance Equipment, Tractor	1	Each	46,350.00	46,350	20	5
Maintenance Fence, Chain Link, 6'	830	Ln Ft	23.46	19,472	22	10

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Maintenance Finish, Clg, 2x4 SAT	756	Sq Ft	5.41	4,090	24	19
Maintenance Finish, Vinyl Comp Tile	772	Sq Ft	5.80	4,478	15	1
Maintenance Gate, VC Chain Link, 6x25 Sliding	1	Each	7,914.00	7,914	10	1
Pavilion						
Pavilion A/C Split System, 4 Ton	1	Each	10,289.00	10,289	12	9
Pavilion A/C Split System, 4 Ton	1	Each	10,289.00	10,289	12	3
Pavilion A/C Split System, 5 Ton	2	Each	12,160.00	24,320	12	3
Pavilion A/C Split System, 5 Ton	2	Each	12,160.00	24,320	12	3
Pavilion Appliance, Exhaust Fan & Hood, Commercial	1	Each	5,959.00	5,959	20	19
Pavilion Appliance, Microwave	1	Each	1,128.00	1,128	12	4
Pavilion Appliance, Refrigerator	1	Each	1,877.00	1,877	14	6
Pavilion Appliance, Wall Oven	1	Each	1,809.00	1,809	16	5
Pavilion Electronics, Audio/Video Equipment	1	Total	8,350.00	8,350	10	9
Pavilion Electronics, Projector	1	Total	10,890.00	10,890	10	2
Pavilion Equipment, Hearing Loop System	1	Total	5,272.00	5,272	15	3
Pavilion Finish, Carpet	282	Sq Yds	54.75	15,440	8	5
Pavilion Finish, Ceramic Tile - Kitchen	210	Sq Ft	19.17	4,026	24	2
Pavilion Finish, Ceramic Tile - Lobby	557	Sq Ft	19.17	10,678	24	2
Pavilion Finish, Ceramic Tile - Lobby Restrms	569	Sq Ft	19.17	10,908	24	2
Pavilion Finish, Clg, 1x1 AT - Assembly Rm	1,463	Sq Ft	4.78	6,994	24	2
Pavilion Finish, Clg, 2x2 SAT - Library	863	Sq Ft	5.80	5,006	24	2
Pavilion Finish, Wall Covering - Lobby	1	Total	9,000.00	9,000	12	1
Pavilion Fire Alarm Control Panel	1	Total	7,500.00	7,500	20	19
Pavilion Furnishings Allowance	1	Total	43,300.00	43,300	12	9
Pavilion Gazebo Deck, Composite - Pool Area	833	Sq Ft	17.78	14,811	24	19
Pavilion Gazebo Roof & Structure - Pool Area	833	Sq Ft	41.04	34,187	24	8
Pavilion Partition, Folding Accordion	1	Sq Ft	5,438.00	5,438	24	5
Pavilion Plumbing Allowance	1	Total	8,100.00	8,100	30	5
Pavilion Railing, Alum Picket, 42" - Pavilion Bldg	133	Ln Ft	101.31	13,475	30	6
Pavilion Renovation Allowance - Kitchen*	1	Total	25,000.00	25,000	24	2
Pavilion Renovation Allowance - Lobby Restrms*	1	Total	15,000.00	15,000	24	2
Pavilion Renovation Allowance - Pump House*	1	Total	6,000.00	6,000	16	15
Pavilion Window Treatments, Roll Shades	1	Total	11,040.00	11,040	12	5
Recreation Brookhouse						
Rec Brookhouse Fence, Aluminum Picket, 4' - Pool Area	236	Ln Ft	40.84	9,639	26	11
Rec Brookhouse Furniture, Outdoor	1	Total	6,977.00	6,977	5	3
Rec Brookhouse Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Brookhouse Pool Equipment, Filtration System	1	Total	11,832.00	11,832	15	4
Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,964.00	4,964	6	4
Rec Brookhouse Pool Finish, Ceramic Tile Trim	1	Total	4,521.00	4,521	14	4
Rec Brookhouse Pool Finish, Exposed Aggregate	1,466	Sq Ft	15.38	22,548	14	4
Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	1	Each	2,160.00	2,160	5	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Recreation Far Harbor						
Rec Far Harbor Furniture, Outdoor	1	Total	3,704.00	3,704	5	3
Rec Far Harbor Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Far Harbor Pool Equipment, Filtration System	1	Total	11,832.00	11,832	15	4
Rec Far Harbor Pool Equipment, Heater, Gas	1	Each	4,964.00	4,964	6	2
Rec Far Harbor Pool Finish, Ceramic Tile Trim	1	Total	4,081.00	4,081	14	5
Rec Far Harbor Pool Finish, Exposed Aggregate	1,028	Sq Ft	15.38	15,811	14	5
Recreation Glenhouse						
Rec Glenhouse Fence, Aluminum Picket, 4' - Pool Area	252	Ln Ft	37.34	9,410	26	11
Rec Glenhouse Furniture, Outdoor	1	Total	6,648.00	6,648	5	3
Rec Glenhouse Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Glenhouse Pool Equipment, Filtration System	1	Total	11,832.00	11,832	15	4
Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,964.00	4,964	4	1
Rec Glenhouse Pool Finish, Ceramic Tile Trim	1	Total	4,410.00	4,410	14	3
Rec Glenhouse Pool Finish, Exposed Aggregate	1,496	Sq Ft	15.38	23,009	14	3
Recreation Harbor Club						
Rec Harbor Club Fence, Aluminum Picket, 4' - Pool Area	151	Ln Ft	54.80	8,275	26	11
Rec Harbor Club Fitness, Bike, Aerodyne	1	Each	1,021.00	1,021	12	4
Rec Harbor Club Fitness, Bike, Recumbent	1	Each	2,406.00	2,406	12	5
Rec Harbor Club Fitness, Elliptical Machine	2	Each	4,644.00	9,288	12	3
Rec Harbor Club Fitness, Recumbent Crosstrainer - NuStep TRS4000	1	Each	6,270.00	6,270	10	7
Rec Harbor Club Fitness, Rower	1	Each	2,199.00	2,199	12	12
Rec Harbor Club Fitness, Treadmill	1	Each	5,473.00	5,473	8	1
Rec Harbor Club Fitness, Treadmill	1	Each	5,473.00	5,473	8	5
Rec Harbor Club Fitness, Weight Machine	1	Each	9,678.00	9,678	12	9
Rec Harbor Club Furniture, Outdoor - Pool Area	1	Total	7,999.00	7,999	5	2
Rec Harbor Club Furniture, Outdoor - Tennis Cts	1	Total	2,423.00	2,423	5	2
Rec Harbor Club Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Harbor Club Pool Equipment, Filtration System	1	Total	14,790.00	14,790	15	4
Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,964.00	4,964	6	1
Rec Harbor Club Pool Finish, Ceramic Tile Trim	1	Total	9,112.00	9,112	14	6
Rec Harbor Club Pool Finish, Exposed Aggregate	2,040	Sq Ft	16.32	33,293	14	6
Rec Harbor Club Spa Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Harbor Club Spa Equipment, Filtration System	1	Total	11,832.00	11,832	15	4
Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	1	Each	3,650.00	3,650	6	6
Rec Harbor Club Spa Finish, Ceramic Tile Trim	1	Total	1,676.00	1,676	14	6
Rec Harbor Club Spa Finish, Exposed Aggregate	1	Total	5,245.00	5,245	14	6
Rec Harbor Club Tennis Court Fencing, VC Chain Link	1	Total	17,784.00	17,784	25	3
Rec Harbor Club Tennis Court Lighting	1	Total	15,885.00	15,885	30	3
Rec Harbor Club Tennis Court Resurfacing - Plexicushion	1	Dbl Ct	16,620.00	16,620	7	1
Rec Harbor Club Tennis Court Windscreen, 6'	352	Ln Ft	14.09	4,960	7	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Recreation Misc						
Rec Misc Boardwalk, Deck Boards & Railing (2024) - Bayfront	1,817	Sq Ft	24.75	44,971	12	12
Rec Misc Boardwalk, Deck Boards, Composite - Bayfront	7,302	Sq Ft	20.66	150,860	24	16
Rec Misc Boardwalk, Frame, PT Wood - Bayfront	7,302	Sq Ft	23.51	171,671	24	16
Rec Misc Boardwalk, Frame, PT Wood (2012) - Bayfront	1,517	Sq Ft	23.51	35,665	24	12
Rec Misc Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	1	Each	62,100.00	62,100	24	20
Rec Misc Boardwalk, Rail, PT Wood - Bayfront	1,600	Ln Ft	10.77	17,233	12	4
Rec Misc Booster Pump	1	Each	61,635.00	61,635	20	8
Rec Misc Equipment, Mower, 48"	1	Each	12,303.00	12,303	5	1
Rec Misc Equipment, Mower, 52"	1	Each	13,670.00	13,670	5	4
Rec Misc EZ Launch and Float - Bayhouse #01	1	Lp Sm	13,211.00	13,211	15	10
Rec Misc Fishing Dock - Bayhouse #10	1	Lp Sm	36,030.00	36,030	20	2
Rec Misc Fishing Pier (behind 1511 Pelican Point Dr)	900	Sq Ft	71.06	63,954	24	20
Rec Misc Footbridge, Deck Bds & Frame, PT Wood - Brookhouse	1	Total	30,000.00	30,000	24	2
Rec Misc Pool Equipment, Filter Grids	1	Total	7,484.00	7,484	6	4
Rec Misc Pool Equipment, Pumps	2	Each	1,616.00	3,232	6	1
Rec Misc Pool Equipment, Pumps	3	Each	1,616.00	4,848	6	2
Rec Misc Pool Equipment, Pumps	3	Each	1,616.00	4,848	6	4
Rec Misc Pool Equipment, Pumps	4	Each	1,616.00	6,464	6	6
Rec Misc Tree Replacement Allowance	1	Lp Sm	10,000.00	10,000	2	2
Rec Misc Walkway, Elevated Concrete (by Bay House Point #8)	1	Lp Sm	46,300.00	46,300	24	6
Rec Misc Well Pump - 4 Way	1	Each	8,805.00	8,805	8	2
Rec Misc Well Pump - Brookhouse	1	Each	8,805.00	8,805	8	7
Rec Misc Well Pump - Treehouse	1	Each	13,199.00	13,199	5	5
Recreation Pavilion						
Rec Pavilion Fence, Aluminum Picket, 4' - Pool Area	146	Ln Ft	55.53	8,108	26	11
Rec Pavilion Fence, Sound Barrier, 10' (Acoustifence) - Pickleball Cts	168	Ln Ft	93.52	15,712	10	7
Rec Pavilion Furniture, Outdoor - Pool	1	Total	6,502.00	6,502	5	5
Rec Pavilion Furniture, Outdoor - Tennis Court	1	Total	1,730.00	1,730	5	5
Rec Pavilion Ice Machine, 450#	1	Each	5,250.00	5,250	10	5
Rec Pavilion Pickleball Court Fencing, VC Chain Link	1	Total	17,784.00	17,784	25	3
Rec Pavilion Pickleball Court Resurfacing - Plexicushion	1	Dbl Ct	18,873.00	18,873	7	7
Rec Pavilion Pickleball Court Windscreen, 6'	352	Ln Ft	14.09	4,960	7	7
Rec Pavilion Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Pavilion Pool Equipment, Filtration System	1	Total	14,790.00	14,790	15	4
Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,964.00	4,964	6	2
Rec Pavilion Pool Finish, Ceramic Tile Trim	1	Total	3,138.00	3,138	14	4
Rec Pavilion Pool Finish, Exposed Aggregate	2,160	Sq Ft	15.38	33,221	14	4
Rec Pavilion Solar Array	1	Total	131,187.00	131,187	25	24
Recreation Wilbanks						
Rec Wilbanks Fence, Aluminum Picket, 4' - Pool Area	167	Ln Ft	37.34	6,236	26	11
Rec Wilbanks Furniture, Outdoor	1	Total	9,814.00	9,814	5	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Rec Wilbanks Pool Equipment, Chemical Controller	1	Each	4,612.00	4,612	8	8
Rec Wilbanks Pool Equipment, Filtration System	1	Total	14,790.00	14,790	15	4
Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	1	Each	4,964.00	4,964	6	6
Rec Wilbanks Pool Finish, Ceramic Tile Trim	1	Total	8,307.00	8,307	14	1
Rec Wilbanks Pool Finish, Exposed Aggregate	3,721	Sq Ft	15.38	57,229	14	1
Wilbanks						
Wilbanks A/C Air Handler Unit, 3 Ton	1	Each	3,322.00	3,322	8	8
Wilbanks A/C Air Handler Unit, 3 Ton - Conference Rm	1	Each	3,322.00	3,322	8	3
Wilbanks A/C Air Handler Unit, 4 Ton	1	Each	3,500.00	3,500	8	3
Wilbanks A/C Condensing Unit, 3 Ton	1	Each	3,817.00	3,817	8	8
Wilbanks A/C Condensing Unit, 3 Ton - Conference Rm	1	Each	3,817.00	3,817	8	3
Wilbanks A/C Condensing Unit, 4 Ton	1	Each	4,000.00	4,000	8	3
Wilbanks A/C Mini Split System - Guest Rms	2	Each	4,191.00	8,382	12	7
Wilbanks A/C Package Unit, 3 Ton	1	Each	5,942.00	5,942	12	10
Wilbanks Deck Structure, PT Wood - Pool Area*	567	Sq Ft	37.27	21,133	15	8
Wilbanks Deck Structure/Stairs, PT Wood	1	Total	13,561.00	13,561	15	8
Wilbanks Electrical Allowance	1	Lp Sm	5,400.00	5,400	30	16
Wilbanks Finish, Carpet	1	Lp Sm	13,430.00	13,430	8	1
Wilbanks Finish, Clg	1	Lp Sm	2,760.00	2,760	24	10
Wilbanks Finish, Epoxy Flr Coating - Kitchen Area	361	Sq Ft	8.85	3,195	12	1
Wilbanks Finish, Paint Interior	1	Lp Sm	4,733.00	4,733	8	1
Wilbanks Finish, Refinish Wood Stairs	1	Lp Sm	3,037.00	3,037	8	1
Wilbanks Furnishings Allowance - 1st Floor	1	Lp Sm	58,000.00	58,000	15	1
Wilbanks Furnishings Allowance - Bedrooms A & B	1	Lp Sm	4,800.00	4,800	10	5
Wilbanks Furnishings Allowance, Matt & Box - Bedrooms A & B	1	Lp Sm	2,600.00	2,600	10	5
Wilbanks Ice Machine - Ice-O-Matic	1	Each	2,900.00	2,900	8	1
Wilbanks Plumbing Allowance	1	Total	18,140.00	18,140	30	16
Wilbanks Renovation Allowance - 2nd Flr Bathrms*	1	Total	14,200.00	14,200	24	10
Wilbanks Renovation Allowance - Bath House Exterior*	1	Total	5,000.00	5,000	20	19
Wilbanks Renovation Allowance - Bath House Interior*	1	Total	20,800.00	20,800	22	21
Wilbanks Renovation Allowance - Kitch/Bar/Restrms	1	Total	60,000.00	60,000	24	10
Wilbanks Renovation Allowance - Pump House*	1	Total	6,100.00	6,100	20	19
Common Facilities Total	245	Components		4,493,483	2-50	1-29

Harbor

Harbor Aeration Pump	1	Each	5,094.00	5,094	5	3
Harbor Boardwalk, Composite - Between HH 16B & HH 17A*	605	Sq Ft	17.52	10,600	20	14
Harbor Boardwalk, Composite - Between HH 17A & HH 17B*	650	Sq Ft	17.52	11,389	20	14
Harbor Dredging	2,000	Cu Yds	152.00	304,000	20	9
Marina Decking & Framing, PT Wd, S/S Screws	12,210	Sq Ft	49.77	607,692	30	15
Marina Decking, Composite, S/S Screws - Mat \$ Only (1x)	12,210	Sq Ft	7.33	89,500	20	5

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Marina Electrical	1	Lp Sm	88,000.00	88,000	30	15
Marina Gazebo Roof & Structure	400	Sq Ft	41.04	16,417	24	9
Marina Kayak Dock, Floating	1	Lp Sm	9,608.00	9,608	15	12
Marina Kayak EZ Launch	1	Lp Sm	8,300.00	8,300	10	1
Marina Kayak Gazebo Roof & Structure	378	Sq Ft	41.72	15,771	24	9
Marina Pilings, PT Wood, Encased - Mooring	84	Each	1,050.00	88,200	30	15
Marina Pilings, PT Wood, Wrapped	468	Each	490.00	229,320	30	15
Marina Water Lines	87	Slips	628.00	54,636	30	11
Harbor Total	14	Components		1,538,527	5-30	1-15

Paint

Bldg Paint & Labor (629 Units)	1	Each	98,753.00	98,753	1	1
Bldg Paint Labor Catchup (2025) 1x expense (629 Units)	1	Lp Sm	42,143.00	42,143	30	1
Bldg Paint Labor Catchup (2026) 1x expense (629 Units)	1	Lp Sm	38,369.00	38,369	30	2
Paint Total	3	Components		179,265	1-30	1-2

Roads

Asphalt Overlay

Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct	2,646	Sq Yds	16.58	43,871	20	1
Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct Parking/Carports	1,674	Sq Yds	18.12	30,333	20	11
Asphalt Overlay - Boathouse Cir-Harbor Club to Pel Cov Rd	4,171	Sq Yds	18.12	75,579	20	11
Asphalt Overlay - Brookhouse Cir	5,756	Sq Yds	16.58	95,435	20	8
Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12	845	Sq Yds	16.58	14,011	20	3
Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd	3,481	Sq Yds	16.58	57,715	20	8
Asphalt Overlay - Brookhouse Dr Bldgs #14-15	2,787	Sq Yds	16.58	46,209	20	8
Asphalt Overlay - Clower Creek Bldgs # 1-2	1,610	Sq Yds	16.58	26,694	20	9
Asphalt Overlay - Clower Creek Bldgs #11	637	Sq Yds	16.58	10,562	20	9
Asphalt Overlay - Clower Creek Bldgs #12-14	3,384	Sq Yds	16.58	56,107	20	1
Asphalt Overlay - Clower Creek Bldgs #17B to bridge	1,615	Sq Yds	16.58	26,777	20	9
Asphalt Overlay - Clower Creek Bldgs #18	1,211	Sq Yds	16.58	20,079	20	9
Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge	3,457	Sq Yds	16.58	57,318	20	9
Asphalt Overlay - Glenhouse Dr Bldgs #1-6	2,186	Sq Yds	16.58	36,244	20	3
Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6	1,356	Sq Yds	16.58	22,483	20	8
Asphalt Overlay - Maint Shop Entrance Road	163	Sq Yds	16.58	2,703	20	9
Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134	340	Sq Yds	16.58	5,638	20	10
Asphalt Overlay - Pelican Cove Entry to Grovehse #6	4,045	Sq Yds	16.58	67,067	20	1
Asphalt Overlay - Pelican Cove Glenhse #9-14	5,993	Sq Yds	16.58	99,364	20	9
Asphalt Overlay - Pelican Cove Glenhse Dr to 4 wy Intersection	6,639	Sq Yds	16.58	110,075	20	17
Asphalt Overlay - Pelican Cove Grovehse #6 to 4 wy Intersection	1,480	Sq Yds	16.58	24,539	20	1
Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7	3,050	Sq Yds	16.58	50,569	20	9

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Asphalt Overlay - Pelican Point & Boathouse Bldgs #5A-6, 10-16B	9,873	Sq Yds	18.12	178,899	20	11
Asphalt Overlay - Pelican Point Bldgs #7-9	2,375	Sq Yds	16.58	39,378	20	11
Asphalt Overlay - Treehouse Cir Bldgs #1	700	Sq Yds	18.12	12,685	20	11
Asphalt Overlay - Treehouse Cir Bldgs #2-3	1,720	Sq Yds	16.58	28,518	20	5
Asphalt Overlay - Treehouse Cir Park/Carprts Bldgs #2-3	267	Sq Yds	16.58	4,427	20	8
Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8	7,304	Sq Yds	16.58	121,101	20	8
Base Replacement Allowance						
Base Replacement Allowance	600	Sq Yds	46.55	27,930	40	1
Base Replacement Allowance	1,000	Sq Yds	46.55	46,550	40	9
Roads Total	30	Components		1,438,860	20-40	1-17
Grand Total	389	Components		12,277,105		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	1,406,956	776,280	0.00%	0	1,595,059	4.00%	29,409	5.00%	617,586
2	2026	617,586	799,568	3.00%	0	1,293,120	3.00%	4,961	4.00%	128,995
3	2027	128,995	823,555	3.00%	0	536,369	3.00%	12,485	3.00%	428,666
4	2028	428,666	848,262	3.00%	0	438,577	3.00%	25,151	3.00%	863,502
5	2029	863,502	873,710	3.00%	0	549,705	3.00%	35,625	3.00%	1,223,132
6	2030	1,223,132	899,921	3.00%	0	492,553	3.00%	48,915	3.00%	1,679,415
7	2031	1,679,415	926,919	3.00%	0	685,057	3.00%	57,638	3.00%	1,978,915
8	2032	1,978,915	954,727	3.00%	0	997,946	3.00%	58,071	3.00%	1,993,767
9	2033	1,993,767	983,369	3.00%	0	1,900,395	3.00%	32,302	3.00%	1,109,043
10	2034	1,109,043	1,012,870	3.00%	0	762,613	3.00%	40,779	3.00%	1,400,079
11	2035	1,400,079	1,043,256	3.00%	0	926,963	3.00%	45,491	3.00%	1,561,863
12	2036	1,561,863	1,074,554	3.00%	0	692,502	3.00%	58,317	3.00%	2,002,232
13	2037	2,002,232	1,106,791	3.00%	0	506,938	3.00%	78,063	3.00%	2,680,148
14	2038	2,680,148	1,139,996	3.00%	0	367,705	3.00%	103,573	3.00%	3,556,012
15	2039	3,556,012	1,174,196	3.00%	0	2,227,475	3.00%	75,082	3.00%	2,577,815
16	2040	2,577,815	1,209,422	3.00%	0	1,693,876	3.00%	62,801	3.00%	2,156,162
17	2041	2,156,162	1,245,705	3.00%	0	599,516	3.00%	84,071	3.00%	2,886,422
18	2042	2,886,422	1,283,076	3.00%	0	2,750,503	3.00%	42,570	3.00%	1,461,565
19	2043	1,461,565	1,321,568	3.00%	0	2,082,313	3.00%	21,025	3.00%	721,845
20	2044	721,845	1,361,214	3.00%	0	2,082,088	3.00%	29	3.00%	1,000
21	2045	1,000	1,361,214	0.00%	0	1,102,842	3.00%	7,781	3.00%	267,153
22	2046	267,153	1,361,214	0.00%	0	677,768	3.00%	28,518	3.00%	979,117
23	2047	979,117	1,361,214	0.00%	0	727,355	3.00%	48,389	3.00%	1,661,365
24	2048	1,661,365	1,361,214	0.00%	0	780,568	3.00%	67,260	3.00%	2,309,271
25	2049	2,309,271	1,361,214	0.00%	0	939,705	3.00%	81,923	3.00%	2,812,703
26	2050	2,812,703	1,361,214	0.00%	0	772,795	3.00%	102,034	3.00%	3,503,156
27	2051	3,503,156	1,361,214	0.00%	0	1,202,248	3.00%	109,864	3.00%	3,771,986
28	2052	3,771,986	1,361,214	0.00%	0	1,938,937	3.00%	95,828	3.00%	3,290,091
29	2053	3,290,091	1,361,214	0.00%	0	3,155,772	3.00%	44,866	3.00%	1,540,399
30	2054	1,540,399	1,361,214	0.00%	0	492,689	3.00%	72,268	3.00%	2,481,192
Grand Total			34,471,099		0	34,971,952		1,575,089		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Roofs	Roof, Shingle - Brookhouse #01 (8 Units)	49,700
Roofs	Roof, Shingle - Brookhouse #02 (8 Units)	48,300
Roofs	Roof, Shingle - Brookhouse #03 (12 Units)	67,900
Roofs	Roof, Shingle - Brookhouse #04 (8 Units)	51,800
Roofs	Roof, Shingle - Brookhouse #05 (10 Units)	59,500
Roofs	Roof, Shingle - Glenhouse #01 (8 Units)	46,200
Roofs	Roof, Shingle - Glenhouse #02 (4 Units)	28,000
Roofs	Roof, Shingle - Glenhouse #03 (8 Units)	42,700
Roofs	Roof, Shingle - Glenhouse #04 (8 Units)	49,000
Roofs	Roof, Shingle - Glenhouse #05 (8 Units)	49,000
Roofs	Roof, Shingle - Glenhouse #06 (12 Units)	52,500
Roofs	Roof, Shingle - Glenhouse #07 (12 Units)	52,500
Roofs	Roof, Shingle - Glenhouse #08 (8 Units)	39,900
Roofs	Roof, Shingle - Harborhouse #06B (14 Units)	44,800
Roofs	Roof, Shingle - Harborhouse #07A (7 Units)	32,200
Roofs	Roof, Shingle - Harborhouse #07B (10 Units)	39,200
Roofs	Roof, Shingle - Harborhouse #07C (6 Units)	27,300
Roofs	Roof, Shingle - Harborhouse #21 (16 Units)	67,900
Roofs	Roof, Shingle - Office Bldg	24,500
Common Facilities	Admin Bldg Renovation Allowance - Built-in Desks	17,816
Common Facilities	Admin Bldg Renovation Allowance - Lighting*	6,500
Common Facilities	Admin Bldg Renovation Allowance - Restrms*	4,300
Common Facilities	Brookhouse Renovation Allowance - Bath House Exterior*	15,900
Common Facilities	Condo Bldg Electrical Panels	25,000
Common Facilities	Gate Operator, Barrier - Entry Residents	6,131
Common Facilities	Gate Operator, Barrier - Entry Visitors	6,131
Common Facilities	Gate Operator, Barrier - Exit	6,131
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	9,474
Common Facilities	Gatehouse & Perimeter - Surveillance System	20,059
Common Facilities	Harbor Club A/C Split System - Restrooms	8,053
Common Facilities	Maintenance Bldg Renovation Allowance - Kitchen & Restrms*	3,215
Common Facilities	Maintenance Finish, Vinyl Comp Tile	4,478
Common Facilities	Maintenance Gate, VC Chain Link, 6x25 Sliding	7,914
Common Facilities	Pavilion Finish, Wall Covering - Lobby	9,000
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	4,964
Common Facilities	Rec Harbor Club Fitness, Treadmill	5,473
Common Facilities	Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	4,964
Common Facilities	Rec Harbor Club Tennis Court Resurfacing - Plexicushion	16,620
Common Facilities	Rec Harbor Club Tennis Court Windscreen, 6'	4,960
Common Facilities	Rec Misc Equipment, Mower, 48"	12,303
Common Facilities	Rec Misc Pool Equipment, Pumps	3,232

Category	Description	Cost
Common Facilities	Rec Wilbanks Pool Finish, Ceramic Tile Trim	8,307
Common Facilities	Rec Wilbanks Pool Finish, Exposed Aggregate	57,229
Common Facilities	Wilbanks Finish, Carpet	13,430
Common Facilities	Wilbanks Finish, Epoxy Flr Coating - Kitchen Area	3,195
Common Facilities	Wilbanks Finish, Paint Interior	4,733
Common Facilities	Wilbanks Finish, Refinish Wood Stairs	3,037
Common Facilities	Wilbanks Furnishings Allowance - 1st Floor	58,000
Common Facilities	Wilbanks Ice Machine - Ice-O-Matic	2,900
Harbor	Marina Kayak EZ Launch	8,300
Paint	Bldg Paint & Labor (629 Units)	98,753
Paint	Bldg Paint Labor Catchup (2025) 1x expense (629 Units)	42,143
Roads	Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct	43,871
Roads	Asphalt Overlay - Clower Creek Bldgs #12-14	56,107
Roads	Asphalt Overlay - Pelican Cove Entry to Grovehse #6	67,067
Roads	Asphalt Overlay - Pelican Cove Grovehse #6 to 4 wy Intersection	24,539
Roads	Base Replacement Allowance	27,930
Year 1 Total		1,595,059

Year 2: 2026

Roofs	Roof, Shingle - Brookhouse #06 (8 Units)	55,328
Roofs	Roof, Shingle - Brookhouse #07 (6 Units)	42,224
Roofs	Roof, Shingle - Brookhouse #08 (8 Units)	63,336
Roofs	Roof, Shingle - Brookhouse #09 (8 Units)	49,504
Roofs	Roof, Shingle - Brookhouse #10 (4 Units)	27,664
Roofs	Roof, Shingle - Brookhouse #11 (8 Units)	57,512
Roofs	Roof, Shingle - Brookhouse #13 (10 Units)	63,336
Roofs	Roof, Shingle - Brookhouse #14 (12 Units)	79,352
Roofs	Roof, Shingle - Brookhouse #15 (8 Units)	58,240
Roofs	Roof, Shingle - Glenhouse #09 (12 Units)	54,600
Roofs	Roof, Shingle - Glenhouse #10 (8 Units)	50,960
Roofs	Roof, Shingle - Glenhouse #11 (12 Units)	54,600
Roofs	Roof, Shingle - Glenhouse #12 (8 Units)	50,960
Roofs	Roof, Shingle - Glenhouse #13 (8 Units)	50,960
Roofs	Roof, Shingle - Glenhouse #14 (8 Units)	59,696
Common Facilities	Admin Bldg Office Equipment, Phone System	15,051
Common Facilities	Condo Bldg Electrical Panels	52,000
Common Facilities	Glenhouse Renovation Allowance - Bath House Exterior*	20,800
Common Facilities	Harbor Club Finish, Carpet - Meeting Hall	6,490
Common Facilities	Harbor Club Renovation Allowance - Restrms*	21,216
Common Facilities	Pavilion Electronics, Projector	11,326
Common Facilities	Pavilion Finish, Ceramic Tile - Kitchen	4,187
Common Facilities	Pavilion Finish, Ceramic Tile - Lobby	11,105
Common Facilities	Pavilion Finish, Ceramic Tile - Lobby Restrms	11,344

Category	Description	Cost
Common Facilities	Pavilion Finish, Clg, 1x1 AT - Assembly Rm	7,274
Common Facilities	Pavilion Finish, Clg, 2x2 SAT - Library	5,206
Common Facilities	Pavilion Renovation Allowance - Kitchen*	26,000
Common Facilities	Pavilion Renovation Allowance - Lobby Restrms*	15,600
Common Facilities	Rec Far Harbor Pool Equipment, Heater, Gas	5,163
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	8,319
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	2,520
Common Facilities	Rec Misc Fishing Dock - Bayhouse #10	37,471
Common Facilities	Rec Misc Footbridge, Deck Bds & Frame, PT Wood - Brookhouse	31,200
Common Facilities	Rec Misc Pool Equipment, Pumps	5,042
Common Facilities	Rec Misc Tree Replacement Allowance	10,400
Common Facilities	Rec Misc Well Pump - 4 Way	9,157
Common Facilities	Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	5,163
Common Facilities	Rec Wilbanks Furniture, Outdoor	10,207
Paint	Bldg Paint & Labor (629 Units)	102,703
Paint	Bldg Paint Labor Catchup (2026) 1x expense (629 Units)	39,904
Year 2 Total		1,293,120

Year 3: 2027

Roofs	Roof, Shingle - Bayhouse #05A (8 Units)	30,743
Roofs	Roof, Shingle - Harborhouse #20 (6 Units)	25,495
Roofs	Roof, Shingle - Wilbanks Pool Restroom Bldg	8,703
Common Facilities	Condo Bldg Electrical Panels	80,340
Common Facilities	Harbor Club Furnishings/AV Equipment Allowance	13,926
Common Facilities	Harbor Club Renovation Allowance - Kitchen*	12,319
Common Facilities	Pavilion A/C Split System, 4 Ton	11,022
Common Facilities	Pavilion A/C Split System, 5 Ton	26,052
Common Facilities	Pavilion A/C Split System, 5 Ton	26,052
Common Facilities	Pavilion Equipment, Hearing Loop System	5,647
Common Facilities	Rec Brookhouse Furniture, Outdoor	7,474
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	2,314
Common Facilities	Rec Far Harbor Furniture, Outdoor	3,968
Common Facilities	Rec Glenhouse Furniture, Outdoor	7,121
Common Facilities	Rec Glenhouse Pool Finish, Ceramic Tile Trim	4,724
Common Facilities	Rec Glenhouse Pool Finish, Exposed Aggregate	24,647
Common Facilities	Rec Harbor Club Fitness, Elliptical Machine	9,949
Common Facilities	Rec Harbor Club Tennis Court Fencing, VC Chain Link	19,050
Common Facilities	Rec Harbor Club Tennis Court Lighting	17,016
Common Facilities	Rec Pavilion Pickleball Court Fencing, VC Chain Link	19,050
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton - Conference Rm	3,559
Common Facilities	Wilbanks A/C Air Handler Unit, 4 Ton	3,749
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton - Conference Rm	4,089
Common Facilities	Wilbanks A/C Condensing Unit, 4 Ton	4,285

Category	Description	Cost
Harbor	Harbor Aeration Pump	5,457
Paint	Bldg Paint & Labor (629 Units)	105,784
Roads	Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12	15,009
Roads	Asphalt Overlay - Glenhouse Dr Bldgs #1-6	38,825
Year 3 Total		536,369

Year 4: 2028

Common Facilities	Condo Bldg Electrical Panels	82,750
Common Facilities	Harbor Club A/C Package Unit, 4 Ton	9,129
Common Facilities	Pavilion Appliance, Microwave	1,245
Common Facilities	Rec Brookhouse Pool Equipment, Filtration System	13,055
Common Facilities	Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	5,477
Common Facilities	Rec Brookhouse Pool Finish, Ceramic Tile Trim	4,988
Common Facilities	Rec Brookhouse Pool Finish, Exposed Aggregate	24,878
Common Facilities	Rec Far Harbor Pool Equipment, Filtration System	13,055
Common Facilities	Rec Glenhouse Pool Equipment, Filtration System	13,055
Common Facilities	Rec Harbor Club Fitness, Bike, Aerodyne	1,127
Common Facilities	Rec Harbor Club Pool Equipment, Filtration System	16,318
Common Facilities	Rec Harbor Club Spa Equipment, Filtration System	13,055
Common Facilities	Rec Misc Boardwalk, Rail, PT Wood - Bayfront	19,013
Common Facilities	Rec Misc Equipment, Mower, 52"	15,083
Common Facilities	Rec Misc Pool Equipment, Filter Grids	8,257
Common Facilities	Rec Misc Pool Equipment, Pumps	5,349
Common Facilities	Rec Misc Tree Replacement Allowance	11,033
Common Facilities	Rec Pavilion Pool Equipment, Filtration System	16,318
Common Facilities	Rec Pavilion Pool Finish, Ceramic Tile Trim	3,462
Common Facilities	Rec Pavilion Pool Finish, Exposed Aggregate	36,654
Common Facilities	Rec Wilbanks Pool Equipment, Filtration System	16,318
Paint	Bldg Paint & Labor (629 Units)	108,958
Year 4 Total		438,577

Year 5: 2029

Common Facilities	Admin Bldg Renovation Allowance - Kitchen*	7,500
Common Facilities	Condo Bldg Electrical Panels	85,233
Common Facilities	Gatehouse & Perimeter - Surveillance System	22,796
Common Facilities	Harbor Club A/C Air Handler Unit, 4 Ton	5,584
Common Facilities	Harbor Club A/C Condensing Unit, 4 Ton	6,106
Common Facilities	Maintenance Equipment, Tractor	52,674
Common Facilities	Pavilion Appliance, Wall Oven	2,056
Common Facilities	Pavilion Finish, Carpet	17,547
Common Facilities	Pavilion Partition, Folding Accordion	6,180
Common Facilities	Pavilion Plumbing Allowance	9,205
Common Facilities	Pavilion Window Treatments, Roll Shades	12,546

Category	Description	Cost
Common Facilities	Rec Far Harbor Pool Finish, Ceramic Tile Trim	4,638
Common Facilities	Rec Far Harbor Pool Finish, Exposed Aggregate	17,968
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	5,641
Common Facilities	Rec Harbor Club Fitness, Bike, Recumbent	2,734
Common Facilities	Rec Harbor Club Fitness, Treadmill	6,220
Common Facilities	Rec Misc Well Pump - Treehouse	15,000
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	7,389
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	1,966
Common Facilities	Rec Pavilion Ice Machine, 450#	5,966
Common Facilities	Wilbanks Furnishings Allowance - Bedrooms A & B	5,455
Common Facilities	Wilbanks Furnishings Allowance, Matt & Box - Bedrooms A & B	2,955
Harbor	Marina Decking, Composite, S/S Screws - Mat \$ Only (1x)	101,711
Paint	Bldg Paint & Labor (629 Units)	112,226
Roads	Asphalt Overlay - Treehouse Cir Bldgs #2-3	32,409
Year 5 Total		549,705

Year 6: 2030

Roofs	Roof, Flat - Harborhouse #18 (14 Units)	63,255
Roofs	Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades	18,026
Common Facilities	Admin Bldg Finish, Carpet - Downstairs	5,744
Common Facilities	Admin Bldg Finish, Carpet - Upstairs	5,799
Common Facilities	Condo Bldg Electrical Panels	87,790
Common Facilities	Far Harbor Renovation Allowance - Bath House Floor	6,672
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	11,090
Common Facilities	Harbor Club Finish, Vinyl Tile - Restrms/Hallway	4,927
Common Facilities	Pavilion Appliance, Refrigerator	2,197
Common Facilities	Pavilion Railing, Alum Picket, 42" - Pavilion Bldg	15,773
Common Facilities	Rec Harbor Club Pool Finish, Ceramic Tile Trim	10,666
Common Facilities	Rec Harbor Club Pool Finish, Exposed Aggregate	38,970
Common Facilities	Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	4,272
Common Facilities	Rec Harbor Club Spa Finish, Ceramic Tile Trim	1,962
Common Facilities	Rec Harbor Club Spa Finish, Exposed Aggregate	6,139
Common Facilities	Rec Misc Equipment, Mower, 48"	14,401
Common Facilities	Rec Misc Pool Equipment, Pumps	7,566
Common Facilities	Rec Misc Tree Replacement Allowance	11,705
Common Facilities	Rec Misc Walkway, Elevated Concrete (by Bay House Point #8)	54,195
Common Facilities	Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	5,811
Paint	Bldg Paint & Labor (629 Units)	115,593
Year 6 Total		492,553

Year 7: 2031

Roofs	Roof, Flat - Bayhouse #07 (20 Units)	108,201
Roofs	Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades	30,834

Category	Description	Cost
Roofs	Roof, Flat - Harborhouse #19 (20 Units)	87,259
Roofs	Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades	24,866
Common Facilities	Admin Bldg A/C Air Handler Unit, 2.5 Ton	2,821
Common Facilities	Admin Bldg A/C Air Handler Unit, 3 Ton	3,442
Common Facilities	Admin Bldg A/C Condensing Unit, 2.5 Ton	3,047
Common Facilities	Admin Bldg A/C Condensing Unit, 3 Ton	4,118
Common Facilities	Admin Bldg Renovation Allowance - Exterior*	19,531
Common Facilities	Brookhouse Deck Structure, PT Wood*	1,497
Common Facilities	Condo Bldg Electrical Panels	90,423
Common Facilities	Far Harbor Renovation Allowance - Bath House Exterior*	10,127
Common Facilities	Harbor Club A/C Air Handler Unit, 2 Ton	3,385
Common Facilities	Harbor Club A/C Condensing Unit, 2 Ton	3,657
Common Facilities	Maintenance A/C Air Handler Unit, 2 Ton	3,839
Common Facilities	Maintenance A/C Condensing Unit, 2 Ton	3,839
Common Facilities	Maintenance Equipment, Skid Steer	54,873
Common Facilities	Rec Harbor Club Fitness, Recumbent Crosstrainer - NuStep TRS4000	7,559
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	9,644
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	2,921
Common Facilities	Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	5,985
Common Facilities	Rec Misc Pool Equipment, Pumps	3,897
Common Facilities	Rec Misc Well Pump - Brookhouse	10,616
Common Facilities	Rec Pavilion Fence, Sound Barrier, 10' (Acoustifence) - Pickleball Cts	18,943
Common Facilities	Rec Pavilion Pickleball Court Resurfacing - Plexicushion	22,754
Common Facilities	Rec Pavilion Pickleball Court Windscreen, 6'	5,980
Common Facilities	Rec Wilbanks Furniture, Outdoor	11,832
Common Facilities	Wilbanks A/C Mini Split System - Guest Rms	10,106
Paint	Bldg Paint & Labor (629 Units)	119,061
Year 7 Total		685,057

Year 8: 2032

Common Facilities	Condo Bldg Electrical Panels	93,136
Common Facilities	Condo Bldg Fire Extinguisher w/Cabinet	31,691
Common Facilities	Far Harbor Renovation Allowance - Pump House	5,340
Common Facilities	Harbor Club Renovation Allowance - Pump House*	7,203
Common Facilities	Maintenance Door, Metal Roll Up, 12 x 14	7,451
Common Facilities	Pavilion Gazebo Roof & Structure - Pool Area	42,454
Common Facilities	Rec Brookhouse Furniture, Outdoor	8,664
Common Facilities	Rec Brookhouse Pool Equipment, Chemical Controller	5,727
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	2,682
Common Facilities	Rec Far Harbor Furniture, Outdoor	4,600
Common Facilities	Rec Far Harbor Pool Equipment, Chemical Controller	5,727
Common Facilities	Rec Far Harbor Pool Equipment, Heater, Gas	6,164
Common Facilities	Rec Glenhouse Furniture, Outdoor	8,256

Category	Description	Cost
Common Facilities	Rec Glenhouse Pool Equipment, Chemical Controller	5,727
Common Facilities	Rec Harbor Club Pool Equipment, Chemical Controller	5,727
Common Facilities	Rec Harbor Club Spa Equipment, Chemical Controller	5,727
Common Facilities	Rec Harbor Club Tennis Court Resurfacing - Plexicushion	20,639
Common Facilities	Rec Harbor Club Tennis Court Windscreen, 6'	6,159
Common Facilities	Rec Misc Booster Pump	76,539
Common Facilities	Rec Misc Pool Equipment, Pumps	6,020
Common Facilities	Rec Misc Tree Replacement Allowance	12,418
Common Facilities	Rec Pavilion Pool Equipment, Chemical Controller	5,727
Common Facilities	Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	6,164
Common Facilities	Rec Wilbanks Pool Equipment, Chemical Controller	5,727
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton	4,125
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton	4,740
Common Facilities	Wilbanks Deck Structure, PT Wood - Pool Area*	26,243
Common Facilities	Wilbanks Deck Structure/Stairs, PT Wood	16,840
Harbor	Harbor Aeration Pump	6,326
Paint	Bldg Paint & Labor (629 Units)	122,633
Roads	Asphalt Overlay - Brookhouse Cir	118,513
Roads	Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd	71,671
Roads	Asphalt Overlay - Brookhouse Dr Bldgs #14-15	57,383
Roads	Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6	27,920
Roads	Asphalt Overlay - Treehouse Cir Park/Carprts Bldgs #2-3	5,498
Roads	Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8	150,385
Year 8 Total		997,946

Year 9: 2033

Roofs	Roof, Flat - Bayhouse #08 (13 Units)	60,481
Roofs	Roof, Flat - Bayhouse #09 (17 Units)	72,824
Roofs	Roof, Flat - Bayhouse #10 (14 Units)	66,652
Roofs	Roof, Flat - Grovehouse #04 (10 Units)	27,155
Roofs	Roof, Flat - Grovehouse #06 (8 Units)	33,326
Roofs	Roof, Flat - Grovehouse #07 (8 Units)	41,966
Roofs	Roof, Flat - Harborhouse #06A (6 Units)	25,920
Roofs	Roof, Flat - Harborhouse #07A (7 Units)	28,389
Roofs	Roof, Flat - Harborhouse #14 (15 Units)	67,887
Roofs	Roof, Flat - Harborhouse #15 (14 Units)	25,920
Roofs	Roof, Flat - Harborhouse #6B (14 Units)	55,544
Roofs	Roof, Shingle - Pavilion Bldg	72,523
Common Facilities	Admin Bldg Deck Structure, Composite - Bldg Entrance*	5,192
Common Facilities	Condo Bldg Electrical Panels	95,930
Common Facilities	Far Harbor Deck Structure, Composite - Far Harbor Pool Area	2,284
Common Facilities	Gatehouse & Perimeter - Surveillance System	25,657
Common Facilities	Harbor Club A/C Split System - Restrooms	10,300

Category	Description	Cost
Common Facilities	Harbor Club Deck & Ramps, Composite	29,210
Common Facilities	Harbor Club Finish, Rubber - Fitness Area	7,983
Common Facilities	Pavilion A/C Split System, 4 Ton	13,160
Common Facilities	Pavilion Electronics, Audio/Video Equipment	10,680
Common Facilities	Pavilion Furnishings Allowance	55,384
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	6,349
Common Facilities	Rec Harbor Club Fitness, Treadmill	7,000
Common Facilities	Rec Harbor Club Fitness, Weight Machine	12,379
Common Facilities	Rec Misc Equipment, Mower, 52"	17,485
Common Facilities	Wilbanks Finish, Carpet	17,178
Common Facilities	Wilbanks Finish, Paint Interior	6,054
Common Facilities	Wilbanks Finish, Refinish Wood Stairs	3,885
Common Facilities	Wilbanks Ice Machine - Ice-O-Matic	3,709
Harbor	Harbor Dredging	388,837
Harbor	Marina Gazebo Roof & Structure	20,997
Harbor	Marina Kayak Gazebo Roof & Structure	20,172
Paint	Bldg Paint & Labor (629 Units)	126,312
Roads	Asphalt Overlay - Clower Creek Bldgs # 1-2	34,143
Roads	Asphalt Overlay - Clower Creek Bldgs #11	13,510
Roads	Asphalt Overlay - Clower Creek Bldgs #17B to bridge	34,250
Roads	Asphalt Overlay - Clower Creek Bldgs #18	25,682
Roads	Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge	73,314
Roads	Asphalt Overlay - Maint Shop Entrance Road	3,457
Roads	Asphalt Overlay - Pelican Cove Glenhse #9-14	127,093
Roads	Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7	64,681
Roads	Base Replacement Allowance	59,541
Year 9 Total		1,900,395

Year 10: 2034

Common Facilities	Condo Bldg Electrical Panels	98,808
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	6,798
Common Facilities	Gatehouse & Perimeter Fence, Chain Link/Wood/Concrete	241,002
Common Facilities	Gatehouse Door, Sliding Glass, 6068	7,828
Common Facilities	Maintenance Aerial Lift	42,577
Common Facilities	Maintenance Fence, Chain Link, 6'	25,653
Common Facilities	Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	6,540
Common Facilities	Rec Misc EZ Launch and Float - Bayhouse #01	17,405
Common Facilities	Rec Misc Pool Equipment, Filter Grids	9,860
Common Facilities	Rec Misc Pool Equipment, Pumps	6,387
Common Facilities	Rec Misc Tree Replacement Allowance	13,174
Common Facilities	Rec Misc Well Pump - 4 Way	11,600
Common Facilities	Rec Misc Well Pump - Treehouse	17,389
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	8,566

Category	Description	Cost
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	2,279
Common Facilities	Wilbanks A/C Package Unit, 3 Ton	7,828
Common Facilities	Wilbanks Finish, Clg	3,636
Common Facilities	Wilbanks Renovation Allowance - 2nd Flr Bathrms*	18,708
Common Facilities	Wilbanks Renovation Allowance - Kitch/Bar/Restrms	79,046
Paint	Bldg Paint & Labor (629 Units)	130,101
Roads	Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134	7,428
Year 10 Total		762,613

Year 11: 2035

Common Facilities	Condo Bldg Electrical Panels	101,772
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	7,002
Common Facilities	Gate Operator, Barrier - Entry Residents	8,320
Common Facilities	Gate Operator, Barrier - Entry Visitors	8,320
Common Facilities	Gate Operator, Barrier - Exit	8,320
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	12,856
Common Facilities	Maintenance Gate, VC Chain Link, 6x25 Sliding	10,739
Common Facilities	Rec Brookhouse Fence, Aluminum Picket, 4' - Pool Area	13,080
Common Facilities	Rec Glenhouse Fence, Aluminum Picket, 4' - Pool Area	12,769
Common Facilities	Rec Harbor Club Fence, Aluminum Picket, 4' - Pool Area	11,229
Common Facilities	Rec Misc Equipment, Mower, 48"	16,695
Common Facilities	Rec Pavilion Fence, Aluminum Picket, 4' - Pool Area	11,002
Common Facilities	Rec Wilbanks Fence, Aluminum Picket, 4' - Pool Area	8,462
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton - Conference Rm	4,508
Common Facilities	Wilbanks A/C Air Handler Unit, 4 Ton	4,749
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton - Conference Rm	5,180
Common Facilities	Wilbanks A/C Condensing Unit, 4 Ton	5,428
Harbor	Marina Kayak EZ Launch	11,263
Harbor	Marina Water Lines	74,139
Paint	Bldg Paint & Labor (629 Units)	134,004
Roads	Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct Parking/Carports	41,161
Roads	Asphalt Overlay - Boathouse Cir-Harbor Club to Pel Cov Rd	102,558
Roads	Asphalt Overlay - Pelican Point & Boathouse Bldgs #5A-6, 10-16B	242,759
Roads	Asphalt Overlay - Pelican Point Bldgs #7-9	53,435
Roads	Asphalt Overlay - Treehouse Cir Bldgs #1	17,213
Year 11 Total		926,963

Year 12: 2036

Roofs	Roof, Flat - Bayhouse #04 (10 Units)	67,438
Roofs	Roof, Flat - Bayhouse #05A (8 Units)	36,416
Roofs	Roof, Flat - Grovehouse #02 (16 Units)	76,879
Roofs	Roof, Flat - Harborhouse #07C (6 Units)	33,719
Common Facilities	Admin Bldg Office Equipment, Phone System	20,227

Category	Description	Cost
Common Facilities	Condo Bldg Electrical Panels	104,825
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	7,212
Common Facilities	Pavilion Electronics, Projector	15,221
Common Facilities	Rec Harbor Club Fitness, Rower	3,073
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	11,180
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	3,387
Common Facilities	Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	5,102
Common Facilities	Rec Misc Boardwalk, Deck Boards & Railing (2024) - Bayfront	62,855
Common Facilities	Rec Misc Boardwalk, Frame, PT Wood (2012) - Bayfront	49,848
Common Facilities	Rec Misc Pool Equipment, Pumps	9,035
Common Facilities	Rec Misc Tree Replacement Allowance	13,977
Common Facilities	Rec Wilbanks Furniture, Outdoor	13,717
Common Facilities	Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	6,938
Harbor	Marina Kayak Dock, Floating	13,429
Paint	Bldg Paint & Labor (629 Units)	138,024
Year 12 Total		692,502

Year 13: 2037

Roofs	Roof, Flat - Grovehouse #05 (20 Units)	116,694
Roofs	Roof, Flat - Harborhouse #07B (10 Units)	48,623
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	7,428
Common Facilities	Far Harbor Fence/Railing, Wood Picket*	5,154
Common Facilities	Gatehouse & Perimeter - Surveillance System	28,877
Common Facilities	Harbor Club Furnishings/AV Equipment Allowance	18,715
Common Facilities	Harbor Club Renovation Allowance - Bldg Exterior*	37,286
Common Facilities	Pavilion Finish, Carpet	22,227
Common Facilities	Pavilion Finish, Wall Covering - Lobby	12,956
Common Facilities	Rec Brookhouse Furniture, Outdoor	10,044
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	3,110
Common Facilities	Rec Far Harbor Furniture, Outdoor	5,332
Common Facilities	Rec Glenhouse Furniture, Outdoor	9,570
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	7,146
Common Facilities	Rec Harbor Club Fitness, Treadmill	7,879
Common Facilities	Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	7,146
Common Facilities	Rec Misc Pool Equipment, Pumps	4,653
Common Facilities	Wilbanks Finish, Epoxy Flr Coating - Kitchen Area	4,600
Harbor	Harbor Aeration Pump	7,333
Paint	Bldg Paint & Labor (629 Units)	142,165
Year 13 Total		506,938

Year 14: 2038

Common Facilities	Condo Bldg Plumbing, Repiping Allowance	7,651
Common Facilities	Harbor Club Finish, Carpet - Meeting Hall	9,253

Category	Description	Cost
Common Facilities	Maintenance Equipment, Street Sweeper Vacuum (used)	79,418
Common Facilities	Rec Far Harbor Pool Equipment, Heater, Gas	7,361
Common Facilities	Rec Misc Equipment, Mower, 52"	20,270
Common Facilities	Rec Misc Pool Equipment, Pumps	7,189
Common Facilities	Rec Misc Tree Replacement Allowance	14,828
Common Facilities	Rec Pavilion Pickleball Court Resurfacing - Plexicushion	27,985
Common Facilities	Rec Pavilion Pickleball Court Windscreen, 6'	7,355
Common Facilities	Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	7,361
Harbor	Harbor Boardwalk, Composite - Between HH 16B & HH 17A*	15,718
Harbor	Harbor Boardwalk, Composite - Between HH 17A & HH 17B*	16,886
Paint	Bldg Paint & Labor (629 Units)	146,430
Year 14 Total		367,705

Year 15: 2039

Common Facilities	Condo Bldg Plumbing, Repiping Allowance	7,881
Common Facilities	Harbor Club Plumbing Allowance	12,829
Common Facilities	Harbor Club Renovation Allowance - Kitchen*	17,564
Common Facilities	Maintenance A/C Air Handler Unit, 2 Ton	4,863
Common Facilities	Maintenance A/C Condensing Unit, 2 Ton	4,863
Common Facilities	Maintenance Bldg Renovation Allowance	99,792
Common Facilities	Maintenance Equipment, Skid Steer	69,511
Common Facilities	Pavilion A/C Split System, 4 Ton	15,714
Common Facilities	Pavilion A/C Split System, 5 Ton	37,143
Common Facilities	Pavilion A/C Split System, 5 Ton	37,143
Common Facilities	Pavilion Renovation Allowance - Pump House*	9,164
Common Facilities	Rec Harbor Club Fitness, Elliptical Machine	14,185
Common Facilities	Rec Harbor Club Tennis Court Resurfacing - Plexicushion	25,383
Common Facilities	Rec Harbor Club Tennis Court Windscreen, 6'	7,575
Common Facilities	Rec Misc Well Pump - Brookhouse	13,448
Common Facilities	Rec Misc Well Pump - Treehouse	20,158
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	9,930
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	2,642
Common Facilities	Rec Pavilion Ice Machine, 450#	8,018
Common Facilities	Rec Wilbanks Pool Finish, Ceramic Tile Trim	12,687
Common Facilities	Rec Wilbanks Pool Finish, Exposed Aggregate	87,404
Common Facilities	Wilbanks Furnishings Allowance - Bedrooms A & B	7,331
Common Facilities	Wilbanks Furnishings Allowance, Matt & Box - Bedrooms A & B	3,971
Harbor	Marina Decking & Framing, PT Wd, S/S Screws	928,112
Harbor	Marina Electrical	134,400
Harbor	Marina Pilings, PT Wood, Encased - Mooring	134,706
Harbor	Marina Pilings, PT Wood, Wrapped	350,235
Paint	Bldg Paint & Labor (629 Units)	150,823
Year 15 Total		2,227,475

Category	Description	Cost
Year 16: 2040		
Roofs	Roof, Flat - Grovehouse #03 (14 Units)	77,420
Roofs	Roof, Flat - Harborhouse #20 (6 Units)	28,843
Roofs	Roof, Shingle - Bayhouse #04 (10 Units)	91,397
Roofs	Roof, Shingle - Bayhouse #08 (13 Units)	83,689
Roofs	Roof, Shingle - Bayhouse #09 (17 Units)	118,926
Roofs	Roof, Shingle - Bayhouse #10 (14 Units)	70,475
Roofs	Roof, Shingle - Grovehouse #05 (20 Units)	82,587
Roofs	Roof, Shingle - Harborhouse #06A (6 Units)	49,552
Roofs	Roof, Shingle - Harborhouse #14 (15 Units)	98,004
Common Facilities	Admin Bldg Storm Panels	4,118
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	8,117
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	14,903
Common Facilities	Harbor Club A/C Package Unit, 4 Ton	13,016
Common Facilities	Maintenance Finish, Vinyl Comp Tile	7,044
Common Facilities	Pavilion Appliance, Microwave	1,774
Common Facilities	Rec Brookhouse Pool Equipment, Chemical Controller	7,255
Common Facilities	Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	7,809
Common Facilities	Rec Far Harbor Pool Equipment, Chemical Controller	7,255
Common Facilities	Rec Glenhouse Pool Equipment, Chemical Controller	7,255
Common Facilities	Rec Harbor Club Fitness, Bike, Aerodyne	1,606
Common Facilities	Rec Harbor Club Pool Equipment, Chemical Controller	7,255
Common Facilities	Rec Harbor Club Spa Equipment, Chemical Controller	7,255
Common Facilities	Rec Misc Boardwalk, Deck Boards, Composite - Bayfront	237,317
Common Facilities	Rec Misc Boardwalk, Frame, PT Wood - Bayfront	270,054
Common Facilities	Rec Misc Boardwalk, Rail, PT Wood - Bayfront	27,108
Common Facilities	Rec Misc Equipment, Mower, 48"	19,354
Common Facilities	Rec Misc Pool Equipment, Filter Grids	11,773
Common Facilities	Rec Misc Pool Equipment, Pumps	7,626
Common Facilities	Rec Misc Tree Replacement Allowance	15,731
Common Facilities	Rec Pavilion Pool Equipment, Chemical Controller	7,255
Common Facilities	Rec Wilbanks Pool Equipment, Chemical Controller	7,255
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton	5,226
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton	6,004
Common Facilities	Wilbanks Electrical Allowance	8,495
Common Facilities	Wilbanks Furnishings Allowance - 1st Floor	91,239
Common Facilities	Wilbanks Plumbing Allowance	28,536
Paint	Bldg Paint & Labor (629 Units)	155,348
Year 16 Total		1,693,876
Year 17: 2041		
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	8,361

Category	Description	Cost
Common Facilities	Gatehouse & Perimeter - Surveillance System	32,501
Common Facilities	Harbor Club A/C Air Handler Unit, 4 Ton	7,962
Common Facilities	Harbor Club A/C Condensing Unit, 4 Ton	8,706
Common Facilities	Harbor Club A/C Split System - Restrooms	13,048
Common Facilities	Pavilion Window Treatments, Roll Shades	17,888
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	8,043
Common Facilities	Rec Glenhouse Pool Finish, Ceramic Tile Trim	7,145
Common Facilities	Rec Glenhouse Pool Finish, Exposed Aggregate	37,281
Common Facilities	Rec Harbor Club Fitness, Bike, Recumbent	3,898
Common Facilities	Rec Harbor Club Fitness, Recumbent Crosstrainer - NuStep TRS4000	10,159
Common Facilities	Rec Harbor Club Fitness, Treadmill	8,868
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	12,961
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	3,926
Common Facilities	Rec Pavilion Fence, Sound Barrier, 10' (Acoustifence) - Pickleball Cts	25,458
Common Facilities	Rec Wilbanks Furniture, Outdoor	15,901
Common Facilities	Wilbanks Finish, Carpet	21,760
Common Facilities	Wilbanks Finish, Paint Interior	7,669
Common Facilities	Wilbanks Finish, Refinish Wood Stairs	4,921
Common Facilities	Wilbanks Ice Machine - Ice-O-Matic	4,699
Paint	Bldg Paint & Labor (629 Units)	160,008
Roads	Asphalt Overlay - Pelican Cove Glenhse Dr to 4 wy Intersection	178,353
Year 17 Total		599,516

Year 18: 2042

Roofs	Roof, Flat - Harborhouse #21 (16 Units) Neogard	103,071
Roofs	Roof, Shingle - Bayhouse #07 (20 Units)	110,981
Roofs	Roof, Shingle - Brookhouse #12 (10 Units)	99,299
Roofs	Roof, Shingle - Grovehouse #01 (16 Units)	78,271
Roofs	Roof, Shingle - Grovehouse #02 (16 Units)	78,271
Roofs	Roof, Shingle - Grovehouse #03 (14 Units)	72,430
Roofs	Roof, Shingle - Grovehouse #04 (10 Units)	45,561
Roofs	Roof, Shingle - Grovehouse #06 (8 Units)	45,561
Roofs	Roof, Shingle - Grovehouse #07 (8 Units)	44,393
Roofs	Roof, Shingle - Harbor Club Bldg	105,140
Roofs	Roof, Shingle - Harborhouse #15 (14 Units)	81,776
Roofs	Roof, Shingle - Harborhouse #18 (14 Units)	84,112
Roofs	Roof, Shingle - Harborhouse #19 (20 Units)	108,645
Roofs	Roof, Shingle - Treehouse #01 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #02 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #03 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #04 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #05 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #06 (6 Units)	98,131

Category	Description	Cost
Roofs	Roof, Shingle - Treehouse #07 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #08 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #11 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #12 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #13 (6 Units)	98,131
Roofs	Roof, Shingle - Treehouse #14 (6 Units)	98,131
Common Facilities	Admin Bldg Finish, Carpet - Downstairs	8,189
Common Facilities	Admin Bldg Finish, Carpet - Upstairs	8,268
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	8,611
Common Facilities	Gatehouse Replacement Allowance	113,318
Common Facilities	Pavilion Equipment, Hearing Loop System	8,798
Common Facilities	Rec Brookhouse Furniture, Outdoor	11,644
Common Facilities	Rec Brookhouse Pool Finish, Ceramic Tile Trim	7,545
Common Facilities	Rec Brookhouse Pool Finish, Exposed Aggregate	37,630
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	3,605
Common Facilities	Rec Far Harbor Furniture, Outdoor	6,182
Common Facilities	Rec Glenhouse Furniture, Outdoor	11,095
Common Facilities	Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	6,091
Common Facilities	Rec Misc Pool Equipment, Pumps	10,788
Common Facilities	Rec Misc Tree Replacement Allowance	16,689
Common Facilities	Rec Misc Well Pump - 4 Way	14,695
Common Facilities	Rec Pavilion Pool Finish, Ceramic Tile Trim	5,237
Common Facilities	Rec Pavilion Pool Finish, Exposed Aggregate	55,442
Common Facilities	Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	8,284
Harbor	Harbor Aeration Pump	8,501
Paint	Bldg Paint & Labor (629 Units)	164,808
Year 18 Total		2,750,503

Year 19: 2043

Roofs	Roof, Shingle - Brookhouse #01 (8 Units)	85,432
Roofs	Roof, Shingle - Brookhouse #02 (8 Units)	83,026
Roofs	Roof, Shingle - Brookhouse #03 (12 Units)	116,717
Roofs	Roof, Shingle - Brookhouse #04 (8 Units)	89,042
Roofs	Roof, Shingle - Brookhouse #05 (10 Units)	102,278
Roofs	Roof, Shingle - Glenhouse #01 (8 Units)	79,416
Roofs	Roof, Shingle - Glenhouse #02 (4 Units)	48,131
Roofs	Roof, Shingle - Glenhouse #03 (8 Units)	73,400
Roofs	Roof, Shingle - Glenhouse #04 (8 Units)	84,229
Roofs	Roof, Shingle - Glenhouse #05 (8 Units)	84,229
Roofs	Roof, Shingle - Glenhouse #06 (12 Units)	90,245
Roofs	Roof, Shingle - Glenhouse #07 (12 Units)	90,245
Roofs	Roof, Shingle - Glenhouse #08 (8 Units)	68,587
Roofs	Roof, Shingle - Harborhouse #06B (14 Units)	77,009

Category	Description	Cost
Roofs	Roof, Shingle - Harborhouse #07A (7 Units)	55,351
Roofs	Roof, Shingle - Harborhouse #07B (10 Units)	67,383
Roofs	Roof, Shingle - Harborhouse #07C (6 Units)	46,928
Roofs	Roof, Shingle - Harborhouse #21 (16 Units)	116,717
Roofs	Roof, Shingle - Office Bldg	42,115
Common Facilities	Admin Bldg A/C Air Handler Unit, 2.5 Ton	4,022
Common Facilities	Admin Bldg A/C Air Handler Unit, 3 Ton	4,908
Common Facilities	Admin Bldg A/C Condensing Unit, 2.5 Ton	4,344
Common Facilities	Admin Bldg A/C Condensing Unit, 3 Ton	5,872
Common Facilities	Brookhouse Renovation Allowance - Pump House*	7,392
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	8,870
Common Facilities	Glenhouse Renovation Allowance - Pump House*	8,595
Common Facilities	Harbor Club A/C Air Handler Unit, 2 Ton	4,827
Common Facilities	Harbor Club A/C Condensing Unit, 2 Ton	5,214
Common Facilities	Maintenance Finish, Clg, 2x4 SAT	7,031
Common Facilities	Pavilion Appliance, Exhaust Fan & Hood, Commercial	10,243
Common Facilities	Pavilion Electronics, Audio/Video Equipment	14,353
Common Facilities	Pavilion Fire Alarm Control Panel	12,892
Common Facilities	Pavilion Gazebo Deck, Composite - Pool Area	25,460
Common Facilities	Rec Brookhouse Pool Equipment, Filtration System	20,339
Common Facilities	Rec Far Harbor Pool Equipment, Filtration System	20,339
Common Facilities	Rec Far Harbor Pool Finish, Ceramic Tile Trim	7,015
Common Facilities	Rec Far Harbor Pool Finish, Exposed Aggregate	27,178
Common Facilities	Rec Glenhouse Pool Equipment, Filtration System	20,339
Common Facilities	Rec Harbor Club Pool Equipment, Filtration System	25,423
Common Facilities	Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	8,533
Common Facilities	Rec Harbor Club Spa Equipment, Filtration System	20,339
Common Facilities	Rec Misc Equipment, Mower, 52"	23,498
Common Facilities	Rec Misc Pool Equipment, Pumps	5,556
Common Facilities	Rec Pavilion Pool Equipment, Filtration System	25,423
Common Facilities	Rec Wilbanks Pool Equipment, Filtration System	25,423
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton - Conference Rm	5,710
Common Facilities	Wilbanks A/C Air Handler Unit, 4 Ton	6,016
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton - Conference Rm	6,561
Common Facilities	Wilbanks A/C Condensing Unit, 4 Ton	6,876
Common Facilities	Wilbanks A/C Mini Split System - Guest Rms	14,408
Common Facilities	Wilbanks Renovation Allowance - Bath House Exterior*	8,595
Common Facilities	Wilbanks Renovation Allowance - Pump House*	10,486
Paint	Bldg Paint & Labor (629 Units)	169,753
Year 19 Total		2,082,313

Year 20: 2044

Roofs	Roof, Flat - Grovehouse #01 (16 Units) Neogard	97,388
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Category	Description	Cost
Roofs	Roof, Shingle - Brookhouse #06 (8 Units)	94,192
Roofs	Roof, Shingle - Brookhouse #07 (6 Units)	71,883
Roofs	Roof, Shingle - Brookhouse #08 (8 Units)	107,825
Roofs	Roof, Shingle - Brookhouse #09 (8 Units)	84,277
Roofs	Roof, Shingle - Brookhouse #10 (4 Units)	47,096
Roofs	Roof, Shingle - Brookhouse #11 (8 Units)	97,910
Roofs	Roof, Shingle - Brookhouse #13 (10 Units)	107,825
Roofs	Roof, Shingle - Brookhouse #14 (12 Units)	135,091
Roofs	Roof, Shingle - Brookhouse #15 (8 Units)	99,150
Roofs	Roof, Shingle - Glenhouse #09 (12 Units)	92,953
Roofs	Roof, Shingle - Glenhouse #10 (8 Units)	86,756
Roofs	Roof, Shingle - Glenhouse #11 (12 Units)	92,953
Roofs	Roof, Shingle - Glenhouse #12 (8 Units)	86,756
Roofs	Roof, Shingle - Glenhouse #13 (8 Units)	86,756
Roofs	Roof, Shingle - Glenhouse #14 (8 Units)	101,628
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	13,704
Common Facilities	Harbor Club Finish, Vinyl Tile - Restrms/Hallway	7,452
Common Facilities	Pavilion Appliance, Refrigerator	3,323
Common Facilities	Rec Far Harbor Pool Equipment, Heater, Gas	8,789
Common Facilities	Rec Harbor Club Pool Finish, Ceramic Tile Trim	16,133
Common Facilities	Rec Harbor Club Pool Finish, Exposed Aggregate	58,946
Common Facilities	Rec Harbor Club Spa Finish, Ceramic Tile Trim	2,967
Common Facilities	Rec Harbor Club Spa Finish, Exposed Aggregate	9,286
Common Facilities	Rec Misc Boardwalk, Gazebo Roof, Deck & Structure - Bayfront	109,950
Common Facilities	Rec Misc Fishing Pier (behind 1511 Pelican Point Dr)	113,232
Common Facilities	Rec Misc Pool Equipment, Pumps	8,584
Common Facilities	Rec Misc Tree Replacement Allowance	17,705
Common Facilities	Rec Misc Well Pump - Treehouse	23,369
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	11,512
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	3,063
Common Facilities	Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	8,789
Paint	Bldg Paint & Labor (629 Units)	174,845
Year 20 Total		2,082,088

Year 21: 2045

Roofs	Roof, Shingle - Bayhouse #05A (8 Units)	52,339
Roofs	Roof, Shingle - Harborhouse #20 (6 Units)	43,403
Roofs	Roof, Shingle - Wilbanks Pool Restroom Bldg	14,817
Common Facilities	Brookhouse Renovation Allowance - Bath House Exterior*	28,996
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	14,115
Common Facilities	Far Harbor Renovation Allowance - Bath House Floor	10,395
Common Facilities	Far Harbor Renovation Allowance - Bath House Interior*	16,778
Common Facilities	Gate Operator, Barrier - Entry Residents	11,181

Category	Description	Cost
Common Facilities	Gate Operator, Barrier - Entry Visitors	11,181
Common Facilities	Gate Operator, Barrier - Exit	11,181
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	17,277
Common Facilities	Gatehouse & Perimeter - Surveillance System	36,581
Common Facilities	Maintenance Bldg Renovation Allowance - Kitchen & Restrms*	5,863
Common Facilities	Maintenance Gate, VC Chain Link, 6x25 Sliding	14,432
Common Facilities	Pavilion A/C Split System, 4 Ton	18,763
Common Facilities	Pavilion Appliance, Wall Oven	3,299
Common Facilities	Pavilion Finish, Carpet	28,157
Common Facilities	Pavilion Furnishings Allowance	78,964
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	9,053
Common Facilities	Rec Harbor Club Fitness, Treadmill	9,981
Common Facilities	Rec Harbor Club Fitness, Weight Machine	17,649
Common Facilities	Rec Misc Equipment, Mower, 48"	22,436
Common Facilities	Rec Pavilion Pickleball Court Resurfacing - Plexicushion	34,418
Common Facilities	Rec Pavilion Pickleball Court Windscreen, 6'	9,045
Common Facilities	Wilbanks Renovation Allowance - Bath House Interior*	37,932
Harbor	Marina Kayak EZ Launch	15,136
Paint	Bldg Paint & Labor (629 Units)	180,090
Roads	Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct	80,005
Roads	Asphalt Overlay - Clower Creek Bldgs #12-14	102,319
Roads	Asphalt Overlay - Pelican Cove Entry to Grovehse #6	122,306
Roads	Asphalt Overlay - Pelican Cove Grovehse #6 to 4 wy Intersection	44,750
Year 21 Total		1,102,842

Year 22: 2046

Roofs	Roof, Shingle - Wilbanks Bldg (Tile & Mod Bit Flat Roofs)	128,573
Common Facilities	Admin Bldg Office Equipment, Phone System	27,184
Common Facilities	Brookhouse Deck Structure, PT Wood*	2,333
Common Facilities	Brookhouse Renovation Allowance - Bath House Interior*	26,485
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	14,538
Common Facilities	Glenhouse Renovation Allowance - Bath House Exterior*	37,567
Common Facilities	Glenhouse Renovation Allowance - Bath House Interior*	26,485
Common Facilities	Pavilion Electronics, Projector	20,455
Common Facilities	Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	9,324
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	15,025
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	4,551
Common Facilities	Rec Harbor Club Tennis Court Resurfacing - Plexicushion	31,218
Common Facilities	Rec Harbor Club Tennis Court Windscreen, 6'	9,317
Common Facilities	Rec Misc Fishing Dock - Bayhouse #10	67,677
Common Facilities	Rec Misc Pool Equipment, Filter Grids	14,058
Common Facilities	Rec Misc Pool Equipment, Pumps	9,106
Common Facilities	Rec Misc Tree Replacement Allowance	18,784

Category	Description	Cost
Common Facilities	Rec Wilbanks Furniture, Outdoor	18,434
Common Facilities	Wilbanks A/C Package Unit, 3 Ton	11,161
Paint	Bldg Paint & Labor (629 Units)	185,493
Year 22 Total		677,768

Year 23: 2047

Common Facilities	Admin Bldg Renovation Allowance - Restrms*	8,319
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	14,975
Common Facilities	Harbor Club Furnishings/AV Equipment Allowance	25,151
Common Facilities	Maintenance A/C Air Handler Unit, 2 Ton	6,160
Common Facilities	Maintenance A/C Condensing Unit, 2 Ton	6,160
Common Facilities	Maintenance Bldg Solar Array	158,532
Common Facilities	Maintenance Equipment, Skid Steer	88,054
Common Facilities	Rec Brookhouse Furniture, Outdoor	13,498
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	4,179
Common Facilities	Rec Far Harbor Furniture, Outdoor	7,166
Common Facilities	Rec Glenhouse Furniture, Outdoor	12,862
Common Facilities	Rec Misc Well Pump - Brookhouse	17,035
Common Facilities	Wilbanks Deck Structure, PT Wood - Pool Area*	40,886
Common Facilities	Wilbanks Deck Structure/Stairs, PT Wood	26,237
Harbor	Harbor Aeration Pump	9,855
Paint	Bldg Paint & Labor (629 Units)	191,058
Roads	Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12	27,107
Roads	Asphalt Overlay - Glenhouse Dr Bldgs #1-6	70,121
Year 23 Total		727,355

Year 24: 2048

Common Facilities	Admin Bldg Deck Structure, Composite - Bldg Entrance*	8,089
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	15,424
Common Facilities	Far Harbor Deck Structure, Composite - Far Harbor Pool Area	3,559
Common Facilities	Harbor Club Deck & Ramps, Composite	45,508
Common Facilities	Rec Brookhouse Pool Equipment, Chemical Controller	9,191
Common Facilities	Rec Far Harbor Pool Equipment, Chemical Controller	9,191
Common Facilities	Rec Glenhouse Pool Equipment, Chemical Controller	9,191
Common Facilities	Rec Harbor Club Fitness, Rower	4,382
Common Facilities	Rec Harbor Club Pool Equipment, Chemical Controller	9,191
Common Facilities	Rec Harbor Club Spa Equipment, Chemical Controller	9,191
Common Facilities	Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	7,274
Common Facilities	Rec Misc Boardwalk, Deck Boards & Railing (2024) - Bayfront	89,616
Common Facilities	Rec Misc Equipment, Mower, 52"	27,241
Common Facilities	Rec Misc Pool Equipment, Pumps	12,881
Common Facilities	Rec Misc Tree Replacement Allowance	19,927
Common Facilities	Rec Pavilion Pool Equipment, Chemical Controller	9,191

Category	Description	Cost
Common Facilities	Rec Pavilion Solar Array	261,422
Common Facilities	Rec Wilbanks Pool Equipment, Chemical Controller	9,191
Common Facilities	Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	9,892
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton	6,620
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton	7,606
Paint	Bldg Paint & Labor (629 Units)	196,790
Year 24 Total		780,568

Year 25: 2049

Common Facilities	Admin Bldg Renovation Allowance - Built-in Desks	36,568
Common Facilities	Admin Bldg Renovation Allowance - Lighting*	13,341
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	15,887
Common Facilities	Gatehouse & Perimeter - Surveillance System	41,172
Common Facilities	Harbor Club A/C Split System - Restrooms	16,529
Common Facilities	Maintenance Aerial Lift	66,334
Common Facilities	Maintenance Equipment, Tractor	95,135
Common Facilities	Pavilion Finish, Wall Covering - Lobby	18,473
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	10,189
Common Facilities	Rec Harbor Club Fitness, Treadmill	11,233
Common Facilities	Rec Harbor Club Pool Equipment, Heater, Nat Gas, 400k	10,189
Common Facilities	Rec Misc EZ Launch and Float - Bayhouse #01	27,116
Common Facilities	Rec Misc Pool Equipment, Pumps	6,634
Common Facilities	Rec Misc Well Pump - Treehouse	27,091
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	13,346
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	3,551
Common Facilities	Rec Pavilion Ice Machine, 450#	10,776
Common Facilities	Wilbanks Finish, Carpet	27,565
Common Facilities	Wilbanks Finish, Epoxy Flr Coating - Kitchen Area	6,558
Common Facilities	Wilbanks Finish, Paint Interior	9,715
Common Facilities	Wilbanks Finish, Refinish Wood Stairs	6,234
Common Facilities	Wilbanks Furnishings Allowance - Bedrooms A & B	9,852
Common Facilities	Wilbanks Furnishings Allowance, Matt & Box - Bedrooms A & B	5,337
Common Facilities	Wilbanks Ice Machine - Ice-O-Matic	5,952
Harbor	Marina Decking, Composite, S/S Screws - Mat \$ Only (1x)	183,701
Paint	Bldg Paint & Labor (629 Units)	202,693
Roads	Asphalt Overlay - Treehouse Cir Bldgs #2-3	58,534
Year 25 Total		939,705

Year 26: 2050

Roofs	Roof, Flat - Harborhouse #18 (14 Units)	114,246
Roofs	Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades	32,557
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	16,363
Common Facilities	Gatehouse & Perimeter - Access Control, Automated System	20,029

Category	Description	Cost
Common Facilities	Harbor Club Finish, Carpet - Meeting Hall	13,192
Common Facilities	Harbor Club Renovation Allowance - Restrms*	43,128
Common Facilities	Pavilion Finish, Ceramic Tile - Kitchen	8,511
Common Facilities	Pavilion Finish, Ceramic Tile - Lobby	22,574
Common Facilities	Pavilion Finish, Ceramic Tile - Lobby Restrms	23,061
Common Facilities	Pavilion Finish, Clg, 1x1 AT - Assembly Rm	14,786
Common Facilities	Pavilion Finish, Clg, 2x2 SAT - Library	10,583
Common Facilities	Pavilion Renovation Allowance - Kitchen*	52,853
Common Facilities	Pavilion Renovation Allowance - Lobby Restrms*	31,712
Common Facilities	Rec Far Harbor Pool Equipment, Heater, Gas	10,494
Common Facilities	Rec Misc Equipment, Mower, 48"	26,010
Common Facilities	Rec Misc Footbridge, Deck Bds & Frame, PT Wood - Brookhouse	63,423
Common Facilities	Rec Misc Pool Equipment, Pumps	10,249
Common Facilities	Rec Misc Tree Replacement Allowance	21,141
Common Facilities	Rec Misc Well Pump - 4 Way	18,615
Common Facilities	Rec Pavilion Pool Equipment, Heater, Nat Gas, 400k	10,494
Paint	Bldg Paint & Labor (629 Units)	208,774
Year 26 Total		772,795

Year 27: 2051

Roofs	Roof, Flat - Bayhouse #07 (20 Units)	195,422
Roofs	Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades	55,690
Roofs	Roof, Flat - Harborhouse #19 (20 Units)	157,599
Roofs	Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades	44,912
Roofs	Roof, Shingle - Pavilion Bldg	123,466
Common Facilities	Admin Bldg Renovation Allowance - Exterior*	35,276
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	16,854
Common Facilities	Far Harbor Fence/Railing, Wood Picket*	7,796
Common Facilities	Far Harbor Renovation Allowance - Bath House Exterior*	18,291
Common Facilities	Harbor Club Finish, Rubber - Fitness Area	13,590
Common Facilities	Harbor Club Renovation Allowance - Kitchen*	25,042
Common Facilities	Pavilion A/C Split System, 4 Ton	22,405
Common Facilities	Pavilion A/C Split System, 5 Ton	52,957
Common Facilities	Pavilion A/C Split System, 5 Ton	52,957
Common Facilities	Rec Harbor Club Fitness, Elliptical Machine	20,225
Common Facilities	Rec Harbor Club Fitness, Recumbent Crosstrainer - NuStep TRS4000	13,653
Common Facilities	Rec Harbor Club Furniture, Outdoor - Pool Area	17,418
Common Facilities	Rec Harbor Club Furniture, Outdoor - Tennis Cts	5,276
Common Facilities	Rec Pavilion Fence, Sound Barrier, 10' (Acoustifence) - Pickleball Cts	34,213
Common Facilities	Rec Wilbanks Furniture, Outdoor	21,370
Common Facilities	Wilbanks A/C Air Handler Unit, 3 Ton - Conference Rm	7,234
Common Facilities	Wilbanks A/C Air Handler Unit, 4 Ton	7,621
Common Facilities	Wilbanks A/C Condensing Unit, 3 Ton - Conference Rm	8,312

Category	Description	Cost
Common Facilities	Wilbanks A/C Condensing Unit, 4 Ton	8,710
Harbor	Marina Kayak Dock, Floating	20,922
Paint	Bldg Paint & Labor (629 Units)	215,037
Year 27 Total		1,202,248

Year 28: 2052

Common Facilities	Condo Bldg Electrical Panels	364,464
Common Facilities	Condo Bldg Fire Extinguisher w/Cabinet	57,238
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	17,360
Common Facilities	Far Harbor Renovation Allowance - Pump House	9,644
Common Facilities	Gatehouse Door, Sliding Glass, 6068	13,327
Common Facilities	Harbor Club A/C Package Unit, 4 Ton	18,557
Common Facilities	Harbor Club Renovation Allowance - Pump House*	13,009
Common Facilities	Maintenance Door, Metal Roll Up, 12 x 14	13,457
Common Facilities	Pavilion Appliance, Microwave	2,530
Common Facilities	Rec Brookhouse Furniture, Outdoor	15,648
Common Facilities	Rec Brookhouse Pool Equipment, Heater, Nat Gas, 400k	11,134
Common Facilities	Rec Brookhouse Pump, 2.5 Hp Submersible - Pond	4,845
Common Facilities	Rec Far Harbor Furniture, Outdoor	8,308
Common Facilities	Rec Glenhouse Furniture, Outdoor	14,910
Common Facilities	Rec Harbor Club Fitness, Bike, Aerodyne	2,290
Common Facilities	Rec Harbor Club Tennis Court Fencing, VC Chain Link	39,887
Common Facilities	Rec Misc Boardwalk, Rail, PT Wood - Bayfront	38,649
Common Facilities	Rec Misc Booster Pump	138,238
Common Facilities	Rec Misc Pool Equipment, Filter Grids	16,786
Common Facilities	Rec Misc Pool Equipment, Pumps	10,873
Common Facilities	Rec Misc Tree Replacement Allowance	22,429
Common Facilities	Rec Pavilion Pickleball Court Fencing, VC Chain Link	39,887
Common Facilities	Rec Pavilion Pickleball Court Resurfacing - Plexicushion	42,329
Common Facilities	Rec Pavilion Pickleball Court Windscreen, 6'	11,125
Harbor	Harbor Aeration Pump	11,425
Paint	Bldg Paint & Labor (629 Units)	221,488
Roads	Asphalt Overlay - Brookhouse Cir	214,047
Roads	Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd	129,446
Roads	Asphalt Overlay - Brookhouse Dr Bldgs #14-15	103,640
Roads	Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6	50,426
Roads	Asphalt Overlay - Treehouse Cir Park/Carprts Bldgs #2-3	9,929
Roads	Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8	271,612
Year 28 Total		1,938,937

Year 29: 2053

Roofs	Roof, Flat - Bayhouse #08 (13 Units)	109,235
Roofs	Roof, Flat - Bayhouse #09 (17 Units)	131,528

Category	Description	Cost
Roofs	Roof, Flat - Bayhouse #10 (14 Units)	120,381
Roofs	Roof, Flat - Grovehouse #04 (10 Units)	49,044
Roofs	Roof, Flat - Grovehouse #06 (8 Units)	60,191
Roofs	Roof, Flat - Grovehouse #07 (8 Units)	75,796
Roofs	Roof, Flat - Harborhouse #06A (6 Units)	46,815
Roofs	Roof, Flat - Harborhouse #07A (7 Units)	51,274
Roofs	Roof, Flat - Harborhouse #14 (15 Units)	122,611
Roofs	Roof, Flat - Harborhouse #15 (14 Units)	46,815
Roofs	Roof, Flat - Harborhouse #6B (14 Units)	100,318
Common Facilities	Admin Bldg Renovation Allowance - Kitchen*	15,247
Common Facilities	Condo Bldg Electrical Panels	173,260
Common Facilities	Condo Bldg Plumbing, Repiping Allowance	17,880
Common Facilities	Gatehouse & Perimeter - Surveillance System	46,339
Common Facilities	Harbor Club A/C Air Handler Unit, 4 Ton	11,352
Common Facilities	Harbor Club A/C Condensing Unit, 4 Ton	12,412
Common Facilities	Pavilion Electronics, Audio/Video Equipment	19,290
Common Facilities	Pavilion Finish, Carpet	35,669
Common Facilities	Pavilion Partition, Folding Accordion	12,563
Common Facilities	Pavilion Window Treatments, Roll Shades	25,504
Common Facilities	Rec Glenhouse Pool Equipment, Heater, Nat Gas, 400k	11,468
Common Facilities	Rec Harbor Club Fitness, Bike, Recumbent	5,558
Common Facilities	Rec Harbor Club Fitness, Treadmill	12,643
Common Facilities	Rec Harbor Club Tennis Court Resurfacing - Plexicushion	38,395
Common Facilities	Rec Harbor Club Tennis Court Windscreen, 6'	11,458
Common Facilities	Rec Misc Equipment, Mower, 52"	31,580
Common Facilities	Rec Wilbanks Pool Finish, Ceramic Tile Trim	19,190
Common Facilities	Rec Wilbanks Pool Finish, Exposed Aggregate	132,207
Harbor	Harbor Dredging	702,282
Paint	Bldg Paint & Labor (629 Units)	228,133
Roads	Asphalt Overlay - Clower Creek Bldgs # 1-2	61,667
Roads	Asphalt Overlay - Clower Creek Bldgs #11	24,400
Roads	Asphalt Overlay - Clower Creek Bldgs #17B to bridge	61,859
Roads	Asphalt Overlay - Clower Creek Bldgs #18	46,385
Roads	Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge	132,413
Roads	Asphalt Overlay - Maint Shop Entrance Road	6,244
Roads	Asphalt Overlay - Pelican Cove Glenhse #9-14	229,545
Roads	Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7	116,821
Year 29 Total		3,155,772

Year 30: 2054

Common Facilities	Admin Bldg Finish, Carpet - Downstairs	11,676
Common Facilities	Admin Bldg Finish, Carpet - Upstairs	11,788
Common Facilities	Rec Harbor Club Spa Equipment, Heater, Nat Gas, 250k	8,685

Category	Description	Cost
Common Facilities	Rec Misc Pool Equipment, Pumps	15,381
Common Facilities	Rec Misc Tree Replacement Allowance	23,794
Common Facilities	Rec Misc Walkway, Elevated Concrete (by Bay House Point #8)	110,168
Common Facilities	Rec Misc Well Pump - Treehouse	31,406
Common Facilities	Rec Pavilion Furniture, Outdoor - Pool	15,471
Common Facilities	Rec Pavilion Furniture, Outdoor - Tennis Court	4,116
Common Facilities	Rec Wilbanks Pool Equipment, Heater, Nat Gas, 400k	11,812
Paint	Bldg Paint & Labor (629 Units)	234,977
Roads	Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134	13,415
Year 30 Total		492,689



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



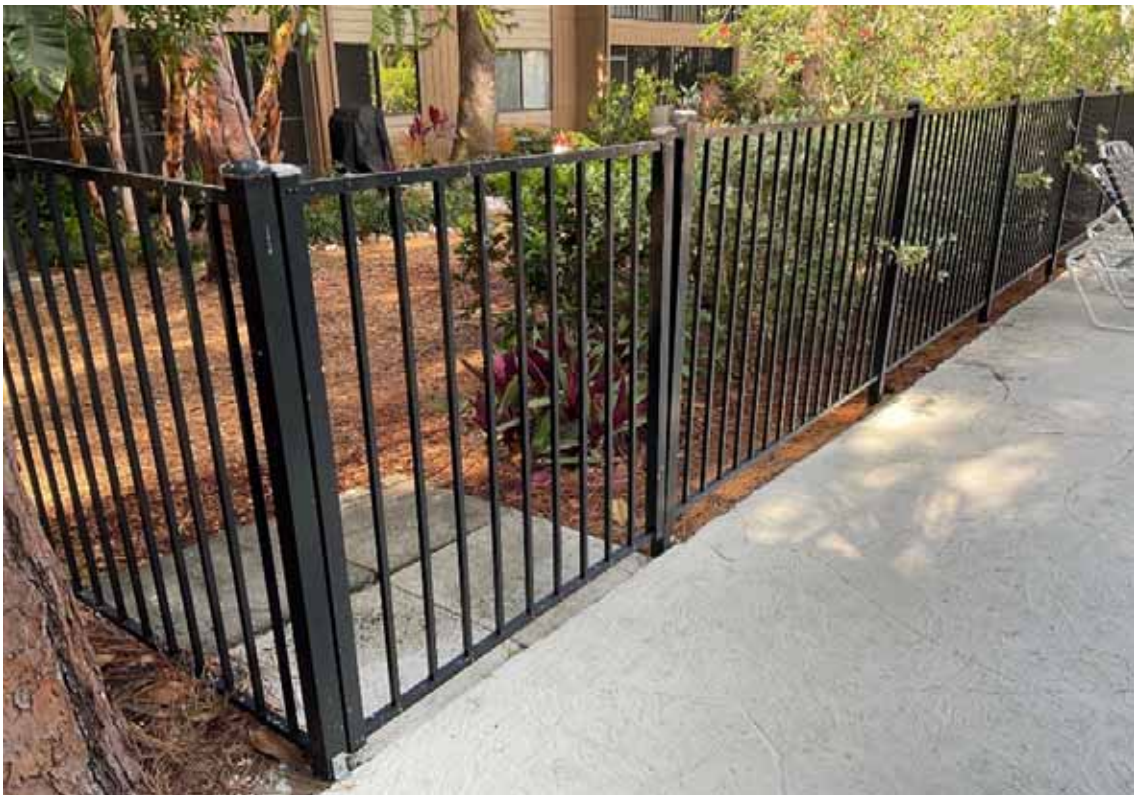
Glenhouse Pool Bldg



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