2027
Reserve Study

Gulfstream Villas
Owners Association, Inc.

1771 & 1772 Gulfstream Avenue
Ft. Pierce, Florida 34949

Report No: 10617 Version 2

January 1, 2027 - December 31, 2027

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

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www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction

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July 31, 2026

Board of Directors
Gulfstream Villas Owners Association, Inc.
1771 & 1772 Gulfstream Avenue
Ft. Pierce, Florida 34949

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Gulfstream Villas Owners Association, Inc. property, located at 1771 & 1772 Gulfstream Avenue in Ft. Pierce, Florida. A summary of recommendations and findings can be found on the next page.

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

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

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

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan.

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

Prepared By,

Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser

MIKE MCCARTNEY CAI-RS 00448 Designation Reserve Specialist

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS Michael McCartney Professional Reserve Analyst 2817 APRA

Reviewed By,

Dreux Isaac, RS, PRA
President

DREUX ISAAC CAI-RS 00425 Designation Reserve Specialist

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS Dreux Isaac Professional Reserve Analyst 2919 APRA

Recommendations and Findings

1. General Information

Property Name:	**Gulfstream Villas Owners Association, Inc.**		
Property Location:	**Ft. Pierce, Florida**		
Property Number:	**10404**	Report Run Date:	**07/31/2026**
Property Type:	**Homeowners**	Report No:	**10617 Version 2**
Total Units:	**36**	Budget Year Begins:	**01/01/2027**
Phase:	**Phase 1 (1 of 1)**	Budget Year Ends:	**12/31/2027**

2. Report Findings

Total number of categories set up in reserve schedule:	**6**
Total number of components scheduled for reserve funding:	**75**
Total current cost of all scheduled reserve components:	**$1,195,988**
Estimated Beginning Year Reserve Balance:	**$302,665**
Total number of components scheduled for replacement in the 2027 Budget Year:	**1**
Total cost of components scheduled for replacement in the 2027 Budget Year:	**$2,205**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$45,000**
Recommended 2027 Reserve Funding Contribution Amount:	**$55,399**
Recommended 2027 Planned Special Assessment Amount:	**$0**
Total 2027 Reserve Funding and Planned Special Assessment Amount:	**$55,399**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$10,399**
Increase (decrease) between Current & Recommended Contribution Amounts:	**23.11%**

Report Process

The purpose of this report is to provide Gulfstream Villas Owners 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.

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

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

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

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

Florida Statutory Reserve Requirements

Note-Part of Chapter 720, Florida Statutes, addresses the reserve requirements for Homeowners' Associations. Below are excerpts from this Chapter which addresses this requirement.

720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls.—

(6) BUDGETS.—

(c)1. If the budget of the association does not provide for reserve accounts under paragraph (d), or the declaration of covenants, articles, or bylaws do not obligate the developer to create reserves, and the association is responsible for the repair and maintenance of capital improvements that may result in a special assessment if reserves are not provided or not fully funded, each financial report for the preceding fiscal year required by subsection (7) must contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

2. If the budget of the association does provide for funding accounts for deferred expenditures, including, but not limited to, funds for capital expenditures and deferred maintenance, but such accounts are not created or established under paragraph (d), each financial report for the preceding fiscal year required under subsection (7) must also contain the following statement in conspicuous type:

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

(d) An association is deemed to have provided for reserve accounts upon the affirmative approval of a majority of the total voting interests of the association. Such approval may be obtained by vote of the members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the board of directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once established as provided in this subsection, the reserve accounts must be funded
or maintained or have their funding waived in the manner provided in paragraph (f).

(e) The amount to be reserved in any account established shall be computed by means of a formula that is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates of cost or useful life of a reserve item.

Florida Statutory Reserve Requirements

(f) After one or more reserve accounts are established, the membership of the association, upon a majority vote at a meeting at which a quorum is present, may provide for no reserves or less reserves than required by this section. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and such result is not achieved or a quorum is not present, the reserves as included in the budget go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves. Any vote taken pursuant to this subsection to waive or reduce reserves is applicable only to one budget year.

(g) Funding formulas for reserves authorized by this section must be based on a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

1. If the association maintains separate reserve accounts for each of the required assets, the amount of the contribution to each reserve account is the sum of the following two calculations:

a. The total amount necessary, if any, to bring a negative component balance to zero.

b. The total estimated deferred maintenance expense or estimated replacement cost of the reserve component less the estimated balance of the reserve component as of the beginning of the period the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the component. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may include factors such as inflation and earnings on invested funds.

2. 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 may not be less than that required to ensure that the balance on hand at the beginning of the period the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful life 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 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 and accounts receivable minus the allowance for doubtful accounts. The reserve funding formula may not include any type of balloon payments.

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

(i)1. While a developer is in control of a homeowners' association, the developer may, but is not required to, include reserves in the budget. If the developer includes reserves in the budget, the developer may determine the amount of reserves included. The developer is not obligated to pay for:

a. Contributions to reserve accounts for capital expenditures and deferred maintenance, as well as any other reserves that the homeowners' association or the developer may be required to fund pursuant to any state, municipal, county, or other governmental statute or ordinance;

b. Operating expenses; or

c. Any other assessments related to the developer's parcels for any period of time for which the developer has provided in the declaration that in lieu of paying any assessments imposed on any parcel owned by the developer, the developer need only pay the deficit, if any, in any fiscal year of the association, between the total amount of the assessments receivable from other members plus any other association income and the lesser of the budgeted or actual expenses incurred by the association
during such fiscal year.

2. This paragraph applies to all homeowners' associations existing on or created after July 1, 2021.

(8) ASSOCIATION FUNDS; COMMINGLING.—

(a) All association funds held by a developer shall be maintained separately in the association's name. Reserve and operating funds of the association shall not be commingled prior to turnover except the association may jointly invest reserve funds; however, such jointly invested funds must be accounted for separately.

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance	Ln Ft - Linear Feet
Court - Court	Lp Sm - Lump Sum
Cu Ft - Cubic Feet	Pair - Pair
Cu Yds - Cubic Yards	Sq Ft - Square Feet
Dbl Ct - Double Tennis Court	Sq Yds - Square Yards
Each - Each	Squares - Squares (roofing)
Hp - Horsepower	Total - Total
Kw - Kilowatts	Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

1. 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).

2. 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.

3. 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.

4. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.

Section 2

Graphs

Chart A

2027 Current Reserve Component Costs

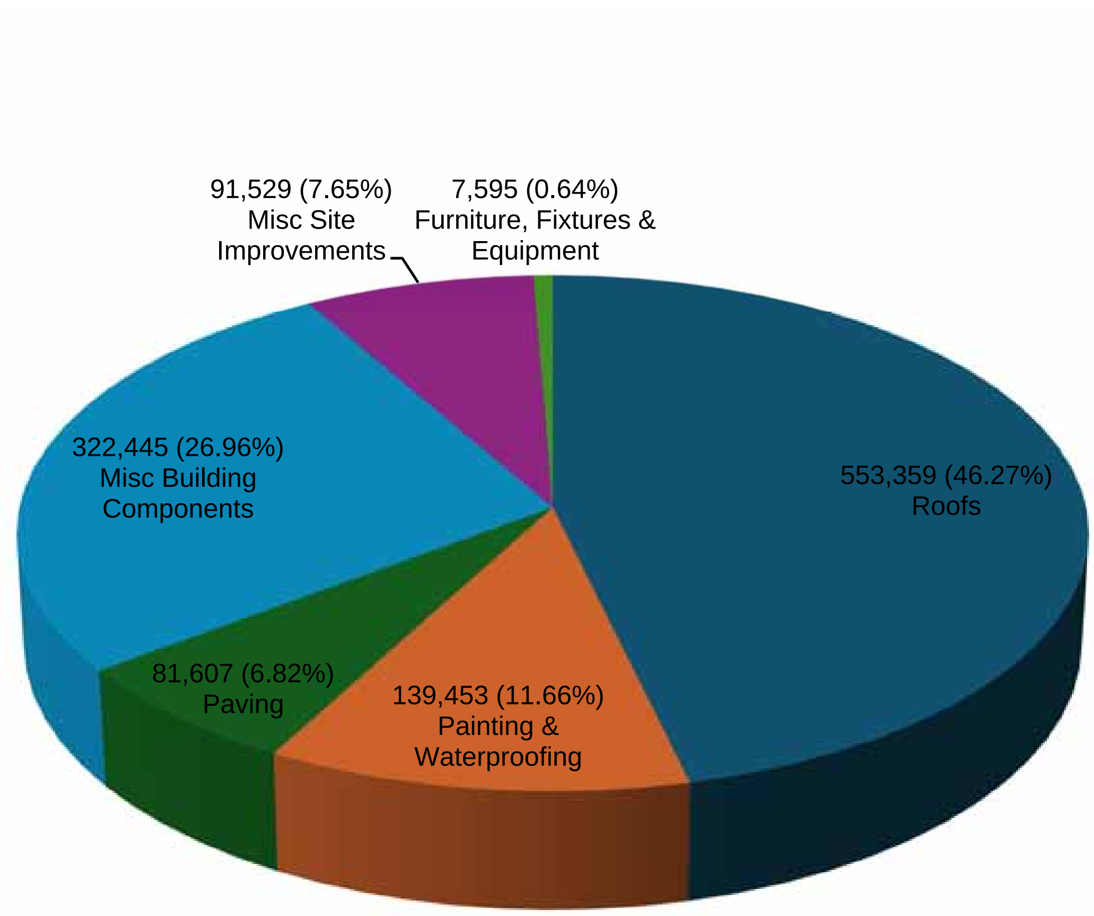


Chart B

2027 Actual vs. 100% Funded Reserve Balances

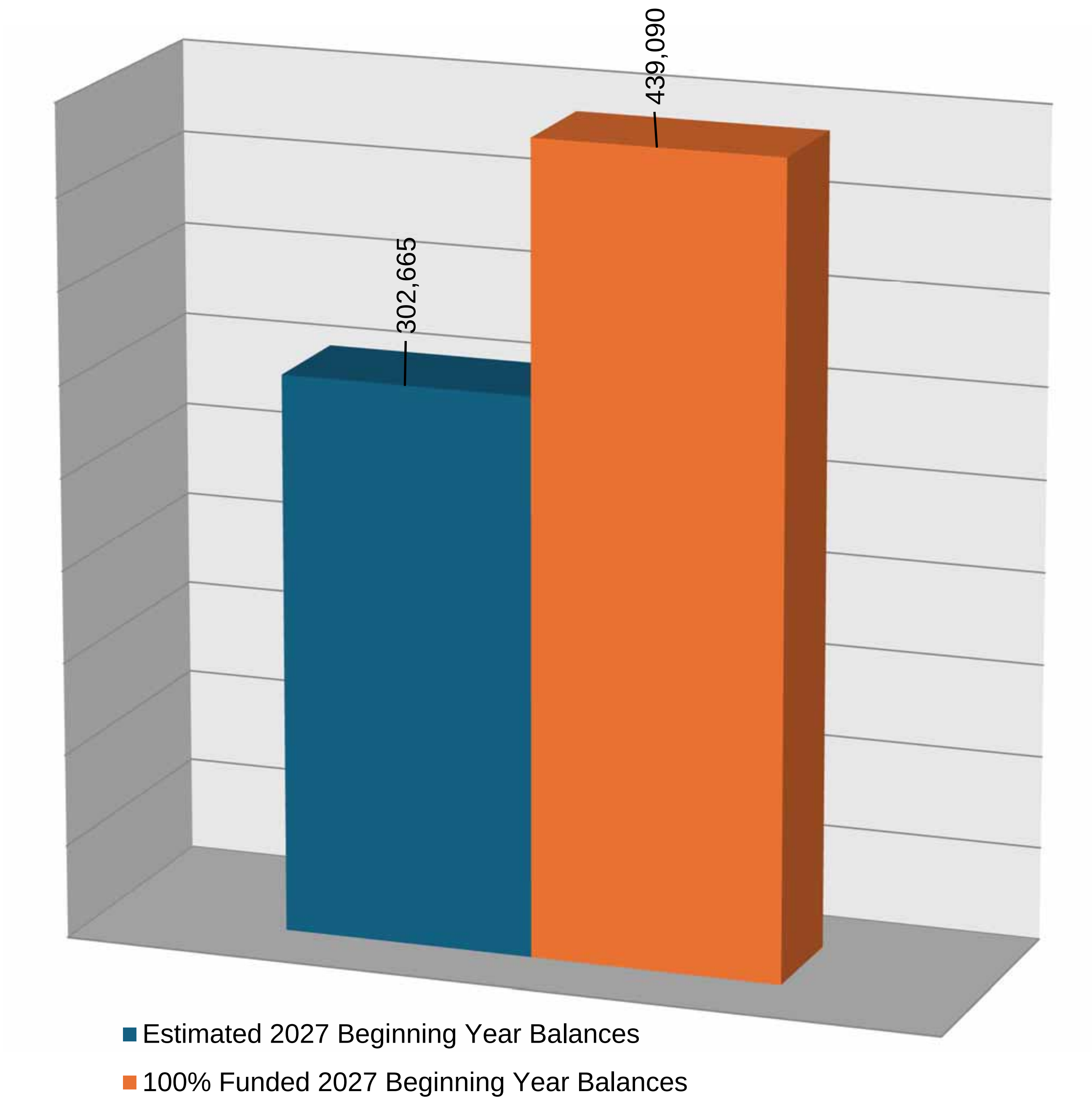


Chart C

2027 Funding Contribution Comparisons

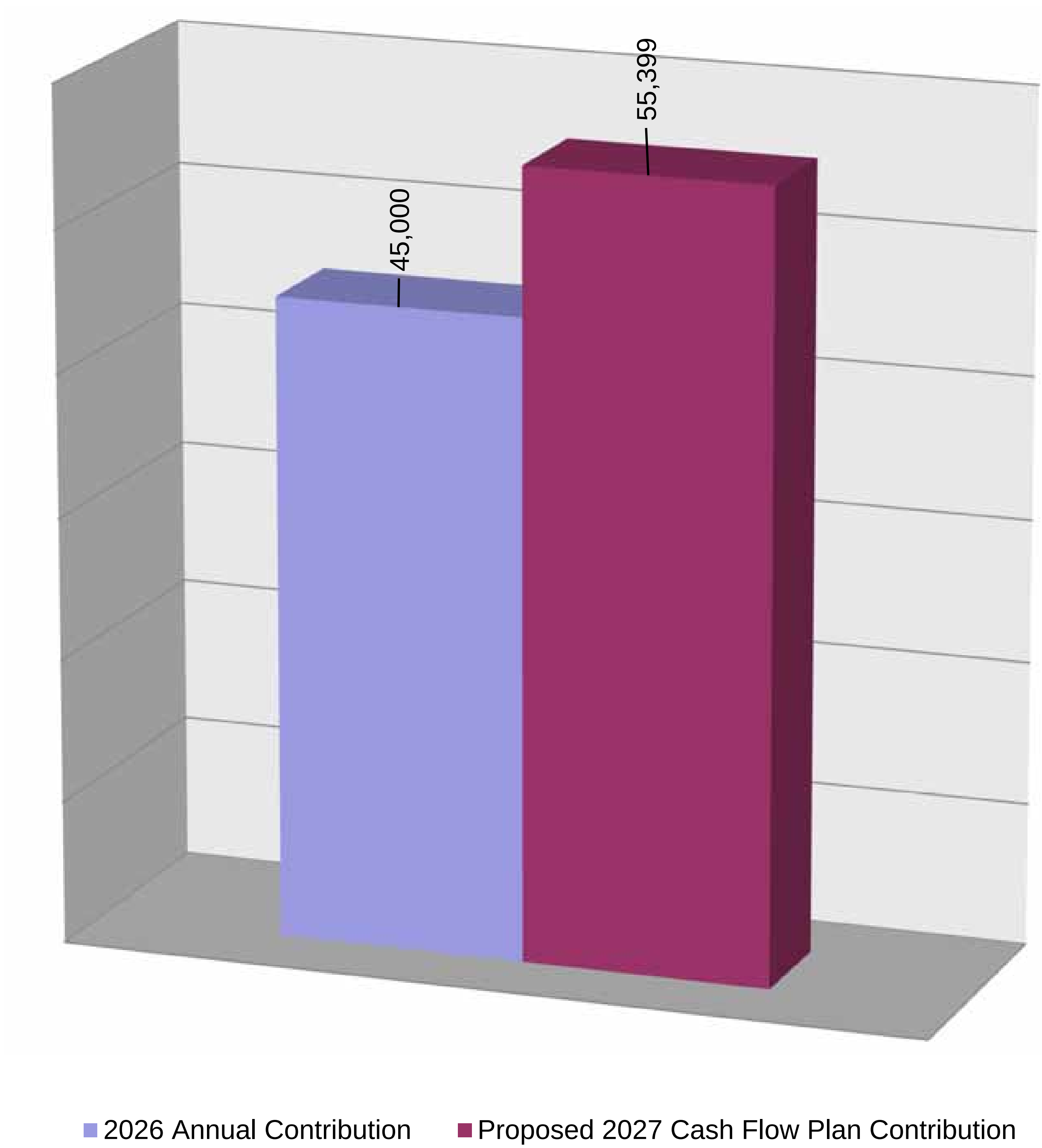
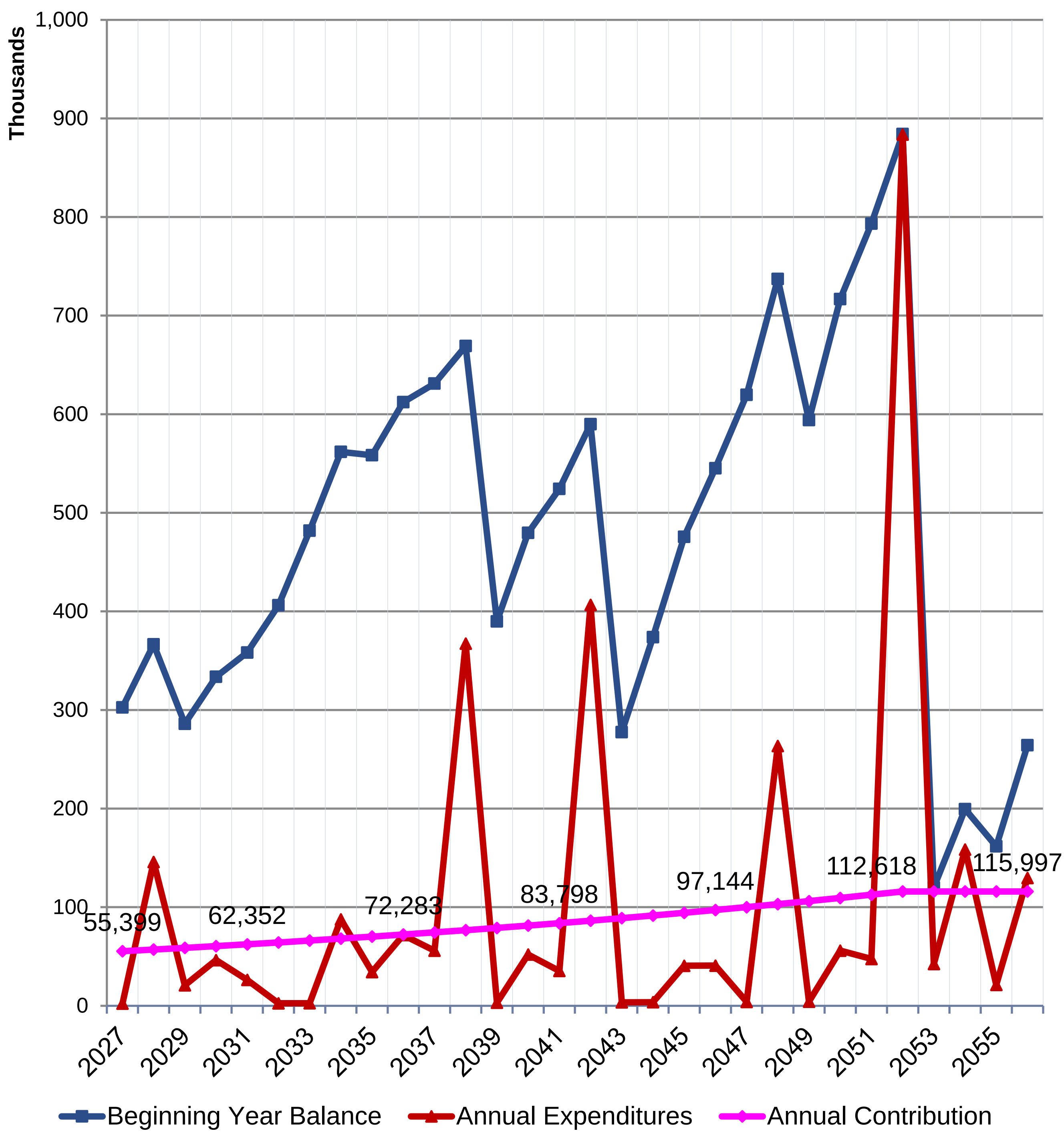


Chart D

30 Year Pooled Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	553,359	20-30	16-26
Painting & Waterproofing	139,453	10	2
Paving	81,607	5-20	5-8
Misc Building Components	322,445	20-30	3-16
Misc Site Improvements	91,529	1-25	1-14
Furniture, Fixtures & Equipment	7,595	8	3
Grand Total	**1,195,988**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Metal - 2 Car Carport (2 Total)	6	Squares	882.00	5,292	30	26
Roof, Metal - 3 Car Carport (5 Total)	15	Squares	882.00	13,230	30	26
Roof, Metal - 4 Car Carport (3 Total)	12	Squares	882.00	10,584	30	26
Roof, Metal - 5 Car Carport	4	Squares	882.00	3,528	30	26
Roof, Metal - A Bldg (1771)	53	Squares	882.00	46,746	30	26
Roof, Metal - A Bldg (1772)	48	Squares	882.00	42,336	30	26
Roof, Metal - B Bldg (1771)	48	Squares	882.00	42,336	30	26
Roof, Metal - B Bldg (1772)	48	Squares	882.00	42,336	30	26
Roof, Metal - C Bldg (1771)	48	Squares	882.00	42,336	30	26
Roof, Metal - C Bldg (1772)	47	Squares	882.00	41,454	30	26
Roof, Metal - D Bldg (1771)	48	Squares	882.00	42,336	30	26
Roof, Metal - D Bldg (1772)	48	Squares	882.00	42,336	30	26
Roof, Metal - E Bldg (1772)	47	Squares	882.00	41,454	30	26
Roof, Metal - Pool Bldg	4	Squares	882.00	3,528	30	26
Roof, Modified Bitumen - 2 Car Carport (2 Total)	10	Squares	947.00	9,470	20	16
Roof, Modified Bitumen - 3 Car Carport (5 Total)	40	Squares	947.00	37,880	20	16
Roof, Modified Bitumen - 4 Car Carport (3 Total)	30	Squares	947.00	28,410	20	16
Roof, Modified Bitumen - 5 Car Carport	13	Squares	947.00	12,311	20	16
Roof, Modified Bitumen - A Bldg (1772)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - B Bldg (1771)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - B Bldg (1772)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - C Bldg (1771)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - C Bldg (1772)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - D Bldg (1771)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - D Bldg (1772)	6	Squares	947.00	5,682	20	16
Roof, Modified Bitumen - E Bldg (1772)	6	Squares	947.00	5,682	20	16
Roofs Total	26	Components		553,359	20-30	16-26
Painting & Waterproofing						
Paint Exterior and Interior - Pool Bldg	1	Total	3,132.00	3,132	10	2
Paint Exterior and Waterproof - 2 Car Carport (2 Total)	2	Total	1,748.00	3,496	10	2
Paint Exterior and Waterproof - 3 Car Carport (5 Total)	5	Total	2,520.00	12,600	10	2
Paint Exterior and Waterproof - 4 Car Carport (3 Total)	3	Total	3,293.00	9,879	10	2
Paint Exterior and Waterproof - 5 Car Carport	1	Total	4,065.00	4,065	10	2
Paint Exterior and Waterproof - A Bldg (1771)	1	Total	11,571.00	11,571	10	2
Paint Exterior and Waterproof - A Bldg (1772)	1	Total	12,109.00	12,109	10	2
Paint Exterior and Waterproof - B Bldg (1771)	1	Total	12,109.00	12,109	10	2
Paint Exterior and Waterproof - B Bldg (1772)	1	Total	12,109.00	12,109	10	2
Paint Exterior and Waterproof - C Bldg (1771)	1	Total	12,109.00	12,109	10	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Paint Exterior and Waterproof - C Bldg (1772)	1	Total	11,028.00	11,028	10	2
Paint Exterior and Waterproof - D Bldg (1771)	1	Total	12,109.00	12,109	10	2
Paint Exterior and Waterproof - D Bldg (1772)	1	Total	12,109.00	12,109	10	2
Paint Exterior and Waterproof - E Bldg (1772)	1	Total	11,028.00	11,028	10	2
Painting & Waterproofing Total	14	Components		139,453	10	2

Paving

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Asphalt Overlay, 1" Milled - Parking Areas	3,808	Sq Yds	18.15	69,116	20	8
Asphalt Sealcoat & Restripe - Parking Areas	3,808	Sq Yds	3.28	12,491	5	5
Paving Total	2	Components		81,607	5-20	5-8

Misc Building Components

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Fence, PVC - Front Courtyard	392	Ln Ft	38.22	14,983	20	10
Fence, PVC - Front Courtyard	392	Ln Ft	38.22	14,983	20	11
Gate, PVC - Front Courtyard	18	Each	932.90	16,793	20	10
Gate, PVC - Front Courtyard	18	Each	932.90	16,793	20	11
Gutters & Downspouts - A Bldg (1771)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - A Bldg (1772)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - B Bldg (1771)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - B Bldg (1772)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - C Bldg (1771)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - C Bldg (1772)	380	Ln Ft	8.47	3,219	20	16
Gutters & Downspouts - D Bldg (1771)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - D Bldg (1772)	400	Ln Ft	8.47	3,389	20	16
Gutters & Downspouts - E Bldg (1772)	380	Ln Ft	8.47	3,219	20	16
Hardiboard Siding - A Bldg (1771)	1,889	Sq Ft	7.05	13,318	30	12
Hardiboard Siding - A Bldg (1772)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - B Bldg (1771)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - B Bldg (1772)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - C Bldg (1771)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - C Bldg (1772)	1,721	Sq Ft	7.05	12,134	30	12
Hardiboard Siding - D Bldg (1771)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - D Bldg (1772)	2,037	Sq Ft	7.05	14,361	30	12
Hardiboard Siding - E Bldg (1772)	1,721	Sq Ft	7.05	12,134	30	12
Restroom Renovation Allowance - Pool	1	Total	9,842.00	9,842	24	3
Soffit Replacement - All Buildings	1	Total	95,138.00	95,138	24	16
Misc Building Components Total	24	Components		322,445	20-30	3-16

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Misc Site Improvements						
Fence, PVC, 6' - Pool Deck & Equipment	265	Ln Ft	53.14	14,083	15	4
Pool Deck Finish, Acrylic Coating	1,413	Sq Ft	6.05	8,549	10	10
Pool Deck Finish, Re-Stain	1,413	Sq Ft	1.56	2,205	1	1
Pool Equipment, Filtration System	1	Total	17,765.00	17,765	22	9
Pool Equipment, Heat Pump	1	Each	8,668.00	8,668	10	5
Pool Finish, Exposed Aggregate & Tile Trim	1	Total	26,145.00	26,145	10	4
Shed, Wood Frame - Storage	1	Total	7,057.00	7,057	20	9
Stormwater Drainage Control Structure Allowance	1	Total	7,057.00	7,057	25	14
Misc Site Improvements Total	8	Components		91,529	1-25	1-14
Furniture, Fixtures & Equipment						
Furniture, Outdoor - Pool Deck	1	Total	7,595.00	7,595	8	3
Furniture, Fixtures & Equipment Total	1	Components		7,595	8	3
Grand Total	75	Components		1,195,988		

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2027	302,665	55,399	23.11%	0	2,205	3.00%	10,676	3.00%	366,535
2	2028	366,535	57,061	3.00%	0	145,906	3.00%	8,331	3.00%	286,021
3	2029	286,021	58,773	3.00%	0	20,838	3.00%	9,719	3.00%	333,675
4	2030	333,675	60,536	3.00%	0	46,367	3.00%	10,435	3.00%	358,279
5	2031	358,279	62,352	3.00%	0	26,297	3.00%	11,830	3.00%	406,164
6	2032	406,164	64,223	3.00%	0	2,556	3.00%	14,035	3.00%	481,866
7	2033	481,866	66,150	3.00%	0	2,633	3.00%	16,361	3.00%	561,744
8	2034	561,744	68,134	3.00%	0	87,716	3.00%	16,265	3.00%	558,427
9	2035	558,427	70,178	3.00%	0	34,237	3.00%	17,831	3.00%	612,199
10	2036	612,199	72,283	3.00%	0	71,790	3.00%	18,381	3.00%	631,073
11	2037	631,073	74,452	3.00%	0	55,874	3.00%	19,490	3.00%	669,141
12	2038	669,141	76,686	3.00%	0	367,389	3.00%	11,353	3.00%	389,791
13	2039	389,791	78,987	3.00%	0	3,144	3.00%	13,969	3.00%	479,603
14	2040	479,603	81,357	3.00%	0	51,996	3.00%	15,269	3.00%	524,233
15	2041	524,233	83,798	3.00%	0	35,340	3.00%	17,181	3.00%	589,872
16	2042	589,872	86,312	3.00%	0	406,661	3.00%	8,086	3.00%	277,609
17	2043	277,609	88,901	3.00%	0	3,538	3.00%	10,889	3.00%	373,861
18	2044	373,861	91,568	3.00%	0	3,645	3.00%	13,854	3.00%	475,638
19	2045	475,638	94,315	3.00%	0	40,659	3.00%	15,879	3.00%	545,173
20	2046	545,173	97,144	3.00%	0	40,760	3.00%	18,047	3.00%	619,604
21	2047	619,604	100,058	3.00%	0	3,982	3.00%	21,470	3.00%	737,150
22	2048	737,150	103,060	3.00%	0	263,523	3.00%	17,301	3.00%	593,988
23	2049	593,988	106,152	3.00%	0	4,225	3.00%	20,877	3.00%	716,792
24	2050	716,792	109,337	3.00%	0	55,951	3.00%	23,105	3.00%	793,283
25	2051	793,283	112,618	3.00%	0	47,494	3.00%	25,752	3.00%	884,159
26	2052	884,159	115,997	3.00%	0	883,651	3.00%	3,495	3.00%	120,000
27	2053	120,000	115,997	0.00%	0	42,359	3.00%	5,809	3.00%	199,447
28	2054	199,447	115,997	0.00%	0	158,424	3.00%	4,711	3.00%	161,731
29	2055	161,731	115,997	0.00%	0	21,191	3.00%	7,696	3.00%	264,233
30	2056	264,233	115,997	0.00%	0	129,660	3.00%	7,517	3.00%	258,087
Grand Total			**2,599,819**		**0**	**3,060,011**		**415,614**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2027		
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,205
Year 1 Total		**2,205**
Year 2: 2028		
Painting & Waterproofing	Paint Exterior and Interior - Pool Bldg	3,226
Painting & Waterproofing	Paint Exterior and Waterproof - 2 Car Carport (2 Total)	3,601
Painting & Waterproofing	Paint Exterior and Waterproof - 3 Car Carport (5 Total)	12,978
Painting & Waterproofing	Paint Exterior and Waterproof - 4 Car Carport (3 Total)	10,175
Painting & Waterproofing	Paint Exterior and Waterproof - 5 Car Carport	4,187
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1771)	11,918
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1772)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1771)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1772)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1771)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1772)	11,359
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1771)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1772)	12,472
Painting & Waterproofing	Paint Exterior and Waterproof - E Bldg (1772)	11,359
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,271
Year 2 Total		**145,906**
Year 3: 2029		
Misc Building Components	Restroom Renovation Allowance - Pool	10,441
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,339
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	8,058
Year 3 Total		**20,838**
Year 4: 2030		
Misc Site Improvements	Fence, PVC, 6' - Pool Deck & Equipment	15,389
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,409
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	28,569
Year 4 Total		**46,367**
Year 5: 2031		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	14,059
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,482
Misc Site Improvements	Pool Equipment, Heat Pump	9,756
Year 5 Total		**26,297**

Category	Description	Cost
Year 6: 2032		
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,556
Year 6 Total		**2,556**
Year 7: 2033		
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,633
Year 7 Total		**2,633**
Year 8: 2034		
Paving	Asphalt Overlay, 1" Milled - Parking Areas	85,004
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,712
Year 8 Total		**87,716**
Year 9: 2035		
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,793
Misc Site Improvements	Pool Equipment, Filtration System	22,504
Misc Site Improvements	Shed, Wood Frame - Storage	8,940
Year 9 Total		**34,237**
Year 10: 2036		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	16,298
Misc Building Components	Fence, PVC - Front Courtyard	19,549
Misc Building Components	Gate, PVC - Front Courtyard	21,911
Misc Site Improvements	Pool Deck Finish, Acrylic Coating	11,155
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,877
Year 10 Total		**71,790**
Year 11: 2037		
Misc Building Components	Fence, PVC - Front Courtyard	20,136
Misc Building Components	Gate, PVC - Front Courtyard	22,568
Misc Site Improvements	Pool Deck Finish, Re-Stain	2,963
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	10,207
Year 11 Total		**55,874**
Year 12: 2038		
Painting & Waterproofing	Paint Exterior and Interior - Pool Bldg	4,335
Painting & Waterproofing	Paint Exterior and Waterproof - 2 Car Carport (2 Total)	4,839
Painting & Waterproofing	Paint Exterior and Waterproof - 3 Car Carport (5 Total)	17,441
Painting & Waterproofing	Paint Exterior and Waterproof - 4 Car Carport (3 Total)	13,675
Painting & Waterproofing	Paint Exterior and Waterproof - 5 Car Carport	5,627

Category	Description	Cost
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1771)	16,017
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1772)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1771)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1772)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1771)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1772)	15,265
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1771)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1772)	16,762
Painting & Waterproofing	Paint Exterior and Waterproof - E Bldg (1772)	15,265
Misc Building Components	Hardiboard Siding - A Bldg (1771)	18,435
Misc Building Components	Hardiboard Siding - A Bldg (1772)	19,879
Misc Building Components	Hardiboard Siding - B Bldg (1771)	19,879
Misc Building Components	Hardiboard Siding - B Bldg (1772)	19,879
Misc Building Components	Hardiboard Siding - C Bldg (1771)	19,879
Misc Building Components	Hardiboard Siding - C Bldg (1772)	16,796
Misc Building Components	Hardiboard Siding - D Bldg (1771)	19,879
Misc Building Components	Hardiboard Siding - D Bldg (1772)	19,879
Misc Building Components	Hardiboard Siding - E Bldg (1772)	16,796
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,052
Year 12 Total		**367,389**
Year 13: 2039		
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,144
Year 13 Total		**3,144**
Year 14: 2040		
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,238
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	38,395
Misc Site Improvements	Stormwater Drainage Control Structure Allowance	10,363
Year 14 Total		**51,996**
Year 15: 2041		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	18,894
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,335
Misc Site Improvements	Pool Equipment, Heat Pump	13,111
Year 15 Total		**35,340**
Year 16: 2042		
Roofs	Roof, Modified Bitumen - 2 Car Carport (2 Total)	14,754
Roofs	Roof, Modified Bitumen - 3 Car Carport (5 Total)	59,016
Roofs	Roof, Modified Bitumen - 4 Car Carport (3 Total)	44,262

Category	Description	Cost
Roofs	Roof, Modified Bitumen - 5 Car Carport	19,180
Roofs	Roof, Modified Bitumen - A Bldg (1772)	8,852
Roofs	Roof, Modified Bitumen - B Bldg (1771)	8,852
Roofs	Roof, Modified Bitumen - B Bldg (1772)	8,852
Roofs	Roof, Modified Bitumen - C Bldg (1771)	8,852
Roofs	Roof, Modified Bitumen - C Bldg (1772)	8,852
Roofs	Roof, Modified Bitumen - D Bldg (1771)	8,852
Roofs	Roof, Modified Bitumen - D Bldg (1772)	8,852
Roofs	Roof, Modified Bitumen - E Bldg (1772)	8,852
Misc Building Components	Gutters & Downspouts - A Bldg (1771)	5,278
Misc Building Components	Gutters & Downspouts - A Bldg (1772)	5,278
Misc Building Components	Gutters & Downspouts - B Bldg (1771)	5,278
Misc Building Components	Gutters & Downspouts - B Bldg (1772)	5,278
Misc Building Components	Gutters & Downspouts - C Bldg (1771)	5,278
Misc Building Components	Gutters & Downspouts - C Bldg (1772)	5,015
Misc Building Components	Gutters & Downspouts - D Bldg (1771)	5,278
Misc Building Components	Gutters & Downspouts - D Bldg (1772)	5,278
Misc Building Components	Gutters & Downspouts - E Bldg (1772)	5,015
Misc Building Components	Soffit Replacement - All Buildings	148,222
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,435
Year 16 Total		**406,661**

Year 17: 2043		
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,538
Year 17 Total		**3,538**

Year 18: 2044		
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,645
Year 18 Total		**3,645**

Year 19: 2045		
Misc Site Improvements	Fence, PVC, 6' - Pool Deck & Equipment	23,975
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,754
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	12,930
Year 19 Total		**40,659**

Year 20: 2046		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	21,903
Misc Site Improvements	Pool Deck Finish, Acrylic Coating	14,991
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,866
Year 20 Total		**40,760**

Category	Description	Cost
Year 21: 2047		
Misc Site Improvements	Pool Deck Finish, Re-Stain	3,982
Year 21 Total		**3,982**
Year 22: 2048		
Painting & Waterproofing	Paint Exterior and Interior - Pool Bldg	5,826
Painting & Waterproofing	Paint Exterior and Waterproof - 2 Car Carport (2 Total)	6,504
Painting & Waterproofing	Paint Exterior and Waterproof - 3 Car Carport (5 Total)	23,440
Painting & Waterproofing	Paint Exterior and Waterproof - 4 Car Carport (3 Total)	18,378
Painting & Waterproofing	Paint Exterior and Waterproof - 5 Car Carport	7,562
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1771)	21,525
Painting & Waterproofing	Paint Exterior and Waterproof - A Bldg (1772)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1771)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - B Bldg (1772)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1771)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - C Bldg (1772)	20,515
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1771)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - D Bldg (1772)	22,526
Painting & Waterproofing	Paint Exterior and Waterproof - E Bldg (1772)	20,515
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,102
Year 22 Total		**263,523**
Year 23: 2049		
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,225
Year 23 Total		**4,225**
Year 24: 2050		
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,352
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	51,599
Year 24 Total		**55,951**
Year 25: 2051		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	25,392
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,482
Misc Site Improvements	Pool Equipment, Heat Pump	17,620
Year 25 Total		**47,494**
Year 26: 2052		
Roofs	Roof, Metal - 2 Car Carport (2 Total)	11,080
Roofs	Roof, Metal - 3 Car Carport (5 Total)	27,701
Roofs	Roof, Metal - 4 Car Carport (3 Total)	22,161

Category	Description	Cost
Roofs	Roof, Metal - 5 Car Carport	7,387
Roofs	Roof, Metal - A Bldg (1771)	97,876
Roofs	Roof, Metal - A Bldg (1772)	88,642
Roofs	Roof, Metal - B Bldg (1771)	88,642
Roofs	Roof, Metal - B Bldg (1772)	88,642
Roofs	Roof, Metal - C Bldg (1771)	88,642
Roofs	Roof, Metal - C Bldg (1772)	86,795
Roofs	Roof, Metal - D Bldg (1771)	88,642
Roofs	Roof, Metal - D Bldg (1772)	88,642
Roofs	Roof, Metal - E Bldg (1772)	86,795
Roofs	Roof, Metal - Pool Bldg	7,387
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,617
Year 26 Total		**883,651**

Year 27: 2053		
Misc Building Components	Restroom Renovation Allowance - Pool	21,225
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,755
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	16,379
Year 27 Total		**42,359**

Year 28: 2054		
Paving	Asphalt Overlay, 1" Milled - Parking Areas	153,526
Misc Site Improvements	Pool Deck Finish, Re-Stain	4,898
Year 28 Total		**158,424**

Year 29: 2055		
Misc Site Improvements	Pool Deck Finish, Re-Stain	5,045
Misc Site Improvements	Shed, Wood Frame - Storage	16,146
Year 29 Total		**21,191**

Year 30: 2056		
Paving	Asphalt Sealcoat & Restripe - Parking Areas	29,436
Misc Building Components	Fence, PVC - Front Courtyard	35,308
Misc Building Components	Gate, PVC - Front Courtyard	39,574
Misc Site Improvements	Pool Deck Finish, Acrylic Coating	20,146
Misc Site Improvements	Pool Deck Finish, Re-Stain	5,196
Year 30 Total		**129,660**

Section 5

Photographs

Sign Monument - 1771

A Bldg - 1771

A Bldg - 1771

A Bldg - 1771

B Bldg - 1771

B Bldg - 1771

B Bldg - 1771

B Bldg - 1771

C Bldg - 1771

C Bldg - 1771

C Bldg - 1771

C Bldg - 1771

D Bldg - 1771

D Bldg - 1771

D Bldg - 1771

D Bldg - 1771

Sign Monument - 1772


A Bldg - 1772

A Bldg - 1772

A Bldg - 1772

B Bldg - 1772

B Bldg - 1772

C Bldg - 1772

C Bldg - 1772

C Bldg - 1772

C Bldg - 1772

D Bldg - 1772

D Bldg - 1772

E Bldg - 1772

E Bldg - 1772

Bldg Courtyard Fence & Gate

Bldg Electrical Meter Door

Carport - 2 Car

Carport - 2 Car

Carport - 3 Car

Carport - 3 Car

Carport - 3 Car

Carport - 3 Car

Carport - 4 Car

Carport - 4 Car

Carport - 4 Car

Carport - 4 Car

Carport - 5 Car

Carport - 5 Car

Pool Bldg

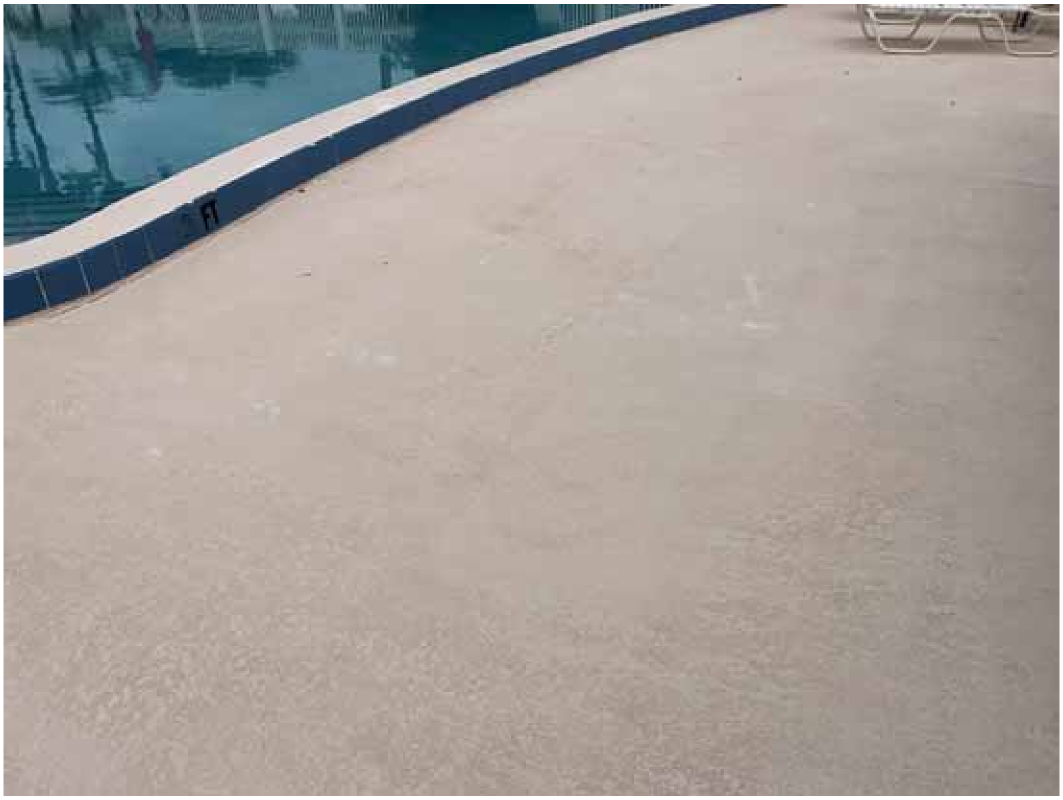
Pool Bldg

Pool Bldg Restroom, Women's

Swimming Pool

Pool Equipment

Pool Equipment, Heater


Pool Deck


Pool Fence

Pool Furniture

Storage Shed

Sidewalk

Sidewalk

Pavement, Asphalt - Parking Area

Pavement, Asphalt - Parking Area