

**2027**  
**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: 10783 Version 2

January 1, 2027 - December 31, 2027



**DREUX ISAAC & ASSOCIATES, INC.**

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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

# Table of Contents

## Section 1

## General Information

|                                              |      |
|----------------------------------------------|------|
| Introduction Letter                          | 1-1  |
| Executive Summary                            | 1-2  |
| Report Process                               | 1-3  |
| SIRS History and Explanation                 | 1-4  |
| SIRS Components                              | 1-5  |
| Florida Statute Chapter 718 Reserve Excerpts | 1-9  |
| Florida Administrative Code Reserve Excerpts | 1-15 |
| Funding Plans                                | 1-18 |
| Definitions                                  | 1-19 |
| Unit Abbreviations / Company Information     | 1-21 |
| Terms and Conditions                         | 1-22 |
| Report Notes                                 | 1-23 |

## Section 2

## Structural Integrity Reserve Study (SIRS)

|                              |      |
|------------------------------|------|
| Recommendations and Findings | 2-1  |
| Chart A                      | 2-2  |
| Chart B                      | 2-3  |
| Chart C                      | 2-4  |
| Chart D                      | 2-5  |
| Component Schedule Summary   | 2-6  |
| Component Schedule Detail    | 2-7  |
| Cash Flow Plan Summary       | 2-9  |
| Cash Flow Plan Details       | 2-10 |

## Section 3

## Traditional Reserve Study (Non-SIRS)

|                              |      |
|------------------------------|------|
| Recommendations and Findings | 3-1  |
| Chart A                      | 3-2  |
| Chart B                      | 3-3  |
| Chart C                      | 3-4  |
| Chart D                      | 3-5  |
| Component Schedule Summary   | 3-6  |
| Component Schedule Detail    | 3-7  |
| Cash Flow Plan Summary       | 3-18 |
| Cash Flow Plan Details       | 3-19 |

## Section 4

## Photographs

August 21, 2026

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)

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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 and Prepared by



Mike McCartney, RS, PRA  
Reserve Analyst/Insurance Appraiser



Reviewed by



Dreux Isaac, RS, PRA  
President



# Executive Summary

## General Information

|                     |                                            |                     |                 |
|---------------------|--------------------------------------------|---------------------|-----------------|
| Property Name:      | Pelican Cove Condominium Association, Inc. | Report Run Date:    | 08/21/2026      |
| Property Location:  | Sarasota, Florida                          | Report No:          | 10783 Version 2 |
| Property Number:    | 311                                        | Budget Year Begins: | 01/01/2027      |
| Property Type:      | Condominium                                | Budget Year Ends:   | 12/31/2027      |
| Total Units:        | 731                                        |                     |                 |
| Inspection Date(s): | 05/02/2023                                 |                     |                 |

## Consolidated Findings

|                                                           |              |
|-----------------------------------------------------------|--------------|
| Reserve categories:                                       | 11           |
| Reserve components:                                       | 442          |
| Current cost of reserve components:                       | \$16,149,651 |
| Current reserve funding contribution:                     | \$842,529    |
| Estimated beginning year reserve balance:                 | \$1,212,023  |
| Fully funded (ideal) reserve balance:                     | \$6,945,149  |
| Fully funded percentage:                                  | 17%          |
| Number of components scheduled for replacement in year 1: | 45           |
| Cost of components scheduled for replacement in year 1:   | \$2,535,065  |

## Consolidated Funding Plans

### Projected Beginning Year Reserve Balance

|                                                    |                |                    |
|----------------------------------------------------|----------------|--------------------|
| Allocated to SIRS:                                 | 23.02%         | \$278,995          |
| Allocated to traditional reserve study (non-SIRS): | 76.98%         | \$933,028          |
| <b>Total</b>                                       | <b>100.00%</b> | <b>\$1,212,023</b> |

### Pooled Funding Plan

|                                                                   |           |
|-------------------------------------------------------------------|-----------|
| Pooled plan method:                                               | Threshold |
| Pooled threshold amount for SIRS:                                 | \$25,000  |
| Pooled threshold amount for traditional reserve study (Non-SIRS): | \$100,000 |

### Recommended Funding Contributions

|                                                       |                |                    |
|-------------------------------------------------------|----------------|--------------------|
| SIRS:                                                 | 4.24%          | \$76,493           |
| Non-SIRS (waivable with majority vote of membership): | 95.76%         | \$1,728,131        |
| <b>Total</b>                                          | <b>100.00%</b> | <b>\$1,804,624</b> |

|                                                                    |         |           |
|--------------------------------------------------------------------|---------|-----------|
| Increase (decrease) \$ between current and recommended funding:    | 114.19% | \$962,095 |
| Additional contributions (special assessments, loans, settlement): |         | \$0       |

# Report Process

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The purpose of this report is to provide Pelican Cove Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2027 and ending December 31, 2027.

This is a level III SIRS/Reserve Study report (update with off-site review / no site visit) that meets current Florida Statutory SIRS/reserve requirements. The last visual site visit of the property was completed on May 2, 2023 by qualified credentialed personnel. The photos in this report are from this last site visit.

The report process began with a review of the prior report prepared by Dreux Isaac & Associates 2026 SIRS/non-SIRS Level III report # 10120, dated August 20, 2025). This prior report serves as the basis for this current report. As part of this review we discussed and received updated information from the Client regarding SIRS/reserve projects that have been completed, or in progress, since the last report was prepared.

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. Any client-provided cost data such as contracts, agreements, or qualified proposals, were used as well.

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

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## **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, 2024, and 2025.

## **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 habitable 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, three-family, or four-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 \$25,000 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?**

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, 2025, 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.

# SIRS Components

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## 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

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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

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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

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## 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 \$25,000 and the failure to replace or maintain them negatively affects any of the other SIRS components.

Once this information was received and entered into our system, we then evaluated the fund status and updated the long-term funding plans and recommendations.

# Florida Statute Chapter 718 Reserve Excerpts

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## **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 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).

## **718.111(16) Investment of Association Funds**

(a) A board shall, in fulfilling its duty to manage operating and reserve funds of its association, use best efforts to make prudent investment decisions that carefully consider risk and return in an effort to maximize returns on invested funds.

(b) An association, including a multicondominium association, may invest reserve funds in one or any combination of certificates of deposit or in depository accounts at a community bank, savings bank, commercial bank, savings and loan association, or credit union without a vote of the unit owners.

## **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 required reserves for repair or replacement of the condominium property, anticipated expenses of the association which the board does not expect to be incurred on a regular or annual basis for the repair, maintenance, or replacement of the items listed in paragraph (g), and insurance premiums, or assessments for betterments to 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 \$25,000 or the inflation-adjusted amount determined by the division under subparagraph 6., whichever is greater. 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. If an association votes to terminate the condominium in accordance with s. 718.117, the members may vote to waive the maintenance of reserves recommended by 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.

# Florida Statute Chapter 718 Reserve Excerpts

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2.b. 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.

c.(I) Reserves for the items listed in paragraph (g) may be funded by regular assessments, special assessments, lines of credit, or loans. A special assessment, a line of credit, or a loan under this sub-subparagraph requires the approval of a majority vote of the total voting interests of the association.

c.(II) A unit-owner-controlled association that must have a structural integrity reserve study may secure a line of credit or a loan to fund capital expenses required by a milestone inspection under s. 553.899 or a structural integrity reserve study. The line of credit or loan must be sufficient to fund the cumulative amount of any previously waived or unfunded portions of the reserve funding amount required by this paragraph and the most recent structural integrity reserve study. Funding from the line of credit or loan must be immediately available for access by the board to fund required repair, maintenance, or replacement expenses without further approval by the members of the association. A special assessment, a line of credit, or a loan secured under this sub-subparagraph and related details must be included in the annual financial statement that is required under s. 718.111(13) to be delivered to unit owners and required under s. 718.503 to be provided to prospective purchasers of a unit.

c.(III) This sub-subparagraph does not apply to associations controlled by a developer as defined in s. 718.103, an association in which the nondeveloper unit owners have been in control for less than 1 year, or an association controlled by one or more bulk assignees or bulk buyers as those terms are defined in s. 718.703.

d. If the local building official, as defined in s. 468.603, determines that the entire condominium building is uninhabitable due to a natural emergency, as defined in s. 252.34, the board, upon the approval of a majority of its members, may pause the contribution to its reserves or reduce reserve funding until the local building official determines that the condominium building is habitable. Any reserve account funds held by the association may be expended, pursuant to the board's determination, to make the condominium building and its structures habitable. Upon the determination by the local building official that the condominium building is habitable, the association must immediately resume contributing funds to its reserves.

# Florida Statute Chapter 718 Reserve Excerpts

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e. For a budget adopted on or before December 31, 2028, if the association has completed a milestone inspection pursuant to s. 553.899 within the previous 2 calendar years, the board, upon the approval of a majority of the total voting interests of the association, may temporarily pause, for a period of no more than two consecutive annual budgets, reserve fund contributions or reduce the amount of reserve funding for the purpose of funding repairs recommended by the milestone inspection. This sub-subparagraph does not apply to an association controlled by a developer as defined in s. 718.103, an association in which the nondeveloper unit owners have been in control for less than 1 year, or an association controlled by one or more bulk assignees or bulk buyers as those terms are defined in s. 718.703. An association that has paused reserve contributions under this subparagraph must have a structural integrity reserve study performed before the continuation of reserve contributions in order to determine the association's reserve funding needs and to recommend a reserve funding plan.

f. 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.

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. An association's reserve accounts may be pooled for two or more required components. Reserve funding for components listed in paragraph (g) may only be pooled with other components listed in paragraph (g). The reserve funding indicated in the proposed annual budget must be sufficient to ensure that available funds meet or exceed projected expenses for all components in the reserve pool based on the reserve funding plan or schedule of the most recent structural integrity reserve study. A vote of the members is not required for the board to change the accounting method for reserves to a pooling accounting method or a straight-line accounting method.

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

# Florida Statute Chapter 718 Reserve Excerpts

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6. The division shall annually adjust for inflation, based on the Consumer Price Index for All Urban Consumers released in January of each year, the minimum \$25,000 threshold amount for required reserves. By February 1, 2026, and annually thereafter, the division must conspicuously post on its website the inflation-adjusted minimum threshold amount for required reserves.

## **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 habitable 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 \$25,000 or the inflation-adjusted amount determined by the division under subparagraph (f)6., whichever is greater, and the failure to replace or maintain such item negatively affects the items listed in sub-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.

3.a. A structural integrity reserve study including 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.

3.b. Any design professional as defined in s. 558.002 or any contractor licensed under chapter 489 who bids to perform a structural integrity reserve study must disclose in writing to the association his or her intent to bid on any services related to any maintenance, repair, or replacement that may be recommended by the structural integrity reserve study. Any design professional as defined in s. 558.002 or contractor licensed under chapter 489 who submits a bid to the association for performing any services recommended by the structural integrity reserve study may not have an interest, directly or indirectly, in the firm or entity providing the association's structural integrity reserve study or be a relative of any person having a direct or indirect interest in such firm, unless such relationship is disclosed to the association in writing. As used in this section, the term "relative" means a relative within the third degree of consanguinity by blood or marriage. A contract for services is voidable and terminates upon the association filing a written notice terminating the contract if the design professional or licensed contractor failed to provide the written disclosure of the interests or relationships required under this paragraph. A design professional or licensed contractor may be subject to discipline under the applicable practice act for his or her profession for failure to provide the written disclosure of the interests or relationships required under this paragraph.

# Florida Statute Chapter 718 Reserve Excerpts

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4.a. 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 plan or 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. At a minimum, the structural integrity reserve study must include a recommendation for a reserve funding schedule based on a baseline funding plan that provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. The study may recommend other types of reserve funding schedules, provided that each recommended schedule is sufficient to meet the association's maintenance obligation.

4.b. 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. If the structural integrity reserve study recommends reserves for any item for which reserves are not required under this paragraph, the amount of the recommended reserves for such item must be separately identified in the structural integrity reserve study as an item for which reserves are not required under this paragraph.

4.c. The structural integrity reserve study must take into consideration the funding method or methods used by the association to fund its maintenance and reserve funding obligations through regular assessments, special assessments, lines of credit, or loans. If the structural integrity reserve study is performed before the association has approved a special assessment or secured a line of credit or a loan, the structural integrity reserve study must be updated to reflect the funding method selected by the association and its effect on the reserve funding schedule, including any anticipated change in the amount of regular assessments. The structural integrity reserve study may be updated to reflect any changes to the useful life of the reserve items after such items are repaired or replaced, and the effect such repair or replacement will have on the reserve funding schedule. The association must obtain an updated structural integrity reserve study before adopting any budget in which the reserve funding from regular assessments, special assessments, lines of credit, or loans do not align with the funding plan from the most recent version of the structural integrity reserve study.

5. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, three-family, or four-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.

6. 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.

# Florida Statute Chapter 718 Reserve Excerpts

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7. 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, 2025, 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.

8. 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.

9. If the association completes a milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, the association may delay performance of a required structural integrity reserve study for no more than the 2 consecutive budget years immediately following the milestone inspection in order to allow the association to focus its financial resources on completing the repair and maintenance recommendations of the milestone inspection.

10. 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 or a director's fiduciary relationship to the unit owners under s. 718.111(1). An officer or a director of an association must sign an affidavit acknowledging receipt of the completed structural integrity reserve study.

11. 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.

12. 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.

13. The division shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

# Florida Administrative Code Reserve Excerpts

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## 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 \$25,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$25,000, 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

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## **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

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## **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

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## 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

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**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

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**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

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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

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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

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

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

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

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

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

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

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

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

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

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

# Report Notes

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1. As provided by Management, the 2027 non-SIRS schedule (Report #10783) includes a one-time \$900,000 dredging allowance to be performed in 2027. Additionally Management requested that we add an annual recurring \$850,000 Structural/Restoration/Engineering allowance. These changes have significantly increased the annual funding requirement of the non-SIRS reserve plan.
2. 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.
3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
4. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
5. Per management's 9/21/2010 request, the asphalt repair allowance and drainage repair allowance items were removed from the reserve schedule. This change was not recommended or supported by Dreux Isaac & Associates, Inc.
6. Per management's 9/21/2010 request, the Marina decking useful life was extended from 15 to 20 years. This change was not recommended or supported by Dreux Isaac & Associates, Inc.
7. Per management's 9/21/2010 request, those components in the Common Facilities reserve schedule with an (\*) asterisk next to their description, have had their current cost reduced to more accurately reflect the actual cost incurred by the Association using in-house employee labor the associated work.
8. There are two vehicular bridges at Pelican Cove. Both of these bridges were believed to have been constructed in in the mid 1970's. Each bridge provides the only access point to certain parts of the property. These bridges should be inspected by a qualified engineer to determine their current condition and if any maintenance and/or capital repairs are needed.
9. The reserve funding for the Wilbanks Boardwalk includes the gazebo and four sun decks at 1505, 1510, 1515 and 1519.
10. The harbor dock reserve funding includes the three floating docks, the observation deck between 16A & 16B, and the Kayak storage structure.
11. The 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".
12. As requested by 2025 Management, the pooled cash flow plan uses threshold fund balance starting at \$10,000 in year 1 and progressing to \$50,000 minimum by year 30.

# Recommendations and Findings

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## 1. General Information

|                    |                                                   |                     |                        |
|--------------------|---------------------------------------------------|---------------------|------------------------|
| Property Name:     | <b>Pelican Cove Condominium Association, Inc.</b> |                     |                        |
| Property Location: | <b>Sarasota, Florida</b>                          |                     |                        |
| Property Number:   | <b>311</b>                                        | Report Run Date:    | <b>08/21/2026</b>      |
| Property Type:     | <b>Condominium</b>                                | Report No:          | <b>10783 Version 2</b> |
| Total Units:       | <b>731</b>                                        | Budget Year Begins: | <b>01/01/2027</b>      |
| Phase:             | <b>SIRS (1 of 2)</b>                              | Budget Year Ends:   | <b>12/31/2027</b>      |

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## 2. Report Findings

|                                                                               |                    |
|-------------------------------------------------------------------------------|--------------------|
| Total number of categories set up in reserve schedule:                        | <b>5</b>           |
| Total number of components scheduled for reserve funding:                     | <b>41</b>          |
| Total current cost of all scheduled reserve components:                       | <b>\$1,266,164</b> |
| Estimated Beginning Year Reserve Balance:                                     | <b>\$278,995</b>   |
| Total number of components scheduled for replacement in the 2027 Budget Year: | <b>4</b>           |
| Total cost of components scheduled for replacement in the 2027 Budget Year:   | <b>\$150,975</b>   |

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## 3. 30 Year Pooled Cash Flow Funding Plan Analysis

|                                                                         |                 |
|-------------------------------------------------------------------------|-----------------|
| Current Annual Reserve Funding Contribution Amount:                     | <b>\$66,249</b> |
| Recommended 2027 Reserve Funding Contribution Amount:                   | <b>\$76,493</b> |
| Recommended 2027 Planned Special Assessment Amount:                     | <b>\$0</b>      |
| Total 2027 Reserve Funding and Planned Special Assessment Amount:       | <b>\$76,493</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>\$10,244</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>15.46%</b>   |

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## Chart A

### 2027 Current Reserve Component Costs

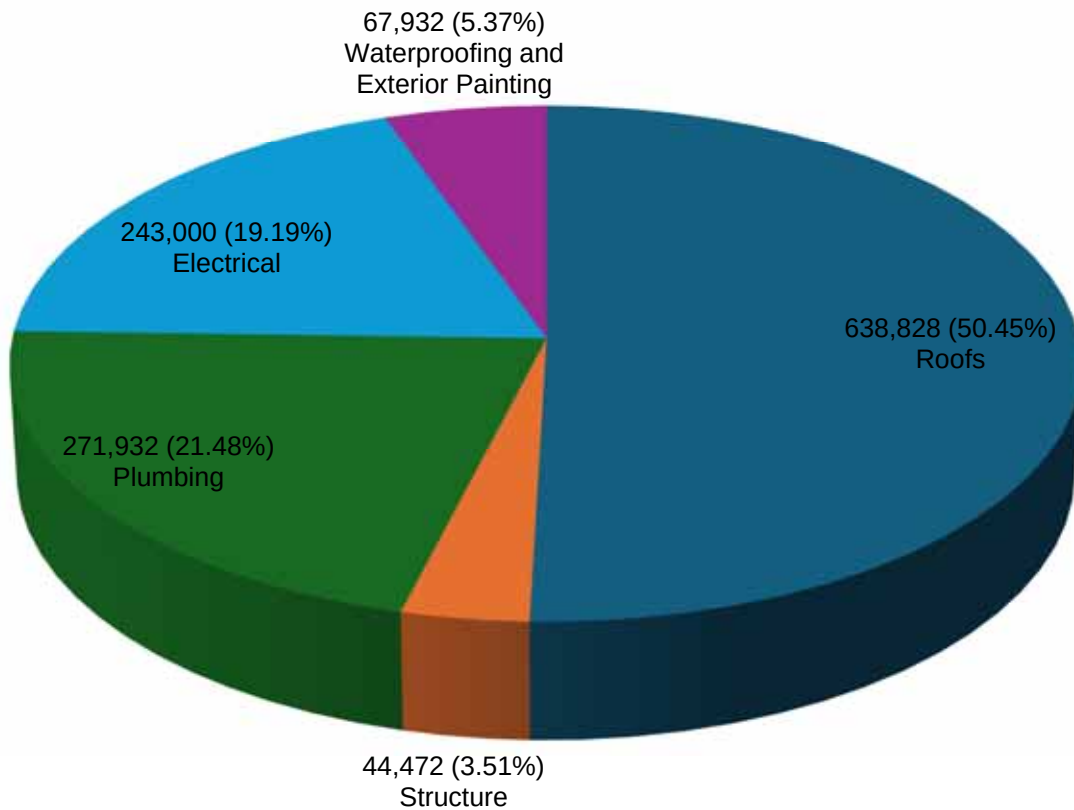
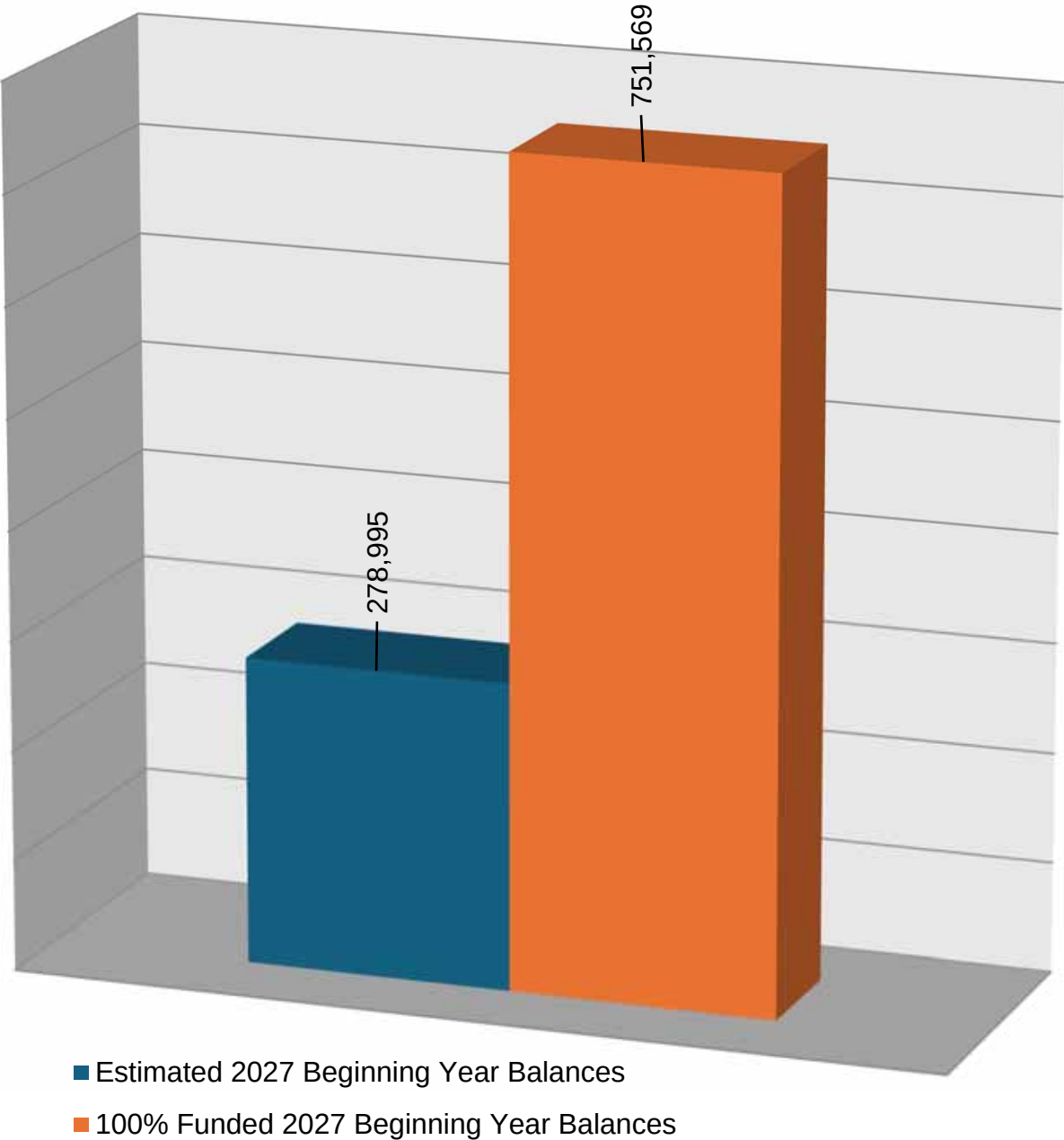


**Chart B**  
2027 Actual vs. 100% Funded Reserve Balances



# Chart C

## 2027 Funding Contribution Comparisons

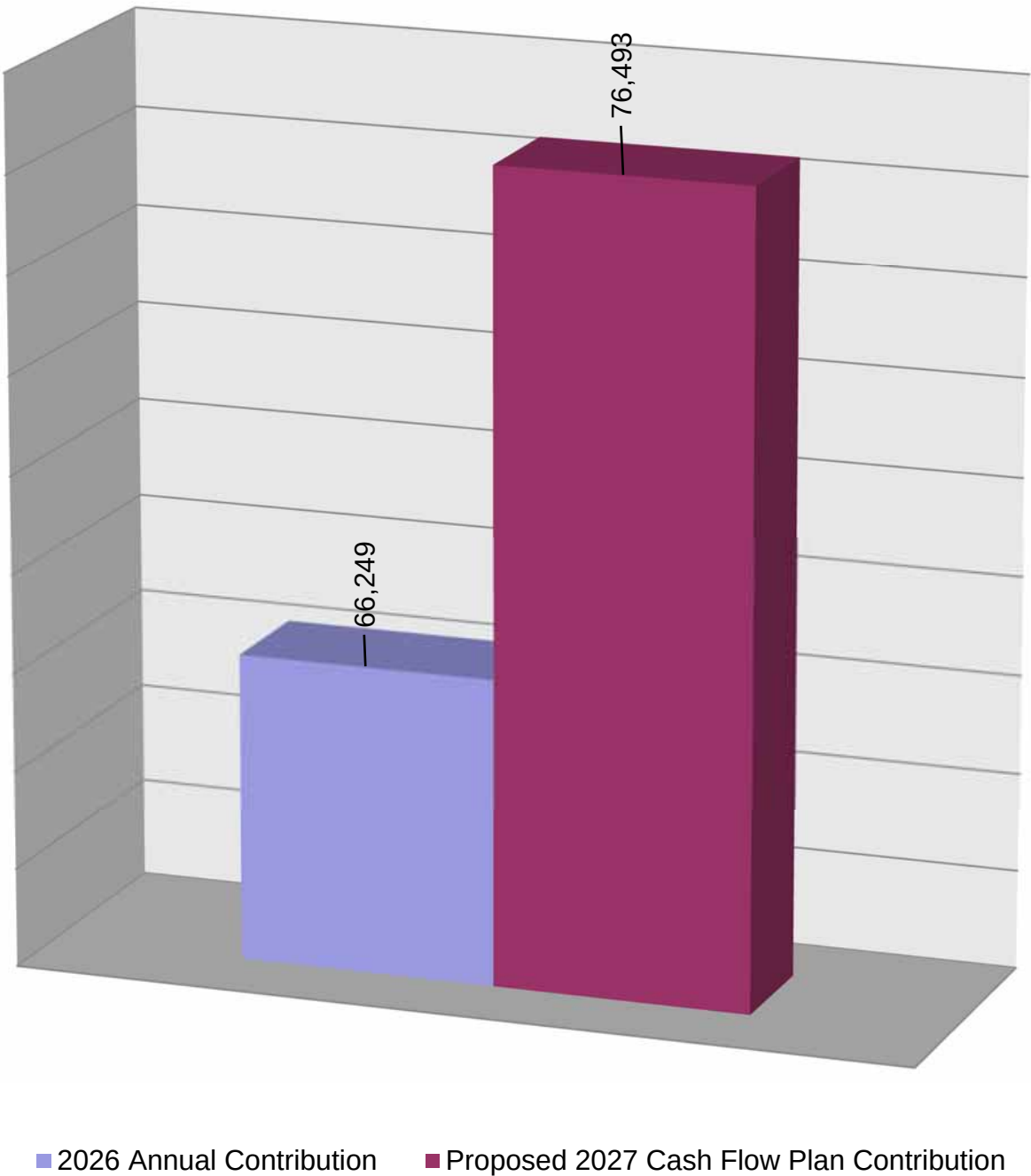
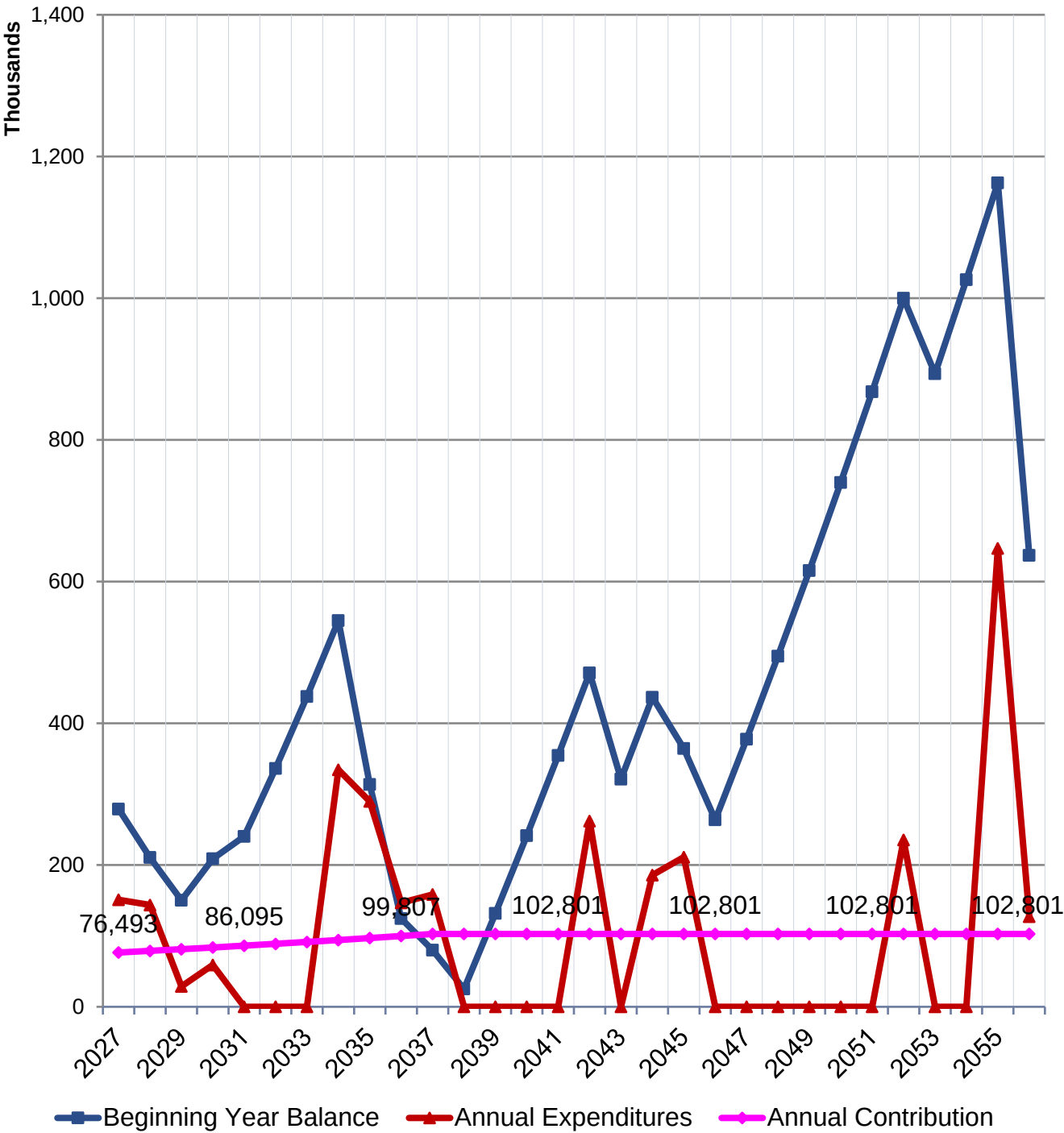


Chart D  
30 Year Pooled Cash Flow Plan



## Component Schedule Summary

| Description                         | Current Cost     | Useful Life | Remg Life |
|-------------------------------------|------------------|-------------|-----------|
| Roofs                               | 638,828          | 18-20       | 1-16      |
| Structure                           | 44,472           | 8           | 2         |
| Plumbing                            | 271,932          | 50          | 8         |
| Electrical                          | 243,000          | 30          | 1-30      |
| Waterproofing and Exterior Painting | 67,932           | 8           | 2         |
| <b>Grand Total</b>                  | <b>1,266,164</b> |             |           |

## Component Schedule Detail

| Description                                                            | Quantity | Units      | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life |
|------------------------------------------------------------------------|----------|------------|------------------|-----------------|----------------|--------------|
| <b>Roofs</b>                                                           |          |            |                  |                 |                |              |
| Roof, Flat - Bayhouse #1 (24 Units)                                    | 76       | Squares    | 999.00           | 75,924          | 20             | 9            |
| Roof, Flat - Bayhouse #2 (18 Units)                                    | 56       | Squares    | 999.00           | 55,944          | 20             | 9            |
| Roof, Flat - Bayhouse #3A (12 Units)                                   | 49       | Squares    | 999.00           | 48,951          | 20             | 9            |
| Roof, Flat - Bayhouse #3B (12 Units)                                   | 48       | Squares    | 999.00           | 47,952          | 20             | 9            |
| Roof, Flat - Bayhouse #5B (14 Units)                                   | 48       | Squares    | 999.00           | 47,952          | 20             | 11           |
| Roof, Flat - Bayhouse #6 (22 Units)                                    | 70       | Squares    | 999.00           | 69,930          | 20             | 11           |
| Roof, Shingle - Bayhouse #1 (24 Units)                                 | 113      | Squares    | 725.00           | 81,925          | 18             | 16           |
| Roof, Shingle - Bayhouse #2 (18 Units)                                 | 95       | Squares    | 725.00           | 68,875          | 18             | 16           |
| Roof, Shingle - Bayhouse #3A (12 Units)                                | 39       | Squares    | 725.00           | 28,275          | 18             | 1            |
| Roof, Shingle - Bayhouse #3B (12 Units)                                | 48       | Squares    | 725.00           | 34,800          | 18             | 1            |
| Roof, Shingle - Bayhouse #5B (14 Units)                                | 84       | Squares    | 725.00           | 60,900          | 18             | 1            |
| Roof, Shingle - Bayhouse #6 (22 Units)                                 | 24       | Squares    | 725.00           | 17,400          | 18             | 16           |
| <b>Roofs Total</b>                                                     | 12       | Components |                  | 638,828         | 18-20          | 1-16         |
| <b>Structure</b>                                                       |          |            |                  |                 |                |              |
| Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)  | 24       | Units      | 436.00           | 10,464          | 8              | 2            |
| Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)  | 18       | Units      | 436.00           | 7,848           | 8              | 2            |
| Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units) | 12       | Units      | 436.00           | 5,232           | 8              | 2            |
| Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units) | 12       | Units      | 436.00           | 5,232           | 8              | 2            |
| Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units) | 14       | Units      | 436.00           | 6,104           | 8              | 2            |
| Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)  | 22       | Units      | 436.00           | 9,592           | 8              | 2            |
| <b>Structure Total</b>                                                 | 6        | Components |                  | 44,472          | 8              | 2            |
| <b>Plumbing</b>                                                        |          |            |                  |                 |                |              |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 10       | Units      | 2,666.00         | 26,660          | 50             | 8            |
| Plumbing Allowance - Bayhouse 3 Story bldgs                            | 2        | Units      | 2,666.00         | 5,332           | 50             | 8            |
| <b>Plumbing Total</b>                                                  | 11       | Components |                  | 271,932         | 50             | 8            |

| Description                                      | Quantity | Units      | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life |
|--------------------------------------------------|----------|------------|------------------|-----------------|----------------|--------------|
| <b>Electrical</b>                                |          |            |                  |                 |                |              |
| Electrical Allowance - Bayhouse #1 (24 Units)    | 1        | Total      | 54,000.00        | 54,000          | 30             | 29           |
| Electrical Allowance - Bayhouse #2 (18 Units)    | 1        | Total      | 54,000.00        | 54,000          | 30             | 30           |
| Electrical Allowance - Bayhouse #3A (12 Units)   | 1        | Total      | 27,000.00        | 27,000          | 30             | 1            |
| Electrical Allowance - Bayhouse #3B (12 Units)   | 1        | Total      | 27,000.00        | 27,000          | 30             | 2            |
| Electrical Allowance - Bayhouse #5B (14 Units)   | 1        | Total      | 27,000.00        | 27,000          | 30             | 3            |
| Electrical Allowance - Bayhouse #6 (22 Units)    | 1        | Total      | 54,000.00        | 54,000          | 30             | 4            |
| <b>Electrical Total</b>                          | 6        | Components |                  | 243,000         | 30             | 1-30         |
| <b>Waterproofing and Exterior Painting</b>       |          |            |                  |                 |                |              |
| Paint Exterior - Bayhouse #1 (24 Units)          | 24       | Units      | 666.00           | 15,984          | 8              | 2            |
| Paint Exterior - Bayhouse #2 (18 Units)          | 18       | Units      | 666.00           | 11,988          | 8              | 2            |
| Paint Exterior - Bayhouse #3A (12 Units)         | 12       | Units      | 666.00           | 7,992           | 8              | 2            |
| Paint Exterior - Bayhouse #3B (12 Units)         | 12       | Units      | 666.00           | 7,992           | 8              | 2            |
| Paint Exterior - Bayhouse #5B (14 Units)         | 14       | Units      | 666.00           | 9,324           | 8              | 2            |
| Paint Exterior - Bayhouse #6 (22 Units)          | 22       | Units      | 666.00           | 14,652          | 8              | 2            |
| <b>Waterproofing and Exterior Painting Total</b> | 6        | Components |                  | 67,932          | 8              | 2            |
| <b>Grand Total</b>                               | 41       | Components |                  | 1,266,164       |                |              |

## Cash Flow Plan Summary

| No                 | Year | Beginning<br>Year<br>Balance | Annual<br>Reserve<br>Contribution | Annual<br>Increase | Planned<br>Special<br>Assessments | Expenses         | Inflation<br>Rate | Earned<br>Interest | Interest<br>Rate | Ending<br>Year<br>Balance |
|--------------------|------|------------------------------|-----------------------------------|--------------------|-----------------------------------|------------------|-------------------|--------------------|------------------|---------------------------|
| 1                  | 2027 | 278,995                      | 76,493                            | 15.46%             | 0                                 | 150,975          | 3.00%             | 6,135              | 3.00%            | 210,648                   |
| 2                  | 2028 | 210,648                      | 78,788                            | 3.00%              | 0                                 | 143,588          | 3.00%             | 4,375              | 3.00%            | 150,223                   |
| 3                  | 2029 | 150,223                      | 81,152                            | 3.00%              | 0                                 | 28,644           | 3.00%             | 6,082              | 3.00%            | 208,813                   |
| 4                  | 2030 | 208,813                      | 83,587                            | 3.00%              | 0                                 | 59,007           | 3.00%             | 7,002              | 3.00%            | 240,395                   |
| 5                  | 2031 | 240,395                      | 86,095                            | 3.00%              | 0                                 | 0                | 3.00%             | 9,795              | 3.00%            | 336,285                   |
| 6                  | 2032 | 336,285                      | 88,678                            | 3.00%              | 0                                 | 0                | 3.00%             | 12,749             | 3.00%            | 437,712                   |
| 7                  | 2033 | 437,712                      | 91,338                            | 3.00%              | 0                                 | 0                | 3.00%             | 15,872             | 3.00%            | 544,922                   |
| 8                  | 2034 | 544,922                      | 94,078                            | 3.00%              | 0                                 | 334,438          | 3.00%             | 9,137              | 3.00%            | 313,699                   |
| 9                  | 2035 | 313,699                      | 96,900                            | 3.00%              | 0                                 | 289,800          | 3.00%             | 3,624              | 3.00%            | 124,423                   |
| 10                 | 2036 | 124,423                      | 99,807                            | 3.00%              | 0                                 | 146,663          | 3.00%             | 2,327              | 3.00%            | 79,894                    |
| 11                 | 2037 | 79,894                       | 102,801                           | 3.00%              | 0                                 | 158,423          | 3.00%             | 728                | 3.00%            | 25,000                    |
| 12                 | 2038 | 25,000                       | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 3,834              | 3.00%            | 131,635                   |
| 13                 | 2039 | 131,635                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 7,033              | 3.00%            | 241,469                   |
| 14                 | 2040 | 241,469                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 10,328             | 3.00%            | 354,598                   |
| 15                 | 2041 | 354,598                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 13,722             | 3.00%            | 471,121                   |
| 16                 | 2042 | 471,121                      | 102,801                           | 0.00%              | 0                                 | 262,050          | 3.00%             | 9,356              | 3.00%            | 321,228                   |
| 17                 | 2043 | 321,228                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 12,721             | 3.00%            | 436,750                   |
| 18                 | 2044 | 436,750                      | 102,801                           | 0.00%              | 0                                 | 185,788          | 3.00%             | 10,613             | 3.00%            | 364,376                   |
| 19                 | 2045 | 364,376                      | 102,801                           | 0.00%              | 0                                 | 211,059          | 3.00%             | 7,684              | 3.00%            | 263,802                   |
| 20                 | 2046 | 263,802                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 10,998             | 3.00%            | 377,601                   |
| 21                 | 2047 | 377,601                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 14,412             | 3.00%            | 494,814                   |
| 22                 | 2048 | 494,814                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 17,928             | 3.00%            | 615,543                   |
| 23                 | 2049 | 615,543                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 21,550             | 3.00%            | 739,894                   |
| 24                 | 2050 | 739,894                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 25,281             | 3.00%            | 867,976                   |
| 25                 | 2051 | 867,976                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 29,123             | 3.00%            | 999,900                   |
| 26                 | 2052 | 999,900                      | 102,801                           | 0.00%              | 0                                 | 235,348          | 3.00%             | 26,021             | 3.00%            | 893,374                   |
| 27                 | 2053 | 893,374                      | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 29,885             | 3.00%            | 1,026,060                 |
| 28                 | 2054 | 1,026,060                    | 102,801                           | 0.00%              | 0                                 | 0                | 3.00%             | 33,866             | 3.00%            | 1,162,727                 |
| 29                 | 2055 | 1,162,727                    | 102,801                           | 0.00%              | 0                                 | 646,959          | 3.00%             | 18,557             | 3.00%            | 637,126                   |
| 30                 | 2056 | 637,126                      | 102,801                           | 0.00%              | 0                                 | 127,254          | 3.00%             | 18,380             | 3.00%            | 631,053                   |
| <b>Grand Total</b> |      |                              | <b>2,932,936</b>                  |                    | <b>0</b>                          | <b>2,979,996</b> |                   | <b>399,118</b>     |                  |                           |

## Cash Flow Plan Details

| Category                            | Description                                                            | Cost           |
|-------------------------------------|------------------------------------------------------------------------|----------------|
| <b>Year 1: 2027</b>                 |                                                                        |                |
| Roofs                               | Roof, Shingle - Bayhouse #3A (12 Units)                                | 28,275         |
| Roofs                               | Roof, Shingle - Bayhouse #3B (12 Units)                                | 34,800         |
| Roofs                               | Roof, Shingle - Bayhouse #5B (14 Units)                                | 60,900         |
| Electrical                          | Electrical Allowance - Bayhouse #3A (12 Units)                         | 27,000         |
| <b>Year 1 Total</b>                 |                                                                        | <b>150,975</b> |
| <b>Year 2: 2028</b>                 |                                                                        |                |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)  | 10,778         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)  | 8,083          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units) | 5,389          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units) | 5,389          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units) | 6,287          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)  | 9,880          |
| Electrical                          | Electrical Allowance - Bayhouse #3B (12 Units)                         | 27,810         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #1 (24 Units)                                | 16,464         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #2 (18 Units)                                | 12,348         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3A (12 Units)                               | 8,232          |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3B (12 Units)                               | 8,232          |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #5B (14 Units)                               | 9,604          |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #6 (22 Units)                                | 15,092         |
| <b>Year 2 Total</b>                 |                                                                        | <b>143,588</b> |
| <b>Year 3: 2029</b>                 |                                                                        |                |
| Electrical                          | Electrical Allowance - Bayhouse #5B (14 Units)                         | 28,644         |
| <b>Year 3 Total</b>                 |                                                                        | <b>28,644</b>  |
| <b>Year 4: 2030</b>                 |                                                                        |                |
| Electrical                          | Electrical Allowance - Bayhouse #6 (22 Units)                          | 59,007         |
| <b>Year 4 Total</b>                 |                                                                        | <b>59,007</b>  |
| <b>Year 5: 2031</b>                 |                                                                        |                |
|                                     | No Expenses                                                            |                |
| <b>Year 6: 2032</b>                 |                                                                        |                |
|                                     | No Expenses                                                            |                |
| <b>Year 7: 2033</b>                 |                                                                        |                |
|                                     | No Expenses                                                            |                |
| <b>Year 8: 2034</b>                 |                                                                        |                |
| Plumbing                            | Plumbing Allowance - Bayhouse 3 Story bldgs                            | 32,788         |

| Category            | Description                                 | Cost           |
|---------------------|---------------------------------------------|----------------|
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 32,788         |
| Plumbing            | Plumbing Allowance - Bayhouse 3 Story bldgs | 6,558          |
| <b>Year 8 Total</b> |                                             | <b>334,438</b> |

#### Year 9: 2035

|                     |                                      |                |
|---------------------|--------------------------------------|----------------|
| Roofs               | Roof, Flat - Bayhouse #1 (24 Units)  | 96,178         |
| Roofs               | Roof, Flat - Bayhouse #2 (18 Units)  | 70,868         |
| Roofs               | Roof, Flat - Bayhouse #3A (12 Units) | 62,010         |
| Roofs               | Roof, Flat - Bayhouse #3B (12 Units) | 60,744         |
| <b>Year 9 Total</b> |                                      | <b>289,800</b> |

#### Year 10: 2036

|                                     |                                                                        |                |
|-------------------------------------|------------------------------------------------------------------------|----------------|
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)  | 13,653         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)  | 10,240         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units) | 6,827          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units) | 6,827          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units) | 7,964          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)  | 12,515         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #1 (24 Units)                                | 20,855         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #2 (18 Units)                                | 15,642         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3A (12 Units)                               | 10,428         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3B (12 Units)                               | 10,428         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #5B (14 Units)                               | 12,166         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #6 (22 Units)                                | 19,118         |
| <b>Year 10 Total</b>                |                                                                        | <b>146,663</b> |

#### Year 11: 2037

|                      |                                      |                |
|----------------------|--------------------------------------|----------------|
| Roofs                | Roof, Flat - Bayhouse #5B (14 Units) | 64,443         |
| Roofs                | Roof, Flat - Bayhouse #6 (22 Units)  | 93,980         |
| <b>Year 11 Total</b> |                                      | <b>158,423</b> |

#### Year 12: 2038

No Expenses

| Category                            | Description                                                            | Cost           |
|-------------------------------------|------------------------------------------------------------------------|----------------|
| <b>Year 13: 2039</b>                | No Expenses                                                            |                |
| <b>Year 14: 2040</b>                | No Expenses                                                            |                |
| <b>Year 15: 2041</b>                | No Expenses                                                            |                |
| <b>Year 16: 2042</b>                |                                                                        |                |
| Roofs                               | Roof, Shingle - Bayhouse #1 (24 Units)                                 | 127,636        |
| Roofs                               | Roof, Shingle - Bayhouse #2 (18 Units)                                 | 107,305        |
| Roofs                               | Roof, Shingle - Bayhouse #6 (22 Units)                                 | 27,109         |
| <b>Year 16 Total</b>                |                                                                        | <b>262,050</b> |
| <b>Year 17: 2043</b>                | No Expenses                                                            |                |
| <b>Year 18: 2044</b>                |                                                                        |                |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)  | 17,295         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)  | 12,972         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units) | 8,648          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units) | 8,648          |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units) | 10,089         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)  | 15,854         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #1 (24 Units)                                | 26,419         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #2 (18 Units)                                | 19,814         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3A (12 Units)                               | 13,210         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3B (12 Units)                               | 13,210         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #5B (14 Units)                               | 15,411         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #6 (22 Units)                                | 24,218         |
| <b>Year 18 Total</b>                |                                                                        | <b>185,788</b> |
| <b>Year 19: 2045</b>                |                                                                        |                |
| Roofs                               | Roof, Shingle - Bayhouse #3A (12 Units)                                | 48,136         |
| Roofs                               | Roof, Shingle - Bayhouse #3B (12 Units)                                | 59,245         |
| Roofs                               | Roof, Shingle - Bayhouse #5B (14 Units)                                | 103,678        |
| <b>Year 19 Total</b>                |                                                                        | <b>211,059</b> |
| <b>Year 20: 2046</b>                | No Expenses                                                            |                |
| <b>Year 21: 2047</b>                | No Expenses                                                            |                |

| Category                            | Description                                                            | Cost           |
|-------------------------------------|------------------------------------------------------------------------|----------------|
| <b>Year 22: 2048</b>                | No Expenses                                                            |                |
| <b>Year 23: 2049</b>                | No Expenses                                                            |                |
| <b>Year 24: 2050</b>                | No Expenses                                                            |                |
| <b>Year 25: 2051</b>                | No Expenses                                                            |                |
| <b>Year 26: 2052</b>                |                                                                        |                |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #1 (24 Units)  | 21,909         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #2 (18 Units)  | 16,432         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3A (12 Units) | 10,955         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #3B (12 Units) | 10,955         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #5B (14 Units) | 12,780         |
| Structure                           | Structural/Restoration/Engineering Allowance - Bayhouse #6 (22 Units)  | 20,084         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #1 (24 Units)                                | 33,467         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #2 (18 Units)                                | 25,100         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3A (12 Units)                               | 16,733         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #3B (12 Units)                               | 16,733         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #5B (14 Units)                               | 19,522         |
| Waterproofing and Exterior Painting | Paint Exterior - Bayhouse #6 (22 Units)                                | 30,678         |
| <b>Year 26 Total</b>                |                                                                        | <b>235,348</b> |
| <b>Year 27: 2053</b>                | No Expenses                                                            |                |
| <b>Year 28: 2054</b>                | No Expenses                                                            |                |
| <b>Year 29: 2055</b>                |                                                                        |                |
| Roofs                               | Roof, Flat - Bayhouse #1 (24 Units)                                    | 173,708        |
| Roofs                               | Roof, Flat - Bayhouse #2 (18 Units)                                    | 127,996        |
| Roofs                               | Roof, Flat - Bayhouse #3A (12 Units)                                   | 111,996        |
| Roofs                               | Roof, Flat - Bayhouse #3B (12 Units)                                   | 109,711        |
| Electrical                          | Electrical Allowance - Bayhouse #1 (24 Units)                          | 123,548        |
| <b>Year 29 Total</b>                |                                                                        | <b>646,959</b> |
| <b>Year 30: 2056</b>                |                                                                        |                |
| Electrical                          | Electrical Allowance - Bayhouse #2 (18 Units)                          | 127,254        |
| <b>Year 30 Total</b>                |                                                                        | <b>127,254</b> |

# Recommendations and Findings

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## 1. General Information

|                    |                                                   |                     |                        |
|--------------------|---------------------------------------------------|---------------------|------------------------|
| Property Name:     | <b>Pelican Cove Condominium Association, Inc.</b> |                     |                        |
| Property Location: | <b>Sarasota, Florida</b>                          |                     |                        |
| Property Number:   | <b>311</b>                                        | Report Run Date:    | <b>08/21/2026</b>      |
| Property Type:     | <b>Condominium</b>                                | Report No:          | <b>10783 Version 2</b> |
| Total Units:       | <b>731</b>                                        | Budget Year Begins: | <b>01/01/2027</b>      |
| Phase:             | <b>Non SIRS (2 of 2)</b>                          | Budget Year Ends:   | <b>12/31/2027</b>      |

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## 2. Report Findings

|                                                                               |                     |
|-------------------------------------------------------------------------------|---------------------|
| Total number of categories set up in reserve schedule:                        | <b>6</b>            |
| Total number of components scheduled for reserve funding:                     | <b>401</b>          |
| Total current cost of all scheduled reserve components:                       | <b>\$14,883,487</b> |
| Estimated Beginning Year Reserve Balance:                                     | <b>\$933,028</b>    |
| Total number of components scheduled for replacement in the 2027 Budget Year: | <b>41</b>           |
| Total cost of components scheduled for replacement in the 2027 Budget Year:   | <b>\$2,384,090</b>  |

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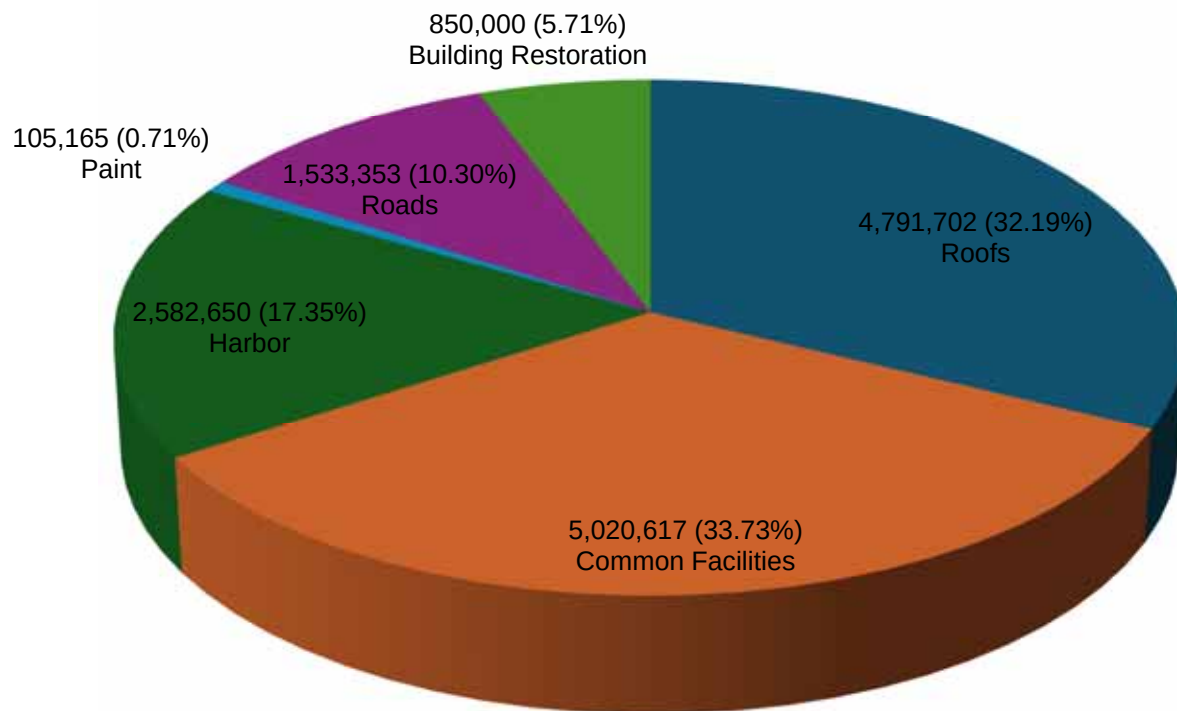
## 3. 30 Year Pooled Cash Flow Funding Plan Analysis

|                                                                         |                    |
|-------------------------------------------------------------------------|--------------------|
| Current Annual Reserve Funding Contribution Amount:                     | <b>\$776,280</b>   |
| Recommended 2027 Reserve Funding Contribution Amount:                   | <b>\$1,728,131</b> |
| Recommended 2027 Planned Special Assessment Amount:                     | <b>\$0</b>         |
| Total 2027 Reserve Funding and Planned Special Assessment Amount:       | <b>\$1,728,131</b> |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>\$951,851</b>   |
| Increase (decrease) between Current & Recommended Contribution Amounts: | <b>122.62%</b>     |

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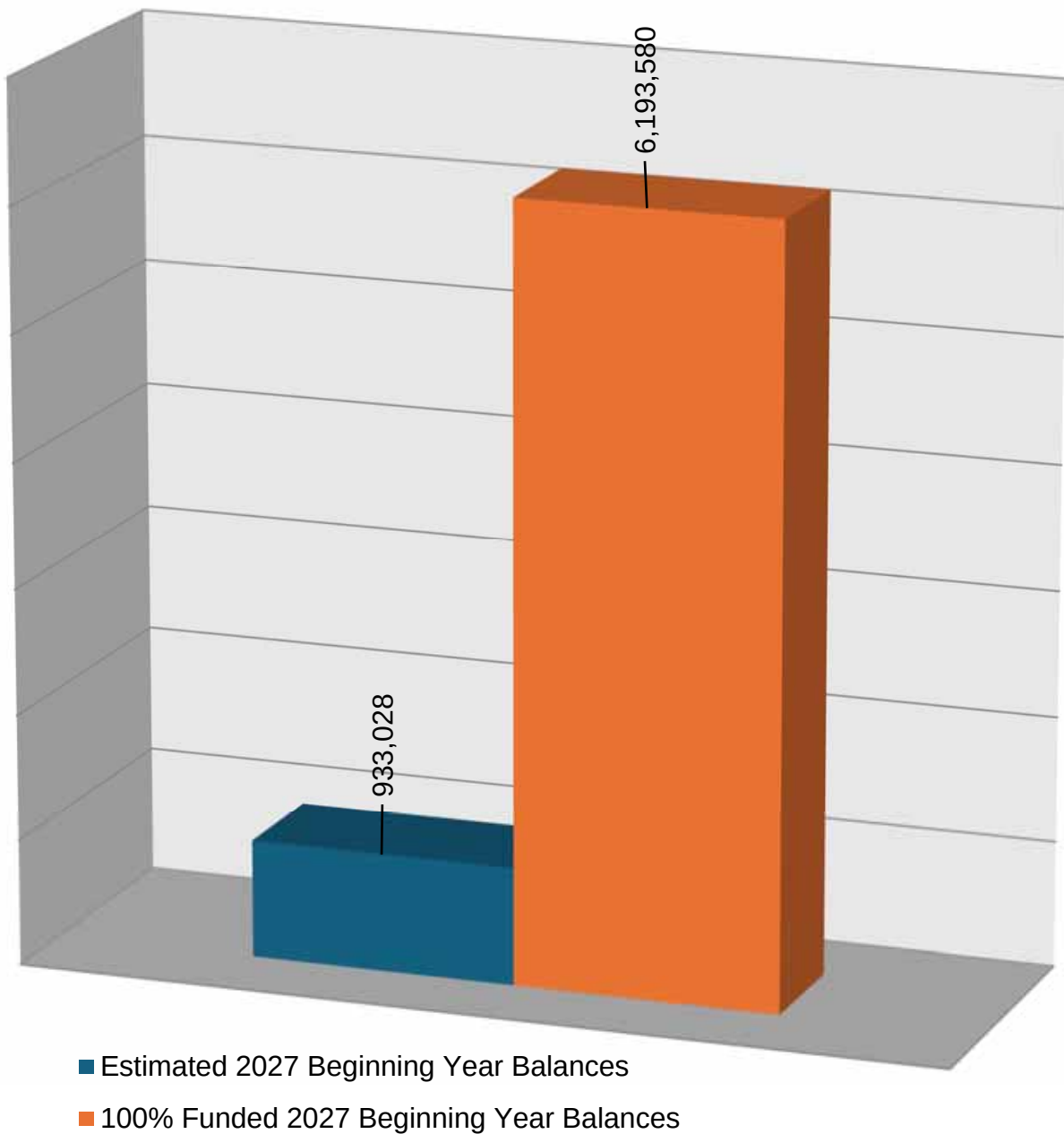
## Chart A

### 2027 Current Reserve Component Costs



## Chart B

### 2027 Actual vs. 100% Funded Reserve Balances



# Chart C

## 2027 Funding Contribution Comparisons

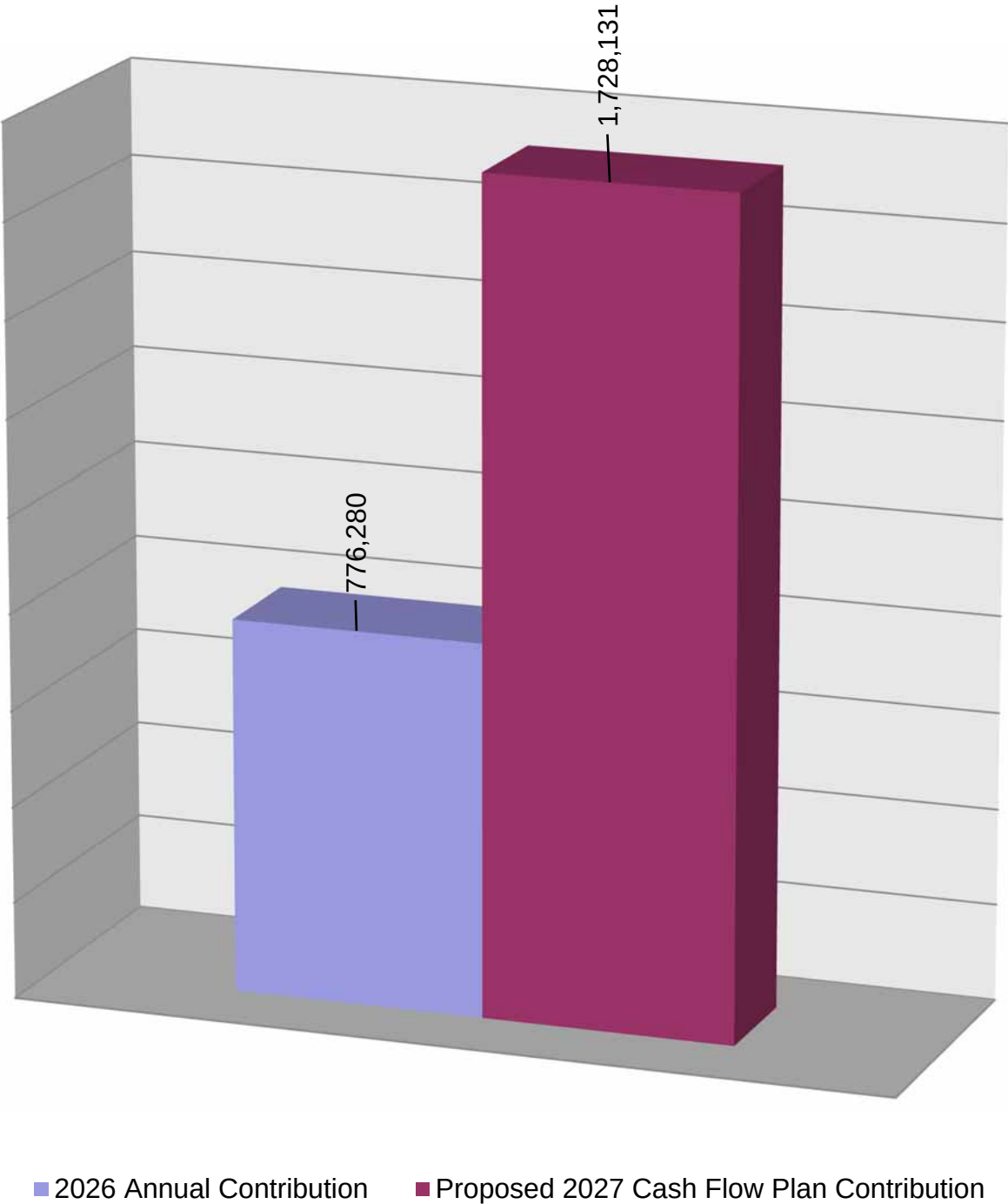
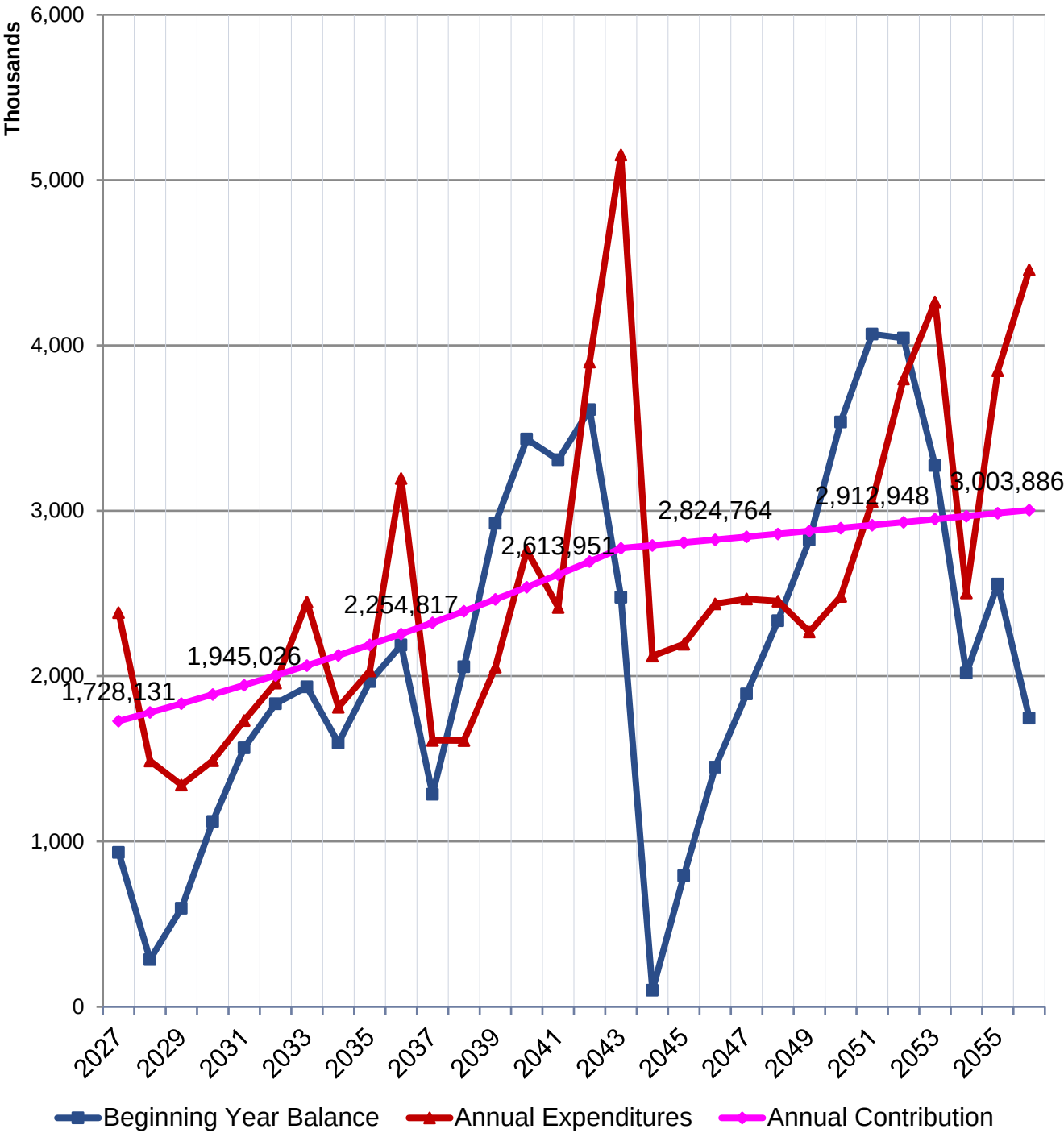


Chart D  
30 Year Pooled Cash Flow Plan



## Component Schedule Summary

| Description          | Current Cost      | Useful Life | Remg Life |
|----------------------|-------------------|-------------|-----------|
| Roofs                | 4,791,702         | 18-30       | 1-20      |
| Common Facilities    | 5,020,617         | 2-50        | 1-29      |
| Harbor               | 2,582,650         | 5-30        | 1-29      |
| Paint                | 105,165           | 1           | 1         |
| Roads                | 1,533,353         | 20-40       | 1-30      |
| Building Restoration | 850,000           | 1           | 1         |
| <b>Grand Total</b>   | <b>14,883,487</b> |             |           |

## Component Schedule Detail

| Description                                                   | Quantity | Units   | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life |
|---------------------------------------------------------------|----------|---------|------------------|-----------------|----------------|--------------|
| <b>Roofs</b>                                                  |          |         |                  |                 |                |              |
| <b>Flat Roofs</b>                                             |          |         |                  |                 |                |              |
| Roof, Flat - Bayhouse #04 (10 Units)                          | 50       | Squares | 999.00           | 49,950          | 20             | 10           |
| Roof, Flat - Bayhouse #05A (8 Units)                          | 27       | Squares | 999.00           | 26,973          | 20             | 10           |
| Roof, Flat - Bayhouse #07 (20 Units)                          | 93       | Squares | 999.00           | 92,907          | 20             | 5            |
| Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades    | 93       | Squares | 285.00           | 26,505          | 20             | 5            |
| Roof, Flat - Bayhouse #08 (13 Units)                          | 49       | Squares | 999.00           | 48,951          | 20             | 7            |
| Roof, Flat - Bayhouse #09 (17 Units)                          | 59       | Squares | 999.00           | 58,941          | 20             | 7            |
| Roof, Flat - Bayhouse #10 (14 Units)                          | 54       | Squares | 999.00           | 53,946          | 20             | 7            |
| Roof, Flat - Grovehouse #01 (16 Units) Neogard                | 57       | Squares | 999.00           | 56,943          | 20             | 18           |
| Roof, Flat - Grovehouse #02 (16 Units)                        | 57       | Squares | 999.00           | 56,943          | 20             | 10           |
| Roof, Flat - Grovehouse #03 (14 Units)                        | 51       | Squares | 999.00           | 50,949          | 20             | 14           |
| Roof, Flat - Grovehouse #04 (10 Units)                        | 22       | Squares | 999.00           | 21,978          | 20             | 7            |
| Roof, Flat - Grovehouse #05 (20 Units)                        | 84       | Squares | 999.00           | 83,916          | 20             | 11           |
| Roof, Flat - Grovehouse #06 (8 Units)                         | 27       | Squares | 999.00           | 26,973          | 20             | 7            |
| Roof, Flat - Grovehouse #07 (8 Units)                         | 34       | Squares | 999.00           | 33,966          | 20             | 7            |
| Roof, Flat - Harborhouse #06A (6 Units)                       | 21       | Squares | 999.00           | 20,979          | 20             | 7            |
| Roof, Flat - Harborhouse #07A (7 Units)                       | 23       | Squares | 999.00           | 22,977          | 20             | 7            |
| Roof, Flat - Harborhouse #07B (10 Units)                      | 35       | Squares | 999.00           | 34,965          | 20             | 11           |
| Roof, Flat - Harborhouse #07C (6 Units)                       | 25       | Squares | 999.00           | 24,975          | 20             | 10           |
| Roof, Flat - Harborhouse #14 (15 Units)                       | 55       | Squares | 999.00           | 54,945          | 20             | 7            |
| Roof, Flat - Harborhouse #15 (14 Units)                       | 21       | Squares | 999.00           | 20,979          | 20             | 7            |
| Roof, Flat - Harborhouse #18 (14 Units)                       | 56       | Squares | 999.00           | 55,944          | 20             | 4            |
| Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades | 56       | Squares | 285.00           | 15,960          | 20             | 4            |
| Roof, Flat - Harborhouse #19 (20 Units)                       | 75       | Squares | 999.00           | 74,925          | 20             | 5            |
| Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades | 75       | Squares | 285.00           | 21,375          | 20             | 5            |
| Roof, Flat - Harborhouse #20 (6 Units)                        | 19       | Squares | 999.00           | 18,981          | 20             | 14           |
| Roof, Flat - Harborhouse #21 (16 Units) Neogard               | 64       | Squares | 999.00           | 63,936          | 20             | 16           |
| Roof, Flat - Harborhouse #6B (14 Units)                       | 45       | Squares | 999.00           | 44,955          | 20             | 7            |
| <b>Shingle Roofs</b>                                          |          |         |                  |                 |                |              |
| Roof, Shingle - Bayhouse #04 (10 Units)                       | 83       | Squares | 725.00           | 60,175          | 18             | 14           |
| Roof, Shingle - Bayhouse #05A (8 Units)                       | 41       | Squares | 725.00           | 29,725          | 18             | 1            |
| Roof, Shingle - Bayhouse #07 (20 Units)                       | 95       | Squares | 725.00           | 68,875          | 18             | 17           |
| Roof, Shingle - Bayhouse #08 (13 Units)                       | 76       | Squares | 725.00           | 55,100          | 18             | 14           |
| Roof, Shingle - Bayhouse #09 (17 Units)                       | 108      | Squares | 725.00           | 78,300          | 18             | 17           |
| Roof, Shingle - Bayhouse #10 (14 Units)                       | 64       | Squares | 725.00           | 46,400          | 18             | 14           |
| Roof, Shingle - Brookhouse #01 (8 Units)                      | 71       | Squares | 725.00           | 51,475          | 18             | 17           |
| Roof, Shingle - Brookhouse #02 (8 Units)                      | 69       | Squares | 725.00           | 50,025          | 18             | 17           |
| Roof, Shingle - Brookhouse #03 (12 Units)                     | 97       | Squares | 725.00           | 70,325          | 18             | 17           |
| Roof, Shingle - Brookhouse #04 (8 Units)                      | 74       | Squares | 725.00           | 53,650          | 18             | 17           |

| Description                                 | Quantity | Units   | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|---------------------------------------------|----------|---------|---------------|--------------|-------------|-----------|
| Roof, Shingle - Brookhouse #05 (10 Units)   | 85       | Squares | 725.00        | 61,625       | 18          | 17        |
| Roof, Shingle - Brookhouse #06 (8 Units)    | 76       | Squares | 725.00        | 55,100       | 18          | 17        |
| Roof, Shingle - Brookhouse #07 (6 Units)    | 58       | Squares | 725.00        | 42,050       | 18          | 17        |
| Roof, Shingle - Brookhouse #08 (8 Units)    | 87       | Squares | 725.00        | 63,075       | 18          | 17        |
| Roof, Shingle - Brookhouse #09 (8 Units)    | 68       | Squares | 725.00        | 49,300       | 18          | 17        |
| Roof, Shingle - Brookhouse #10 (4 Units)    | 38       | Squares | 725.00        | 27,550       | 18          | 17        |
| Roof, Shingle - Brookhouse #11 (8 Units)    | 79       | Squares | 725.00        | 57,275       | 18          | 17        |
| Roof, Shingle - Brookhouse #12 (10 Units)   | 85       | Squares | 725.00        | 61,625       | 18          | 17        |
| Roof, Shingle - Brookhouse #13 (10 Units)   | 87       | Squares | 725.00        | 63,075       | 18          | 17        |
| Roof, Shingle - Brookhouse #14 (12 Units)   | 109      | Squares | 725.00        | 79,025       | 18          | 17        |
| Roof, Shingle - Brookhouse #15 (8 Units)    | 80       | Squares | 725.00        | 58,000       | 18          | 17        |
| Roof, Shingle - Glenhouse #01 (8 Units)     | 66       | Squares | 725.00        | 47,850       | 18          | 17        |
| Roof, Shingle - Glenhouse #02 (4 Units)     | 40       | Squares | 725.00        | 29,000       | 18          | 17        |
| Roof, Shingle - Glenhouse #03 (8 Units)     | 61       | Squares | 725.00        | 44,225       | 18          | 17        |
| Roof, Shingle - Glenhouse #04 (8 Units)     | 70       | Squares | 725.00        | 50,750       | 18          | 17        |
| Roof, Shingle - Glenhouse #05 (8 Units)     | 70       | Squares | 725.00        | 50,750       | 18          | 17        |
| Roof, Shingle - Glenhouse #06 (12 Units)    | 75       | Squares | 725.00        | 54,375       | 18          | 17        |
| Roof, Shingle - Glenhouse #07 (12 Units)    | 75       | Squares | 725.00        | 54,375       | 18          | 17        |
| Roof, Shingle - Glenhouse #08 (8 Units)     | 57       | Squares | 725.00        | 41,325       | 18          | 17        |
| Roof, Shingle - Glenhouse #09 (12 Units)    | 75       | Squares | 725.00        | 54,375       | 18          | 17        |
| Roof, Shingle - Glenhouse #10 (8 Units)     | 70       | Squares | 725.00        | 50,750       | 18          | 17        |
| Roof, Shingle - Glenhouse #11 (12 Units)    | 75       | Squares | 725.00        | 54,375       | 18          | 17        |
| Roof, Shingle - Glenhouse #12 (8 Units)     | 70       | Squares | 725.00        | 50,750       | 18          | 17        |
| Roof, Shingle - Glenhouse #13 (8 Units)     | 70       | Squares | 725.00        | 50,750       | 18          | 17        |
| Roof, Shingle - Glenhouse #14 (8 Units)     | 82       | Squares | 725.00        | 59,450       | 18          | 17        |
| Roof, Shingle - Grovehouse #01 (16 Units)   | 67       | Squares | 725.00        | 48,575       | 18          | 16        |
| Roof, Shingle - Grovehouse #02 (16 Units)   | 67       | Squares | 725.00        | 48,575       | 18          | 16        |
| Roof, Shingle - Grovehouse #03 (14 Units)   | 62       | Squares | 725.00        | 44,950       | 18          | 16        |
| Roof, Shingle - Grovehouse #04 (10 Units)   | 39       | Squares | 725.00        | 28,275       | 18          | 16        |
| Roof, Shingle - Grovehouse #05 (20 Units)   | 75       | Squares | 725.00        | 54,375       | 18          | 14        |
| Roof, Shingle - Grovehouse #06 (8 Units)    | 39       | Squares | 725.00        | 28,275       | 18          | 16        |
| Roof, Shingle - Grovehouse #07 (8 Units)    | 38       | Squares | 725.00        | 27,550       | 18          | 16        |
| Roof, Shingle - Harbor Club Bldg            | 90       | Squares | 725.00        | 65,250       | 18          | 16        |
| Roof, Shingle - Harborhouse #06A (6 Units)  | 45       | Squares | 725.00        | 32,625       | 18          | 14        |
| Roof, Shingle - Harborhouse #06B (14 Units) | 64       | Squares | 725.00        | 46,400       | 18          | 17        |
| Roof, Shingle - Harborhouse #07A (7 Units)  | 46       | Squares | 725.00        | 33,350       | 18          | 17        |
| Roof, Shingle - Harborhouse #07B (10 Units) | 56       | Squares | 725.00        | 40,600       | 18          | 17        |
| Roof, Shingle - Harborhouse #07C (6 Units)  | 39       | Squares | 725.00        | 28,275       | 18          | 17        |
| Roof, Shingle - Harborhouse #14 (15 Units)  | 89       | Squares | 725.00        | 64,525       | 18          | 14        |
| Roof, Shingle - Harborhouse #15 (14 Units)  | 70       | Squares | 725.00        | 50,750       | 18          | 16        |
| Roof, Shingle - Harborhouse #18 (14 Units)  | 72       | Squares | 725.00        | 52,200       | 18          | 16        |
| Roof, Shingle - Harborhouse #19 (20 Units)  | 93       | Squares | 725.00        | 67,425       | 18          | 16        |

| Description                                               | Quantity  | Units             | Cost Per Unit | Current Cost     | Useful Life  | Remg Life   |
|-----------------------------------------------------------|-----------|-------------------|---------------|------------------|--------------|-------------|
| Roof, Shingle - Harborhouse #20 (6 Units)                 | 34        | Squares           | 725.00        | 24,650           | 18           | 17          |
| Roof, Shingle - Harborhouse #21 (16 Units)                | 97        | Squares           | 725.00        | 70,325           | 18           | 17          |
| Roof, Shingle - Office Bldg                               | 35        | Squares           | 725.00        | 25,375           | 18           | 17          |
| Roof, Shingle - Pavilion Bldg                             | 81        | Squares           | 725.00        | 58,725           | 18           | 7           |
| Roof, Shingle - Treehouse #01 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #02 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #03 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #04 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #05 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #06 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #07 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #08 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #11 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #12 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #13 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Treehouse #14 (6 Units)                   | 84        | Squares           | 725.00        | 60,900           | 18           | 16          |
| Roof, Shingle - Wilbanks Bldg (Tile & Mod Bit Flat Roofs) | 37        | Squares           | 1,915.00      | 70,855           | 30           | 20          |
| Roof, Shingle - Wilbanks Pool Restroom Bldg               | 1         | Total             | 8,410.00      | 8,410            | 18           | 1           |
| <b>Roofs Total</b>                                        | <b>97</b> | <b>Components</b> |               | <b>4,791,702</b> | <b>18-30</b> | <b>1-20</b> |

## Common Facilities

### Admin Bldg

|                                                        |     |        |           |        |    |    |
|--------------------------------------------------------|-----|--------|-----------|--------|----|----|
| A/C Air Handler Unit, 2.5 Ton - Admin Bldg             | 1   | Each   | 2,419.00  | 2,419  | 12 | 5  |
| A/C Air Handler Unit, 3 Ton - Admin Bldg               | 1   | Each   | 2,951.00  | 2,951  | 12 | 5  |
| A/C Condensing Unit, 2.5 Ton - Admin Bldg              | 1   | Each   | 2,612.00  | 2,612  | 12 | 5  |
| A/C Condensing Unit, 3 Ton - Admin Bldg                | 1   | Each   | 3,531.00  | 3,531  | 12 | 5  |
| Deck Structure, Composite - Admin Bldg - Bldg Entrance | 1   | Total  | 4,191.00  | 4,191  | 15 | 7  |
| Finish, Carpet - Admin Bldg - Downstairs               | 104 | Sq Yds | 50.00     | 5,200  | 12 | 4  |
| Finish, Carpet - Admin Bldg - Upstairs                 | 105 | Sq Yds | 50.00     | 5,250  | 12 | 4  |
| Office Equipment, Phone System - Admin Bldg            | 1   | Total  | 15,690.00 | 15,690 | 10 | 1  |
| Renovation Allowance - Admin Bldg - Built-in Desks     | 68  | Ln Ft  | 277.00    | 18,836 | 24 | 1  |
| Renovation Allowance - Admin Bldg - Exterior           | 1   | Total  | 17,028.00 | 17,028 | 20 | 5  |
| Renovation Allowance - Admin Bldg - Kitchen            | 1   | Total  | 7,018.00  | 7,018  | 24 | 3  |
| Renovation Allowance - Admin Bldg - Lighting           | 1   | Total  | 7,018.00  | 7,018  | 24 | 1  |
| Renovation Allowance - Admin Bldg - Restrms            | 1   | Total  | 4,541.00  | 4,541  | 22 | 1  |
| Storm Panels - Admin Bldg                              | 1   | Total  | 2,737.00  | 2,737  | 35 | 14 |

### Brookhouse

|                                                         |     |       |           |        |    |    |
|---------------------------------------------------------|-----|-------|-----------|--------|----|----|
| Deck Structure, PT Wood - Brookhouse                    | 104 | Sq Ft | 12.33     | 1,283  | 15 | 5  |
| Renovation Allowance - Brookhouse - Bath House Exterior | 1   | Total | 16,719.00 | 16,719 | 20 | 1  |
| Renovation Allowance - Brookhouse - Bath House Interior | 1   | Total | 14,758.00 | 14,758 | 22 | 20 |
| Renovation Allowance - Brookhouse - Pump House          | 1   | Total | 4,541.00  | 4,541  | 20 | 17 |

| Description                                                   | Quantity | Units | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|---------------------------------------------------------------|----------|-------|---------------|--------------|-------------|-----------|
| <b>Condo Bldgs</b>                                            |          |       |               |              |             |           |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 3         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 4         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 29        |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 2         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 6         |
| Electrical Panels - Condo Bldg                                | 13       | Each  | 13,500.00     | 175,500      | 30          | 26        |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 7         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 8         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 9         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 1         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 27        |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 5         |
| Electrical Panels - Condo Bldg                                | 6        | Each  | 13,500.00     | 81,000       | 30          | 10        |
| Fire Extinguisher Cabinet - Condo Bldg                        | 220      | Each  | 122.00        | 26,840       | 20          | 6         |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 24        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 25        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 27        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 20        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 12        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 11        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 9         |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 26        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 23        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 21        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 19        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 18        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 17        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 16        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 15        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 14        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 13        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 10        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 3        | Units | 2,666.00      | 7,998        | 50          | 22        |
| Plumbing, Repiping Allowance - Condo Bldg                     | 2        | Units | 2,666.00      | 5,332        | 50          | 8         |
| <b>Far Harbor</b>                                             |          |       |               |              |             |           |
| Deck Structure, Composite - Far Harbor - Far Harbor Pool Area | 80       | Sq Ft | 23.05         | 1,844        | 15          | 7         |
| Fence/Railing, Wood Picket - Far Harbor                       | 1        | Total | 3,708.00      | 3,708        | 14          | 11        |
| Renovation Allowance - Far Harbor - Bath House Exterior       | 1        | Total | 8,876.00      | 8,876        | 20          | 5         |
| Renovation Allowance - Far Harbor - Bath House Floor          | 1        | Total | 5,986.00      | 5,986        | 15          | 4         |
| Renovation Allowance - Far Harbor - Bath House Interior       | 1        | Total | 9,701.00      | 9,701        | 22          | 19        |
| Renovation Allowance - Far Harbor - Pump House                | 1        | Total | 4,541.00      | 4,541        | 20          | 6         |

| Description                                                 | Quantity | Units  | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|-------------------------------------------------------------|----------|--------|---------------|--------------|-------------|-----------|
| <b>Gatehouse &amp; Perimeter</b>                            |          |        |               |              |             |           |
| Access Control, Automated System - Gatehouse & Perimeter    | 1        | Lp Sm  | 10,215.00     | 10,215       | 5           | 4         |
| Door, Sliding Glass, 6068 - Gatehouse                       | 2        | Each   | 3,104.00      | 6,208        | 18          | 8         |
| Fence, Chain Link/Wood/Concrete - Gatehouse & Perimeter     | 1        | Total  | 189,391.00    | 189,391      | 26          | 8         |
| Gate Operator, Barrier - Entry Residents                    | 1        | Each   | 6,355.00      | 6,355        | 10          | 9         |
| Gate Operator, Barrier - Entry Visitors                     | 1        | Each   | 6,355.00      | 6,355        | 10          | 9         |
| Gate Operator, Barrier - Exit                               | 1        | Each   | 6,355.00      | 6,355        | 10          | 9         |
| Replacement Allowance - Gatehouse                           | 1        | Total  | 70,719.00     | 70,719       | 26          | 16        |
| <b>Glenhouse</b>                                            |          |        |               |              |             |           |
| Renovation Allowance - Glenhouse - Bath House Exterior      | 1        | Total  | 21,156.00     | 21,156       | 20          | 1         |
| Renovation Allowance - Glenhouse - Bath House Interior      | 1        | Total  | 14,861.00     | 14,861       | 22          | 20        |
| Renovation Allowance - Glenhouse - Pump House               | 1        | Total  | 5,264.00      | 5,264        | 20          | 17        |
| <b>Harbor Club</b>                                          |          |        |               |              |             |           |
| A/C Air Handler Unit, 2 Ton - Harbor Club                   | 1        | Each   | 2,902.00      | 2,902        | 12          | 5         |
| A/C Air Handler Unit, 4 Ton - Harbor Club                   | 1        | Each   | 5,078.00      | 5,078        | 12          | 3         |
| A/C Condensing Unit, 2 Ton - Harbor Club                    | 1        | Each   | 3,135.00      | 3,135        | 12          | 5         |
| A/C Condensing Unit, 4 Ton - Harbor Club                    | 1        | Each   | 5,553.00      | 5,553        | 12          | 3         |
| A/C Package Unit, 4 Ton - Harbor Club                       | 1        | Each   | 8,550.00      | 8,550        | 12          | 2         |
| A/C Split System - Harbor Club - Restrooms                  | 1        | Each   | 8,322.00      | 8,322        | 8           | 1         |
| Deck & Ramps, Composite - Harbor Club                       | 1        | Total  | 23,574.00     | 23,574       | 15          | 7         |
| Finish, Carpet - Harbor Club - Meeting Hall                 | 160      | Sq Yds | 41.33         | 6,613        | 12          | 2         |
| Finish, Rubber - Harbor Club - Fitness Area                 | 792      | Sq Ft  | 8.36          | 6,622        | 18          | 7         |
| Finish, Vinyl Tile - Harbor Club - Restrms/Hallway          | 426      | Sq Ft  | 10.47         | 4,461        | 14          | 4         |
| Furnishings/AV Equipment Allowance - Harbor Club            | 1        | Total  | 13,717.00     | 13,717       | 10          | 1         |
| Plumbing Allowance - Harbor Club                            | 1        | Total  | 8,535.00      | 8,535        | 30          | 13        |
| Renovation Allowance - Harbor Club - Bldg Exterior          | 1        | Total  | 27,348.00     | 27,348       | 20          | 2         |
| Renovation Allowance - Harbor Club - Kitchen                | 1        | Total  | 12,178.00     | 12,178       | 12          | 2         |
| Renovation Allowance - Harbor Club - Pump House             | 1        | Total  | 6,089.00      | 6,089        | 20          | 6         |
| Renovation Allowance - Harbor Club - Restrms                | 1        | Total  | 21,569.00     | 21,569       | 24          | 2         |
| <b>Maintenance</b>                                          |          |        |               |              |             |           |
| A/C Air Handler Unit, 2 Ton - Maintenance                   | 1        | Each   | 3,291.00      | 3,291        | 8           | 5         |
| A/C Condensing Unit, 2 Ton - Maintenance                    | 1        | Each   | 3,291.00      | 3,291        | 8           | 5         |
| Arial Lift - Maintenance                                    | 1        | Each   | 35,038.00     | 35,038       | 15          | 8         |
| Bldg Renovation Allowance - Maintenance                     | 3,600    | Sq Ft  | 19.09         | 68,725       | 25          | 13        |
| Bldg Renovation Allowance - Maintenance - Kitchen & Restrms | 1        | Total  | 3,382.00      | 3,382        | 20          | 1         |
| Bldg Solar Array - Maintenance                              | 1        | Total  | 88,341.00     | 88,341       | 25          | 21        |
| Door, Metal Roll Up, 12 x 14 - Maintenance                  | 3        | Each   | 2,089.00      | 6,267        | 20          | 6         |
| Equipment, Skid Steer - Maintenance                         | 1        | Each   | 49,344.00     | 49,344       | 8           | 5         |
| Equipment, Street Sweeper Vacuum - Maintenance              | 1        | Each   | 58,068.00     | 58,068       | 20          | 12        |
| Equipment, Tractor - Maintenance                            | 1        | Each   | 50,252.00     | 50,252       | 20          | 3         |
| Fence, Chain Link, 6' - Maintenance                         | 830      | Ln Ft  | 24.29         | 20,161       | 22          | 8         |
| Finish, Clg, 2x4 SAT - Maintenance                          | 756      | Sq Ft  | 5.82          | 4,400        | 24          | 17        |

| Description                                            | Quantity | Units  | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|--------------------------------------------------------|----------|--------|---------------|--------------|-------------|-----------|
| Finish, Vinyl Comp Tile - Maintenance                  | 772      | Sq Ft  | 6.15          | 4,748        | 15          | 1         |
| Gate, VC Chain Link, 6x25 Sliding - Maintenance        | 1        | Each   | 8,194.00      | 8,194        | 10          | 4         |
| Maintenance/Grounds Crew Golf Cart                     | 2        | Each   | 12,000.00     | 24,000       | 8           | 7         |
| Maintenance/Grounds Crew Golf Cart                     | 2        | Each   | 12,000.00     | 24,000       | 8           | 2         |
| Maintenance/Grounds Crew Golf Cart                     | 2        | Each   | 12,000.00     | 24,000       | 8           | 8         |
| Maintenance/Grounds Crew Golf Cart                     | 2        | Each   | 12,000.00     | 24,000       | 8           | 3         |
| Maintenance/Grounds Crew Golf Cart                     | 4        | Each   | 12,000.00     | 48,000       | 8           | 5         |
| Maintenance/Grounds Crew Golf Cart                     | 4        | Each   | 12,000.00     | 48,000       | 8           | 4         |
| Maintenance/Grounds Crew Golf Cart                     | 3        | Each   | 12,000.00     | 36,000       | 8           | 6         |
| <b>Pavillion</b>                                       |          |        |               |              |             |           |
| A/C Split System, 4 Ton - Pavillion                    | 1        | Each   | 10,632.00     | 10,632       | 12          | 7         |
| A/C Split System, 4 Ton - Pavillion                    | 1        | Each   | 10,632.00     | 10,632       | 12          | 1         |
| A/C Split System, 5 Ton - Pavillion                    | 2        | Each   | 12,565.00     | 25,130       | 12          | 1         |
| A/C Split System, 5 Ton - Pavillion                    | 2        | Each   | 12,565.00     | 25,130       | 12          | 1         |
| Appliance, Exhaust Fan & Hood, Commercial - Pavillion  | 1        | Each   | 6,391.00      | 6,391        | 20          | 17        |
| Appliance, Microwave - Pavillion                       | 1        | Each   | 1,213.00      | 1,213        | 12          | 2         |
| Appliance, Refrigerator - Pavillion                    | 1        | Each   | 2,017.00      | 2,017        | 14          | 4         |
| Appliance, Wall Oven - Pavillion                       | 1        | Each   | 1,945.00      | 1,945        | 16          | 3         |
| Electronics, Audio/Video Equipment - Pavillion         | 1        | Total  | 8,978.00      | 8,978        | 10          | 7         |
| Electronics, Projector - Pavillion                     | 1        | Total  | 11,709.00     | 11,709       | 10          | 1         |
| Equipment, Hearing Loop System - Pavillion             | 1        | Total  | 5,670.00      | 5,670        | 15          | 2         |
| Finish, Carpet - Pavillion                             | 282      | Sq Yds | 58.02         | 16,362       | 8           | 2         |
| Finish, Ceramic Tile - Pavillion - Kitchen             | 210      | Sq Ft  | 20.31         | 4,266        | 24          | 4         |
| Finish, Ceramic Tile - Pavillion - Lobby               | 557      | Sq Ft  | 20.31         | 11,313       | 24          | 4         |
| Finish, Ceramic Tile - Pavillion - Lobby Restrms       | 569      | Sq Ft  | 20.31         | 11,557       | 24          | 4         |
| Finish, Clg, 1x1 AT - Pavillion - Assembly Rm          | 1,463    | Sq Ft  | 5.16          | 7,550        | 24          | 2         |
| Finish, Clg, 2x2 SAT - Pavillion - Library             | 863      | Sq Ft  | 6.26          | 5,403        | 24          | 2         |
| Finish, Wall Covering - Pavillion - Lobby              | 1        | Total  | 9,622.00      | 9,622        | 12          | 12        |
| Fire Alarm Control Panel - Pavillion                   | 1        | Total  | 7,888.00      | 7,888        | 20          | 17        |
| Furnishings Allowance - Pavillion                      | 1        | Total  | 46,741.00     | 46,741       | 12          | 7         |
| Gazebo Deck, Composite - Pavillion - Pool Area         | 833      | Sq Ft  | 18.36         | 15,294       | 24          | 17        |
| Gazebo Roof & Structure - Pavillion - Pool Area        | 833      | Sq Ft  | 42.37         | 35,295       | 24          | 6         |
| Partition, Folding Accordion - Pavillion               | 1        | Lp Sm  | 5,676.00      | 5,676        | 24          | 3         |
| Plumbing Allowance - Pavillion                         | 1        | Total  | 8,387.00      | 8,387        | 30          | 3         |
| Railing, Alum Picket, 42" - Pavillion - Pavillion Bldg | 133      | Ln Ft  | 104.00        | 13,832       | 30          | 4         |
| Renovation Allowance - Pavillion - Kitchen             | 1        | Total  | 26,316.00     | 26,316       | 24          | 4         |
| Renovation Allowance - Pavillion - Lobby Restrms       | 1        | Total  | 15,893.00     | 15,893       | 24          | 4         |
| Renovation Allowance - Pavillion - Pump House          | 1        | Total  | 6,296.00      | 6,296        | 16          | 13        |
| Window Treatments, Roll Shades - Pavillion             | 1        | Total  | 11,442.00     | 11,442       | 12          | 3         |

| Description                                                        | Quantity | Units | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|--------------------------------------------------------------------|----------|-------|---------------|--------------|-------------|-----------|
| <b>Recreation Brookhouse</b>                                       |          |       |               |              |             |           |
| Fence, Aluminum Picket, 4' - Rec Brookhouse - Pool Area            | 236      | Ln Ft | 42.29         | 9,981        | 26          | 9         |
| Furniture, Outdoor - Rec Brookhouse                                | 1        | Total | 7,531.00      | 7,531        | 5           | 1         |
| Pool Equipment, Chemical Controller - Rec Brookhouse               | 1        | Each  | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Brookhouse                 | 1        | Total | 12,227.00     | 12,227       | 15          | 2         |
| Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse             | 1        | Each  | 5,130.00      | 5,130        | 6           | 2         |
| Pool Equipment, Pool Lights - Rec Brookhouse                       | 2        | Each  | 800.00        | 1,600        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Brookhouse                    | 1        | Total | 4,853.00      | 4,853        | 14          | 2         |
| Pool Finish, Exposed Aggregate - Rec Brookhouse                    | 1,466    | Sq Ft | 16.51         | 24,204       | 14          | 2         |
| Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond                   | 1        | Each  | 2,233.00      | 2,233        | 5           | 1         |
| <b>Recreation Far Harbor</b>                                       |          |       |               |              |             |           |
| Furniture, Outdoor - Rec Far Harbor                                | 1        | Total | 3,995.00      | 3,995        | 5           | 1         |
| Pool Equipment, Chemical Controller - Rec Far Harbor               | 1        | Each  | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Far Harbor                 | 1        | Total | 12,227.00     | 12,227       | 15          | 2         |
| Pool Equipment, Heater, Gas - Rec Far Harbor                       | 1        | Each  | 5,130.00      | 5,130        | 6           | 1         |
| Pool Equipment, Pool Lights - Rec Far Harbor                       | 2        | Each  | 800.00        | 1,600        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Far Harbor                    | 1        | Total | 4,381.00      | 4,381        | 14          | 3         |
| Pool Finish, Exposed Aggregate - Rec Far Harbor                    | 1,028    | Sq Ft | 16.51         | 16,973       | 14          | 3         |
| <b>Recreation Glenhouse</b>                                        |          |       |               |              |             |           |
| Fence, Aluminum Picket, 4' - Rec Glenhouse - Pool Area             | 252      | Ln Ft | 38.66         | 9,743        | 26          | 9         |
| Furniture, Outdoor - Rec Glenhouse                                 | 1        | Total | 7,176.00      | 7,176        | 5           | 1         |
| Pool Equipment, Chemical Controller - Rec Glenhouse                | 1        | Each  | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Glenhouse                  | 1        | Total | 12,227.00     | 12,227       | 15          | 2         |
| Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse              | 1        | Each  | 5,130.00      | 5,130        | 4           | 3         |
| Pool Equipment, Pool Lights - Rec Glenhouse                        | 2        | Each  | 800.00        | 1,600        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Glenhouse                     | 1        | Total | 4,734.00      | 4,734        | 14          | 1         |
| Pool Finish, Exposed Aggregate - Rec Glenhouse                     | 1,496    | Sq Ft | 16.51         | 24,699       | 14          | 1         |
| <b>Recreation Harbor Club</b>                                      |          |       |               |              |             |           |
| Fence, Aluminum Picket, 4' - Rec Harbor Club - Pool Area           | 151      | Ln Ft | 56.74         | 8,568        | 26          | 9         |
| Fitness, Bike, Aerodyne - Rec Harbor Club                          | 1        | Each  | 1,103.00      | 1,103        | 12          | 2         |
| Fitness, Bike, Recumbent - Rec Harbor Club                         | 1        | Each  | 2,598.00      | 2,598        | 12          | 3         |
| Fitness, Elliptical Machine - Rec Harbor Club                      | 2        | Each  | 5,013.00      | 10,026       | 12          | 12        |
| Fitness, Recumbent Crosstrainer - Rec Harbor Club - NuStep TRS4000 | 1        | Each  | 6,768.00      | 6,768        | 10          | 5         |
| Fitness, Rower - Rec Harbor Club                                   | 1        | Each  | 2,374.00      | 2,374        | 12          | 10        |
| Fitness, Treadmill - Rec Harbor Club                               | 1        | Each  | 5,908.00      | 5,908        | 8           | 1         |
| Fitness, Treadmill - Rec Harbor Club                               | 1        | Each  | 5,908.00      | 5,908        | 8           | 3         |
| Fitness, Weight Machine - Rec Harbor Club                          | 1        | Each  | 10,446.00     | 10,446       | 12          | 7         |
| Furniture, Outdoor - Rec Harbor Club - Pool Area                   | 1        | Total | 8,634.00      | 8,634        | 5           | 5         |
| Furniture, Outdoor - Rec Harbor Club - Tennis Cts                  | 1        | Total | 2,616.00      | 2,616        | 5           | 5         |
| Pool Equipment, Chemical Controller - Rec Harbor Club              | 1        | Each  | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Harbor Club                | 1        | Total | 15,283.00     | 15,283       | 15          | 2         |
| Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club            | 1        | Each  | 5,130.00      | 5,130        | 6           | 5         |

| Description                                                    | Quantity | Units  | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|----------------------------------------------------------------|----------|--------|---------------|--------------|-------------|-----------|
| Pool Equipment, Pool Lights - Rec Harbor Club                  | 2        | Each   | 800.00        | 1,600        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Harbor Club               | 1        | Total  | 9,780.00      | 9,780        | 14          | 4         |
| Pool Finish, Exposed Aggregate - Rec Harbor Club               | 2,040    | Sq Ft  | 17.52         | 35,741       | 14          | 4         |
| Spa Equipment, Chemical Controller - Rec Harbor Club           | 1        | Each   | 4,964.00      | 4,964        | 8           | 6         |
| Spa Equipment, Filtration System - Rec Harbor Club             | 1        | Total  | 12,227.00     | 12,227       | 15          | 2         |
| Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club         | 1        | Each   | 3,773.00      | 3,773        | 6           | 4         |
| Spa Finish, Ceramic Tile Trim - Rec Harbor Club                | 1        | Total  | 1,800.00      | 1,800        | 14          | 4         |
| Spa Finish, Exposed Aggregate - Rec Harbor Club                | 1        | Total  | 5,630.00      | 5,630        | 14          | 4         |
| Tennis Court Fencing, VC Chain Link - Rec Harbor Club          | 1        | Total  | 18,413.00     | 18,413       | 25          | 2         |
| Tennis Court Lighting - Rec Harbor Club                        | 1        | Total  | 20,000.00     | 20,000       | 30          | 2         |
| Tennis Court Resurfacing - Rec Harbor Club - Plexicushion      | 1        | Dbl Ct | 14,728.00     | 14,728       | 7           | 5         |
| Tennis Court Windscreen, 6' - Rec Harbor Club                  | 352      | Ln Ft  | 14.71         | 5,178        | 7           | 6         |
| <b>Recreation Misc</b>                                         |          |        |               |              |             |           |
| Boardwalk, Deck Boards & Railing - Rec Misc - Bayfront         | 1,817    | Sq Ft  | 25.55         | 46,425       | 12          | 10        |
| Boardwalk, Deck Boards, Composite - Rec Misc - Bayfront        | 7,302    | Sq Ft  | 21.33         | 155,752      | 24          | 14        |
| Boardwalk, Frame, PT Wood - Rec Misc - Bayfront                | 7,302    | Sq Ft  | 24.28         | 177,293      | 24          | 14        |
| Boardwalk, Frame, PT Wood - Rec Misc - Bayfront                | 1,517    | Sq Ft  | 24.28         | 36,833       | 24          | 10        |
| Boardwalk, Gazebo Roof, Deck & Structure - Rec Misc - Bayfront | 1        | Each   | 64,101.00     | 64,101       | 24          | 18        |
| Boardwalk, Rail, PT Wood - Rec Misc - Bayfront                 | 1,600    | Ln Ft  | 11.12         | 17,792       | 12          | 2         |
| Booster Pump - Rec Misc                                        | 1        | Each   | 63,686.00     | 63,686       | 20          | 6         |
| Equipment, Mower, 48" - Rec Misc                               | 1        | Each   | 13,339.00     | 13,339       | 5           | 4         |
| Equipment, Mower, 52" - Rec Misc                               | 1        | Each   | 14,822.00     | 14,822       | 5           | 2         |
| EZ Launch and Float - Rec Misc - Bayhouse #01                  | 1        | Lp Sm  | 13,764.00     | 13,764       | 15          | 8         |
| Fishing Dock - Rec Misc - Bayhouse #10                         | 1        | Lp Sm  | 37,560.00     | 37,560       | 20          | 19        |
| Fishing Pier - Rec Misc                                        | 900      | Sq Ft  | 74.08         | 66,673       | 24          | 18        |
| Footbridge, Deck Bds & Frame, PT Wood - Rec Misc - Brookhouse  | 1        | Total  | 32,891.00     | 32,891       | 24          | 24        |
| Pool Equipment, Filter Grids - Rec Misc                        | 1        | Total  | 7,734.00      | 7,734        | 6           | 2         |
| Pool Equipment, Pumps - Rec Misc                               | 2        | Each   | 1,671.00      | 3,342        | 6           | 5         |
| Pool Equipment, Pumps - Rec Misc                               | 3        | Each   | 1,671.00      | 5,013        | 6           | 6         |
| Pool Equipment, Pumps - Rec Misc                               | 4        | Each   | 1,671.00      | 6,684        | 6           | 4         |
| Pool Equipment, Pumps - Rec Misc                               | 3        | Each   | 1,671.00      | 5,013        | 6           | 2         |
| Tree Replacement Allowance - Rec Misc                          | 1        | Lp Sm  | 10,190.00     | 10,190       | 2           | 1         |
| Walkway, Elevated Composite Decking - Rec Misc                 | 1        | Lp Sm  | 95,000.00     | 95,000       | 24          | 24        |
| Well Pump - Rec Misc - 4 Way                                   | 1        | Each   | 9,099.00      | 9,099        | 8           | 8         |
| Well Pump - Rec Misc - Brookhouse                              | 1        | Each   | 9,099.00      | 9,099        | 8           | 5         |
| Well Pump - Rec Misc - Treehouse                               | 1        | Each   | 13,639.00     | 13,639       | 5           | 3         |
| <b>Recreation Pavillion</b>                                    |          |        |               |              |             |           |
| Fence, Aluminum Picket, 4' - Rec Pavillion - Pool Area         | 146      | Ln Ft  | 57.49         | 8,394        | 26          | 9         |
| Fence, Sound Barrier, 10' - Rec Pavillion - Pickleball Cts     | 168      | Ln Ft  | 96.83         | 16,268       | 10          | 5         |
| Furniture, Outdoor - Rec Pavillion - Pool                      | 1        | Total  | 7,018.00      | 7,018        | 5           | 3         |
| Furniture, Outdoor - Rec Pavillion - Tennis Court              | 1        | Total  | 1,868.00      | 1,868        | 5           | 3         |
| Ice Machine, 450# - Rec Pavillion                              | 1        | Each   | 3,171.00      | 3,171        | 10          | 3         |

| Description                                                   | Quantity | Units  | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|---------------------------------------------------------------|----------|--------|---------------|--------------|-------------|-----------|
| Pickleball Court Fencing, VC Chain Link - Rec Pavillion       | 1        | Total  | 18,413.00     | 18,413       | 25          | 2         |
| Pickleball Court Resurfacing - Rec Pavillion - Plexicushion   | 1        | Dbl Ct | 20,255.00     | 20,255       | 7           | 5         |
| Pickleball Court Windscreen, 6' - Rec Pavillion               | 352      | Ln Ft  | 14.71         | 5,178        | 7           | 5         |
| Pool Equipment, Chemical Controller - Rec Pavillion           | 1        | Each   | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Pavillion             | 1        | Total  | 15,283.00     | 15,283       | 15          | 2         |
| Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion         | 1        | Each   | 5,130.00      | 5,130        | 6           | 6         |
| Pool Equipment, Pool Lights - Rec Pavillion                   | 3        | Each   | 800.00        | 2,400        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Pavillion                | 1        | Total  | 3,369.00      | 3,369        | 14          | 2         |
| Pool Finish, Exposed Aggregate - Rec Pavillion                | 2,160    | Sq Ft  | 16.51         | 35,662       | 14          | 2         |
| Solar Array - Rec Pavillion                                   | 1        | Total  | 141,434.00    | 141,434      | 25          | 22        |
| <b>Recreation Wilbanks</b>                                    |          |        |               |              |             |           |
| Fence, Aluminum Picket, 4' - Rec Wilbanks - Pool Area         | 167      | Ln Ft  | 38.66         | 6,457        | 26          | 9         |
| Furniture, Outdoor - Rec Wilbanks                             | 1        | Total  | 10,593.00     | 10,593       | 5           | 5         |
| Pool Equipment, Chemical Controller - Rec Wilbanks            | 1        | Each   | 4,964.00      | 4,964        | 8           | 6         |
| Pool Equipment, Filtration System - Rec Wilbanks              | 1        | Total  | 15,283.00     | 15,283       | 15          | 2         |
| Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 1        | Each   | 5,130.00      | 5,130        | 6           | 4         |
| Pool Equipment, Pool Lights - Rec Wilbanks                    | 3        | Each   | 800.00        | 2,400        | 5           | 5         |
| Pool Finish, Ceramic Tile Trim - Rec Wilbanks                 | 1        | Total  | 8,916.00      | 8,916        | 14          | 13        |
| Pool Finish, Exposed Aggregate - Rec Wilbanks                 | 3,721    | Sq Ft  | 16.51         | 61,434       | 14          | 13        |
| <b>Wilbanks</b>                                               |          |        |               |              |             |           |
| A/C Air Handler Unit, 3 Ton - Wilbanks                        | 1        | Each   | 3,434.00      | 3,434        | 8           | 6         |
| A/C Air Handler Unit, 3 Ton - Wilbanks - Conference Rm        | 1        | Each   | 3,434.00      | 3,434        | 8           | 1         |
| A/C Air Handler Unit, 4 Ton - Wilbanks                        | 1        | Each   | 3,617.00      | 3,617        | 8           | 1         |
| A/C Condensing Unit, 3 Ton - Wilbanks                         | 1        | Each   | 3,945.00      | 3,945        | 8           | 6         |
| A/C Condensing Unit, 3 Ton - Wilbanks - Conference Rm         | 1        | Each   | 3,945.00      | 3,945        | 8           | 1         |
| A/C Condensing Unit, 4 Ton - Wilbanks                         | 1        | Each   | 4,134.00      | 4,134        | 8           | 1         |
| A/C Mini Split System - Wilbanks - Guest Rms                  | 2        | Each   | 4,332.00      | 8,664        | 12          | 5         |
| A/C Package Unit, 3 Ton - Wilbanks                            | 1        | Each   | 6,141.00      | 6,141        | 12          | 8         |
| Deck Structure, PT Wood - Wilbanks - Pool Area                | 567      | Sq Ft  | 38.47         | 21,813       | 15          | 6         |
| Deck Structure/Stairs, PT Wood - Wilbanks                     | 1        | Total  | 13,998.00     | 13,998       | 15          | 6         |
| Electrical Allowance - Wilbanks                               | 1        | Lp Sm  | 5,819.00      | 5,819        | 30          | 14        |
| Finish, Carpet - Wilbanks                                     | 1        | Lp Sm  | 14,414.00     | 14,414       | 8           | 1         |
| Finish, Clg - Wilbanks                                        | 1        | Lp Sm  | 2,963.00      | 2,963        | 24          | 8         |
| Finish, Luxury Vinyl Flooring - Wilbanks - Kitchen Area       | 361      | Sq Ft  | 9.38          | 3,387        | 12          | 1         |
| Finish, Paint Interior - Wilbanks                             | 1        | Lp Sm  | 5,042.00      | 5,042        | 8           | 1         |
| Finish, Refinish Wood Stairs - Wilbanks                       | 1        | Lp Sm  | 3,247.00      | 3,247        | 8           | 1         |
| Furnishings Allowance - Wilbanks - 1st Floor                  | 1        | Lp Sm  | 62,251.00     | 62,251       | 15          | 1         |
| Furnishings Allowance - Wilbanks - Bedrooms A & B             | 1        | Lp Sm  | 5,170.00      | 5,170        | 10          | 3         |
| Furnishings Allowance, Matt & Box - Wilbanks - Bedrooms A & B | 1        | Lp Sm  | 2,797.00      | 2,797        | 10          | 3         |
| Ice Machine - Wilbanks - Ice-O-Matic                          | 1        | Each   | 5,549.00      | 5,549        | 8           | 7         |
| Plumbing Allowance - Wilbanks                                 | 1        | Total  | 18,796.00     | 18,796       | 30          | 14        |
| Renovation Allowance - Wilbanks - 2nd Flr Bathrms             | 1        | Total  | 14,964.00     | 14,964       | 24          | 8         |

| Description                                           | Quantity | Units      | Cost Per Unit | Current Cost | Useful Life | Remg Life |
|-------------------------------------------------------|----------|------------|---------------|--------------|-------------|-----------|
| Renovation Allowance - Wilbanks - Bath House Exterior | 1        | Total      | 5,264.00      | 5,264        | 20          | 17        |
| Renovation Allowance - Wilbanks - Bath House Interior | 1        | Total      | 21,982.00     | 21,982       | 22          | 19        |
| Renovation Allowance - Wilbanks - Kitch/Bar/Restrms   | 1        | Total      | 63,365.00     | 63,365       | 24          | 8         |
| Renovation Allowance - Wilbanks - Pump House          | 1        | Total      | 6,502.00      | 6,502        | 20          | 17        |
| <b>Common Facilities Total</b>                        | 256      | Components |               | 5,020,617    | 2-50        | 1-29      |

## Harbor

|                                                            |        |            |           |           |      |      |
|------------------------------------------------------------|--------|------------|-----------|-----------|------|------|
| Aeration Pump - Harbor                                     | 1      | Each       | 5,264.00  | 5,264     | 5    | 5    |
| Boardwalk, Composite - Harbor - Between HH 16B & HH 17A    | 605    | Sq Ft      | 18.09     | 10,945    | 20   | 20   |
| Boardwalk, Composite - Harbor - Between HH 17A & HH 17B    | 650    | Sq Ft      | 18.09     | 11,759    | 20   | 12   |
| Decking & Framing, PT Wd, S/S Srews - Marina               | 12,210 | Sq Ft      | 51.89     | 633,577   | 30   | 10   |
| Decking, Composite, S/S Screws - Marina - Mat \$ Only (1x) | 12,210 | Sq Ft      | 7.64      | 93,285    | 20   | 10   |
| Dredging - Harbor (2027 1x expense)                        | 4,950  | Cu Yds     | 181.00    | 895,950   | 20   | 1    |
| Dredging - Harbor (Every 15 yrs)                           | 2,000  | Cu Yds     | 181.00    | 362,000   | 15   | 15   |
| Electrical - Marina                                        | 1      | Lp Sm      | 94,873.00 | 94,873    | 30   | 13   |
| Gazebo Roof & Structure - Marina                           | 1,221  | Sq Ft      | 42.37     | 51,734    | 30   | 29   |
| Kayak Dock, Floating - Marina                              | 1      | Lp Sm      | 10,016.00 | 10,016    | 15   | 10   |
| Kayak EZ Launch - Marina                                   | 1      | Lp Sm      | 8,653.00  | 8,653     | 10   | 9    |
| Kayak Gazebo Roof & Structure - Marina                     | 378    | Sq Ft      | 43.06     | 16,277    | 24   | 7    |
| Pilings, PT Wood, Encased - Marina - Mooring               | 84     | Each       | 1,096.00  | 92,064    | 30   | 10   |
| Pilings, PT Wood, Wrapped - Marina                         | 468    | Each       | 512.00    | 239,616   | 30   | 10   |
| Water Lines - Marina                                       | 87     | Slips      | 651.00    | 56,637    | 30   | 9    |
| <b>Harbor Total</b>                                        | 15     | Components |           | 2,582,650 | 5-30 | 1-29 |

## Paint

|                    |   |            |            |         |   |   |
|--------------------|---|------------|------------|---------|---|---|
| Bldg Paint & Labor | 1 | Each       | 105,165.00 | 105,165 | 1 | 1 |
| <b>Paint Total</b> | 1 | Components |            | 105,165 | 1 | 1 |

## Roads

### Asphalt Overlay

|                                                                      |       |        |       |        |    |    |
|----------------------------------------------------------------------|-------|--------|-------|--------|----|----|
| Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct                       | 2,646 | Sq Yds | 17.17 | 45,432 | 20 | 20 |
| Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct Parking/Carports      | 1,674 | Sq Yds | 18.76 | 31,405 | 20 | 9  |
| Asphalt Overlay - Boathouse Cir-Harbor Club to Pel Cov Rd            | 4,171 | Sq Yds | 18.76 | 78,248 | 20 | 9  |
| Asphalt Overlay - Brookhouse Cir                                     | 5,756 | Sq Yds | 17.17 | 98,831 | 20 | 6  |
| Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12              | 845   | Sq Yds | 17.17 | 14,509 | 20 | 1  |
| Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd | 3,481 | Sq Yds | 17.17 | 59,769 | 20 | 6  |
| Asphalt Overlay - Brookhouse Dr Bldgs #14-15                         | 2,787 | Sq Yds | 17.17 | 47,853 | 20 | 6  |
| Asphalt Overlay - Clower Creek Bldgs # 1-2                           | 1,610 | Sq Yds | 17.17 | 27,644 | 20 | 7  |

| Description                                                          | Quantity | Units      | Cost<br>Per Unit | Current<br>Cost | Useful<br>Life | Remg<br>Life |
|----------------------------------------------------------------------|----------|------------|------------------|-----------------|----------------|--------------|
| Asphalt Overlay - Clower Creek Bldgs #11                             | 637      | Sq Yds     | 17.17            | 10,938          | 20             | 7            |
| Asphalt Overlay - Clower Creek Bldgs #12-14                          | 3,384    | Sq Yds     | 17.17            | 58,104          | 20             | 20           |
| Asphalt Overlay - Clower Creek Bldgs #17B to bridge                  | 1,615    | Sq Yds     | 17.17            | 27,730          | 20             | 7            |
| Asphalt Overlay - Clower Creek Bldgs #18                             | 1,211    | Sq Yds     | 17.17            | 20,793          | 20             | 7            |
| Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge                | 3,457    | Sq Yds     | 17.17            | 59,357          | 20             | 7            |
| Asphalt Overlay - Glenhouse Dr Bldgs #1-6                            | 2,186    | Sq Yds     | 17.17            | 37,534          | 20             | 1            |
| Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6           | 1,356    | Sq Yds     | 17.17            | 23,283          | 20             | 6            |
| Asphalt Overlay - Maint Shop Entrance Road                           | 163      | Sq Yds     | 17.17            | 2,799           | 20             | 7            |
| Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134           | 340      | Sq Yds     | 17.17            | 5,838           | 20             | 8            |
| Asphalt Overlay - Pelican Cove Entry to Grovehse #6                  | 4,045    | Sq Yds     | 17.17            | 69,453          | 20             | 20           |
| Asphalt Overlay - Pelican Cove Glenhse #9-14                         | 5,993    | Sq Yds     | 17.17            | 102,900         | 20             | 7            |
| Asphalt Overlay - Pelican Cove Glenhse Dr to 4 wy Intersection       | 6,639    | Sq Yds     | 17.17            | 113,992         | 20             | 15           |
| Asphalt Overlay - Pelican Cove Grovehse #6 to 4 wy Intersection      | 1,480    | Sq Yds     | 17.17            | 25,412          | 20             | 20           |
| Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7        | 3,050    | Sq Yds     | 17.17            | 52,369          | 20             | 7            |
| Asphalt Overlay - Pelican Point & Boathouse Bldgs #5A-6, 10-16B      | 9,873    | Sq Yds     | 18.76            | 185,218         | 20             | 9            |
| Asphalt Overlay - Pelican Point Bldgs #7-9                           | 2,375    | Sq Yds     | 17.17            | 40,779          | 20             | 9            |
| Asphalt Overlay - Treehouse Cir Bldgs #1                             | 700      | Sq Yds     | 18.76            | 13,133          | 20             | 9            |
| Asphalt Overlay - Treehouse Cir Bldgs #2-3                           | 1,720    | Sq Yds     | 17.17            | 29,533          | 20             | 3            |
| Asphalt Overlay - Treehouse Cir Park/Carprts Bldgs #2-3              | 267      | Sq Yds     | 17.17            | 4,585           | 20             | 6            |
| Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8 | 7,304    | Sq Yds     | 17.17            | 125,410         | 20             | 6            |
| <b>Base Replacement Allowance</b>                                    |          |            |                  |                 |                |              |
| Base Replacement Allowance                                           | 1,000    | Sq Yds     | 48.20            | 48,201          | 40             | 7            |
| Base Replacement Allowance - Prorate \$/40rl                         | 2,000    | Sq Yds     | 36.15            | 72,301          | 40             | 30           |
| <b>Roads Total</b>                                                   | 30       | Components |                  | 1,533,353       | 20-40          | 1-30         |
| <b>Building Restoration</b>                                          |          |            |                  |                 |                |              |
| Bldg Restoration/Structural/Engineering Allowance - Labor            | 1        | Total      | 700,000.00       | 700,000         | 1              | 1            |
| Bldg Restoration/Structural/Engineering Allowance - Materials        | 1        | Total      | 150,000.00       | 150,000         | 1              | 1            |
| <b>Building Restoration Total</b>                                    | 2        | Components |                  | 850,000         | 1              | 1            |
| <b>Grand Total</b>                                                   | 401      | Components |                  | 14,883,487      |                |              |

## Cash Flow Plan Summary

| No                 | Year | Beginning<br>Year<br>Balance | Annual<br>Reserve<br>Contribution | Annual<br>Increase | Planned<br>Special<br>Assessments | Expenses          | Inflation<br>Rate | Earned<br>Interest | Interest<br>Rate | Ending<br>Year<br>Balance |
|--------------------|------|------------------------------|-----------------------------------|--------------------|-----------------------------------|-------------------|-------------------|--------------------|------------------|---------------------------|
| 1                  | 2027 | 933,028                      | 1,728,131                         | 122.62%            | 0                                 | 2,384,090         | 3.00%             | 8,312              | 3.00%            | 285,381                   |
| 2                  | 2028 | 285,381                      | 1,779,975                         | 3.00%              | 0                                 | 1,487,199         | 3.00%             | 17,345             | 3.00%            | 595,502                   |
| 3                  | 2029 | 595,502                      | 1,833,374                         | 3.00%              | 0                                 | 1,340,864         | 3.00%             | 32,640             | 3.00%            | 1,120,652                 |
| 4                  | 2030 | 1,120,652                    | 1,888,375                         | 3.00%              | 0                                 | 1,488,785         | 3.00%             | 45,607             | 3.00%            | 1,565,849                 |
| 5                  | 2031 | 1,565,849                    | 1,945,026                         | 3.00%              | 0                                 | 1,731,559         | 3.00%             | 53,379             | 3.00%            | 1,832,695                 |
| 6                  | 2032 | 1,832,695                    | 2,003,377                         | 3.00%              | 0                                 | 1,957,794         | 3.00%             | 56,348             | 3.00%            | 1,934,626                 |
| 7                  | 2033 | 1,934,626                    | 2,063,478                         | 3.00%              | 0                                 | 2,449,399         | 3.00%             | 46,461             | 3.00%            | 1,595,166                 |
| 8                  | 2034 | 1,595,166                    | 2,125,382                         | 3.00%              | 0                                 | 1,811,396         | 3.00%             | 57,275             | 3.00%            | 1,966,427                 |
| 9                  | 2035 | 1,966,427                    | 2,189,143                         | 3.00%              | 0                                 | 2,031,369         | 3.00%             | 63,726             | 3.00%            | 2,187,927                 |
| 10                 | 2036 | 2,187,927                    | 2,254,817                         | 3.00%              | 0                                 | 3,195,108         | 3.00%             | 37,429             | 3.00%            | 1,285,065                 |
| 11                 | 2037 | 1,285,065                    | 2,322,462                         | 3.00%              | 0                                 | 1,611,135         | 3.00%             | 59,892             | 3.00%            | 2,056,284                 |
| 12                 | 2038 | 2,056,284                    | 2,392,136                         | 3.00%              | 0                                 | 1,609,999         | 3.00%             | 85,153             | 3.00%            | 2,923,574                 |
| 13                 | 2039 | 2,923,574                    | 2,463,900                         | 3.00%              | 0                                 | 2,054,148         | 3.00%             | 100,000            | 3.00%            | 3,433,326                 |
| 14                 | 2040 | 3,433,326                    | 2,537,817                         | 3.00%              | 0                                 | 2,759,704         | 3.00%             | 96,343             | 3.00%            | 3,307,782                 |
| 15                 | 2041 | 3,307,782                    | 2,613,951                         | 3.00%              | 0                                 | 2,415,307         | 3.00%             | 105,193            | 3.00%            | 3,611,619                 |
| 16                 | 2042 | 3,611,619                    | 2,692,369                         | 3.00%              | 0                                 | 3,899,487         | 3.00%             | 72,135             | 3.00%            | 2,476,636                 |
| 17                 | 2043 | 2,476,636                    | 2,773,140                         | 3.00%              | 0                                 | 5,152,689         | 3.00%             | 2,913              | 3.00%            | 100,000                   |
| 18                 | 2044 | 100,000                      | 2,790,242                         | 0.62%              | 0                                 | 2,121,162         | 3.00%             | 23,072             | 3.00%            | 792,152                   |
| 19                 | 2045 | 792,152                      | 2,807,450                         | 0.62%              | 0                                 | 2,192,870         | 3.00%             | 42,202             | 3.00%            | 1,448,934                 |
| 20                 | 2046 | 1,448,934                    | 2,824,764                         | 0.62%              | 0                                 | 2,436,968         | 3.00%             | 55,102             | 3.00%            | 1,891,832                 |
| 21                 | 2047 | 1,891,832                    | 2,842,185                         | 0.62%              | 0                                 | 2,466,933         | 3.00%             | 68,013             | 3.00%            | 2,335,097                 |
| 22                 | 2048 | 2,335,097                    | 2,859,713                         | 0.62%              | 0                                 | 2,453,516         | 3.00%             | 82,239             | 3.00%            | 2,823,533                 |
| 23                 | 2049 | 2,823,533                    | 2,877,349                         | 0.62%              | 0                                 | 2,267,313         | 3.00%             | 103,007            | 3.00%            | 3,536,576                 |
| 24                 | 2050 | 3,536,576                    | 2,895,094                         | 0.62%              | 0                                 | 2,481,974         | 3.00%             | 118,491            | 3.00%            | 4,068,187                 |
| 25                 | 2051 | 4,068,187                    | 2,912,948                         | 0.62%              | 0                                 | 3,054,695         | 3.00%             | 117,793            | 3.00%            | 4,044,233                 |
| 26                 | 2052 | 4,044,233                    | 2,930,912                         | 0.62%              | 0                                 | 3,796,709         | 3.00%             | 95,353             | 3.00%            | 3,273,789                 |
| 27                 | 2053 | 3,273,789                    | 2,948,987                         | 0.62%              | 0                                 | 4,263,643         | 3.00%             | 58,774             | 3.00%            | 2,017,907                 |
| 28                 | 2054 | 2,017,907                    | 2,967,175                         | 0.62%              | 0                                 | 2,503,190         | 3.00%             | 74,457             | 3.00%            | 2,556,349                 |
| 29                 | 2055 | 2,556,349                    | 2,985,474                         | 0.62%              | 0                                 | 3,847,339         | 3.00%             | 50,835             | 3.00%            | 1,745,319                 |
| 30                 | 2056 | 1,745,319                    | 3,003,886                         | 0.62%              | 0                                 | 4,457,943         | 3.00%             | 8,738              | 3.00%            | 300,000                   |
| <b>Grand Total</b> |      |                              | <b>75,253,032</b>                 |                    | <b>0</b>                          | <b>77,724,287</b> |                   | <b>1,838,227</b>   |                  |                           |

## Cash Flow Plan Details

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| <b>Year 1: 2027</b>  |                                                               |                  |
| Roofs                | Roof, Shingle - Bayhouse #05A (8 Units)                       | 29,725           |
| Roofs                | Roof, Shingle - Wilbanks Pool Restroom Bldg                   | 8,410            |
| Common Facilities    | Office Equipment, Phone System - Admin Bldg                   | 15,690           |
| Common Facilities    | Renovation Allowance - Admin Bldg - Built-in Desks            | 18,836           |
| Common Facilities    | Renovation Allowance - Admin Bldg - Lighting                  | 7,018            |
| Common Facilities    | Renovation Allowance - Admin Bldg - Restrms                   | 4,541            |
| Common Facilities    | Renovation Allowance - Brookhouse - Bath House Exterior       | 16,719           |
| Common Facilities    | Electrical Panels - Condo Bldg                                | 81,000           |
| Common Facilities    | Renovation Allowance - Glenhouse - Bath House Exterior        | 21,156           |
| Common Facilities    | A/C Split System - Harbor Club - Restrooms                    | 8,322            |
| Common Facilities    | Furnishings/AV Equipment Allowance - Harbor Club              | 13,717           |
| Common Facilities    | Bldg Renovation Allowance - Maintenance - Kitchen & Restrms   | 3,382            |
| Common Facilities    | Finish, Vinyl Comp Tile - Maintenance                         | 4,748            |
| Common Facilities    | A/C Split System, 4 Ton - Pavillion                           | 10,632           |
| Common Facilities    | A/C Split System, 5 Ton - Pavillion                           | 25,130           |
| Common Facilities    | A/C Split System, 5 Ton - Pavillion                           | 25,130           |
| Common Facilities    | Electronics, Projector - Pavillion                            | 11,709           |
| Common Facilities    | Furniture, Outdoor - Rec Brookhouse                           | 7,531            |
| Common Facilities    | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond              | 2,233            |
| Common Facilities    | Furniture, Outdoor - Rec Far Harbor                           | 3,995            |
| Common Facilities    | Pool Equipment, Heater, Gas - Rec Far Harbor                  | 5,130            |
| Common Facilities    | Furniture, Outdoor - Rec Glenhouse                            | 7,176            |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Glenhouse                | 4,734            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Glenhouse                | 24,699           |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                          | 5,908            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 10,190           |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks - Conference Rm        | 3,434            |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Wilbanks                        | 3,617            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks - Conference Rm         | 3,945            |
| Common Facilities    | A/C Condensing Unit, 4 Ton - Wilbanks                         | 4,134            |
| Common Facilities    | Finish, Carpet - Wilbanks                                     | 14,414           |
| Common Facilities    | Finish, Luxury Vinyl Flooring - Wilbanks - Kitchen Area       | 3,387            |
| Common Facilities    | Finish, Paint Interior - Wilbanks                             | 5,042            |
| Common Facilities    | Finish, Refinish Wood Stairs - Wilbanks                       | 3,247            |
| Common Facilities    | Furnishings Allowance - Wilbanks - 1st Floor                  | 62,251           |
| Harbor               | Dredging - Harbor (2027 1x expense)                           | 895,950          |
| Paint                | Bldg Paint & Labor                                            | 105,165          |
| Roads                | Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12       | 14,509           |
| Roads                | Asphalt Overlay - Glenhouse Dr Bldgs #1-6                     | 37,534           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 700,000          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 150,000          |
| <b>Year 1 Total</b>  |                                                               | <b>2,384,090</b> |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| <b>Year 2: 2028</b>  |                                                               |                  |
| Common Facilities    | Electrical Panels - Condo Bldg                                | 83,430           |
| Common Facilities    | A/C Package Unit, 4 Ton - Harbor Club                         | 8,806            |
| Common Facilities    | Finish, Carpet - Harbor Club - Meeting Hall                   | 6,811            |
| Common Facilities    | Renovation Allowance - Harbor Club - Bldg Exterior            | 28,168           |
| Common Facilities    | Renovation Allowance - Harbor Club - Kitchen                  | 12,543           |
| Common Facilities    | Renovation Allowance - Harbor Club - Restrms                  | 22,216           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 24,720           |
| Common Facilities    | Appliance, Microwave - Pavillion                              | 1,249            |
| Common Facilities    | Equipment, Hearing Loop System - Pavillion                    | 5,840            |
| Common Facilities    | Finish, Carpet - Pavillion                                    | 16,853           |
| Common Facilities    | Finish, Clg, 1x1 AT - Pavillion - Assembly Rm                 | 7,776            |
| Common Facilities    | Finish, Clg, 2x2 SAT - Pavillion - Library                    | 5,565            |
| Common Facilities    | Pool Equipment, Filtration System - Rec Brookhouse            | 12,594           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse        | 5,284            |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Brookhouse               | 4,999            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Brookhouse               | 24,930           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Far Harbor            | 12,594           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Glenhouse             | 12,594           |
| Common Facilities    | Fitness, Bike, Aerodyne - Rec Harbor Club                     | 1,136            |
| Common Facilities    | Pool Equipment, Filtration System - Rec Harbor Club           | 15,741           |
| Common Facilities    | Spa Equipment, Filtration System - Rec Harbor Club            | 12,594           |
| Common Facilities    | Tennis Court Fencing, VC Chain Link - Rec Harbor Club         | 18,965           |
| Common Facilities    | Tennis Court Lighting - Rec Harbor Club                       | 20,600           |
| Common Facilities    | Boardwalk, Rail, PT Wood - Rec Misc - Bayfront                | 18,326           |
| Common Facilities    | Equipment, Mower, 52" - Rec Misc                              | 15,267           |
| Common Facilities    | Pool Equipment, Filter Grids - Rec Misc                       | 7,966            |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 5,163            |
| Common Facilities    | Pickleball Court Fencing, VC Chain Link - Rec Pavillion       | 18,965           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Pavillion             | 15,741           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Pavillion                | 3,470            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Pavillion                | 36,732           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Wilbanks              | 15,741           |
| Paint                | Bldg Paint & Labor                                            | 108,320          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 721,000          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 154,500          |
| <b>Year 2 Total</b>  |                                                               | <b>1,487,199</b> |
| <b>Year 3: 2029</b>  |                                                               |                  |
| Common Facilities    | Renovation Allowance - Admin Bldg - Kitchen                   | 7,445            |
| Common Facilities    | Electrical Panels - Condo Bldg                                | 85,933           |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Harbor Club                     | 5,387            |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | A/C Condensing Unit, 4 Ton - Harbor Club                      | 5,891            |
| Common Facilities    | Equipment, Tractor - Maintenance                              | 53,312           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 25,462           |
| Common Facilities    | Appliance, Wall Oven - Pavillion                              | 2,063            |
| Common Facilities    | Partition, Folding Accordion - Pavillion                      | 6,022            |
| Common Facilities    | Plumbing Allowance - Pavillion                                | 8,898            |
| Common Facilities    | Window Treatments, Roll Shades - Pavillion                    | 12,139           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Far Harbor               | 4,648            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Far Harbor               | 18,007           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse         | 5,442            |
| Common Facilities    | Fitness, Bike, Recumbent - Rec Harbor Club                    | 2,756            |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                          | 6,268            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 10,811           |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                              | 14,470           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                     | 7,445            |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court             | 1,982            |
| Common Facilities    | Ice Machine, 450# - Rec Pavillion                             | 3,364            |
| Common Facilities    | Furnishings Allowance - Wilbanks - Bedrooms A & B             | 5,485            |
| Common Facilities    | Furnishings Allowance, Matt & Box - Wilbanks - Bedrooms A & B | 2,967            |
| Paint                | Bldg Paint & Labor                                            | 111,570          |
| Roads                | Asphalt Overlay - Treehouse Cir Bldgs #2-3                    | 31,332           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 742,630          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 159,135          |
| <b>Year 3 Total</b>  |                                                               | <b>1,340,864</b> |

#### Year 4: 2030

|                   |                                                               |        |
|-------------------|---------------------------------------------------------------|--------|
| Roofs             | Roof, Flat - Harborhouse #18 (14 Units)                       | 61,132 |
| Roofs             | Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades | 17,440 |
| Common Facilities | Finish, Carpet - Admin Bldg - Downstairs                      | 5,682  |
| Common Facilities | Finish, Carpet - Admin Bldg - Upstairs                        | 5,737  |
| Common Facilities | Electrical Panels - Condo Bldg                                | 88,511 |
| Common Facilities | Renovation Allowance - Far Harbor - Bath House Floor          | 6,541  |
| Common Facilities | Access Control, Automated System - Gatehouse & Perimeter      | 11,162 |
| Common Facilities | Finish, Vinyl Tile - Harbor Club - Restrms/Hallway            | 4,875  |
| Common Facilities | Gate, VC Chain Link, 6x25 Sliding - Maintenance               | 8,954  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                            | 52,451 |
| Common Facilities | Appliance, Refrigerator - Pavillion                           | 2,204  |
| Common Facilities | Finish, Ceramic Tile - Pavillion - Kitchen                    | 4,662  |
| Common Facilities | Finish, Ceramic Tile - Pavillion - Lobby                      | 12,362 |
| Common Facilities | Finish, Ceramic Tile - Pavillion - Lobby Restrms              | 12,629 |
| Common Facilities | Railing, Alum Picket, 42" - Pavillion - Pavillion Bldg        | 15,115 |
| Common Facilities | Renovation Allowance - Pavillion - Kitchen                    | 28,756 |
| Common Facilities | Renovation Allowance - Pavillion - Lobby Restrms              | 17,367 |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Harbor Club              | 10,687           |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Harbor Club              | 39,055           |
| Common Facilities    | Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club        | 4,123            |
| Common Facilities    | Spa Finish, Ceramic Tile Trim - Rec Harbor Club               | 1,967            |
| Common Facilities    | Spa Finish, Exposed Aggregate - Rec Harbor Club               | 6,152            |
| Common Facilities    | Equipment, Mower, 48" - Rec Misc                              | 14,576           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 7,304            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 5,606            |
| Paint                | Bldg Paint & Labor                                            | 114,917          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 764,909          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 163,909          |
| <b>Year 4 Total</b>  |                                                               | <b>1,488,785</b> |

#### Year 5: 2031

|                   |                                                                    |         |
|-------------------|--------------------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #07 (20 Units)                               | 104,568 |
| Roofs             | Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades         | 29,832  |
| Roofs             | Roof, Flat - Harborhouse #19 (20 Units)                            | 84,329  |
| Roofs             | Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades      | 24,058  |
| Common Facilities | A/C Air Handler Unit, 2.5 Ton - Admin Bldg                         | 2,723   |
| Common Facilities | A/C Air Handler Unit, 3 Ton - Admin Bldg                           | 3,321   |
| Common Facilities | A/C Condensing Unit, 2.5 Ton - Admin Bldg                          | 2,940   |
| Common Facilities | A/C Condensing Unit, 3 Ton - Admin Bldg                            | 3,974   |
| Common Facilities | Renovation Allowance - Admin Bldg - Exterior                       | 19,165  |
| Common Facilities | Deck Structure, PT Wood - Brookhouse                               | 1,444   |
| Common Facilities | Electrical Panels - Condo Bldg                                     | 91,166  |
| Common Facilities | Renovation Allowance - Far Harbor - Bath House Exterior            | 9,990   |
| Common Facilities | A/C Air Handler Unit, 2 Ton - Harbor Club                          | 3,266   |
| Common Facilities | A/C Condensing Unit, 2 Ton - Harbor Club                           | 3,528   |
| Common Facilities | A/C Air Handler Unit, 2 Ton - Maintenance                          | 3,704   |
| Common Facilities | A/C Condensing Unit, 2 Ton - Maintenance                           | 3,704   |
| Common Facilities | Equipment, Skid Steer - Maintenance                                | 55,537  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                                 | 54,024  |
| Common Facilities | Pool Equipment, Pool Lights - Rec Brookhouse                       | 1,801   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Far Harbor                       | 1,801   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Glenhouse                        | 1,801   |
| Common Facilities | Fitness, Recumbent Crosstrainer - Rec Harbor Club - NuStep TRS4000 | 7,617   |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Pool Area                   | 9,718   |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Tennis Cts                  | 2,944   |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club            | 5,774   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Harbor Club                      | 1,801   |
| Common Facilities | Tennis Court Resurfacing - Rec Harbor Club - Plexicushion          | 16,576  |
| Common Facilities | Pool Equipment, Pumps - Rec Misc                                   | 3,761   |
| Common Facilities | Tree Replacement Allowance - Rec Misc                              | 11,469  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Well Pump - Rec Misc - Brookhouse                             | 10,241           |
| Common Facilities    | Fence, Sound Barrier, 10' - Rec Pavillion - Pickleball Cts    | 18,310           |
| Common Facilities    | Pickleball Court Resurfacing - Rec Pavillion - Plexicushion   | 22,797           |
| Common Facilities    | Pickleball Court Windscreen, 6' - Rec Pavillion               | 5,828            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                   | 2,701            |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                             | 11,923           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                    | 2,701            |
| Common Facilities    | A/C Mini Split System - Wilbanks - Guest Rms                  | 9,751            |
| Harbor               | Aeration Pump - Harbor                                        | 5,925            |
| Paint                | Bldg Paint & Labor                                            | 118,364          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 787,856          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 168,826          |
| <b>Year 5 Total</b>  |                                                               | <b>1,731,559</b> |

#### Year 6: 2032

|                   |                                                       |         |
|-------------------|-------------------------------------------------------|---------|
| Common Facilities | Electrical Panels - Condo Bldg                        | 93,901  |
| Common Facilities | Fire Extinguisher Cabinet - Condo Bldg                | 31,115  |
| Common Facilities | Renovation Allowance - Far Harbor - Pump House        | 5,264   |
| Common Facilities | Renovation Allowance - Harbor Club - Pump House       | 7,059   |
| Common Facilities | Door, Metal Roll Up, 12 x 14 - Maintenance            | 7,265   |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                    | 41,734  |
| Common Facilities | Gazebo Roof & Structure - Pavillion - Pool Area       | 40,917  |
| Common Facilities | Furniture, Outdoor - Rec Brookhouse                   | 8,730   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Brookhouse  | 5,755   |
| Common Facilities | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond      | 2,589   |
| Common Facilities | Furniture, Outdoor - Rec Far Harbor                   | 4,631   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Far Harbor  | 5,755   |
| Common Facilities | Furniture, Outdoor - Rec Glenhouse                    | 8,319   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Glenhouse   | 5,755   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Harbor Club | 5,755   |
| Common Facilities | Spa Equipment, Chemical Controller - Rec Harbor Club  | 5,755   |
| Common Facilities | Tennis Court Windscreen, 6' - Rec Harbor Club         | 6,003   |
| Common Facilities | Booster Pump - Rec Misc                               | 73,830  |
| Common Facilities | Pool Equipment, Pumps - Rec Misc                      | 5,811   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Pavillion   | 5,755   |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion | 5,947   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Wilbanks    | 5,755   |
| Common Facilities | A/C Air Handler Unit, 3 Ton - Wilbanks                | 3,981   |
| Common Facilities | A/C Condensing Unit, 3 Ton - Wilbanks                 | 4,573   |
| Common Facilities | Deck Structure, PT Wood - Wilbanks - Pool Area        | 25,287  |
| Common Facilities | Deck Structure/Stairs, PT Wood - Wilbanks             | 16,228  |
| Paint             | Bldg Paint & Labor                                    | 121,915 |
| Roads             | Asphalt Overlay - Brookhouse Cir                      | 114,572 |

| Category             | Description                                                          | Cost             |
|----------------------|----------------------------------------------------------------------|------------------|
| Roads                | Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd | 69,289           |
| Roads                | Asphalt Overlay - Brookhouse Dr Bldgs #14-15                         | 55,475           |
| Roads                | Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6           | 26,991           |
| Roads                | Asphalt Overlay - Treehouse Cir Park/Carpts Bldgs #2-3               | 5,315            |
| Roads                | Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8 | 145,385          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor            | 811,492          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials        | 173,891          |
| <b>Year 6 Total</b>  |                                                                      | <b>1,957,794</b> |

### Year 7: 2033

|                   |                                                               |         |
|-------------------|---------------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #08 (13 Units)                          | 58,450  |
| Roofs             | Roof, Flat - Bayhouse #09 (17 Units)                          | 70,379  |
| Roofs             | Roof, Flat - Bayhouse #10 (14 Units)                          | 64,414  |
| Roofs             | Roof, Flat - Grovehouse #04 (10 Units)                        | 26,243  |
| Roofs             | Roof, Flat - Grovehouse #06 (8 Units)                         | 32,207  |
| Roofs             | Roof, Flat - Grovehouse #07 (8 Units)                         | 40,557  |
| Roofs             | Roof, Flat - Harborhouse #06A (6 Units)                       | 25,050  |
| Roofs             | Roof, Flat - Harborhouse #07A (7 Units)                       | 27,436  |
| Roofs             | Roof, Flat - Harborhouse #14 (15 Units)                       | 65,607  |
| Roofs             | Roof, Flat - Harborhouse #15 (14 Units)                       | 25,050  |
| Roofs             | Roof, Flat - Harborhouse #6B (14 Units)                       | 53,679  |
| Roofs             | Roof, Shingle - Pavilion Bldg                                 | 70,121  |
| Common Facilities | Deck Structure, Composite - Admin Bldg - Bldg Entrance        | 5,004   |
| Common Facilities | Electrical Panels - Condo Bldg                                | 96,718  |
| Common Facilities | Deck Structure, Composite - Far Harbor - Far Harbor Pool Area | 2,202   |
| Common Facilities | Deck & Ramps, Composite - Harbor Club                         | 28,149  |
| Common Facilities | Finish, Rubber - Harbor Club - Fitness Area                   | 7,907   |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                            | 28,657  |
| Common Facilities | A/C Split System, 4 Ton - Pavillion                           | 12,695  |
| Common Facilities | Electronics, Audio/Video Equipment - Pavillion                | 10,720  |
| Common Facilities | Furnishings Allowance - Pavillion                             | 55,811  |
| Common Facilities | Pool Equipment, Heater, Gas - Rec Far Harbor                  | 6,125   |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse         | 6,125   |
| Common Facilities | Fitness, Weight Machine - Rec Harbor Club                     | 12,473  |
| Common Facilities | Equipment, Mower, 52" - Rec Misc                              | 17,698  |
| Common Facilities | Tree Replacement Allowance - Rec Misc                         | 12,167  |
| Common Facilities | Ice Machine - Wilbanks - Ice-O-Matic                          | 6,626   |
| Harbor            | Kayak Gazebo Roof & Structure - Marina                        | 19,436  |
| Paint             | Bldg Paint & Labor                                            | 125,572 |
| Roads             | Asphalt Overlay - Clower Creek Bldgs # 1-2                    | 33,008  |
| Roads             | Asphalt Overlay - Clower Creek Bldgs #11                      | 13,061  |
| Roads             | Asphalt Overlay - Clower Creek Bldgs #17B to bridge           | 33,111  |
| Roads             | Asphalt Overlay - Clower Creek Bldgs #18                      | 24,828  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Roads                | Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge         | 70,875           |
| Roads                | Asphalt Overlay - Maint Shop Entrance Road                    | 3,342            |
| Roads                | Asphalt Overlay - Pelican Cove Glenhse #9-14                  | 122,868          |
| Roads                | Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7 | 62,531           |
| Roads                | Base Replacement Allowance                                    | 57,553           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 835,836          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 179,108          |
| <b>Year 7 Total</b>  |                                                               | <b>2,449,399</b> |

#### Year 8: 2034

|                      |                                                               |                  |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Electrical Panels - Condo Bldg                                | 99,620           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 6,558            |
| Common Facilities    | Door, Sliding Glass, 6068 - Gatehouse                         | 7,635            |
| Common Facilities    | Fence, Chain Link/Wood/Concrete - Gatehouse & Perimeter       | 232,927          |
| Common Facilities    | Arial Lift - Maintenance                                      | 43,092           |
| Common Facilities    | Fence, Chain Link, 6' - Maintenance                           | 24,795           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 29,517           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse        | 6,309            |
| Common Facilities    | EZ Launch and Float - Rec Misc - Bayhouse #01                 | 16,928           |
| Common Facilities    | Pool Equipment, Filter Grids - Rec Misc                       | 9,512            |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 6,165            |
| Common Facilities    | Well Pump - Rec Misc - 4 Way                                  | 11,191           |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                              | 16,774           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                     | 8,631            |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court             | 2,297            |
| Common Facilities    | A/C Package Unit, 3 Ton - Wilbanks                            | 7,553            |
| Common Facilities    | Finish, Clg - Wilbanks                                        | 3,644            |
| Common Facilities    | Renovation Allowance - Wilbanks - 2nd Flr Bathrms             | 18,404           |
| Common Facilities    | Renovation Allowance - Wilbanks - Kitch/Bar/Restrms           | 77,931           |
| Paint                | Bldg Paint & Labor                                            | 129,340          |
| Roads                | Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134    | 7,180            |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 860,912          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 184,481          |
| <b>Year 8 Total</b>  |                                                               | <b>1,811,396</b> |

#### Year 9: 2035

|                   |                                                          |         |
|-------------------|----------------------------------------------------------|---------|
| Common Facilities | Electrical Panels - Condo Bldg                           | 102,608 |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg                | 6,754   |
| Common Facilities | Access Control, Automated System - Gatehouse & Perimeter | 12,940  |
| Common Facilities | Gate Operator, Barrier - Entry Residents                 | 8,050   |
| Common Facilities | Gate Operator, Barrier - Entry Visitors                  | 8,050   |
| Common Facilities | Gate Operator, Barrier - Exit                            | 8,050   |
| Common Facilities | A/C Split System - Harbor Club - Restrooms               | 10,542  |

| Category             | Description                                                     | Cost             |
|----------------------|-----------------------------------------------------------------|------------------|
| Common Facilities    | Fence, Aluminum Picket, 4' - Rec Brookhouse - Pool Area         | 12,644           |
| Common Facilities    | Fence, Aluminum Picket, 4' - Rec Glenhouse - Pool Area          | 12,342           |
| Common Facilities    | Fence, Aluminum Picket, 4' - Rec Harbor Club - Pool Area        | 10,854           |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                            | 7,484            |
| Common Facilities    | Equipment, Mower, 48" - Rec Misc                                | 16,897           |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                           | 12,908           |
| Common Facilities    | Fence, Aluminum Picket, 4' - Rec Pavillion - Pool Area          | 10,633           |
| Common Facilities    | Fence, Aluminum Picket, 4' - Rec Wilbanks - Pool Area           | 8,180            |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks - Conference Rm          | 4,350            |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Wilbanks                          | 4,582            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks - Conference Rm           | 4,997            |
| Common Facilities    | A/C Condensing Unit, 4 Ton - Wilbanks                           | 5,237            |
| Common Facilities    | Finish, Carpet - Wilbanks                                       | 18,259           |
| Common Facilities    | Finish, Paint Interior - Wilbanks                               | 6,387            |
| Common Facilities    | Finish, Refinish Wood Stairs - Wilbanks                         | 4,113            |
| Harbor               | Kayak EZ Launch - Marina                                        | 10,961           |
| Harbor               | Water Lines - Marina                                            | 71,746           |
| Paint                | Bldg Paint & Labor                                              | 133,220          |
| Roads                | Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct Parking/Carports | 39,783           |
| Roads                | Asphalt Overlay - Boathouse Cir-Harbor Club to Pel Cov Rd       | 99,122           |
| Roads                | Asphalt Overlay - Pelican Point & Boathouse Bldgs #5A-6, 10-16B | 234,629          |
| Roads                | Asphalt Overlay - Pelican Point Bldgs #7-9                      | 51,658           |
| Roads                | Asphalt Overlay - Treehouse Cir Bldgs #1                        | 16,635           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor       | 886,739          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials   | 190,015          |
| <b>Year 9 Total</b>  |                                                                 | <b>2,031,369</b> |

#### Year 10: 2036

|                   |                                                   |         |
|-------------------|---------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #04 (10 Units)              | 65,173  |
| Roofs             | Roof, Flat - Bayhouse #05A (8 Units)              | 35,194  |
| Roofs             | Roof, Flat - Grovehouse #02 (16 Units)            | 74,298  |
| Roofs             | Roof, Flat - Harborhouse #07C (6 Units)           | 32,587  |
| Common Facilities | Electrical Panels - Condo Bldg                    | 105,687 |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg         | 6,957   |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                | 31,315  |
| Common Facilities | Finish, Carpet - Pavillion                        | 21,349  |
| Common Facilities | Pool Equipment, Pool Lights - Rec Brookhouse      | 2,088   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Far Harbor      | 2,088   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Glenhouse       | 2,088   |
| Common Facilities | Fitness, Rower - Rec Harbor Club                  | 3,098   |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Pool Area  | 11,265  |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Tennis Cts | 3,413   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Harbor Club     | 2,088   |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club        | 4,923            |
| Common Facilities    | Boardwalk, Deck Boards & Railing - Rec Misc - Bayfront        | 60,574           |
| Common Facilities    | Boardwalk, Frame, PT Wood - Rec Misc - Bayfront               | 48,059           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 8,721            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                   | 3,131            |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                             | 13,821           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 6,693            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                    | 3,131            |
| Harbor               | Aeration Pump - Harbor                                        | 6,868            |
| Harbor               | Decking & Framing, PT Wd, S/S Screws - Marina                 | 826,674          |
| Harbor               | Decking, Composite, S/S Screws - Marina - Mat \$ Only (1x)    | 121,716          |
| Harbor               | Kayak Dock, Floating - Marina                                 | 13,069           |
| Harbor               | Pilings, PT Wood, Encased - Marina - Mooring                  | 120,123          |
| Harbor               | Pilings, PT Wood, Wrapped - Marina                            | 312,644          |
| Paint                | Bldg Paint & Labor                                            | 137,216          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 913,341          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 195,716          |
| <b>Year 10 Total</b> |                                                               | <b>3,195,108</b> |

#### Year 11: 2037

|                      |                                                               |                  |
|----------------------|---------------------------------------------------------------|------------------|
| Roofs                | Roof, Flat - Grovehouse #05 (20 Units)                        | 112,776          |
| Roofs                | Roof, Flat - Harborhouse #07B (10 Units)                      | 46,990           |
| Common Facilities    | Office Equipment, Phone System - Admin Bldg                   | 21,086           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 7,166            |
| Common Facilities    | Fence/Railing, Wood Picket - Far Harbor                       | 4,983            |
| Common Facilities    | Furnishings/AV Equipment Allowance - Harbor Club              | 18,434           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 32,254           |
| Common Facilities    | Electronics, Projector - Pavillion                            | 15,736           |
| Common Facilities    | Furniture, Outdoor - Rec Brookhouse                           | 10,121           |
| Common Facilities    | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond              | 3,001            |
| Common Facilities    | Furniture, Outdoor - Rec Far Harbor                           | 5,369            |
| Common Facilities    | Furniture, Outdoor - Rec Glenhouse                            | 9,644            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse         | 6,894            |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                          | 7,940            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club       | 6,894            |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 4,491            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 13,695           |
| Paint                | Bldg Paint & Labor                                            | 141,333          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 940,741          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 201,587          |
| <b>Year 11 Total</b> |                                                               | <b>1,611,135</b> |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| <b>Year 12: 2038</b> |                                                               |                  |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 7,381            |
| Common Facilities    | Equipment, Street Sweeper Vacuum - Maintenance                | 80,380           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 66,443           |
| Common Facilities    | Finish, Wall Covering - Pavillion - Lobby                     | 13,319           |
| Common Facilities    | Fitness, Elliptical Machine - Rec Harbor Club                 | 13,878           |
| Common Facilities    | Tennis Court Resurfacing - Rec Harbor Club - Plexicushion     | 20,387           |
| Common Facilities    | Equipment, Mower, 52" - Rec Misc                              | 20,517           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 6,939            |
| Common Facilities    | Pickleball Court Resurfacing - Rec Pavillion - Plexicushion   | 28,038           |
| Common Facilities    | Pickleball Court Windscreen, 6' - Rec Pavillion               | 7,168            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion         | 7,101            |
| Harbor               | Boardwalk, Composite - Harbor - Between HH 17A & HH 17B       | 16,277           |
| Paint                | Bldg Paint & Labor                                            | 145,573          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 968,963          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 207,635          |
| <b>Year 12 Total</b> |                                                               | <b>1,609,999</b> |
| <b>Year 13: 2039</b> |                                                               |                  |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 7,602            |
| Common Facilities    | Plumbing Allowance - Harbor Club                              | 12,169           |
| Common Facilities    | A/C Air Handler Unit, 2 Ton - Maintenance                     | 4,692            |
| Common Facilities    | A/C Condensing Unit, 2 Ton - Maintenance                      | 4,692            |
| Common Facilities    | Bldg Renovation Allowance - Maintenance                       | 97,984           |
| Common Facilities    | Equipment, Skid Steer - Maintenance                           | 70,353           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 68,436           |
| Common Facilities    | A/C Split System, 4 Ton - Pavillion                           | 15,159           |
| Common Facilities    | A/C Split System, 5 Ton - Pavillion                           | 35,829           |
| Common Facilities    | A/C Split System, 5 Ton - Pavillion                           | 35,829           |
| Common Facilities    | Renovation Allowance - Pavillion - Pump House                 | 8,977            |
| Common Facilities    | Pool Equipment, Heater, Gas - Rec Far Harbor                  | 7,314            |
| Common Facilities    | Tennis Court Windscreen, 6' - Rec Harbor Club                 | 7,383            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 14,528           |
| Common Facilities    | Well Pump - Rec Misc - Brookhouse                             | 12,973           |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                              | 19,446           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                     | 10,006           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court             | 2,663            |
| Common Facilities    | Ice Machine, 450# - Rec Pavillion                             | 4,521            |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Wilbanks                 | 12,712           |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Wilbanks                 | 87,590           |
| Common Facilities    | Finish, Luxury Vinyl Flooring - Wilbanks - Kitchen Area       | 4,829            |
| Common Facilities    | Furnishings Allowance - Wilbanks - Bedrooms A & B             | 7,371            |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Furnishings Allowance, Matt & Box - Wilbanks - Bedrooms A & B | 3,988            |
| Harbor               | Electrical - Marina                                           | 135,266          |
| Paint                | Bldg Paint & Labor                                            | 149,940          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 998,032          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 213,864          |
| <b>Year 13 Total</b> |                                                               | <b>2,054,148</b> |

#### Year 14: 2040

|                   |                                                          |         |
|-------------------|----------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Grovehouse #03 (14 Units)                   | 74,820  |
| Roofs             | Roof, Flat - Harborhouse #20 (6 Units)                   | 27,874  |
| Roofs             | Roof, Shingle - Bayhouse #04 (10 Units)                  | 88,369  |
| Roofs             | Roof, Shingle - Bayhouse #08 (13 Units)                  | 80,916  |
| Roofs             | Roof, Shingle - Bayhouse #10 (14 Units)                  | 68,140  |
| Roofs             | Roof, Shingle - Grovehouse #05 (20 Units)                | 79,851  |
| Roofs             | Roof, Shingle - Harborhouse #06A (6 Units)               | 47,911  |
| Roofs             | Roof, Shingle - Harborhouse #14 (15 Units)               | 94,757  |
| Common Facilities | Storm Panels - Admin Bldg                                | 4,019   |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg                | 7,830   |
| Common Facilities | Access Control, Automated System - Gatehouse & Perimeter | 15,001  |
| Common Facilities | A/C Package Unit, 4 Ton - Harbor Club                    | 12,556  |
| Common Facilities | Finish, Carpet - Harbor Club - Meeting Hall              | 9,711   |
| Common Facilities | Renovation Allowance - Harbor Club - Kitchen             | 17,884  |
| Common Facilities | Gate, VC Chain Link, 6x25 Sliding - Maintenance          | 12,033  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                       | 52,867  |
| Common Facilities | Appliance, Microwave - Pavillion                         | 1,781   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Brookhouse     | 7,290   |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse   | 7,534   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Far Harbor     | 7,290   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Glenhouse      | 7,290   |
| Common Facilities | Fitness, Bike, Aerodyne - Rec Harbor Club                | 1,620   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Harbor Club    | 7,290   |
| Common Facilities | Spa Equipment, Chemical Controller - Rec Harbor Club     | 7,290   |
| Common Facilities | Boardwalk, Deck Boards, Composite - Rec Misc - Bayfront  | 228,727 |
| Common Facilities | Boardwalk, Frame, PT Wood - Rec Misc - Bayfront          | 260,361 |
| Common Facilities | Boardwalk, Rail, PT Wood - Rec Misc - Bayfront           | 26,128  |
| Common Facilities | Equipment, Mower, 48" - Rec Misc                         | 19,589  |
| Common Facilities | Pool Equipment, Filter Grids - Rec Misc                  | 11,358  |
| Common Facilities | Pool Equipment, Pumps - Rec Misc                         | 7,362   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Pavillion      | 7,290   |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Wilbanks       | 7,290   |
| Common Facilities | A/C Air Handler Unit, 3 Ton - Wilbanks                   | 5,043   |
| Common Facilities | A/C Condensing Unit, 3 Ton - Wilbanks                    | 5,793   |
| Common Facilities | Electrical Allowance - Wilbanks                          | 8,545   |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Plumbing Allowance - Wilbanks                                 | 27,603           |
| Paint                | Bldg Paint & Labor                                            | 154,438          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,027,973        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 220,280          |
| <b>Year 14 Total</b> |                                                               | <b>2,759,704</b> |

#### Year 15: 2041

|                      |                                                                    |                  |
|----------------------|--------------------------------------------------------------------|------------------|
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                          | 8,065            |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Harbor Club                          | 7,681            |
| Common Facilities    | A/C Condensing Unit, 4 Ton - Harbor Club                           | 8,399            |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                                 | 36,302           |
| Common Facilities    | Window Treatments, Roll Shades - Pavillion                         | 17,307           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Brookhouse                       | 2,420            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Far Harbor                       | 2,420            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse              | 7,760            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Glenhouse                        | 2,420            |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Glenhouse                     | 7,161            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Glenhouse                     | 37,359           |
| Common Facilities    | Fitness, Bike, Recumbent - Rec Harbor Club                         | 3,930            |
| Common Facilities    | Fitness, Recumbent Crosstrainer - Rec Harbor Club - NuStep TRS4000 | 10,237           |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Pool Area                   | 13,060           |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Tennis Cts                  | 3,957            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Harbor Club                      | 2,420            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                              | 15,413           |
| Common Facilities    | Fence, Sound Barrier, 10' - Rec Pavillion - Pickleball Cts         | 24,607           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                        | 3,630            |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                                  | 16,023           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                         | 3,630            |
| Common Facilities    | Ice Machine - Wilbanks - Ice-O-Matic                               | 8,393            |
| Harbor               | Aeration Pump - Harbor                                             | 7,962            |
| Harbor               | Dredging - Harbor (Every 15 yrs)                                   | 547,557          |
| Paint                | Bldg Paint & Labor                                                 | 159,071          |
| Roads                | Asphalt Overlay - Pelican Cove Glenhse Dr to 4 wy Intersection     | 172,423          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor          | 1,058,812        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials      | 226,888          |
| <b>Year 15 Total</b> |                                                                    | <b>2,415,307</b> |

#### Year 16: 2042

|       |                                                 |        |
|-------|-------------------------------------------------|--------|
| Roofs | Roof, Flat - Harborhouse #21 (16 Units) Neogard | 99,610 |
| Roofs | Roof, Shingle - Grovehouse #01 (16 Units)       | 75,678 |
| Roofs | Roof, Shingle - Grovehouse #02 (16 Units)       | 75,678 |
| Roofs | Roof, Shingle - Grovehouse #03 (14 Units)       | 70,031 |
| Roofs | Roof, Shingle - Grovehouse #04 (10 Units)       | 44,052 |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Roofs                | Roof, Shingle - Grovehouse #06 (8 Units)                      | 44,052           |
| Roofs                | Roof, Shingle - Grovehouse #07 (8 Units)                      | 42,922           |
| Roofs                | Roof, Shingle - Harbor Club Bldg                              | 101,657          |
| Roofs                | Roof, Shingle - Harborhouse #15 (14 Units)                    | 79,067           |
| Roofs                | Roof, Shingle - Harborhouse #18 (14 Units)                    | 81,326           |
| Roofs                | Roof, Shingle - Harborhouse #19 (20 Units)                    | 105,046          |
| Roofs                | Roof, Shingle - Treehouse #01 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #02 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #03 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #04 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #05 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #06 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #07 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #08 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #11 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #12 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #13 (6 Units)                       | 94,880           |
| Roofs                | Roof, Shingle - Treehouse #14 (6 Units)                       | 94,880           |
| Common Facilities    | Finish, Carpet - Admin Bldg - Downstairs                      | 8,101            |
| Common Facilities    | Finish, Carpet - Admin Bldg - Upstairs                        | 8,179            |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 8,307            |
| Common Facilities    | Replacement Allowance - Gatehouse                             | 110,178          |
| Common Facilities    | Finish, Vinyl Comp Tile - Maintenance                         | 7,397            |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 37,391           |
| Common Facilities    | Furniture, Outdoor - Rec Brookhouse                           | 11,733           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Brookhouse               | 7,561            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Brookhouse               | 37,709           |
| Common Facilities    | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond              | 3,479            |
| Common Facilities    | Furniture, Outdoor - Rec Far Harbor                           | 6,224            |
| Common Facilities    | Furniture, Outdoor - Rec Glenhouse                            | 11,180           |
| Common Facilities    | Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club        | 5,878            |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 10,413           |
| Common Facilities    | Well Pump - Rec Misc - 4 Way                                  | 14,176           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Pavillion                | 5,249            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Pavillion                | 55,560           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 7,992            |
| Common Facilities    | Furnishings Allowance - Wilbanks - 1st Floor                  | 96,985           |
| Paint                | Bldg Paint & Labor                                            | 163,844          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,090,577        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 233,695          |
| <b>Year 16 Total</b> |                                                               | <b>3,899,487</b> |

| Category             | Description                                 | Cost    |
|----------------------|---------------------------------------------|---------|
| <b>Year 17: 2043</b> |                                             |         |
| Roofs                | Roof, Shingle - Bayhouse #07 (20 Units)     | 110,524 |
| Roofs                | Roof, Shingle - Bayhouse #09 (17 Units)     | 125,648 |
| Roofs                | Roof, Shingle - Brookhouse #01 (8 Units)    | 82,602  |
| Roofs                | Roof, Shingle - Brookhouse #02 (8 Units)    | 80,275  |
| Roofs                | Roof, Shingle - Brookhouse #03 (12 Units)   | 112,851 |
| Roofs                | Roof, Shingle - Brookhouse #04 (8 Units)    | 86,092  |
| Roofs                | Roof, Shingle - Brookhouse #05 (10 Units)   | 98,890  |
| Roofs                | Roof, Shingle - Brookhouse #06 (8 Units)    | 88,419  |
| Roofs                | Roof, Shingle - Brookhouse #07 (6 Units)    | 67,478  |
| Roofs                | Roof, Shingle - Brookhouse #08 (8 Units)    | 101,217 |
| Roofs                | Roof, Shingle - Brookhouse #09 (8 Units)    | 79,112  |
| Roofs                | Roof, Shingle - Brookhouse #10 (4 Units)    | 44,210  |
| Roofs                | Roof, Shingle - Brookhouse #11 (8 Units)    | 91,910  |
| Roofs                | Roof, Shingle - Brookhouse #12 (10 Units)   | 98,890  |
| Roofs                | Roof, Shingle - Brookhouse #13 (10 Units)   | 101,217 |
| Roofs                | Roof, Shingle - Brookhouse #14 (12 Units)   | 126,812 |
| Roofs                | Roof, Shingle - Brookhouse #15 (8 Units)    | 93,073  |
| Roofs                | Roof, Shingle - Glenhouse #01 (8 Units)     | 76,785  |
| Roofs                | Roof, Shingle - Glenhouse #02 (4 Units)     | 46,536  |
| Roofs                | Roof, Shingle - Glenhouse #03 (8 Units)     | 70,968  |
| Roofs                | Roof, Shingle - Glenhouse #04 (8 Units)     | 81,439  |
| Roofs                | Roof, Shingle - Glenhouse #05 (8 Units)     | 81,439  |
| Roofs                | Roof, Shingle - Glenhouse #06 (12 Units)    | 87,256  |
| Roofs                | Roof, Shingle - Glenhouse #07 (12 Units)    | 87,256  |
| Roofs                | Roof, Shingle - Glenhouse #08 (8 Units)     | 66,314  |
| Roofs                | Roof, Shingle - Glenhouse #09 (12 Units)    | 87,256  |
| Roofs                | Roof, Shingle - Glenhouse #10 (8 Units)     | 81,439  |
| Roofs                | Roof, Shingle - Glenhouse #11 (12 Units)    | 87,256  |
| Roofs                | Roof, Shingle - Glenhouse #12 (8 Units)     | 81,439  |
| Roofs                | Roof, Shingle - Glenhouse #13 (8 Units)     | 81,439  |
| Roofs                | Roof, Shingle - Glenhouse #14 (8 Units)     | 95,400  |
| Roofs                | Roof, Shingle - Harborhouse #06B (14 Units) | 74,458  |
| Roofs                | Roof, Shingle - Harborhouse #07A (7 Units)  | 53,517  |
| Roofs                | Roof, Shingle - Harborhouse #07B (10 Units) | 65,151  |
| Roofs                | Roof, Shingle - Harborhouse #07C (6 Units)  | 45,373  |
| Roofs                | Roof, Shingle - Harborhouse #20 (6 Units)   | 39,556  |
| Roofs                | Roof, Shingle - Harborhouse #21 (16 Units)  | 112,851 |
| Roofs                | Roof, Shingle - Office Bldg                 | 40,719  |
| Common Facilities    | A/C Air Handler Unit, 2.5 Ton - Admin Bldg  | 3,882   |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Admin Bldg    | 4,735   |
| Common Facilities    | A/C Condensing Unit, 2.5 Ton - Admin Bldg   | 4,191   |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | A/C Condensing Unit, 3 Ton - Admin Bldg                       | 5,666            |
| Common Facilities    | Renovation Allowance - Brookhouse - Pump House                | 7,287            |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 8,556            |
| Common Facilities    | Renovation Allowance - Glenhouse - Pump House                 | 8,447            |
| Common Facilities    | A/C Air Handler Unit, 2 Ton - Harbor Club                     | 4,657            |
| Common Facilities    | A/C Condensing Unit, 2 Ton - Harbor Club                      | 5,031            |
| Common Facilities    | A/C Split System - Harbor Club - Restrooms                    | 13,354           |
| Common Facilities    | Finish, Clg, 2x4 SAT - Maintenance                            | 7,061            |
| Common Facilities    | Appliance, Exhaust Fan & Hood, Commercial - Pavillion         | 10,256           |
| Common Facilities    | Electronics, Audio/Video Equipment - Pavillion                | 14,407           |
| Common Facilities    | Equipment, Hearing Loop System - Pavillion                    | 9,099            |
| Common Facilities    | Fire Alarm Control Panel - Pavillion                          | 12,658           |
| Common Facilities    | Gazebo Deck, Composite - Pavillion - Pool Area                | 24,542           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Brookhouse            | 19,621           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Far Harbor            | 19,621           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Far Harbor               | 7,030            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Far Harbor               | 27,237           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Glenhouse             | 19,621           |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                          | 9,481            |
| Common Facilities    | Pool Equipment, Filtration System - Rec Harbor Club           | 24,525           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club       | 8,232            |
| Common Facilities    | Spa Equipment, Filtration System - Rec Harbor Club            | 19,621           |
| Common Facilities    | Equipment, Mower, 52" - Rec Misc                              | 23,785           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 5,363            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 16,352           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Pavillion             | 24,525           |
| Common Facilities    | Pool Equipment, Filtration System - Rec Wilbanks              | 24,525           |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks - Conference Rm        | 5,511            |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Wilbanks                        | 5,804            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks - Conference Rm         | 6,331            |
| Common Facilities    | A/C Condensing Unit, 4 Ton - Wilbanks                         | 6,634            |
| Common Facilities    | A/C Mini Split System - Wilbanks - Guest Rms                  | 13,903           |
| Common Facilities    | Finish, Carpet - Wilbanks                                     | 23,130           |
| Common Facilities    | Finish, Paint Interior - Wilbanks                             | 8,091            |
| Common Facilities    | Finish, Refinish Wood Stairs - Wilbanks                       | 5,210            |
| Common Facilities    | Renovation Allowance - Wilbanks - Bath House Exterior         | 8,447            |
| Common Facilities    | Renovation Allowance - Wilbanks - Pump House                  | 10,434           |
| Paint                | Bldg Paint & Labor                                            | 168,759          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,123,294        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 240,706          |
| <b>Year 17 Total</b> |                                                               | <b>5,152,689</b> |

| Category             | Description                                                    | Cost             |
|----------------------|----------------------------------------------------------------|------------------|
| <b>Year 18: 2044</b> |                                                                |                  |
| Roofs                | Roof, Flat - Grovehouse #01 (16 Units) Neogard                 | 94,118           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                      | 13,219           |
| Common Facilities    | Finish, Vinyl Tile - Harbor Club - Restrms/Hallway             | 7,373            |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                             | 39,668           |
| Common Facilities    | Appliance, Refrigerator - Pavillion                            | 3,334            |
| Common Facilities    | Finish, Carpet - Pavillion                                     | 27,044           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Harbor Club               | 16,165           |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Harbor Club               | 59,074           |
| Common Facilities    | Spa Finish, Ceramic Tile Trim - Rec Harbor Club                | 2,975            |
| Common Facilities    | Spa Finish, Exposed Aggregate - Rec Harbor Club                | 9,306            |
| Common Facilities    | Boardwalk, Gazebo Roof, Deck & Structure - Rec Misc - Bayfront | 105,949          |
| Common Facilities    | Fishing Pier - Rec Misc                                        | 110,199          |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                               | 8,286            |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                               | 22,543           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                      | 11,600           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court              | 3,088            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion          | 8,479            |
| Paint                | Bldg Paint & Labor                                             | 173,822          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor      | 1,156,993        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials  | 247,927          |
| <b>Year 18 Total</b> |                                                                | <b>2,121,162</b> |
| <b>Year 19: 2045</b> |                                                                |                  |
| Roofs                | Roof, Shingle - Bayhouse #05A (8 Units)                        | 50,605           |
| Roofs                | Roof, Shingle - Wilbanks Pool Restroom Bldg                    | 14,317           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                      | 13,616           |
| Common Facilities    | Renovation Allowance - Far Harbor - Bath House Floor           | 10,191           |
| Common Facilities    | Renovation Allowance - Far Harbor - Bath House Interior        | 16,515           |
| Common Facilities    | Access Control, Automated System - Gatehouse & Perimeter       | 17,390           |
| Common Facilities    | Gate Operator, Barrier - Entry Residents                       | 10,819           |
| Common Facilities    | Gate Operator, Barrier - Entry Visitors                        | 10,819           |
| Common Facilities    | Gate Operator, Barrier - Exit                                  | 10,819           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                             | 40,858           |
| Common Facilities    | A/C Split System, 4 Ton - Pavillion                            | 18,100           |
| Common Facilities    | Appliance, Wall Oven - Pavillion                               | 3,311            |
| Common Facilities    | Furnishings Allowance - Pavillion                              | 79,573           |
| Common Facilities    | Pool Equipment, Heater, Gas - Rec Far Harbor                   | 8,733            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse          | 8,733            |
| Common Facilities    | Fitness, Treadmill - Rec Harbor Club                           | 10,058           |
| Common Facilities    | Fitness, Weight Machine - Rec Harbor Club                      | 17,784           |
| Common Facilities    | Tennis Court Resurfacing - Rec Harbor Club - Plexicushion      | 25,073           |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Equipment, Mower, 48" - Rec Misc                              | 22,709           |
| Common Facilities    | Fishing Dock - Rec Misc - Bayhouse #10                        | 63,943           |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 17,348           |
| Common Facilities    | Pickleball Court Resurfacing - Rec Pavillion - Plexicushion   | 34,483           |
| Common Facilities    | Pickleball Court Windscreen, 6' - Rec Pavillion               | 8,815            |
| Common Facilities    | Renovation Allowance - Wilbanks - Bath House Interior         | 37,423           |
| Harbor               | Kayak EZ Launch - Marina                                      | 14,731           |
| Paint                | Bldg Paint & Labor                                            | 179,036          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,191,703        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 255,365          |
| <b>Year 19 Total</b> |                                                               | <b>2,192,870</b> |

#### **Year 20: 2046**

|                      |                                                                 |                  |
|----------------------|-----------------------------------------------------------------|------------------|
| Roofs                | Roof, Shingle - Wilbanks Bldg (Tile & Mod Bit Flat Roofs)       | 124,245          |
| Common Facilities    | Deck Structure, PT Wood - Brookhouse                            | 2,250            |
| Common Facilities    | Renovation Allowance - Brookhouse - Bath House Interior         | 25,878           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                       | 14,025           |
| Common Facilities    | Renovation Allowance - Glenhouse - Bath House Interior          | 26,059           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                              | 84,168           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse          | 8,995            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Brookhouse                    | 2,806            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Far Harbor                    | 2,806            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Glenhouse                     | 2,806            |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Pool Area                | 15,140           |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Tennis Cts               | 4,587            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Harbor Club                   | 2,806            |
| Common Facilities    | Tennis Court Windscreen, 6' - Rec Harbor Club                   | 9,080            |
| Common Facilities    | Pool Equipment, Filter Grids - Rec Misc                         | 13,562           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                                | 8,790            |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                     | 4,208            |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                               | 18,575           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                      | 4,208            |
| Common Facilities    | A/C Package Unit, 3 Ton - Wilbanks                              | 10,768           |
| Harbor               | Aeration Pump - Harbor                                          | 9,230            |
| Harbor               | Boardwalk, Composite - Harbor - Between HH 16B & HH 17A         | 19,192           |
| Paint                | Bldg Paint & Labor                                              | 184,407          |
| Roads                | Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct                  | 79,665           |
| Roads                | Asphalt Overlay - Clower Creek Bldgs #12-14                     | 101,886          |
| Roads                | Asphalt Overlay - Pelican Cove Entry to Grovehse #6             | 121,786          |
| Roads                | Asphalt Overlay - Pelican Cove Grovehse #6 to 4 wy Intersection | 44,560           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor       | 1,227,454        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials   | 263,026          |
| <b>Year 20 Total</b> |                                                                 | <b>2,436,968</b> |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| <b>Year 21: 2047</b> |                                                               |                  |
| Common Facilities    | Office Equipment, Phone System - Admin Bldg                   | 28,338           |
| Common Facilities    | Renovation Allowance - Brookhouse - Bath House Exterior       | 30,196           |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 14,445           |
| Common Facilities    | Renovation Allowance - Glenhouse - Bath House Exterior        | 38,210           |
| Common Facilities    | Furnishings/AV Equipment Allowance - Harbor Club              | 24,774           |
| Common Facilities    | A/C Air Handler Unit, 2 Ton - Maintenance                     | 5,944            |
| Common Facilities    | A/C Condensing Unit, 2 Ton - Maintenance                      | 5,944            |
| Common Facilities    | Bldg Renovation Allowance - Maintenance - Kitchen & Restrms   | 6,108            |
| Common Facilities    | Bldg Solar Array - Maintenance                                | 159,554          |
| Common Facilities    | Equipment, Skid Steer - Maintenance                           | 89,121           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 86,693           |
| Common Facilities    | Electronics, Projector - Pavillion                            | 21,148           |
| Common Facilities    | Furniture, Outdoor - Rec Brookhouse                           | 13,602           |
| Common Facilities    | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond              | 4,033            |
| Common Facilities    | Furniture, Outdoor - Rec Far Harbor                           | 7,215            |
| Common Facilities    | Furniture, Outdoor - Rec Glenhouse                            | 12,961           |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 18,404           |
| Common Facilities    | Well Pump - Rec Misc - Brookhouse                             | 16,434           |
| Common Facilities    | Deck Structure, PT Wood - Wilbanks - Pool Area                | 39,397           |
| Common Facilities    | Deck Structure/Stairs, PT Wood - Wilbanks                     | 25,282           |
| Paint                | Bldg Paint & Labor                                            | 189,940          |
| Roads                | Asphalt Overlay - Brookhouse Ct/Dr Carports Bldgs #8-12       | 26,205           |
| Roads                | Asphalt Overlay - Glenhouse Dr Bldgs #1-6                     | 67,791           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,264,277        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 270,917          |
| <b>Year 21 Total</b> |                                                               | <b>2,466,933</b> |
| <b>Year 22: 2048</b> |                                                               |                  |
| Common Facilities    | Deck Structure, Composite - Admin Bldg - Bldg Entrance        | 7,796            |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 14,879           |
| Common Facilities    | Deck Structure, Composite - Far Harbor - Far Harbor Pool Area | 3,430            |
| Common Facilities    | Deck & Ramps, Composite - Harbor Club                         | 43,855           |
| Common Facilities    | Renovation Allowance - Harbor Club - Bldg Exterior            | 50,875           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 66,971           |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Brookhouse          | 9,234            |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Far Harbor          | 9,234            |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Glenhouse           | 9,234            |
| Common Facilities    | Fitness, Rower - Rec Harbor Club                              | 4,416            |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Harbor Club         | 9,234            |
| Common Facilities    | Spa Equipment, Chemical Controller - Rec Harbor Club          | 9,234            |
| Common Facilities    | Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club        | 7,019            |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Boardwalk, Deck Boards & Railing - Rec Misc - Bayfront        | 86,364           |
| Common Facilities    | Equipment, Mower, 52" - Rec Misc                              | 27,573           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 12,434           |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Pavillion           | 9,234            |
| Common Facilities    | Solar Array - Rec Pavillion                                   | 263,109          |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Wilbanks            | 9,234            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 9,543            |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks                        | 6,388            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks                         | 7,339            |
| Paint                | Bldg Paint & Labor                                            | 195,638          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,302,205        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 279,044          |
| <b>Year 22 Total</b> |                                                               | <b>2,453,516</b> |

#### Year 23: 2049

|                      |                                                               |                  |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Renovation Allowance - Admin Bldg - Restrms                   | 8,701            |
| Common Facilities    | Plumbing, Repiping Allowance - Condo Bldg                     | 15,325           |
| Common Facilities    | Arial Lift - Maintenance                                      | 67,136           |
| Common Facilities    | Equipment, Tractor - Maintenance                              | 96,288           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 45,986           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse         | 9,830            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club       | 9,830            |
| Common Facilities    | EZ Launch and Float - Rec Misc - Bayhouse #01                 | 26,373           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 6,404            |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 19,525           |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                              | 26,134           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                     | 13,447           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court             | 3,579            |
| Common Facilities    | Ice Machine, 450# - Rec Pavillion                             | 6,076            |
| Common Facilities    | Furnishings Allowance - Wilbanks - Bedrooms A & B             | 9,906            |
| Common Facilities    | Furnishings Allowance, Matt & Box - Wilbanks - Bedrooms A & B | 5,359            |
| Common Facilities    | Ice Machine - Wilbanks - Ice-O-Matic                          | 10,632           |
| Paint                | Bldg Paint & Labor                                            | 201,507          |
| Roads                | Asphalt Overlay - Treehouse Cir Bldgs #2-3                    | 56,588           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,341,272        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 287,415          |
| <b>Year 23 Total</b> |                                                               | <b>2,267,313</b> |

#### Year 24: 2050

|                   |                                                               |         |
|-------------------|---------------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Harborhouse #18 (14 Units)                       | 110,410 |
| Roofs             | Roof, Flat - Harborhouse #18 (14 Units) 1x mech/code upgrades | 31,498  |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg                     | 15,785  |
| Common Facilities | Access Control, Automated System - Gatehouse & Perimeter      | 20,160  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Gate, VC Chain Link, 6x25 Sliding - Maintenance               | 16,172           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 47,366           |
| Common Facilities    | Finish, Wall Covering - Pavillion - Lobby                     | 18,990           |
| Common Facilities    | Fitness, Elliptical Machine - Rec Harbor Club                 | 19,787           |
| Common Facilities    | Equipment, Mower, 48" - Rec Misc                              | 26,326           |
| Common Facilities    | Footbridge, Deck Bds & Frame, PT Wood - Rec Misc - Brookhouse | 64,913           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 9,894            |
| Common Facilities    | Walkway, Elevated Composite Decking - Rec Misc                | 187,491          |
| Common Facilities    | Well Pump - Rec Misc - 4 Way                                  | 17,958           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion         | 10,124           |
| Paint                | Bldg Paint & Labor                                            | 207,552          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,381,510        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 296,038          |
| <b>Year 24 Total</b> |                                                               | <b>2,481,974</b> |

#### Year 25: 2051

|                   |                                                                    |         |
|-------------------|--------------------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #07 (20 Units)                               | 188,861 |
| Roofs             | Roof, Flat - Bayhouse #07 (20 Units) 1x mech/code upgrades         | 53,879  |
| Roofs             | Roof, Flat - Harborhouse #19 (20 Units)                            | 152,307 |
| Roofs             | Roof, Flat - Harborhouse #19 (20 Units) 1x mech/code upgrades      | 43,451  |
| Roofs             | Roof, Shingle - Pavilion Bldg                                      | 119,376 |
| Common Facilities | Renovation Allowance - Admin Bldg - Built-in Desks                 | 38,290  |
| Common Facilities | Renovation Allowance - Admin Bldg - Exterior                       | 34,614  |
| Common Facilities | Renovation Allowance - Admin Bldg - Lighting                       | 14,266  |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg                          | 16,258  |
| Common Facilities | Fence/Railing, Wood Picket - Far Harbor                            | 7,538   |
| Common Facilities | Renovation Allowance - Far Harbor - Bath House Exterior            | 18,043  |
| Common Facilities | A/C Split System - Harbor Club - Restrooms                         | 16,917  |
| Common Facilities | Finish, Rubber - Harbor Club - Fitness Area                        | 13,461  |
| Common Facilities | A/C Split System, 4 Ton - Pavillion                                | 21,613  |
| Common Facilities | A/C Split System, 5 Ton - Pavillion                                | 51,084  |
| Common Facilities | A/C Split System, 5 Ton - Pavillion                                | 51,084  |
| Common Facilities | Pool Equipment, Pool Lights - Rec Brookhouse                       | 3,252   |
| Common Facilities | Pool Equipment, Heater, Gas - Rec Far Harbor                       | 10,428  |
| Common Facilities | Pool Equipment, Pool Lights - Rec Far Harbor                       | 3,252   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Glenhouse                        | 3,252   |
| Common Facilities | Fitness, Recumbent Crosstrainer - Rec Harbor Club - NuStep TRS4000 | 13,758  |
| Common Facilities | Fitness, Treadmill - Rec Harbor Club                               | 12,010  |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Pool Area                   | 17,551  |
| Common Facilities | Furniture, Outdoor - Rec Harbor Club - Tennis Cts                  | 5,318   |
| Common Facilities | Pool Equipment, Pool Lights - Rec Harbor Club                      | 3,252   |
| Common Facilities | Tree Replacement Allowance - Rec Misc                              | 20,714  |
| Common Facilities | Fence, Sound Barrier, 10' - Rec Pavillion - Pickleball Cts         | 33,069  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                   | 4,879            |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                             | 21,533           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                    | 4,879            |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks - Conference Rm        | 6,981            |
| Common Facilities    | A/C Air Handler Unit, 4 Ton - Wilbanks                        | 7,353            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks - Conference Rm         | 8,019            |
| Common Facilities    | A/C Condensing Unit, 4 Ton - Wilbanks                         | 8,404            |
| Common Facilities    | Finish, Carpet - Wilbanks                                     | 29,301           |
| Common Facilities    | Finish, Luxury Vinyl Flooring - Wilbanks - Kitchen Area       | 6,885            |
| Common Facilities    | Finish, Paint Interior - Wilbanks                             | 10,249           |
| Common Facilities    | Finish, Refinish Wood Stairs - Wilbanks                       | 6,600            |
| Harbor               | Aeration Pump - Harbor                                        | 10,701           |
| Harbor               | Kayak Dock, Floating - Marina                                 | 20,360           |
| Paint                | Bldg Paint & Labor                                            | 213,779          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,422,955        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 304,919          |
| <b>Year 25 Total</b> |                                                               | <b>3,054,695</b> |

#### Year 26: 2052

|                   |                                                           |         |
|-------------------|-----------------------------------------------------------|---------|
| Common Facilities | Electrical Panels - Condo Bldg                            | 367,458 |
| Common Facilities | Fire Extinguisher Cabinet - Condo Bldg                    | 56,197  |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg                 | 16,746  |
| Common Facilities | Renovation Allowance - Far Harbor - Pump House            | 9,508   |
| Common Facilities | Door, Sliding Glass, 6068 - Gatehouse                     | 12,998  |
| Common Facilities | A/C Package Unit, 4 Ton - Harbor Club                     | 17,902  |
| Common Facilities | Finish, Carpet - Harbor Club - Meeting Hall               | 13,846  |
| Common Facilities | Renovation Allowance - Harbor Club - Kitchen              | 25,498  |
| Common Facilities | Renovation Allowance - Harbor Club - Pump House           | 12,749  |
| Common Facilities | Renovation Allowance - Harbor Club - Restrms              | 45,161  |
| Common Facilities | Door, Metal Roll Up, 12 x 14 - Maintenance                | 13,122  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                        | 50,251  |
| Common Facilities | Appliance, Microwave - Pavillion                          | 2,540   |
| Common Facilities | Finish, Carpet - Pavillion                                | 34,258  |
| Common Facilities | Finish, Clg, 1x1 AT - Pavillion - Assembly Rm             | 15,808  |
| Common Facilities | Finish, Clg, 2x2 SAT - Pavillion - Library                | 11,313  |
| Common Facilities | Furniture, Outdoor - Rec Brookhouse                       | 15,768  |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Brookhouse    | 10,741  |
| Common Facilities | Pump, 2.5 Hp Submersible - Rec Brookhouse - Pond          | 4,675   |
| Common Facilities | Furniture, Outdoor - Rec Far Harbor                       | 8,365   |
| Common Facilities | Furniture, Outdoor - Rec Glenhouse                        | 15,025  |
| Common Facilities | Fitness, Bike, Aerodyne - Rec Harbor Club                 | 2,309   |
| Common Facilities | Tennis Court Resurfacing - Rec Harbor Club - Plexicushion | 30,837  |
| Common Facilities | Boardwalk, Rail, PT Wood - Rec Misc - Bayfront            | 37,252  |

| Category             | Description                                                          | Cost             |
|----------------------|----------------------------------------------------------------------|------------------|
| Common Facilities    | Booster Pump - Rec Misc                                              | 133,344          |
| Common Facilities    | Pool Equipment, Filter Grids - Rec Misc                              | 16,193           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                                     | 10,496           |
| Common Facilities    | Pickleball Court Resurfacing - Rec Pavillion - Plexicushion          | 42,409           |
| Common Facilities    | Pickleball Court Windscreen, 6' - Rec Pavillion                      | 10,842           |
| Paint                | Bldg Paint & Labor                                                   | 220,192          |
| Roads                | Asphalt Overlay - Brookhouse Cir                                     | 206,930          |
| Roads                | Asphalt Overlay - Brookhouse Ct/Dr Rds/Park Bldgs #8-12 to Pel Cv Rd | 125,143          |
| Roads                | Asphalt Overlay - Brookhouse Dr Bldgs #14-15                         | 100,193          |
| Roads                | Asphalt Overlay - Glenhouse Dr Parking/Carports Bldgs #1-6           | 48,749           |
| Roads                | Asphalt Overlay - Treehouse Cir Park/Carprts Bldgs #2-3              | 9,600            |
| Roads                | Asphalt Overlay - Treehse Cir/Pel Cv/Glenhse Dr Tree #4-8, Glen #7-8 | 262,581          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor            | 1,465,644        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials        | 314,066          |
| <b>Year 26 Total</b> |                                                                      | <b>3,796,709</b> |

#### Year 27: 2053

|                   |                                                       |         |
|-------------------|-------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #08 (13 Units)                  | 105,567 |
| Roofs             | Roof, Flat - Bayhouse #09 (17 Units)                  | 127,112 |
| Roofs             | Roof, Flat - Bayhouse #10 (14 Units)                  | 116,339 |
| Roofs             | Roof, Flat - Grovehouse #04 (10 Units)                | 47,398  |
| Roofs             | Roof, Flat - Grovehouse #06 (8 Units)                 | 58,170  |
| Roofs             | Roof, Flat - Grovehouse #07 (8 Units)                 | 73,251  |
| Roofs             | Roof, Flat - Harborhouse #06A (6 Units)               | 45,243  |
| Roofs             | Roof, Flat - Harborhouse #07A (7 Units)               | 49,552  |
| Roofs             | Roof, Flat - Harborhouse #14 (15 Units)               | 118,494 |
| Roofs             | Roof, Flat - Harborhouse #15 (14 Units)               | 45,243  |
| Roofs             | Roof, Flat - Harborhouse #6B (14 Units)               | 96,949  |
| Common Facilities | Renovation Allowance - Admin Bldg - Kitchen           | 15,135  |
| Common Facilities | Electrical Panels - Condo Bldg                        | 174,684 |
| Common Facilities | Plumbing, Repiping Allowance - Condo Bldg             | 17,248  |
| Common Facilities | A/C Air Handler Unit, 4 Ton - Harbor Club             | 10,951  |
| Common Facilities | A/C Condensing Unit, 4 Ton - Harbor Club              | 11,976  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                    | 51,758  |
| Common Facilities | Electronics, Audio/Video Equipment - Pavillion        | 19,362  |
| Common Facilities | Partition, Folding Accordion - Pavillion              | 12,241  |
| Common Facilities | Window Treatments, Roll Shades - Pavillion            | 24,676  |
| Common Facilities | Pool Equipment, Heater, Nat Gas, 400k - Rec Glenhouse | 11,063  |
| Common Facilities | Fitness, Bike, Recumbent - Rec Harbor Club            | 5,603   |
| Common Facilities | Fitness, Treadmill - Rec Harbor Club                  | 12,741  |
| Common Facilities | Tennis Court Fencing, VC Chain Link - Rec Harbor Club | 39,709  |
| Common Facilities | Tennis Court Windscreen, 6' - Rec Harbor Club         | 11,167  |
| Common Facilities | Equipment, Mower, 52" - Rec Misc                      | 31,965  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Tree Replacement Allowance - Rec Misc                         | 21,976           |
| Common Facilities    | Pickleball Court Fencing, VC Chain Link - Rec Pavillion       | 39,709           |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Wilbanks                 | 19,228           |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Wilbanks                 | 132,488          |
| Paint                | Bldg Paint & Labor                                            | 226,798          |
| Roads                | Asphalt Overlay - Clower Creek Bldgs # 1-2                    | 59,617           |
| Roads                | Asphalt Overlay - Clower Creek Bldgs #11                      | 23,589           |
| Roads                | Asphalt Overlay - Clower Creek Bldgs #17B to bridge           | 59,802           |
| Roads                | Asphalt Overlay - Clower Creek Bldgs #18                      | 44,842           |
| Roads                | Asphalt Overlay - Clower Creek Bldgs #19-21 to bridge         | 128,009          |
| Roads                | Asphalt Overlay - Maint Shop Entrance Road                    | 6,036            |
| Roads                | Asphalt Overlay - Pelican Cove Glenhse #9-14                  | 221,913          |
| Roads                | Asphalt Overlay - Pelican Cove Parking/Carports Grovehse #5-7 | 112,938          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,509,613        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 323,488          |
| <b>Year 27 Total</b> |                                                               | <b>4,263,643</b> |

#### Year 28: 2054

|                      |                                                               |                  |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Finish, Carpet - Admin Bldg - Downstairs                      | 11,551           |
| Common Facilities    | Finish, Carpet - Admin Bldg - Upstairs                        | 11,662           |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                            | 106,622          |
| Common Facilities    | Finish, Ceramic Tile - Pavillion - Kitchen                    | 9,476            |
| Common Facilities    | Finish, Ceramic Tile - Pavillion - Lobby                      | 25,129           |
| Common Facilities    | Finish, Ceramic Tile - Pavillion - Lobby Restrms              | 25,671           |
| Common Facilities    | Renovation Allowance - Pavillion - Kitchen                    | 58,455           |
| Common Facilities    | Renovation Allowance - Pavillion - Lobby Restrms              | 35,303           |
| Common Facilities    | Spa Equipment, Heater, Nat Gas, 250k - Rec Harbor Club        | 8,381            |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 14,847           |
| Common Facilities    | Well Pump - Rec Misc - Treehouse                              | 30,296           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Pool                     | 15,589           |
| Common Facilities    | Furniture, Outdoor - Rec Pavillion - Tennis Court             | 4,149            |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Wilbanks          | 11,395           |
| Paint                | Bldg Paint & Labor                                            | 233,602          |
| Roads                | Asphalt Overlay - Pelican Cove 4 wy Intersection to BA 134    | 12,968           |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,554,901        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 333,193          |
| <b>Year 28 Total</b> |                                                               | <b>2,503,190</b> |

#### Year 29: 2055

|                   |                                            |       |
|-------------------|--------------------------------------------|-------|
| Common Facilities | A/C Air Handler Unit, 2.5 Ton - Admin Bldg | 5,534 |
| Common Facilities | A/C Air Handler Unit, 3 Ton - Admin Bldg   | 6,752 |
| Common Facilities | A/C Condensing Unit, 2.5 Ton - Admin Bldg  | 5,976 |
| Common Facilities | A/C Condensing Unit, 3 Ton - Admin Bldg    | 8,079 |

| Category             | Description                                                     | Cost      |
|----------------------|-----------------------------------------------------------------|-----------|
| Common Facilities    | Electrical Panels - Condo Bldg                                  | 185,322   |
| Common Facilities    | Access Control, Automated System - Gatehouse & Perimeter        | 23,371    |
| Common Facilities    | Gate Operator, Barrier - Entry Residents                        | 14,540    |
| Common Facilities    | Gate Operator, Barrier - Entry Visitors                         | 14,540    |
| Common Facilities    | Gate Operator, Barrier - Exit                                   | 14,540    |
| Common Facilities    | A/C Air Handler Unit, 2 Ton - Harbor Club                       | 6,640     |
| Common Facilities    | A/C Condensing Unit, 2 Ton - Harbor Club                        | 7,173     |
| Common Facilities    | A/C Air Handler Unit, 2 Ton - Maintenance                       | 7,530     |
| Common Facilities    | A/C Condensing Unit, 2 Ton - Maintenance                        | 7,530     |
| Common Facilities    | Equipment, Skid Steer - Maintenance                             | 112,895   |
| Common Facilities    | Maintenance/Grounds Crew Golf Cart                              | 109,820   |
| Common Facilities    | Renovation Allowance - Pavillion - Pump House                   | 14,405    |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Glenhouse                  | 10,831    |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Glenhouse                  | 56,509    |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Harbor Club         | 11,737    |
| Common Facilities    | Equipment, Mower, 48" - Rec Misc                                | 30,519    |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                                | 7,646     |
| Common Facilities    | Tree Replacement Allowance - Rec Misc                           | 23,314    |
| Common Facilities    | Well Pump - Rec Misc - Brookhouse                               | 20,818    |
| Common Facilities    | A/C Mini Split System - Wilbanks - Guest Rms                    | 19,823    |
| Harbor               | Gazebo Roof & Structure - Marina                                | 118,364   |
| Harbor               | Kayak EZ Launch - Marina                                        | 19,797    |
| Paint                | Bldg Paint & Labor                                              | 240,610   |
| Roads                | Asphalt Overlay - Bayhouse Pt Dr & Bayhouse Ct Parking/Carports | 71,852    |
| Roads                | Asphalt Overlay - Boathouse Cir-Harbor Club to Pel Cov Rd       | 179,026   |
| Roads                | Asphalt Overlay - Pelican Point & Boathouse Bldgs #5A-6, 10-16B | 423,765   |
| Roads                | Asphalt Overlay - Pelican Point Bldgs #7-9                      | 93,299    |
| Roads                | Asphalt Overlay - Treehouse Cir Bldgs #1                        | 30,045    |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor       | 1,601,548 |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials   | 343,189   |

**Year 29 Total** **3,847,339**

**Year 30: 2056**

|                   |                                                      |         |
|-------------------|------------------------------------------------------|---------|
| Roofs             | Roof, Flat - Bayhouse #04 (10 Units)                 | 117,710 |
| Roofs             | Roof, Flat - Bayhouse #05A (8 Units)                 | 63,564  |
| Roofs             | Roof, Flat - Grovehouse #02 (16 Units)               | 134,190 |
| Roofs             | Roof, Flat - Harborhouse #07C (6 Units)              | 58,855  |
| Common Facilities | Fence, Chain Link, 6' - Maintenance                  | 47,511  |
| Common Facilities | Maintenance/Grounds Crew Golf Cart                   | 84,836  |
| Common Facilities | Gazebo Roof & Structure - Pavillion - Pool Area      | 83,175  |
| Common Facilities | Pool Equipment, Chemical Controller - Rec Brookhouse | 11,698  |
| Common Facilities | Pool Equipment, Pool Lights - Rec Brookhouse         | 3,771   |
| Common Facilities | Pool Finish, Ceramic Tile Trim - Rec Brookhouse      | 11,436  |

| Category             | Description                                                   | Cost             |
|----------------------|---------------------------------------------------------------|------------------|
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Brookhouse               | 57,038           |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Far Harbor          | 11,698           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Far Harbor                  | 3,771            |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Glenhouse           | 11,698           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Glenhouse                   | 3,771            |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Pool Area              | 20,347           |
| Common Facilities    | Furniture, Outdoor - Rec Harbor Club - Tennis Cts             | 6,165            |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Harbor Club         | 11,698           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Harbor Club                 | 3,771            |
| Common Facilities    | Spa Equipment, Chemical Controller - Rec Harbor Club          | 11,698           |
| Common Facilities    | Pool Equipment, Pumps - Rec Misc                              | 11,813           |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Pavillion           | 11,698           |
| Common Facilities    | Pool Equipment, Heater, Nat Gas, 400k - Rec Pavillion         | 12,089           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Pavillion                   | 5,656            |
| Common Facilities    | Pool Finish, Ceramic Tile Trim - Rec Pavillion                | 7,939            |
| Common Facilities    | Pool Finish, Exposed Aggregate - Rec Pavillion                | 84,040           |
| Common Facilities    | Furniture, Outdoor - Rec Wilbanks                             | 24,963           |
| Common Facilities    | Pool Equipment, Chemical Controller - Rec Wilbanks            | 11,698           |
| Common Facilities    | Pool Equipment, Pool Lights - Rec Wilbanks                    | 5,656            |
| Common Facilities    | A/C Air Handler Unit, 3 Ton - Wilbanks                        | 8,092            |
| Common Facilities    | A/C Condensing Unit, 3 Ton - Wilbanks                         | 9,297            |
| Harbor               | Aeration Pump - Harbor                                        | 12,405           |
| Harbor               | Decking, Composite, S/S Screws - Marina - Mat \$ Only (1x)    | 219,832          |
| Harbor               | Dredging - Harbor (Every 15 yrs)                              | 853,076          |
| Paint                | Bldg Paint & Labor                                            | 247,828          |
| Roads                | Base Replacement Allowance - Prorate \$/40rl                  | 170,380          |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Labor     | 1,649,595        |
| Building Restoration | Bldg Restoration/Structural/Engineering Allowance - Materials | 353,485          |
| <b>Year 30 Total</b> |                                                               | <b>4,457,943</b> |



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



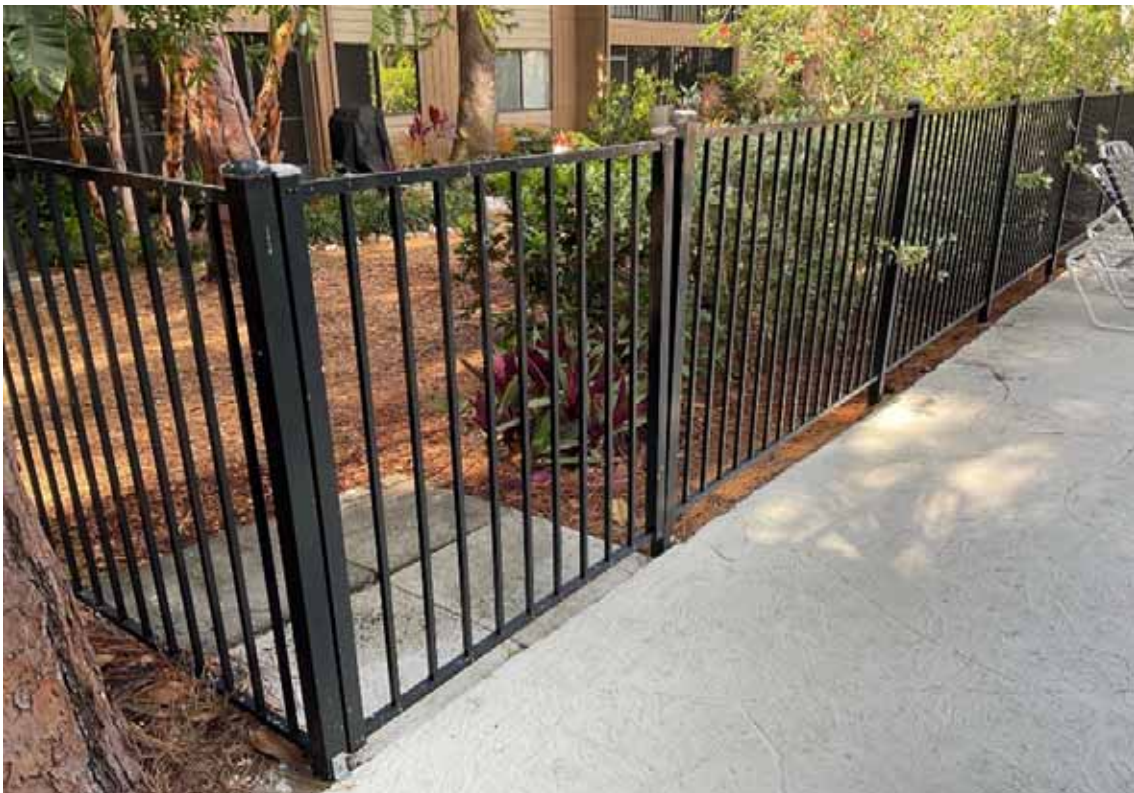
Glenhouse Pool Bldg



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 Acoustical 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