



The Falcon Group

ENGINEERS, ARCHITECTS AND RESERVE SPECIALISTS

Capital Reserve Replacement Fund Analysis For Harbour Mansion Condominium Association Long Branch, New Jersey

April 2021
Falcon Client: 04-369



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Please observe that this document consists of three sections which are independently page numbered; the Narrative Report (whose page numbers have an “N” prefix), the Calculation Tables (whose page numbers have a “C” prefix), and the Appendix (whose page numbers have an “A” prefix).

Community Description

The Harbour Mansion Condominium Association consists of a single, nine (9) story plus penthouse building containing 115 apartment style units with lobby, hallways, elevators, and associated interior appurtenances as well as two community rooms, an indoor swimming pool, sauna, steam room, and fitness room and a ground level parking garage.

The building is located at 675 Ocean Ave. in Long Branch, New Jersey and fronts the Atlantic Ocean. The property contains asphalt paved parking areas leading to the beach front where there is a wood deck and public access to the beach.

Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise the Community Association as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan in order to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that the Association is funding capital expenditures through the use of regular (e.g. annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the "Capital Reserve Fund").

A Community Association can defer common element replacement projects. Such deferrals tend to result in the gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

Association Considerations for a Capital Reserve Replacement Analysis

Each Association has a number of choices and options to consider during the Capital Reserve Replacement Analysis process. Two of the most important decisions are the Methodology (q.v.) of the analysis and the Funding Goal (q.v.) of the Association, although there are a number of other considerations, including:

- **Budget Thresholds** – the budget threshold is simply the lowest total project cost that the Association wants to fund using the Capital Reserve Fund. This is normally a function of the Association's proclivities, operating budget size, and administrative/fiscal history – some communities will fund a \$5,000 project through the maintenance or operating budget, while others prefer to schedule and fund a \$500 project through the capital reserve budget. Many Associations never make a formal decision, leaving this to the professionals who prepare their Capital Reserve Replacement Analyses.
- **Federal Housing Authority/Housing & Urban Development Limitations** – the federal government is a significant mortgage insurance provider. The FHA/HUD mortgage insurance programs currently require that community Associations fund replacement reserves for capital expenditures and deferred maintenance with at least 10% of the Association budget in order to meet eligibility requirements for FHA mortgage insurance – failure to maintain this level of replacement reserve funding can trigger requests for a current (less than 12 month old) reserve study or a Fannie Mae form 1073a from lenders (see HUD Mortgagee Letter 2009-46 B).
- **Maintenance Budget** – no project should be funded in two places. Any and all maintenance contracts for common elements should be reviewed, and any common element whose complete replacement is included in the maintenance contract should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.
- **Operating Budget** – no project should be funded in two places. Any common elements that the Association is planning to replace in a series of incremental projects on an annual or irregular (as-needed) basis using the

operating budget funds should be removed from consideration in the Capital Reserve Replacement Analysis, since the Association is already allocating funds to replace the element.

- Preventive or Deferred Maintenance Budget – no project should be funded in two places. The Association should compare its capital reserve budget to its preventive/deferred maintenance budget. Line items existing in both schedules should be removed from one or the other, since the Association is already allocating funds to replace the element.
- Statutory Requirements – some jurisdictions may require that certain elements are included in a reserve fund analysis, and other municipalities agree to accept responsibility for some elements (most commonly roadways). Such factors cannot be determined by site inspection – the Association should have documentation indicating any such factors and should certainly inform the professionals performing the Capital Reserve Replacement Analysis of these factors.
- Time Window – the time window is simply the time span that the Association desires to consider its capital reserve expenditures over. Typically, Associations do not consider common elements with a condition assessed remaining life cycle of longer than 30 years as part of the Capital Reserve Replacement Analysis. As a general rule, longer time windows are more conservative (resulting in higher annual contribution levels), with the longer time windows allows the Association a longer lead-time to accumulate funds for large projects.
- Interest and Inflation – interest (sometimes called the rate of return) and inflation can have significant influence on the capital reserve budget. Increasing interest rates tends to reduce the necessary annual contributions, as the Association is essentially collecting additional funding from investment of its capital reserve fund. Increasing inflation rates tends to increase the necessary annual contributions, as the Association needs to collect additional funds to account for the decreasing purchasing power of money. The Falcon Group generally recommends that most Associations are better served by assuming interest and inflation rates of zero and updating their Capital Reserve Replacement Analysis every two to three years (thus correcting for the effects of interest and inflation every second or third year), rather than making assumptions about factors that vary significantly and unpredictably with market forces. That being said, if the Association desires, The Falcon Group can certainly assume whatever average annual interest and inflation rates the Association requests.

Besides the above considerations, there are two decisions that the Association will need to make:

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and also is the principal reflection of the Association's fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans.

There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by Associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor, The Falcon Group does not recommend this as a funding goal for the Association's capital reserve budget.
- Full Funding is the most conservative funding goal commonly used by Associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. As an example: assuming element X has a life cycle of 10 years, is presently 5 years old, and has a replacement cost of \$10,000, then the full funding goal would be to have \$5,000 ($5/10 \times \$10,000$) in the capital reserve fund for this item. Full funding, as defined by GAP Report #24 ("A Complete Guide to Reserve Funding &

Reserve Investment Strategies”, 4th ed., produced by CAI), appears simpler than it actually is in practice, and tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.

- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the “threshold” or “threshold balance”), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value (e.g. the community decides that \$100,000 is the threshold balance because that is a number it is comfortable with), or as some multiple of the annual contribution (e.g. the community wants to have a capital reserve fund balance of no less than 9 months of capital reserve fund contributions). Note that Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Methodology

There are essentially three methods used in Capital Reserve Analyses performed for most communities. The decision of which methodology to use is made by the Community Association, often under the advisement of its accountant, lawyer, and/or engineer. These three methodologies are:

- Cash Flow methodologies are based upon a projection of the future expenditures that the Community Association is likely to experience. The cash flow is then determined, based upon these expenditures, so that the resulting Capital Reserve Fund balances over the time window meet the funding goal.
- Component methodologies are based upon calculating the yearly contribution necessary to fund the replacement of each common element that is being considered. Each element is considered separately, producing a series of distinct line item entries of necessary contributions, which are summed to produce the total annual contribution to meet the funding goal.
- Statutory methodologies, like Statutory Funding Goals, are determined entirely by the statutes and/or governing document provisions that create the methodology. Statutory methodologies will most commonly resemble cash flow or component methodologies but can theoretically be based upon any fiscal or legal conceptualization of the capital reserve funding.

Methodology and funding goal are normally related closely to each other. As a rule, baseline and threshold funding goals are most easily calculated using a cash flow methodology, full funding goals are normally calculated using a component methodology, and statutory funding goals and methodologies are often found together (e.g. the local government legislates both what the funding goal is and how the community calculates its reserve fund contribution to insure that the funding goal is met).

Please note that cash flow methodologies and component methodologies cannot be easily compared on a line item by line item basis, as cash flow methodologies do not generate a definite line item breakdown of how the annual funding is distributed between the various line items. Likewise, cash flow methodologies do not lend themselves to division of common element responsibilities between various entities. For instance, if an Association is internally divided between several sub-groups that do not share all common elements (for instance, an Association where owners of detached dwelling units do not own a share of the common elements of multifamily buildings in the Association and vice versa, but all owners share responsibility for the recreational facilities and site improvements), then the proper application a cash flow methodology

would require multiple analyses, with one analysis for each division of responsibility (in the aforesaid case, there would need to be an analysis for detached dwelling unit buildings, an analysis for multifamily buildings, and an analysis for the recreational facilities and site improvements), and each analysis requiring a distinct set of initial conditions (most notably initial capital reserve fund balances).

Analysis

A Capital Reserve Replacement Analysis consists of a series of calculations, which essentially attempt to create a mathematical model of the Association's capital reserve fund expenditures/cash flows over a designated time window, and then determine the annual contributions to the capital reserve fund necessary to support the modeled expenditures/cash flows.

Capital Reserve Replacement Analyses, as performed by The Falcon Group, performs several sets of separate, distinct, and independent calculations upon the same basic information. This permits the analysis to include a component methodology full funding calculation and several cash flow methodology threshold funding calculations (using different threshold balances) to permit the Association to more fully examine its possible capital reserve funding options. Please note that the cash flow and component methodologies cannot be directly compared on a line item by line item basis, due to the significant differences between the underlying mathematics of these methodologies.

The Capital Reserve Replacement Analysis calculations and results are shown in a series of tables and graphs that demonstrate the general viability and end results of the various scenarios. These tables and graphs allow the Association to verify that one or more of the scenarios considered meet Association requirements and do not engage in unacceptable levels of over- or under-funding, as well as allowing the Association to inspect the underlying assumptions and numerical bases of the various scenarios and compare the costs (annual contributions over the time window of the analysis) of achieving these scenarios.

Please note that this Capital Reserve Replacement Analysis is a guide, not a legally binding document. The Association should not allow itself to feel constrained from performing necessary or desirable projects simply because they are not included in this analysis, nor should it feel itself forced to perform any project simply because it has been scheduled in this analysis. If work needs to be done, then do it, and likewise, if the common element condition does not justify replacement or refurbishment, then refrain from performing the work until it needs to be done. The Falcon Group believes and recommends that every Association should have a reserve analysis performed no less than once every three years to allow the updating of estimated replacement costs to reflect inflation, technological advances, changes in the construction industry, and current market forces, as well to allow alterations in life cycle information to reflect any significant alterations in the Association's common element conditions or quantities, as well as any significant changes in industry standards or market forces.

Limits of Inspection & Disclosures

The Falcon Group will not accept responsibility for the detection or analysis of conditions not visible to the naked eye under normal lighting conditions, or conditions located in areas which cannot be accessed by inspectors.

On-site inspections include walking the improved areas of the site and visual inspection of representative samples of the observable common elements. Please note that The Falcon Group cannot accept responsibility for detection of non-representative conditions as part of the on-site inspections.

On-site inspections are limited, most notably by the following:

- Unless otherwise stated in the Common Element Descriptions & General Comments, no non-visual examinations were conducted.
- No destructive or invasive testing of any kind was undertaken.

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- At no time was any private residence entered, nor were the interior conditions of any private residence examined.
- No security measures (locks, alarms, etc.) were circumvented, and areas within security perimeters were examined from outside said perimeter.
- No area of the site inaccessible to pedestrian traffic was examined and no areas requiring special tools to access or necessitating specific equipment or training to work in safely were entered.

Conditions stated in the report are representative of the general observed conditions of each item. Isolated areas of above or below average conditions may exist for any item. This analysis is not meant to be, nor should it be used as, a detailed condition evaluation of the common elements or a construction defect investigation.

No attempt has been made to predict either the rate of inflation or the rate of return on investments and savings that can be achieved by the Association. The Falcon Group assumes that the Association can achieve a consistent rate of return on investments and savings that equals or exceeds inflation, and that any investment income above and beyond the rate of inflation will be retained within the Capital Reserve Fund, but, for budgeting purposes, assumes that the annual rate of cost inflation and the annual rate of investment return seen by the Association is zero (0%). The Association should consult with its accountant to verify the viability of these assumptions. If the Association desires inclusion of non-zero inflation and investment return, please contact The Falcon Group with the desired annual rates of inflation and investment return so that a revised analysis can be prepared to reflect the Association's desired assumptions in this regard.

Information provided by official representatives of the Association is assumed to be reliable and accurate. This analysis is a reflection of the information supplied to The Falcon Group and has been assembled for the Association's use; this analysis is not meant to be an audit, quality/forensic analysis, or background check of historical information. Similarly, on-site inspections performed as part of this analysis should not be considered a project audit or quality inspection of any reserve project.

Common element quantities taken from a previous Capital Reserve Replacement Analysis were utilized in the current Capital Reserve Replacement Analysis, and the accuracy of the current analysis is therefore dependent upon the accuracy of the previous analysis' quantity information.

Community Specific Conditions & Commentary

General Comments

Please note that, based upon professional judgment and information provided by the Association or the Association's management professionals, the following have not been considered as part of this Capital Reserve Replacement Analysis:

Annual maintenance tasks (e.g. filling pot-holes & sealing pavement cracks).

- Unit windows, both exterior and interior.
- Painting, sealing, or staining of exterior or interior wooden components.
- Painting of exterior or interior metal components.
- Preventive maintenance tasks (e.g. power-washing, annual inspections).
- Routine (e.g. sweeping stoops, snow clearing) and emergency (e.g. repairing broken stair treads) maintenance tasks.
- Underground utilities.
- Landscaping and irrigation.

- Concealed electrical and/or plumbing components.
- Drainage repairs or enhancements.
- Fire suppression systems (e.g. fire sprinkler heads and valves).
- Landscaping and irrigation systems, including maintenance, replacement, or enhancement.
- Protected or concealed structural components, such as foundations, wall framing, floor/ceiling framing, roof framing, and similar components.
- Radon mitigation systems.
- Laundry equipment.

Should the above list be incorrect, please notify The Falcon Group so that the analysis can be appropriately amended.

These items are excluded from this analysis because they are typically considered to be either maintenance or operating expenses, and are therefore expected to be accounted for in those budgets, or have predicted remaining life cycles that exceed the analysis time window, and are therefore not typically considered a capital expenditure (at this point in time), or are not common elements, and are therefore not the Association's responsibility. The Association should review all maintenance and operating budgets to confirm that sufficient funding is being allocated toward all maintenance and operating budget items, and the Association's legal professionals should verify the responsibilities of both Association and individual unit owners to confirm that the common element list used in the analysis is accurate.

Calculation Table Notes

The following are notes that provide specific comments for use with the Association's current Capital Reserve Replacement Analysis. These notes are numbered and correspond to the numbers given in the analysis Calculation Tables, which immediately follow these notes.

1. Some of the items vary slightly in age and/or condition; however, the items have been given an average remaining useful life based upon observed general conditions. Single or isolated replacements may be needed and should be funded through reserves as the need arises, such as roof top exhaust fans and sump pumps. For purposes of establishing a funding plan, single (total) replacement projects are assumed in most cases (with exceptions for projects of exceptional scope and/or expense, where phasing is often used to reflect financial or other practical limitations). Performing capital reserve replacement projects as unified scopes of work will likely decrease costs from economies of scale and mobilization costs. Similarly, unit costs are typical average costs for the item understanding that specific costs can be expected to vary both above and below the unit cost used in the analysis.
2. Previous Capital Reserve Replacement Analysis quantities obtained during the preparation of the previous analysis were utilized in the current Capital Reserve Analysis. Field measurements performed as part of this analysis are not meant or intended to be used for contractor bidding, design work/calculations, or any function other than budget calculation.
3. We have included three separate line items for the balconies. Balcony repairs and coatings should be expected to be required every 15 years as most manufacturers' warranties are applicable for 10 to 15 years and it can be expected that the coatings will require re-application at the end of the warranty period. Note that the quantity used for the recoat line item includes both deck and ceiling surfaces. Also, the railing replacement line item includes the roof railing; however, the remaining life cycle of this component as well as the sun deck railing currently exceeds the time window of the analysis and therefore funding has not been included at this time.

Please note that balconies are areas that are subject to failure from overloading due to furniture, equipment, and/or resident/guest usage in excess of design intent. This issue is often exacerbated by deterioration of structural components, which can occur at a rate dependent upon the quality of the construction, local weather conditions

and climate, usage and loading patterns, and maintenance practices. Note that we have not performed a detailed inspection of each balcony in the building as part of this scope of work and detailed inspections would be required to verify the structural integrity/stability of each balcony.

4. Cost includes all generator components and the transfer switch.
5. The cost included for this line item assumes as needed repairs and does not include complete replacement of the switchgear. We recommend the association have a detailed assessment of the electrical systems in the near future to determine the viability of the current equipment and to determine the necessary replacements. Following this assessment, funding requirements should be adjusted.
6. The cabs of the elevators were recently refurbished and line items for these expenses have been separated out from the elevator equipment modernization. The modernization line item includes provisions for replacement of the traction motors, sheaves, cables, and controls including installation of modern conveyance and safety equipment. We recommend a vertical transportation consultant be retained to evaluate the systems and provide the Association with recommendations for modernization as the current equipment is likely problematic with respect to sourcing replacement parts for repairs when they are needed as well as lacking energy efficiency.
7. The façade and balconies were restored in 2012 and additional work again in 2019. The costs shown for these items are based upon the actual cost for the work plus an adjustment for inflation since the work was performed. However, note that the details of the specific work for budgeting purposes, we have assumed that pointing and repairs will be needed to approximately 20% of the total area of brick along with recoating of the brick every 15 years for the foreseeable future.

Please note that the existing masonry veneer should not need complete replacement within the time window of this analysis, however, no detailed analysis of the façade has been performed and it is assumed that the system currently functions properly. This type of façade requires ongoing maintenance. The Association should routinely monitor the maintenance activities and conditions of this system and may find it prudent to have detailed inspections of this system performed to verify proper installation and the condition of concealed materials/details if maintenance costs involving the system become excessive or leaks are developing.

8. Assumes replacement with a similar vinyl membrane surfacing material. Based upon our observations, the perimeter of the sundeck vinyl membrane where it abuts the building, requires repair and counterflashing as it appears to have been recently disturbed as part of ongoing replacement work in the 2nd floor lounge.
9. Please note that the given cost estimates for this equipment, is for replacement of the central equipment, and does not include replacement of wiring, piping, or ductwork which is assumed to last indefinitely (typically wiring, piping, and ductwork would be repaired on an as-needed basis as an operating or maintenance expense).
10. The cost shown includes milling for drainage and planar continuity, full depth repairs and the installation of a 2" asphalt surface, and line striping to match the existing layout.

The Falcon Group has observed that a quality seal coat material (applied using a two coating application procedure) applied over the bituminous pavement surface approximately five (5) years after installation of the asphalt (and every four to six years thereafter until a new pavement surface is installed) to seal superficial cracks and prevent water infiltration is generally useful. In addition to its aesthetic appeal, sealcoating prevents water infiltration from occurring in small voids and small surface cracks. Large cracks in pavement should be cleaned of all debris and filled with a thicker sealant annually prior to the onset of winter as a matter of routine or preventive maintenance.

11. The remaining useful life for this item falls outside the time frame of this analysis. Therefore, funding for the item has not been included in this reserve study.
12. It is unlikely that the Association will replace all of the lengths of walls on the property; therefore, we have included only 10% of the total wall length. Some repairs appear to have been made.

13. The pool filtration and circulation equipment line item cost estimates includes pumps, chlorinators, pool heater, and miscellaneous pieces, but assumes that the majority of the existing piping, wiring, and building elements surrounding the pool equipment will remain viable and be reused as is – significant alterations to building elements or piping, wiring, etc. would be expected to increase costs significantly.
14. Pool shell refurbishment could involve repairs and re-plastering, installation of a liner, or simple re-plastering (among the more common options) and actual cost is thus subject to wide variation, depending upon the precise methods and materials selected at time of refurbishment; this line item includes allowance for coping repairs/replacement.
15. Site lighting fixture cost estimates anticipate replacement with fixtures of similar types, styles, and functionality. No testing or analysis of underground or otherwise concealed wiring has been performed; replacement cost estimates assume that the existing wiring and/or conduits are of acceptable capacity and condition and will be retained during fixture replacement.
16. The cost used assumes complete replacement of the existing roof system with allowances for flashing, underlayment, and drainage enhancements. Please note that a detailed roof inspections was not performed as part of this scope of work and the remaining useful life given for the roofing is based solely on the age of the roof system, information provided by the Association, and general visual observations. However, the eastern most roof was replaced partially approximately 10 years ago and we have also adjusted the remaining life cycle to reflect the coating that has been installed on the upper roof area. The lower western section was observed to be in generally good condition. Additionally, the steel stair providing access to the elevator equipment bulkhead will require refurbishment including removal of corrosion and re-painting.
17. Please note that, as a matter of best operating practice, all common area pedestrian walkways should be subjected to annual inspection for safety concerns, including trip hazards. This evaluation does not purport to be an inclusive or definitive walkway safety evaluation.
18. We have added an annual allowance for repair/replacement of aging plumbing pipes. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation. We recommend the Association have a detailed assessment performed to review the condition of the risers serving the domestic water, sanitary and HVAC systems so that proper funds are allocated in the reserves, if needed.
19. This item has been budgeted for future expenditures based upon the assumption that three (3) fans will be replaced every five (5) years for the foreseeable future. Based upon actual replacement projects in the future, the Association may want to increase or decrease this number to reflect actual rates of failure propagation.
20. For funding purposes, the cost used for the fitness equipment assumes that the Association will replace two (2) to three (3) pieces of equipment every five (5) years for the foreseeable future.
21. While the tile in the steam room appears to be in generally fair condition, the grout appears to be failing. We recommend the Association have the existing grout cleaned, any loose grout removed and replaced along with sealing all the tile and grout as part of regular maintenance.
22. Unit of Measure Abbreviations:

LF = Linear Foot LS = Lump Sum SQ = Square SF = Square Foot SY = Square Yard

Client		Scope of Work		
Harbour Mansion Condominium Association		Update with Site Visit		
File Number				
04-369				
Version				
December-20		Revisions		
Community Information		Description	Check By	Date
Number of Units		114		
Date of Original Construction		circa. 1968		
Location		Long Branch, New Jersey		
Initial Conditions				
Initial Fiscal Year		2021		
Initial Fund Balance		\$650,000		
Prior Year Annual Contribution		\$200,000		
		Analysis Calculation Constants		
Last Day of Fiscal Year		December 31	Time Window	30
Initial Percent Funded		29.76%		
Initial Estimated Total Replacement Cost		\$5,673,499		
PV Expenditure in Time Window		\$6,483,783		
Summary of Funding Schedules Over Time Window				
Funding Schedule	Note	Initial Fiscal Year Annual Contribution	Maximum Fund Balance	Minimum Fund Balance
Full Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$390,975	\$2,697,066	\$980,195
%5 Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$225,025	\$1,307,368	\$283,675
%10 Threshold Funding	see Funding Projection for annual contributions in other than initial fiscal year	\$237,359	\$1,524,342	\$567,350

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Line Item footnotes in parentheses at the end of each line item		Reserve Schedule					
		Life Cycle		Estimated Cost			
		Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
1	BUILDING-Balcony-concrete repairs-[3,7]	30	6	7,250	SF	\$ 45.00	\$ 326,250
2	BUILDING-Balcony-railing replacement-[3,11]	50	36	2,862	LF	115.00	-
3	BUILDING-Balcony-recoating-[3,7]	15	6	14,500	SF	8.50	123,250
4	BUILDING-Door-common areas	10	7	1	LS	30,000.00	30,000
5	BUILDING-Door-garage, overhead door motor	10	6	1	EACH	1,400.00	1,400
6	BUILDING-Door-main entry	30	28	1	EACH	20,000.00	20,000
7	BUILDING-Door-overhead door w opener-trash room	20	13	1	LS	3,500.00	3,500
8	BUILDING-Door-parking garage door	20	16	1	EACH	4,000.00	4,000
9	BUILDING-Door-pool room storefront w/ airlock	40	7	1	LS	25,000.00	25,000
10	BUILDING-Door-unit entry, hallway	60	20	114	EACH	1,100.00	125,400
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	30	5	1	EACH	40,000.00	40,000
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	30	5	17	EACH	350.00	5,950
13	BUILDING-Electrical-lightiing, lobby-[9]	25	19	1	LS	10,000.00	10,000
14	BUILDING-Electrical-lighting, garage-[9]	30	11	1	LS	5,000.00	5,000
15	BUILDING-Electrical-lighting, hallways-[9]	25	19	126	LS	250.00	31,500
16	BUILDING-Electrical-lighting, stairwells-[9]	40	14	1	LS	6,000.00	6,000
17	BUILDING-Electrical-switchgear fund-[5,9]	60	11	1	LS	50,000.00	50,000
18	BUILDING-Elevator-cab refurbishment-[6]	25	22	2	EACH	18,000.00	36,000
19	BUILDING-Elevator-call system-[6]	20	15	1	EACH	4,500.00	4,500
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	30	25	4	EACH	2,500.00	10,000
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	30	1	6	EACH	2,500.00	15,000
22	BUILDING-Elevator-equipment modernization-[6]	30	2	2	EACH	140,000.00	280,000
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	15	13	14,460	SF	11.50	166,290
24	BUILDING-Façade-entry canopies-[7]	15	7	1	LS	20,000.00	20,000
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	40	31	1	LS	490,000.00	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	30	16	1	LS	17,000.00	17,000
27	BUILDING-Fire Detection-fire detection component fund-[9]	30	13	1	LS	10,000.00	10,000
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	35	4	1	EACH	40,000.00	40,000
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	20	16	1	LS	10,000.00	10,000
30	BUILDING-Hvac-air seperator tank-[9]	30	0	1	EACH	6,000.00	6,000
31	BUILDING-Hvac-boiler controls, heat timer-[9]	20	15	1	LS	5,000.00	5,000
32	BUILDING-Hvac-circulating pump repair fund-[9]	5	1	1	LS	3,500.00	3,500
33	BUILDING-Hvac-circulating pump, 10hp-[9]	15	10	1	EACH	8,500.00	8,500
34	BUILDING-Hvac-circulating pump, 10hp-[9]	15	1	1	EACH	8,500.00	8,500
35	BUILDING-Hvac-duct heater, lobby-[9]	30	26	1	EACH	2,000.00	2,000
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	30	29	1	LS	3,500.00	3,500
37	BUILDING-Hvac-exhaust fan, garage-[9]	30	6	1	EACH	1,500.00	1,500
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	30	19	1	EACH	5,500.00	5,500
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	30	15	3	EACH	70,000.00	210,000
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	30	22	2	EACH	70,000.00	140,000
41	BUILDING-Hvac-misc. exhaust fans-[9]	30	5	1	LS	5,000.00	5,000
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	5	1	3	EACH	1,700.00	5,100
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	25	14	1	EACH	9,000.00	9,000
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	15	13	1	EACH	900.00	900
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	15	5	1	EACH	600.00	600
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	30	3	1	EACH	900.00	900
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	30	22	1	EACH	600.00	600
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	25	10	1	LS	9,000.00	9,000
49	BUILDING-Interior Finish-1st floor lounge, carpet	15	0	120	SY	55.00	6,600
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	25	0	1,080	SF	9.00	9,720

Line Item footnotes in parentheses at the end of each line item		Reserve Schedule					
		Life Cycle		Estimated Cost			
		Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
51	BUILDING-Interior Finish-1st floor lounge, furnishings	20	10	1	LS	10,000.00	10,000
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	20	10	1	LS	15,000.00	15,000
53	BUILDING-Interior Finish-2nd floor club room refurbishment	25	25	1	LS	20,000.00	20,000
54	BUILDING-Interior Finish-carpet, hallways	15	9	1,792	SY	57.00	102,144
55	BUILDING-Interior Finish-ceiling tile, hallways	25	19	16,128	SF	9.00	145,152
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	25	19	255	SF	9.00	2,295
57	BUILDING-Interior Finish-ceiling tile, pool room	10	5	3,310	SF	9.00	29,790
58	BUILDING-Interior Finish-laundry room tile refurbishment	40	5	7	EACH	3,000.00	21,000
59	BUILDING-Interior Finish-lobby refurbishment	30	26	1	LS	125,000.00	125,000
60	BUILDING-Interior Finish-office furnishings/equipment	20	7	1	LS	7,500.00	7,500
61	BUILDING-Interior Finish-trash room refurbishment	30	13	7	EACH	2,000.00	14,000
62	BUILDING-Interior Finish-wallpaper, hallways	20	14	40,700	SF	6.00	244,200
63	BUILDING-Plumbing-expansion tanks-[9]	30	21	6	EACH	4,500.00	27,000
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	30	19	1	EACH	70,000.00	70,000
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	1	0	1	FUND	15,000.00	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	25	1	3	EACH	7,000.00	21,000
67	BUILDING-Plumbing-sump pumps-[9]	10	6	1	LS	2,500.00	2,500
68	BUILDING-Refuse-roll off containers	15	8	3	EACH	750.00	2,250
69	BUILDING-Refuse-trash chute door replacement-[1]	40	16	7	EACH	900.00	6,300
70	BUILDING-Refuse-trash compactor-[9]	25	21	1	LS	12,000.00	12,000
71	BUILDING-Roof-aluminum gutters-[17]	30	13	200	LF	15.00	3,000
72	BUILDING-Roof-aluminum leaders-[17]	30	13	150	LF	15.00	2,250
73	BUILDING-Roof-low slope roof-[16]	25	7	187	SQ	2,200.00	411,400
74	BUILDING-Roof-low slope roof w/ pavers-[16]	20	12	30	SQ	6,000.00	180,000
75	BUILDING-Roof-steel stair refurbish-[16]	25	8	1	LS	1,500.00	1,500
76	BUILDING-Roof-sun deck furniture	15	9	1	LS	6,000.00	6,000
77	BUILDING-Roof-sun deck, rail-[11]	40	31	130	LF	95.00	-
78	BUILDING-Roof-sun deck, duradek-[8]	15	9	2,200	SF	27.00	59,400
79	BUILDING-Security-cctv system-[9]	20	6	1	LS	40,000.00	40,000
80	BUILDING-Security-keyfob access system-[9]	15	10	1	LS	6,000.00	6,000
81	BUILDING-Window-common window replacement fund	45	10	1	LS	30,000.00	30,000
82	BUILDING-Window-main entry stationary windows	50	20	2	EACH	10,000.00	20,000
83	RECREATION-Beach-bulkhead-[11]	50	42	1	LS	500,000.00	-
84	RECREATION-Beach-cabana lockers	30	22	1	LS	365,000.00	365,000
85	RECREATION-Beach-composite deck, steps & ramps	30	22	4,264	SF	90.00	383,760
86	RECREATION-Beach-deck awning	15	11	1	LS	20,000.00	20,000
87	RECREATION-Beach-shed	30	16	1	LS	4,000.00	4,000
88	RECREATION-Fitness Room-carpet	12	5	35	SY	60.00	2,100
89	RECREATION-Fitness Room-ceiling tile	30	0	290	SF	9.00	2,610
90	RECREATION-Fitness Room-fitness equipment-[20]	10	2	1	LS	15,000.00	15,000
91	RECREATION-Sauna-heater-[9]	15	1	1	EACH	3,000.00	3,000
92	RECREATION-Sauna-sauna refurbishment	30	16	1	LS	8,000.00	8,000
93	RECREATION-Steam Room-steam generator-[9]	20	17	1	EACH	9,500.00	9,500
94	RECREATION-Steam Room-tile replacement-[21]	30	17	1	LS	20,000.00	20,000
95	RECREATION-Swimming Pool-coping	30	16	122	LF	65.00	7,930
96	RECREATION-Swimming Pool-restrooms	30	16	2	EACH	15,000.00	30,000
97	RECREATION-Swimming Pool-boiler/heater-[13]	8	3	1	LS	5,000.00	5,000
98	RECREATION-Swimming Pool-chlorination equipment-[13]	10	7	1	LS	2,000.00	2,000
99	RECREATION-Swimming Pool-filter-[13]	25	19	1	EACH	3,500.00	3,500
100	RECREATION-Swimming Pool-furniture	15	6	1	LS	15,000.00	15,000

	Line Item <small>footnotes in parentheses at the end of each line item</small>	Reserve Schedule					
		Life Cycle		Estimated Cost			
		Typically Expected	Condition Assessed Remaining (note 1)	Quantity (note 2)	Unit of Measure	Unit Cost	Line Item Occurrence Cost
101	RECREATION-Swimming Pool-locker room refurbishment	30	16	2	EACH	22,000.00	44,000
102	RECREATION-Swimming Pool-pump, motor and controls-[13]	12	8	1	LS	15,000.00	15,000
103	RECREATION-Swimming Pool-room carpet	10	0	350	SY	55.00	19,250
104	RECREATION-Swimming Pool-shell refurbish-[14]	15	3	1	LS	18,000.00	18,000
105	RECREATION-Swimming Pool-wall mount drinking fountain	20	0	1	EACH	1,600.00	1,600
106	SITE WORK-Electrical-parking area lights, double-[15]	30	6	2	EACH	4,800.00	9,600
107	SITE WORK-Electrical-parking area lights, single-[15]	30	25	1	EACH	3,700.00	3,700
108	SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	30	22	225	LF	67.00	15,075
109	SITE WORK-Fencing-wood, board on board	25	11	1,050	LF	45.00	47,250
110	SITE WORK-Parking Area-asphalt resurface-[10]	20	13	6,425	SY	44.00	282,700
111	SITE WORK-Parking Area-asphalt seal coat-[10]	5	3	6,425	SY	2.50	16,063
112	SITE WORK-Parking Area-guide rail, wood	50	18	150	LF	85.00	12,750
113	SITE WORK-Retaining Wall-pillars with lights	40	11	4	EACH	1,200.00	4,800
114	SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	15	7	60	LF	210.00	12,600
115	SITE WORK-Security-entry gate system-[9]	20	4	1	LS	15,000.00	15,000
116	SITE WORK-Signage-entry/exit signage	20	1	1	LS	3,500.00	3,500
117	SITE WORK-Signage-flag pole	30	4	1	LS	3,000.00	3,000
118	SITE WORK-Walkway-concrete driveway apron-[17]	30	13	460	SF	16.00	7,360
119	SITE WORK-Walkway-concrete walkway-[17]	30	13	1,450	SF	13.00	18,850
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Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Overage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
1 BUILDING-Balcony-concrete repairs-[3,7]	\$ 326,250	\$ 250,125	\$ 70,939	\$(179,186)	23	\$ 10,875
2 BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-	-	-
3 BUILDING-Balcony-recoating-[3,7]	123,250	65,733	18,643	(47,090)	8	8,217
4 BUILDING-Door-common areas	30,000	6,000	1,702	(4,298)	2	3,000
5 BUILDING-Door-garage, overhead door motor	1,400	420	119	(301)	3	140
6 BUILDING-Door-main entry	20,000	667	189	(478)	1	667
7 BUILDING-Door-overhead door w opener-trash room	3,500	1,050	298	(752)	6	175
8 BUILDING-Door-parking garage door	4,000	600	170	(430)	3	200
9 BUILDING-Door-pool room storefront w/ airlock	25,000	20,000	5,672	(14,328)	32	625
10 BUILDING-Door-unit entry, hallway	125,400	81,510	23,118	(58,392)	39	2,090
11 BUILDING-Electrical-emergency generator, 13kw-[4,9]	40,000	32,000	9,076	(22,924)	24	1,333
12 BUILDING-Electrical-exterior building mounted lighting-[9,15]	5,950	4,760	1,350	(3,410)	24	198
13 BUILDING-Electrical-lighting, lobby-[9]	10,000	2,000	567	(1,433)	5	400
14 BUILDING-Electrical-lighting, garage-[9]	5,000	3,000	851	(2,149)	18	167
15 BUILDING-Electrical-lighting, hallways-[9]	31,500	6,300	1,787	(4,513)	5	1,260
16 BUILDING-Electrical-lighting, stairwells-[9]	6,000	3,750	1,064	(2,686)	25	150
17 BUILDING-Electrical-switchgear fund-[5,9]	50,000	40,000	11,345	(28,655)	48	833
18 BUILDING-Elevator-cab refurbishment-[6]	36,000	2,880	817	(2,063)	2	1,440
19 BUILDING-Elevator-call system-[6]	4,500	900	255	(645)	4	225
20 BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	10,000	1,333	378	(955)	4	333
21 BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	15,000	14,000	3,971	(10,029)	28	500
22 BUILDING-Elevator-equipment modernization-[6]	280,000	252,000	71,471	(180,529)	27	9,333
23 BUILDING-Façade-brick pointing/repairs/coating-[7]	831,450	11,086	3,144	(7,942)	1	11,086
24 BUILDING-Façade-entry canopies-[7]	20,000	9,333	2,647	(6,686)	7	1,333
25 BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-	-	-
26 BUILDING-Fire Detection-fire alarm system upgrade-[9]	17,000	7,367	2,089	(5,277)	13	567
27 BUILDING-Fire Detection-fire detection component fund-[9]	10,000	5,333	1,513	(3,821)	16	333
28 BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	40,000	34,286	9,724	(24,562)	30	1,143
29 BUILDING-Fire Suppression-valves and misc upgrades-[9]	10,000	1,500	425	(1,075)	3	500
30 BUILDING-Hvac-air seperator tank-[9]	6,000	5,800	5,800	-	29	200
31 BUILDING-Hvac-boiler controls, heat timer-[9]	5,000	1,000	284	(716)	4	250
32 BUILDING-Hvac-circulating pump repair fund-[9]	3,500	2,100	596	(1,504)	3	700
33 BUILDING-Hvac-circulating pump, 10hp-[9]	8,500	2,267	643	(1,624)	4	567
34 BUILDING-Hvac-circulating pump, 10hp-[9]	8,500	7,367	2,089	(5,277)	13	567
35 BUILDING-Hvac-duct heater, lobby-[9]	2,000	200	57	(143)	3	67
36 BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	3,500	-	-	-	-	117
37 BUILDING-Hvac-exhaust fan, garage-[9]	1,500	1,150	326	(824)	23	50
38 BUILDING-Hvac-furnace, ac only, lobby-[9]	5,500	1,833	520	(1,313)	10	183
39 BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	210,000	98,000	27,794	(70,206)	14	7,000
40 BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	140,000	32,667	9,265	(23,402)	7	4,667
41 BUILDING-Hvac-misc. exhaust fans-[9]	5,000	4,000	1,134	(2,866)	24	167
42 BUILDING-Hvac-roof top exhaust fans-[9,19]	57,800	3,060	868	(2,192)	3	1,020
43 BUILDING-Hvac-split system ac, 1st floor lounge-[9]	9,000	3,600	1,021	(2,579)	10	360
44 BUILDING-Hvac-thru-wall ac-fitness room [9]	900	60	17	(43)	1	60
45 BUILDING-Hvac-thru-wall ac-maint. Shop [9]	600	360	102	(258)	9	40
46 BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	900	780	221	(559)	26	30
47 BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	600	140	40	(100)	7	20
48 BUILDING-Interior Finish-1st floor lounge, bathroom refurb	9,000	5,040	1,429	(3,611)	14	360
49 BUILDING-Interior Finish-1st floor lounge, carpet	6,600	6,160	6,160	-	14	440
50 BUILDING-Interior Finish-1st floor lounge, ceiling tile	9,720	9,331	9,331	-	24	389

Line Item <small>footnotes in parentheses at the end of each line item</small>	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Coverage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
51 BUILDING-Interior Finish-1st floor lounge, furnishings	10,000	4,500	1,276	(3,224)	9	500
52 BUILDING-Interior Finish-1st floor lounge, kitchen refurb	15,000	6,750	1,914	(4,836)	9	750
53 BUILDING-Interior Finish-2nd floor club room refurbishment	20,000	-	-	-	-	800
54 BUILDING-Interior Finish-carpet, hallways	102,144	34,048	9,657	(24,391)	5	6,810
55 BUILDING-Interior Finish-ceiling tile, hallways	145,152	29,030	8,233	(20,797)	5	5,806
56 BUILDING-Interior Finish-ceiling tile, penthouse floor	2,295	459	130	(329)	5	92
57 BUILDING-Interior Finish-ceiling tile, pool room	29,790	11,916	3,380	(8,536)	4	2,979
58 BUILDING-Interior Finish-laundry room tile refurbishment	21,000	17,850	5,063	(12,787)	34	525
59 BUILDING-Interior Finish-lobby refurbishment	125,000	12,500	3,545	(8,955)	3	4,167
60 BUILDING-Interior Finish-office furnishings/equipment	7,500	4,500	1,276	(3,224)	12	375
61 BUILDING-Interior Finish-trash room refurbishment	14,000	7,467	2,118	(5,349)	16	467
62 BUILDING-Interior Finish-wallpaper, hallways	244,200	61,050	17,315	(43,735)	5	12,210
63 BUILDING-Plumbing-expansion tanks-[9]	27,000	7,200	2,042	(5,158)	8	900
64 BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	70,000	23,333	6,618	(16,716)	10	2,333
65 BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	-	-	-	-	15,000
66 BUILDING-Plumbing-storage tanks, 200 gallon-[9]	21,000	19,320	5,479	(13,841)	23	840
67 BUILDING-Plumbing-sump pumps-[9]	2,500	750	213	(537)	3	250
68 BUILDING-Refuse-roll off containers	2,250	900	255	(645)	6	150
69 BUILDING-Refuse-trash chute door replacement-[1]	6,300	3,623	1,027	(2,595)	23	158
70 BUILDING-Refuse-trash compactor-[9]	12,000	1,440	408	(1,032)	3	480
71 BUILDING-Roof-aluminum gutters-[17]	3,000	1,600	454	(1,146)	16	100
72 BUILDING-Roof-aluminum leaders-[17]	2,250	1,200	340	(860)	16	75
73 BUILDING-Roof-low slope roof-[16]	411,400	279,752	79,342	(200,410)	17	16,456
74 BUILDING-Roof-low slope roof w/ pavers-[16]	180,000	63,000	17,868	(45,132)	7	9,000
75 BUILDING-Roof-steel stair refurbish-[16]	1,500	960	272	(688)	16	60
76 BUILDING-Roof-sun deck furniture	6,000	2,000	567	(1,433)	5	400
77 BUILDING-Roof-sun deck, rail-[11]	-	-	-	-	-	-
78 BUILDING-Roof-sun deck, duradek-[8]	59,400	19,800	5,616	(14,184)	5	3,960
79 BUILDING-Security-cctv system-[9]	40,000	26,000	7,374	(18,626)	13	2,000
80 BUILDING-Security-keyfob access system-[9]	6,000	1,600	454	(1,146)	4	400
81 BUILDING-Window-common window replacement fund	30,000	22,667	6,429	(16,238)	34	667
82 BUILDING-Window-main entry stationary windows	20,000	11,600	3,290	(8,310)	29	400
83 RECREATION-Beach-bulkhead-[11]	-	-	-	-	-	-
84 RECREATION-Beach-cabana lockers	365,000	85,167	24,155	(61,012)	7	12,167
85 RECREATION-Beach-composite deck, steps & ramps	383,760	89,544	25,396	(64,148)	7	12,792
86 RECREATION-Beach-deck awning	20,000	4,000	1,134	(2,866)	3	1,333
87 RECREATION-Beach-shed	4,000	1,733	492	(1,242)	13	133
88 RECREATION-Fitness Room-carpet	2,100	1,050	298	(752)	6	175
89 RECREATION-Fitness Room-ceiling tile	2,610	2,523	2,523	-	29	87
90 RECREATION-Fitness Room-fitness equipment-[20]	15,000	10,500	2,978	(7,522)	7	1,500
91 RECREATION-Sauna-heater-[9]	3,000	2,600	737	(1,863)	13	200
92 RECREATION-Sauna-sauna refurbishment	8,000	3,467	983	(2,483)	13	267
93 RECREATION-Steam Room-steam generator-[9]	9,500	950	269	(681)	2	475
94 RECREATION-Steam Room-tile replacement-[21]	20,000	8,000	2,269	(5,731)	12	667
95 RECREATION-Swimming Pool-coping	7,930	3,436	975	(2,462)	13	264
96 RECREATION-Swimming Pool-restrooms	30,000	13,000	3,687	(9,313)	13	1,000
97 RECREATION-Swimming Pool-boiler/heater-[13]	5,000	2,500	709	(1,791)	4	625
98 RECREATION-Swimming Pool-chlorination equipment-[13]	2,000	400	113	(287)	2	200
99 RECREATION-Swimming Pool-filter-[13]	3,500	700	199	(501)	5	140
100 RECREATION-Swimming Pool-furniture	15,000	8,000	2,269	(5,731)	8	1,000

Line Item footnotes in parentheses at the end of each line item	Total Line Item Cost	Full Funding Schedule				
		Current Theoretical Full Funding Line Item Balance	Initial Fund Allocation (pooling)	Current Overage (+) or Shortage (-)	Effective Age of Component	Current Theoretical Full Funding Line Item Annual Contribution
101 RECREATION-Swimming Pool-locker room refurbishment	44,000	19,067	5,408	(13,659)	13	1,467
102 RECREATION-Swimming Pool-pump, motor and controls-[13]	15,000	3,750	1,064	(2,686)	3	1,250
103 RECREATION-Swimming Pool-room carpet	19,250	17,325	17,325	-	9	1,925
104 RECREATION-Swimming Pool-shell refurbish-[14]	18,000	13,200	3,744	(9,456)	11	1,200
105 RECREATION-Swimming Pool-wall mount drinking fountain	1,600	1,520	1,520	-	19	80
106 SITE WORK-Electrical-parking area lights, double-[15]	9,600	7,360	2,087	(5,273)	23	320
107 SITE WORK-Electrical-parking area lights, single-[15]	3,700	493	140	(353)	4	123
108 SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	15,075	3,518	998	(2,520)	7	503
109 SITE WORK-Fencing-wood, board on board	47,250	24,570	6,968	(17,602)	13	1,890
110 SITE WORK-Parking Area-asphalt resurface-[10]	282,700	84,810	24,053	(60,757)	6	14,135
111 SITE WORK-Parking Area-asphalt seal coat-[10]	16,063	3,213	911	(2,301)	1	3,213
112 SITE WORK-Parking Area-guide rail, wood	12,750	7,905	2,242	(5,663)	31	255
113 SITE WORK-Retaining Wall-pillars with lights	4,800	3,360	953	(2,407)	28	120
114 SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	12,600	5,880	1,668	(4,212)	7	840
115 SITE WORK-Security-entry gate system-[9]	15,000	11,250	3,191	(8,059)	15	750
116 SITE WORK-Signage-entry/exit signage	3,500	3,150	893	(2,257)	18	175
117 SITE WORK-Signage-flag pole	3,000	2,500	709	(1,791)	25	100
118 SITE WORK-Walkway-concrete driveway apron-[17]	7,360	3,925	1,113	(2,812)	16	245
119 SITE WORK-Walkway-concrete walkway-[17]	18,850	10,053	2,851	(7,202)	16	628
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Line Item		Fiscal Year ▶	2021	2022	2023
		Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	60,780 \$	74,600 \$	310,000 \$
1	BUILDING-Balcony-concrete repairs-[3,7]	\$ 326,250	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	\$ -	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	\$ 246,500	-	-	-
4	BUILDING-Door-common areas	\$ 90,000	-	-	-
5	BUILDING-Door-garage, overhead door motor	\$ 4,200	-	-	-
6	BUILDING-Door-main entry	\$ 20,000	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	\$ 3,500	-	-	-
8	BUILDING-Door-parking garage door	\$ 4,000	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	\$ 25,000	-	-	-
10	BUILDING-Door-unit entry, hallway	\$ 125,400	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	\$ 40,000	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	\$ 5,950	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	\$ 10,000	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	\$ 5,000	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	\$ 31,500	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	\$ 6,000	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	\$ 50,000	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	\$ 36,000	-	-	-
19	BUILDING-Elevator-call system-[6]	\$ 4,500	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	\$ 10,000	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	\$ 15,000	-	15,000	-
22	BUILDING-Elevator-equipment modernization-[6]	\$ 280,000	-	-	280,000
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	\$ 332,580	-	-	-
24	BUILDING-Façade-entry canopies-[7]	\$ 40,000	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	\$ -	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	\$ 17,000	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	\$ 10,000	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	\$ 40,000	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	\$ 10,000	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	\$ 12,000	6,000	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	\$ 5,000	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	\$ 21,000	-	3,500	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	\$ 17,000	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	\$ 17,000	-	8,500	-
35	BUILDING-Hvac-duct heater, lobby-[9]	\$ 2,000	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	\$ 3,500	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	\$ 1,500	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	\$ 5,500	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	\$ 210,000	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	\$ 140,000	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	\$ 5,000	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	\$ 30,600	-	5,100	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	\$ 9,000	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	\$ 1,800	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	\$ 1,200	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	\$ 900	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	\$ 600	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	\$ 9,000	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	\$ 19,800	6,600	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	\$ 19,440	9,720	-	-

Line Item	Fiscal Year ▶	2021	2022	2023
	Nominal Expenditure (in Future Dollars) in Fiscal Year Present Value of Line Item Expenditures In Time Window	\$	\$	\$
51 BUILDING-Interior Finish-1st floor lounge, furnishings	\$ 20,000	-	-	-
52 BUILDING-Interior Finish-1st floor lounge, kitchen refurb	\$ 30,000	-	-	-
53 BUILDING-Interior Finish-2nd floor club room refurbishment	\$ 20,000	-	-	-
54 BUILDING-Interior Finish-carpet, hallways	\$ 204,288	-	-	-
55 BUILDING-Interior Finish-ceiling tile, hallways	\$ 145,152	-	-	-
56 BUILDING-Interior Finish-ceiling tile, penthouse floor	\$ 2,295	-	-	-
57 BUILDING-Interior Finish-ceiling tile, pool room	\$ 89,370	-	-	-
58 BUILDING-Interior Finish-laundry room tile refurbishment	\$ 21,000	-	-	-
59 BUILDING-Interior Finish-lobby refurbishment	\$ 125,000	-	-	-
60 BUILDING-Interior Finish-office furnishings/equipment	\$ 15,000	-	-	-
61 BUILDING-Interior Finish-trash room refurbishment	\$ 14,000	-	-	-
62 BUILDING-Interior Finish-wallpaper, hallways	\$ 244,200	-	-	-
63 BUILDING-Plumbing-expansion tanks-[9]	\$ 27,000	-	-	-
64 BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	\$ 70,000	-	-	-
65 BUILDING-Plumbing-pipe repair/replacement-[9,18]	\$ 465,000	15,000	15,000	15,000
66 BUILDING-Plumbing-storage tanks, 200 gallon-[9]	\$ 42,000	-	21,000	-
67 BUILDING-Plumbing-sump pumps-[9]	\$ 7,500	-	-	-
68 BUILDING-Refuse-roll off containers	\$ 4,500	-	-	-
69 BUILDING-Refuse-trash chute door replacement-[1]	\$ 6,300	-	-	-
70 BUILDING-Refuse-trash compactor-[9]	\$ 12,000	-	-	-
71 BUILDING-Roof-aluminum gutters-[17]	\$ 3,000	-	-	-
72 BUILDING-Roof-aluminum leaders-[17]	\$ 2,250	-	-	-
73 BUILDING-Roof-low slope roof-[16]	\$ 411,400	-	-	-
74 BUILDING-Roof-low slope roof w/ pavers-[16]	\$ 180,000	-	-	-
75 BUILDING-Roof-steel stair refurbish-[16]	\$ 1,500	-	-	-
76 BUILDING-Roof-sun deck furniture	\$ 12,000	-	-	-
77 BUILDING-Roof-sun deck, rail-[11]	\$ -	-	-	-
78 BUILDING-Roof-sun deck, duradek-[8]	\$ 118,800	-	-	-
79 BUILDING-Security-cctv system-[9]	\$ 80,000	-	-	-
80 BUILDING-Security-keyfob access system-[9]	\$ 12,000	-	-	-
81 BUILDING-Window-common window replacement fund	\$ 30,000	-	-	-
82 BUILDING-Window-main entry stationary windows	\$ 20,000	-	-	-
83 RECREATION-Beach-bulkhead-[11]	\$ -	-	-	-
84 RECREATION-Beach-cabana lockers	\$ 365,000	-	-	-
85 RECREATION-Beach-composite deck, steps & ramps	\$ 383,760	-	-	-
86 RECREATION-Beach-deck awning	\$ 40,000	-	-	-
87 RECREATION-Beach-shed	\$ 4,000	-	-	-
88 RECREATION-Fitness Room-carpet	\$ 6,300	-	-	-
89 RECREATION-Fitness Room-ceiling tile	\$ 5,220	2,610	-	-
90 RECREATION-Fitness Room-fitness equipment-[20]	\$ 45,000	-	-	15,000
91 RECREATION-Sauna-heater-[9]	\$ 6,000	-	3,000	-
92 RECREATION-Sauna-sauna refurbishment	\$ 8,000	-	-	-
93 RECREATION-Steam Room-steam generator-[9]	\$ 9,500	-	-	-
94 RECREATION-Steam Room-tile replacement-[21]	\$ 20,000	-	-	-
95 RECREATION-Swimming Pool-coping	\$ 7,930	-	-	-
96 RECREATION-Swimming Pool-restrooms	\$ 30,000	-	-	-
97 RECREATION-Swimming Pool-boiler/heater-[13]	\$ 20,000	-	-	-
98 RECREATION-Swimming Pool-chlorination equipment-[13]	\$ 6,000	-	-	-
99 RECREATION-Swimming Pool-filter-[13]	\$ 3,500	-	-	-
100 RECREATION-Swimming Pool-furniture	\$ 30,000	-	-	-

Line Item		2024	2025	2026	2027
		54,963	73,000	119,440	543,100
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	326,250
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	123,250
4	BUILDING-Door-common areas	-	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	1,400
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	40,000	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	5,950	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	-	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	40,000	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	-	-	3,500
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	1,500
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	5,000	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	-	-	5,100
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	600	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	900	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

Line Item		2024	2025	2026	2027
		54,963	73,000	119,440	543,100
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	-
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	-
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	29,790	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	21,000	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	-	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	2,500
68	BUILDING-Refuse-roll off containers	-	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	-	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	40,000
80	BUILDING-Security-keyfob access system-[9]	-	-	-	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	-	-	-	-
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	2,100	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	-
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	5,000	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	-	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	15,000

Line Item		2028	2029	2030	2031
		523,500	49,813	182,544	112,750
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	-
4	BUILDING-Door-common areas	30,000	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	-
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	25,000	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	-	-
24	BUILDING-Façade-entry canopies-[7]	20,000	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	-	-	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	8,500
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	-	-	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	9,000
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

Line Item		2028	2029	2030	2031
		523,500	49,813	182,544	112,750
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	10,000
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	15,000
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	102,144	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	-	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	7,500	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	-
68	BUILDING-Refuse-roll off containers	-	2,250	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	411,400	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	1,500	-	-
76	BUILDING-Roof-sun deck furniture	-	-	6,000	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	59,400	-
79	BUILDING-Security-cctv system-[9]	-	-	-	-
80	BUILDING-Security-keyfob access system-[9]	-	-	-	6,000
81	BUILDING-Window-common window replacement fund	-	-	-	30,000
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	-	-	-	-
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	-	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	-
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	-	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	2,000	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	-

Line Item		2032	2033	2034	2035
		155,650	210,000	523,850	274,200
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	-
4	BUILDING-Door-common areas	-	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	-
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	3,500	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	5,000	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	6,000
17	BUILDING-Electrical-switchgear fund-[5,9]	50,000	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	166,290	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	10,000	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	3,500	-	-	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	5,100	-	-	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	9,000
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	900	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

Line Item		2032	2033	2034	2035
		155,650	210,000	523,850	274,200
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	-
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	-
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	-	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	-	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	14,000	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	244,200
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	-
68	BUILDING-Refuse-roll off containers	-	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	3,000	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	2,250	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	180,000	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	-	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	-
80	BUILDING-Security-keyfob access system-[9]	-	-	-	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	20,000	-	-	-
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	-	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	15,000	-	-
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	5,000	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	-	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	-

Line Item		2032	2033	2034	2035
		155,650	210,000	523,850	274,200
		\$	\$	\$	\$
101	RECREATION-Swimming Pool-locker room refurbishment	-	-	-	-
102	RECREATION-Swimming Pool-pump, motor and controls-[13]	-	-	-	-
103	RECREATION-Swimming Pool-room carpet	-	-	-	-
104	RECREATION-Swimming Pool-shell refurbish-[14]	-	-	-	-
105	RECREATION-Swimming Pool-wall mount drinking fountain	-	-	-	-
106	SITE WORK-Electrical-parking area lights, double-[15]	-	-	-	-
107	SITE WORK-Electrical-parking area lights, single-[15]	-	-	-	-
108	SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	-	-	-	-
109	SITE WORK-Fencing-wood, board on board	47,250	-	-	-
110	SITE WORK-Parking Area-asphalt resurface-[10]	-	-	282,700	-
111	SITE WORK-Parking Area-asphalt seal coat-[10]	-	-	-	-
112	SITE WORK-Parking Area-guide rail, wood	-	-	-	-
113	SITE WORK-Retaining Wall-pillars with lights	4,800	-	-	-
114	SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	-	-	-	-
115	SITE WORK-Security-entry gate system-[9]	-	-	-	-
116	SITE WORK-Signage-entry/exit signage	-	-	-	-
117	SITE WORK-Signage-flag pole	-	-	-	-
118	SITE WORK-Walkway-concrete driveway apron-[17]	-	-	7,360	-
119	SITE WORK-Walkway-concrete walkway-[17]	-	-	18,850	-
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Line Item		2036	2037	2038	2039
		270,890	170,230	78,600	61,813
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	-
4	BUILDING-Door-common areas	-	-	30,000	-
5	BUILDING-Door-garage, overhead door motor	-	1,400	-	-
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	4,000	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	4,500	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	-	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	17,000	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	10,000	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	5,000	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	3,500	-	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	8,500	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	210,000	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	5,100	-	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	6,600	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

Line Item		2036	2037	2038	2039
		270,890	170,230	78,600	61,813
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	-
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	-
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	29,790	-	-	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	-	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	2,500	-	-
68	BUILDING-Refuse-roll off containers	-	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	6,300	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	-	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	-
80	BUILDING-Security-keyfob access system-[9]	-	-	-	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	-	-	-	-
87	RECREATION-Beach-shed	-	4,000	-	-
88	RECREATION-Fitness Room-carpet	-	-	2,100	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	-
91	RECREATION-Sauna-heater-[9]	-	3,000	-	-
92	RECREATION-Sauna-sauna refurbishment	-	8,000	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	9,500	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	20,000	-
95	RECREATION-Swimming Pool-coping	-	7,930	-	-
96	RECREATION-Swimming Pool-restrooms	-	30,000	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	-	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	-	-	2,000	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	-

Line Item		2036	2037	2038	2039
		270,890	170,230	78,600	61,813
		\$	\$	\$	\$
101	RECREATION-Swimming Pool-locker room refurbishment	-	44,000	-	-
102	RECREATION-Swimming Pool-pump, motor and controls-[13]	-	-	-	-
103	RECREATION-Swimming Pool-room carpet	-	-	-	-
104	RECREATION-Swimming Pool-shell refurbish-[14]	-	-	-	18,000
105	RECREATION-Swimming Pool-wall mount drinking fountain	-	-	-	-
106	SITE WORK-Electrical-parking area lights, double-[15]	-	-	-	-
107	SITE WORK-Electrical-parking area lights, single-[15]	-	-	-	-
108	SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	-	-	-	-
109	SITE WORK-Fencing-wood, board on board	-	-	-	-
110	SITE WORK-Parking Area-asphalt resurface-[10]	-	-	-	-
111	SITE WORK-Parking Area-asphalt seal coat-[10]	-	-	-	16,063
112	SITE WORK-Parking Area-guide rail, wood	-	-	-	12,750
113	SITE WORK-Retaining Wall-pillars with lights	-	-	-	-
114	SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	-	-	-	-
115	SITE WORK-Security-entry gate system-[9]	-	-	-	-
116	SITE WORK-Signage-entry/exit signage	-	-	-	-
117	SITE WORK-Signage-flag pole	-	-	-	-
118	SITE WORK-Walkway-concrete driveway apron-[17]	-	-	-	-
119	SITE WORK-Walkway-concrete walkway-[17]	-	-	-	-
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Line Item		2040	2041	2042	2043
		287,947	196,850	204,350	1,003,035
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	123,250	-
4	BUILDING-Door-common areas	-	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	-
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	125,400	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	10,000	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	31,500	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	36,000
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	-	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	20,000
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	-	3,500	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	5,500	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	140,000
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	-	5,100	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	600	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	600
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

Line Item		2040	2041	2042	2043
		287,947	196,850	204,350	1,003,035
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	-
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	-
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	145,152	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	2,295	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	-	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	-	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	27,000	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	70,000	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	-
68	BUILDING-Refuse-roll off containers	-	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	12,000	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	-	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	-
80	BUILDING-Security-keyfob access system-[9]	-	-	-	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	20,000	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	365,000
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	383,760
86	RECREATION-Beach-deck awning	-	-	-	-
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	-	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	15,000
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	5,000	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	-	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	3,500	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	15,000	-

		2040	2041	2042	2043
Line Item		287,947	196,850	204,350	1,003,035
		\$	\$	\$	\$
101	RECREATION-Swimming Pool-locker room refurbishment	-	-	-	-
102	RECREATION-Swimming Pool-pump, motor and controls-[13]	-	15,000	-	-
103	RECREATION-Swimming Pool-room carpet	-	19,250	-	-
104	RECREATION-Swimming Pool-shell refurbish-[14]	-	-	-	-
105	RECREATION-Swimming Pool-wall mount drinking fountain	-	1,600	-	-
106	SITE WORK-Electrical-parking area lights, double-[15]	-	-	-	-
107	SITE WORK-Electrical-parking area lights, single-[15]	-	-	-	-
108	SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	-	-	-	15,075
109	SITE WORK-Fencing-wood, board on board	-	-	-	-
110	SITE WORK-Parking Area-asphalt resurface-[10]	-	-	-	-
111	SITE WORK-Parking Area-asphalt seal coat-[10]	-	-	-	-
112	SITE WORK-Parking Area-guide rail, wood	-	-	-	-
113	SITE WORK-Retaining Wall-pillars with lights	-	-	-	-
114	SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	-	-	-	12,600
115	SITE WORK-Security-entry gate system-[9]	-	-	-	-
116	SITE WORK-Signage-entry/exit signage	-	-	3,500	-
117	SITE WORK-Signage-flag pole	-	-	-	-
118	SITE WORK-Walkway-concrete driveway apron-[17]	-	-	-	-
119	SITE WORK-Walkway-concrete walkway-[17]	-	-	-	-
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Line Item		2044	2045	2046	2047
		33,313	197,544	102,710	235,500
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	-
4	BUILDING-Door-common areas	-	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	1,400
6	BUILDING-Door-main entry	-	-	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	10,000	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	-	-	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	-
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	-	-	3,500
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	8,500	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	2,000
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	-	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	-	-	5,100
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	-	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	-
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	9,720	-

Line Item		2044	2045	2046	2047
		33,313	197,544	102,710	235,500
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	-
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	-
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	20,000	-
54	BUILDING-Interior Finish-carpet, hallways	-	102,144	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	29,790	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	125,000
60	BUILDING-Interior Finish-office furnishings/equipment	-	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	21,000
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	2,500
68	BUILDING-Refuse-roll off containers	2,250	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	6,000	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	59,400	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	40,000
80	BUILDING-Security-keyfob access system-[9]	-	-	6,000	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	-	-	-	20,000
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	-	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	-
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	-
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	-	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	-	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	-

Line Item	2044	2045	2046	2047
	33,313	197,544	102,710	235,500
	\$	\$	\$	\$
101 RECREATION-Swimming Pool-locker room refurbishment	-	-	-	-
102 RECREATION-Swimming Pool-pump, motor and controls-[13]	-	-	-	-
103 RECREATION-Swimming Pool-room carpet	-	-	-	-
104 RECREATION-Swimming Pool-shell refurbish-[14]	-	-	-	-
105 RECREATION-Swimming Pool-wall mount drinking fountain	-	-	-	-
106 SITE WORK-Electrical-parking area lights, double-[15]	-	-	-	-
107 SITE WORK-Electrical-parking area lights, single-[15]	-	-	3,700	-
108 SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	-	-	-	-
109 SITE WORK-Fencing-wood, board on board	-	-	-	-
110 SITE WORK-Parking Area-asphalt resurface-[10]	-	-	-	-
111 SITE WORK-Parking Area-asphalt seal coat-[10]	16,063	-	-	-
112 SITE WORK-Parking Area-guide rail, wood	-	-	-	-
113 SITE WORK-Retaining Wall-pillars with lights	-	-	-	-
114 SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	-	-	-	-
115 SITE WORK-Security-entry gate system-[9]	-	15,000	-	-
116 SITE WORK-Signage-entry/exit signage	-	-	-	-
117 SITE WORK-Signage-flag pole	-	-	-	-
118 SITE WORK-Walkway-concrete driveway apron-[17]	-	-	-	-
119 SITE WORK-Walkway-concrete walkway-[17]	-	-	-	-
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Line Item		2048	2049	2050	2051
		59,500	218,253	20,600	74,460
		\$	\$	\$	\$
1	BUILDING-Balcony-concrete repairs-[3,7]	-	-	-	-
2	BUILDING-Balcony-railing replacement-[3,11]	-	-	-	-
3	BUILDING-Balcony-recoating-[3,7]	-	-	-	-
4	BUILDING-Door-common areas	30,000	-	-	-
5	BUILDING-Door-garage, overhead door motor	-	-	-	-
6	BUILDING-Door-main entry	-	20,000	-	-
7	BUILDING-Door-overhead door w opener-trash room	-	-	-	-
8	BUILDING-Door-parking garage door	-	-	-	-
9	BUILDING-Door-pool room storefront w/ airlock	-	-	-	-
10	BUILDING-Door-unit entry, hallway	-	-	-	-
11	BUILDING-Electrical-emergency generator, 13kw-[4,9]	-	-	-	-
12	BUILDING-Electrical-exterior building mounted lighting-[9,15]	-	-	-	-
13	BUILDING-Electrical-lighting, lobby-[9]	-	-	-	-
14	BUILDING-Electrical-lighting, garage-[9]	-	-	-	-
15	BUILDING-Electrical-lighting, hallways-[9]	-	-	-	-
16	BUILDING-Electrical-lighting, stairwells-[9]	-	-	-	-
17	BUILDING-Electrical-switchgear fund-[5,9]	-	-	-	-
18	BUILDING-Elevator-cab refurbishment-[6]	-	-	-	-
19	BUILDING-Elevator-call system-[6]	-	-	-	-
20	BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6]	-	-	-	-
21	BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6]	-	-	-	-
22	BUILDING-Elevator-equipment modernization-[6]	-	-	-	-
23	BUILDING-Façade-brick pointing/repairs/coating-[7]	-	166,290	-	-
24	BUILDING-Façade-entry canopies-[7]	-	-	-	-
25	BUILDING-Façade-thru-wall, base flashings-[7,11]	-	-	-	-
26	BUILDING-Fire Detection-fire alarm system upgrade-[9]	-	-	-	-
27	BUILDING-Fire Detection-fire detection component fund-[9]	-	-	-	-
28	BUILDING-Fire Suppression-fire pump incl jockey/controller-[9]	-	-	-	-
29	BUILDING-Fire Suppression-valves and misc upgrades-[9]	-	-	-	-
30	BUILDING-Hvac-air seperator tank-[9]	-	-	-	6,000
31	BUILDING-Hvac-boiler controls, heat timer-[9]	-	-	-	-
32	BUILDING-Hvac-circulating pump repair fund-[9]	-	-	-	-
33	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
34	BUILDING-Hvac-circulating pump, 10hp-[9]	-	-	-	-
35	BUILDING-Hvac-duct heater, lobby-[9]	-	-	-	-
36	BUILDING-Hvac-ductless mini split, 2nd floor club room-[9]	-	-	3,500	-
37	BUILDING-Hvac-exhaust fan, garage-[9]	-	-	-	-
38	BUILDING-Hvac-furnace, ac only, lobby-[9]	-	-	-	-
39	BUILDING-Hvac-heating boiler, mighty therm, 2006-[9]	-	-	-	-
40	BUILDING-Hvac-heating boiler, mighty therm, 2013-[9]	-	-	-	-
41	BUILDING-Hvac-misc. exhaust fans-[9]	-	-	-	-
42	BUILDING-Hvac-roof top exhaust fans-[9,19]	-	-	-	-
43	BUILDING-Hvac-split system ac, 1st floor lounge-[9]	-	-	-	-
44	BUILDING-Hvac-thru-wall ac-fitness room [9]	-	900	-	-
45	BUILDING-Hvac-thru-wall ac-maint. Shop [9]	-	-	-	-
46	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
47	BUILDING-Hvac-unit heater, ceiling mount-trash room [9]	-	-	-	-
48	BUILDING-Interior Finish-1st floor lounge, bathroom refurb	-	-	-	-
49	BUILDING-Interior Finish-1st floor lounge, carpet	-	-	-	6,600
50	BUILDING-Interior Finish-1st floor lounge, ceiling tile	-	-	-	-

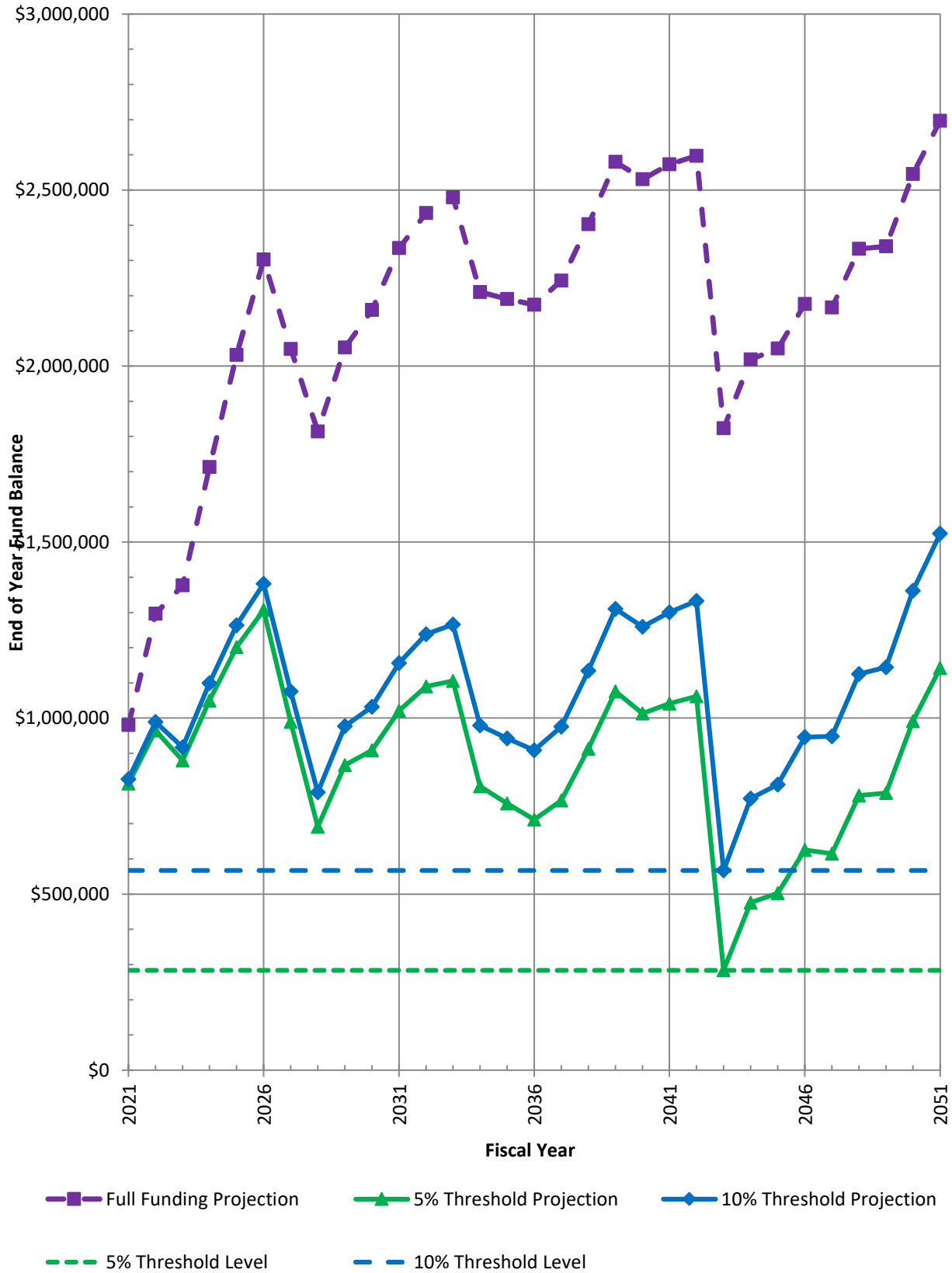
Line Item		2048	2049	2050	2051
		59,500	218,253	20,600	74,460
		\$	\$	\$	\$
51	BUILDING-Interior Finish-1st floor lounge, furnishings	-	-	-	10,000
52	BUILDING-Interior Finish-1st floor lounge, kitchen refurb	-	-	-	15,000
53	BUILDING-Interior Finish-2nd floor club room refurbishment	-	-	-	-
54	BUILDING-Interior Finish-carpet, hallways	-	-	-	-
55	BUILDING-Interior Finish-ceiling tile, hallways	-	-	-	-
56	BUILDING-Interior Finish-ceiling tile, penthouse floor	-	-	-	-
57	BUILDING-Interior Finish-ceiling tile, pool room	-	-	-	-
58	BUILDING-Interior Finish-laundry room tile refurbishment	-	-	-	-
59	BUILDING-Interior Finish-lobby refurbishment	-	-	-	-
60	BUILDING-Interior Finish-office furnishings/equipment	7,500	-	-	-
61	BUILDING-Interior Finish-trash room refurbishment	-	-	-	-
62	BUILDING-Interior Finish-wallpaper, hallways	-	-	-	-
63	BUILDING-Plumbing-expansion tanks-[9]	-	-	-	-
64	BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9]	-	-	-	-
65	BUILDING-Plumbing-pipe repair/replacement-[9,18]	15,000	15,000	15,000	15,000
66	BUILDING-Plumbing-storage tanks, 200 gallon-[9]	-	-	-	-
67	BUILDING-Plumbing-sump pumps-[9]	-	-	-	-
68	BUILDING-Refuse-roll off containers	-	-	-	-
69	BUILDING-Refuse-trash chute door replacement-[1]	-	-	-	-
70	BUILDING-Refuse-trash compactor-[9]	-	-	-	-
71	BUILDING-Roof-aluminum gutters-[17]	-	-	-	-
72	BUILDING-Roof-aluminum leaders-[17]	-	-	-	-
73	BUILDING-Roof-low slope roof-[16]	-	-	-	-
74	BUILDING-Roof-low slope roof w/ pavers-[16]	-	-	-	-
75	BUILDING-Roof-steel stair refurbish-[16]	-	-	-	-
76	BUILDING-Roof-sun deck furniture	-	-	-	-
77	BUILDING-Roof-sun deck, rail-[11]	-	-	-	-
78	BUILDING-Roof-sun deck, duradek-[8]	-	-	-	-
79	BUILDING-Security-cctv system-[9]	-	-	-	-
80	BUILDING-Security-keyfob access system-[9]	-	-	-	-
81	BUILDING-Window-common window replacement fund	-	-	-	-
82	BUILDING-Window-main entry stationary windows	-	-	-	-
83	RECREATION-Beach-bulkhead-[11]	-	-	-	-
84	RECREATION-Beach-cabana lockers	-	-	-	-
85	RECREATION-Beach-composite deck, steps & ramps	-	-	-	-
86	RECREATION-Beach-deck awning	-	-	-	-
87	RECREATION-Beach-shed	-	-	-	-
88	RECREATION-Fitness Room-carpet	-	-	2,100	-
89	RECREATION-Fitness Room-ceiling tile	-	-	-	2,610
90	RECREATION-Fitness Room-fitness equipment-[20]	-	-	-	-
91	RECREATION-Sauna-heater-[9]	-	-	-	-
92	RECREATION-Sauna-sauna refurbishment	-	-	-	-
93	RECREATION-Steam Room-steam generator-[9]	-	-	-	-
94	RECREATION-Steam Room-tile replacement-[21]	-	-	-	-
95	RECREATION-Swimming Pool-coping	-	-	-	-
96	RECREATION-Swimming Pool-restrooms	-	-	-	-
97	RECREATION-Swimming Pool-boiler/heater-[13]	5,000	-	-	-
98	RECREATION-Swimming Pool-chlorination equipment-[13]	2,000	-	-	-
99	RECREATION-Swimming Pool-filter-[13]	-	-	-	-
100	RECREATION-Swimming Pool-furniture	-	-	-	-

		2048	2049	2050	2051
Line Item		59,500	218,253	20,600	74,460
		\$	\$	\$	\$
101	RECREATION-Swimming Pool-locker room refurbishment	-	-	-	-
102	RECREATION-Swimming Pool-pump, motor and controls-[13]	-	-	-	-
103	RECREATION-Swimming Pool-room carpet	-	-	-	19,250
104	RECREATION-Swimming Pool-shell refurbish-[14]	-	-	-	-
105	RECREATION-Swimming Pool-wall mount drinking fountain	-	-	-	-
106	SITE WORK-Electrical-parking area lights, double-[15]	-	-	-	-
107	SITE WORK-Electrical-parking area lights, single-[15]	-	-	-	-
108	SITE WORK-Fencing-aluminum fence @ bulkhead, 4'	-	-	-	-
109	SITE WORK-Fencing-wood, board on board	-	-	-	-
110	SITE WORK-Parking Area-asphalt resurface-[10]	-	-	-	-
111	SITE WORK-Parking Area-asphalt seal coat-[10]	-	16,063	-	-
112	SITE WORK-Parking Area-guide rail, wood	-	-	-	-
113	SITE WORK-Retaining Wall-pillars with lights	-	-	-	-
114	SITE WORK-Retaining Wall-planter wall/curb repair fund-[12]	-	-	-	-
115	SITE WORK-Security-entry gate system-[9]	-	-	-	-
116	SITE WORK-Signage-entry/exit signage	-	-	-	-
117	SITE WORK-Signage-flag pole	-	-	-	-
118	SITE WORK-Walkway-concrete driveway apron-[17]	-	-	-	-
119	SITE WORK-Walkway-concrete walkway-[17]	-	-	-	-
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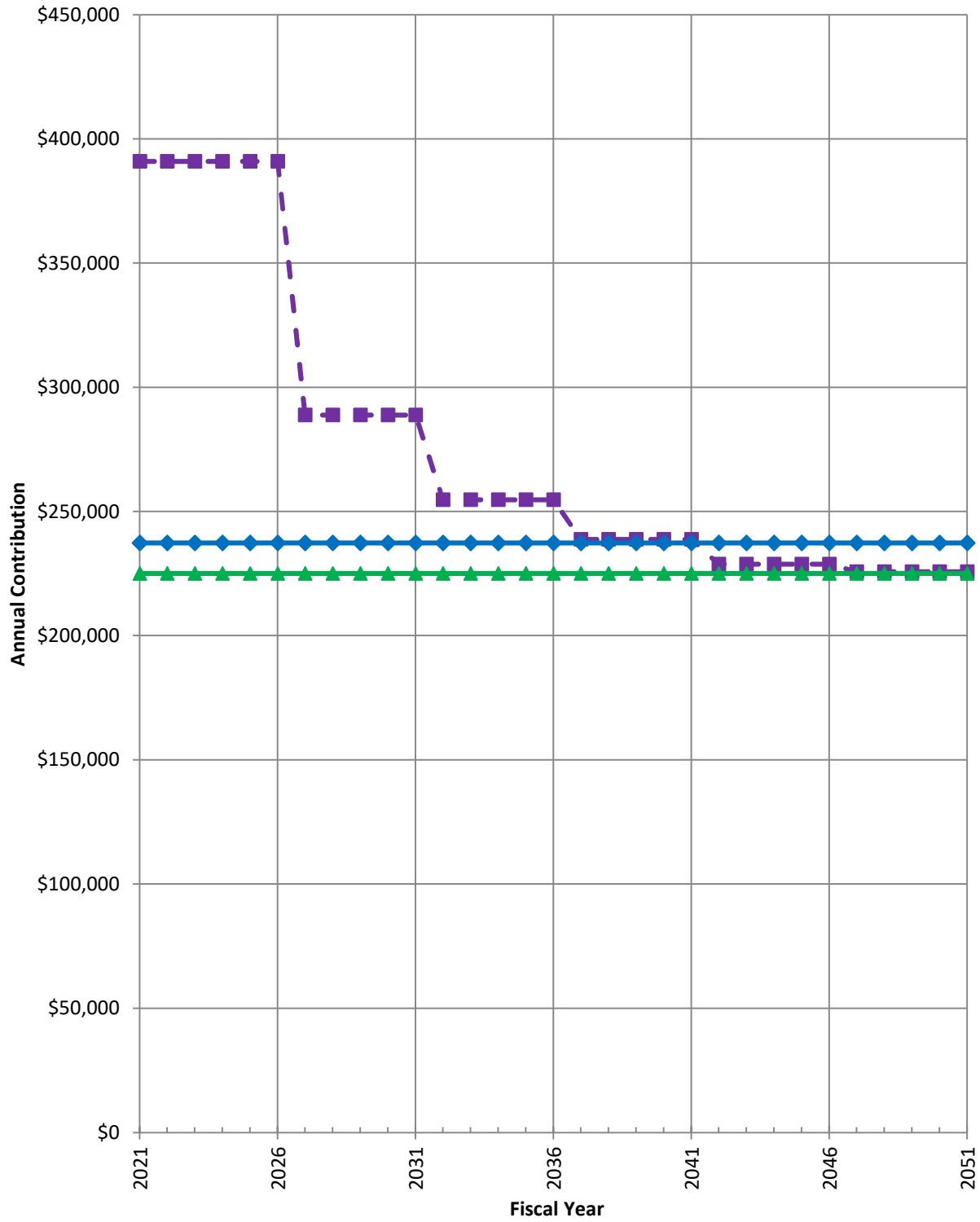
Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	Full Funding Scenario Projection		
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance
2021	\$ 60,780	\$ 650,000	\$ 390,975	\$ 980,195
2022	74,600	980,195	390,975	1,296,569
2023	310,000	1,296,569	390,975	1,377,544
2024	54,963	1,377,544	390,975	1,713,556
2025	73,000	1,713,556	390,975	2,031,531
2026	119,440	2,031,531	390,975	2,303,066
2027	543,100	2,303,066	288,873	2,048,839
2028	523,500	2,048,839	288,873	1,814,213
2029	49,813	1,814,213	288,873	2,053,274
2030	182,544	2,053,274	288,873	2,159,603
2031	112,750	2,159,603	288,873	2,335,727
2032	155,650	2,335,727	254,679	2,434,755
2033	210,000	2,434,755	254,679	2,479,434
2034	523,850	2,479,434	254,679	2,210,263
2035	274,200	2,210,263	254,679	2,190,741
2036	270,890	2,190,741	254,679	2,174,530
2037	170,230	2,174,530	238,820	2,243,120
2038	78,600	2,243,120	238,820	2,403,341
2039	61,813	2,403,341	238,820	2,580,348
2040	287,947	2,580,348	238,820	2,531,221
2041	196,850	2,531,221	238,820	2,573,192
2042	204,350	2,573,192	228,822	2,597,664
2043	1,003,035	2,597,664	228,822	1,823,451
2044	33,313	1,823,451	228,822	2,018,961
2045	197,544	2,018,961	228,822	2,050,240
2046	102,710	2,050,240	228,822	2,176,352
2047	235,500	2,176,352	225,805	2,166,657
2048	59,500	2,166,657	225,805	2,332,963
2049	218,253	2,332,963	225,805	2,340,515
2050	20,600	2,340,515	225,805	2,545,721
2051	74,460	2,545,721	225,805	2,697,066

Fiscal Year	Nominal Expenditure (in Future Dollars) in Fiscal Year	5% Threshold Funding Scenario Projection				10% Threshold Funding Scenario Projection			
		Initial Year Threshold of \$283,675				Initial Year Threshold of \$567,350			
		Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year	Start of Year Fund Balance	Projected Contribution	End of Year Fund Balance	Nominal Threshold in Year
2021	\$ 60,780	\$ 650,000	\$ 225,025	\$ 814,245	\$ 283,675	\$ 650,000	\$ 237,359	\$ 826,579	\$ 567,350
2022	74,600	814,245	225,025	964,670	283,675	826,579	237,359	989,338	567,350
2023	310,000	964,670	225,025	879,695	283,675	989,338	237,359	916,697	567,350
2024	54,963	879,695	225,025	1,049,758	283,675	916,697	237,359	1,099,093	567,350
2025	73,000	1,049,758	225,025	1,201,783	283,675	1,099,093	237,359	1,263,452	567,350
2026	119,440	1,201,783	225,025	1,307,368	283,675	1,263,452	237,359	1,381,371	567,350
2027	543,100	1,307,368	225,025	989,294	283,675	1,381,371	237,359	1,075,629	567,350
2028	523,500	989,294	225,025	690,819	283,675	1,075,629	237,359	789,488	567,350
2029	49,813	690,819	225,025	866,031	283,675	789,488	237,359	977,035	567,350
2030	182,544	866,031	225,025	908,512	283,675	977,035	237,359	1,031,849	567,350
2031	112,750	908,512	225,025	1,020,788	283,675	1,031,849	237,359	1,156,458	567,350
2032	155,650	1,020,788	225,025	1,090,163	283,675	1,156,458	237,359	1,238,167	567,350
2033	210,000	1,090,163	225,025	1,105,188	283,675	1,238,167	237,359	1,265,526	567,350
2034	523,850	1,105,188	225,025	806,363	283,675	1,265,526	237,359	979,035	567,350
2035	274,200	806,363	225,025	757,188	283,675	979,035	237,359	942,194	567,350
2036	270,890	757,188	225,025	711,323	283,675	942,194	237,359	908,662	567,350
2037	170,230	711,323	225,025	766,119	283,675	908,662	237,359	975,791	567,350
2038	78,600	766,119	225,025	912,544	283,675	975,791	237,359	1,134,550	567,350
2039	61,813	912,544	225,025	1,075,756	283,675	1,134,550	237,359	1,310,096	567,350
2040	287,947	1,075,756	225,025	1,012,834	283,675	1,310,096	237,359	1,259,508	567,350
2041	196,850	1,012,834	225,025	1,041,010	283,675	1,259,508	237,359	1,300,017	567,350
2042	204,350	1,041,010	225,025	1,061,685	283,675	1,300,017	237,359	1,333,026	567,350
2043	1,003,035	1,061,685	225,025	283,675	283,675	1,333,026	237,359	567,350	567,350
2044	33,313	283,675	225,025	475,388	283,675	567,350	237,359	771,396	567,350
2045	197,544	475,388	225,025	502,869	283,675	771,396	237,359	811,211	567,350
2046	102,710	502,869	225,025	625,184	283,675	811,211	237,359	945,860	567,350
2047	235,500	625,184	225,025	614,709	283,675	945,860	237,359	947,719	567,350
2048	59,500	614,709	225,025	780,234	283,675	947,719	237,359	1,125,578	567,350
2049	218,253	780,234	225,025	787,007	283,675	1,125,578	237,359	1,144,684	567,350
2050	20,600	787,007	225,025	991,432	283,675	1,144,684	237,359	1,361,443	567,350
2051	74,460	991,432	225,025	1,141,997	283,675	1,361,443	237,359	1,524,342	567,350

End of Fiscal Year Fund Projection Graph



Annual Contribution in Fiscal Year Graph



- Full Funding Annual Contribution
- 5% Threshold Funding Annual Contribution
- 10% Threshold Funding Annual Contribution

<p>2021 total expenditure \$60,780 consisting of these projects:</p>	<p>2022 total expenditure \$74,600 consisting of these projects:</p>	<p>2023 total expenditure \$310,000 consisting of these projects:</p>	<p>2024 total expenditure \$54,963 consisting of these projects:</p>
<p>RECREATION-Swimming Pool-room carpet \$19,250</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, ceiling tile \$9,720</p> <p>BUILDING-Interior Finish-1st floor lounge, carpet \$6,600</p> <p>BUILDING-Hvac-air seperator tank-[9] \$6,000</p> <p>RECREATION-Fitness Room-ceiling tile \$2,610</p> <p>RECREATION-Swimming Pool-wall mount drinking fountain \$1,600</p>	<p>BUILDING-Plumbing-storage tanks, 200 gallon-[9] \$21,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Elevator-doors, stainless, floor 2,3,4,5,6,7-[6] \$15,000</p> <p>BUILDING-Hvac-circulating pump, 10hp-[9] \$8,500</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>SITE WORK-Signage-entry/exit signage \$3,500</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p> <p>RECREATION-Sauna-heater-[9] \$3,000</p>	<p>BUILDING-Elevator-equipment modernization-[6] \$280,000</p> <p>RECREATION-Fitness Room-fitness equipment-[20] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p>	<p>RECREATION-Swimming Pool-shell refurbish-[14] \$18,000</p> <p>SITE WORK-Parking Area-asphalt seal coat-[10] \$16,063</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>RECREATION-Swimming Pool-boiler/heater-[13] \$5,000</p> <p>BUILDING-Hvac-unit heater, ceiling mount-trash room [9] \$900</p>

<p>2025 total expenditure \$73,000 consisting of these projects:</p>	<p>2026 total expenditure \$119,440 consisting of these projects:</p>	<p>2027 total expenditure \$543,100 consisting of these projects:</p>	<p>2028 total expenditure \$523,500 consisting of these projects:</p>
<p>BUILDING-Fire Suppression-fire pump incl jockey/controller-[9] \$40,000</p> <p>SITE WORK-Security-entry gate system-[9] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>SITE WORK-Signage-flag pole \$3,000</p>	<p>BUILDING-Electrical-emergency generator, 13kw-[4,9] \$40,000</p> <p>BUILDING-Interior Finish-ceiling tile, pool room \$29,790</p> <p>BUILDING-Interior Finish-laundry room tile refurbishment \$21,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Electrical-exterior building mounted lighting-[9,15] \$5,950</p> <p>BUILDING-Hvac-misc. exhaust fans-[9] \$5,000</p> <p>RECREATION-Fitness Room-carpet \$2,100</p> <p>BUILDING-Hvac-thru-wall ac-maint. Shop [9] \$600</p>	<p>BUILDING-Balcony-concrete repairs-[3,7] \$326,250</p> <p>BUILDING-Balcony-recoating-[3,7] \$123,250</p> <p>BUILDING-Security-cctv system-[9] \$40,000</p> <p>RECREATION-Swimming Pool-furniture \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>SITE WORK-Electrical-parking area lights, double-[15] \$9,600</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p> <p>BUILDING-Plumbing-sump pumps-[9] \$2,500</p> <p>BUILDING-Hvac-exhaust fan, garage-[9] \$1,500</p> <p>BUILDING-Door-garage, overhead door motor \$1,400</p>	<p>BUILDING-Roof-low slope roof-[16] \$411,400</p> <p>BUILDING-Door-common areas \$30,000</p> <p>BUILDING-Door-pool room storefront w/ airlock \$25,000</p> <p>BUILDING-Façade-entry canopies-[7] \$20,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>SITE WORK-Retaining Wall-planter wall/curb repair fund-[12] \$12,600</p> <p>BUILDING-Interior Finish-office furnishings/equipment \$7,500</p> <p>RECREATION-Swimming Pool-chlorination equipment-[13] \$2,000</p>

<p>2029 total expenditure \$49,813 consisting of these projects:</p>	<p>2030 total expenditure \$182,544 consisting of these projects:</p>	<p>2031 total expenditure \$112,750 consisting of these projects:</p>	<p>2032 total expenditure \$155,650 consisting of these projects:</p>
<p>SITE WORK-Parking Area-asphalt seal coat-[10] \$16,063</p> <p>RECREATION-Swimming Pool-pump, motor and controls-[13] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Refuse-roll off containers \$2,250</p> <p>BUILDING-Roof-steel stair refurbish-[16] \$1,500</p>	<p>BUILDING-Interior Finish-carpet, hallways \$102,144</p> <p>BUILDING-Roof-sun deck, duradek-[8] \$59,400</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Roof-sun deck furniture \$6,000</p>	<p>BUILDING-Window-common window replacement fund \$30,000</p> <p>RECREATION-Swimming Pool-room carpet \$19,250</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, kitchen refurb \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, furnishings \$10,000</p> <p>BUILDING-Interior Finish-1st floor lounge, bathroom refurb \$9,000</p> <p>BUILDING-Hvac-circulating pump, 10hp-[9] \$8,500</p> <p>BUILDING-Security-keyfob access system-[9] \$6,000</p>	<p>BUILDING-Electrical-switchgear fund-[5,9] \$50,000</p> <p>SITE WORK-Fencing-wood, board on board \$47,250</p> <p>RECREATION-Beach-deck awning \$20,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>RECREATION-Swimming Pool-boiler/heater-[13] \$5,000</p> <p>BUILDING-Electrical-lighting, garage-[9] \$5,000</p> <p>SITE WORK-Retaining Wall-pillars with lights \$4,800</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p>

<p>2033 total expenditure \$210,000 consisting of these projects:</p>	<p>2034 total expenditure \$523,850 consisting of these projects:</p>	<p>2035 total expenditure \$274,200 consisting of these projects:</p>	<p>2036 total expenditure \$270,890 consisting of these projects:</p>
<p>BUILDING-Roof-low slope roof w/ pavers-[16] \$180,000</p> <p>RECREATION-Fitness Room-fitness equipment-[20] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p>	<p>SITE WORK-Parking Area-asphalt resurface-[10] \$282,700</p> <p>BUILDING-Façade-brick pointing/repairs/coating-[7] \$166,290</p> <p>SITE WORK-Walkway-concrete walkway [17] \$18,850</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-trash room refurbishment \$14,000</p> <p>BUILDING-Fire Detection-fire detection component fund-[9] \$10,000</p> <p>SITE WORK-Walkway-concrete driveway apron-[17] \$7,360</p> <p>BUILDING-Door-overhead door w opener trash room \$3,500</p> <p>BUILDING-Roof-aluminum gutters-[17] \$3,000</p> <p>BUILDING-Roof-aluminum leaders-[17] \$2,250</p> <p>BUILDING-Hvac-thru-wall ac-fitness room [9] \$900</p>	<p>BUILDING-Interior Finish-wallpaper, hallways \$244,200</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Hvac-split system ac, 1st floor lounge-[9] \$9,000</p> <p>BUILDING-Electrical-lighting, stairwells-[9] \$6,000</p>	<p>BUILDING-Hvac-heating boiler, mighty therm, 2006-[9] \$210,000</p> <p>BUILDING-Interior Finish-ceiling tile, pool room \$29,790</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, carpet \$6,600</p> <p>BUILDING-Hvac-boiler controls, heat timer-[9] \$5,000</p> <p>BUILDING-Elevator-call system-[6] \$4,500</p>

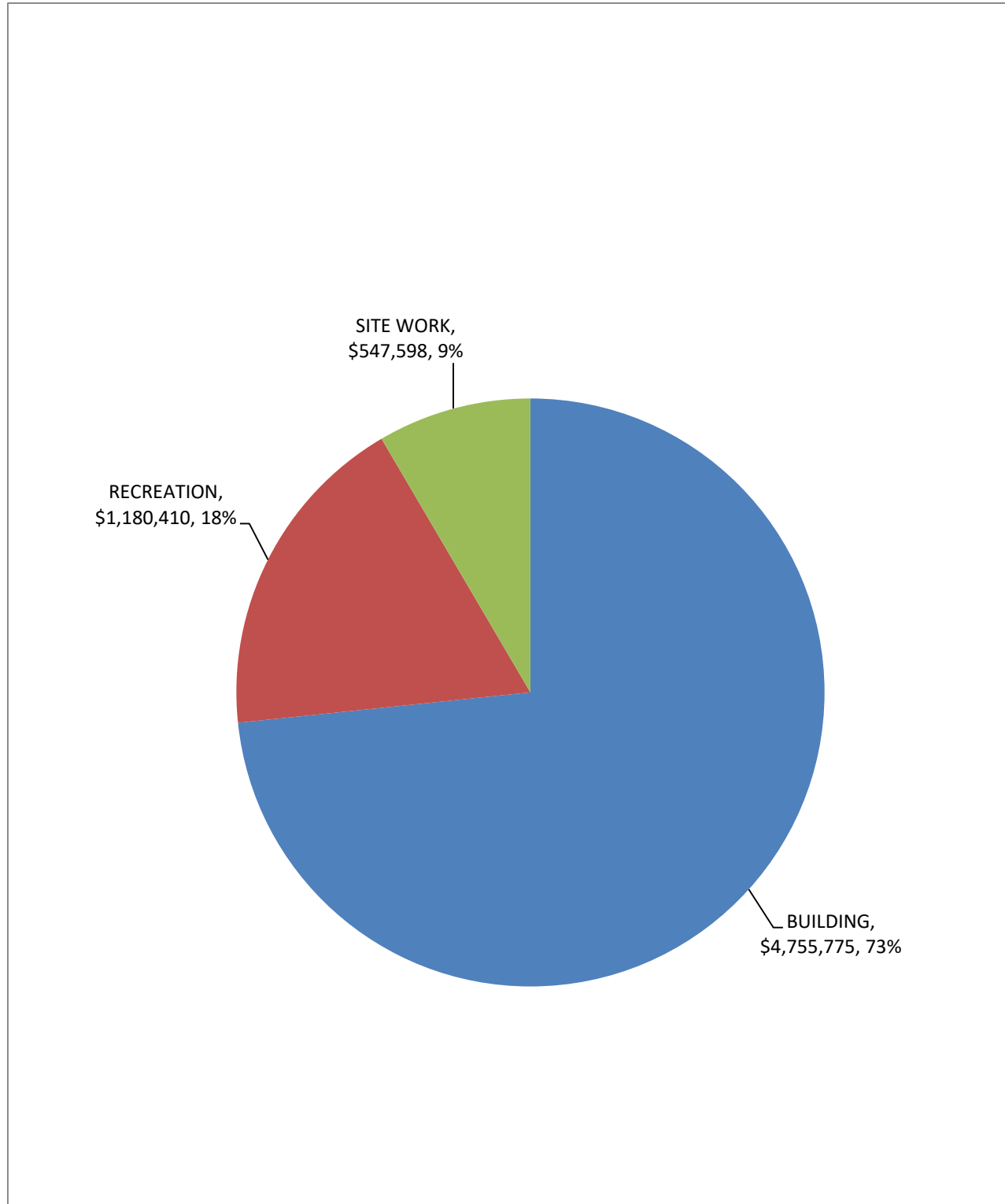
<p>2037 total expenditure \$170,230 consisting of these projects:</p>	<p>2038 total expenditure \$78,600 consisting of these projects:</p>	<p>2039 total expenditure \$61,813 consisting of these projects:</p>	<p>2040 total expenditure \$287,947 consisting of these projects:</p>
<p>RECREATION-Swimming Pool-locker room refurbishment \$44,000</p> <p>RECREATION-Swimming Pool-restrooms \$30,000</p> <p>BUILDING-Fire Detection-fire alarm system upgrade-[9] \$17,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Fire Suppression-valves and misc upgrades-[9] \$10,000</p> <p>BUILDING-Hvac-circulating pump, 10hp-[9] \$8,500</p> <p>RECREATION-Sauna-sauna refurbishment \$8,000</p> <p>RECREATION-Swimming Pool-coping \$7,930</p> <p>BUILDING-Refuse-trash chute door replacement-[1] \$6,300</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>RECREATION-Beach-shed \$4,000</p> <p>BUILDING-Door-parking garage door \$4,000</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p> <p>RECREATION-Sauna-heater-[9] \$3,000</p> <p>BUILDING-Plumbing-sump pumps-[9] \$2,500</p> <p>BUILDING-Door-garage, overhead door motor \$1,400</p>	<p>BUILDING-Door-common areas \$30,000</p> <p>RECREATION-Steam Room-tile replacement-[21] \$20,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>RECREATION-Steam Room-steam generator-[9] \$9,500</p> <p>RECREATION-Fitness Room-carpet \$2,100</p> <p>RECREATION-Swimming Pool-chlorination equipment-[13] \$2,000</p>	<p>RECREATION-Swimming Pool-shell refurbish-[14] \$18,000</p> <p>SITE WORK-Parking Area-asphalt seal coat-[10] \$16,063</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>SITE WORK-Parking Area-guide rail, wood \$12,750</p>	<p>BUILDING-Interior Finish-ceiling tile, hallways \$145,152</p> <p>BUILDING-Plumbing-hot water boiler, mighty therm, 2010-[9] \$70,000</p> <p>BUILDING-Electrical-lighting, hallways-[9] \$31,500</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Electrical-lighting, lobby-[9] \$10,000</p> <p>BUILDING-Hvac-furnace, ac only, lobby-[9] \$5,500</p> <p>RECREATION-Swimming Pool-boiler/heater-[13] \$5,000</p> <p>RECREATION-Swimming Pool-filter-[13] \$3,500</p> <p>BUILDING-Interior Finish-ceiling tile, penthouse floor \$2,295</p>

<p>2041 total expenditure \$196,850 consisting of these projects:</p>	<p>2042 total expenditure \$204,350 consisting of these projects:</p>	<p>2043 total expenditure \$1,003,035 consisting of these projects:</p>	<p>2044 total expenditure \$33,313 consisting of these projects:</p>
<p>BUILDING-Door-unit entry, hallway \$125,400</p> <p>BUILDING-Window-main entry stationary windows \$20,000</p> <p>RECREATION-Swimming Pool-room carpet \$19,250</p> <p>RECREATION-Swimming Pool-pump, motor and controls-[13] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>RECREATION-Swimming Pool-wall mount drinking fountain \$1,600</p> <p>BUILDING-Hvac-thru-wall ac-maint. Shop [9] \$600</p>	<p>BUILDING-Balcony-recoating-[3,7] \$123,250</p> <p>BUILDING-Plumbing-expansion tanks-[9] \$27,000</p> <p>RECREATION-Swimming Pool-furniture \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Refuse-trash compactor-[9] \$12,000</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>SITE WORK-Signage-entry/exit signage \$3,500</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p>	<p>RECREATION-Beach-composite deck, steps & ramps \$383,760</p> <p>RECREATION-Beach-cabana lockers \$365,000</p> <p>BUILDING-Hvac-heating boiler, mighty therm, 2013-[9] \$140,000</p> <p>BUILDING-Elevator-cab refurbishment-[6] \$36,000</p> <p>BUILDING-Façade-entry canopies-[7] \$20,000</p> <p>SITE WORK-Fencing-aluminum fence @ bulkhead, 4' \$15,075</p> <p>RECREATION-Fitness Room-fitness equipment-[20] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>SITE WORK-Retaining Wall-planter wall/curb repair fund-[12] \$12,600</p> <p>BUILDING-Hvac-unit heater, ceiling mount-trash room [9] \$600</p>	<p>SITE WORK-Parking Area-asphalt seal coat-[10] \$16,063</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Refuse-roll off containers \$2,250</p>

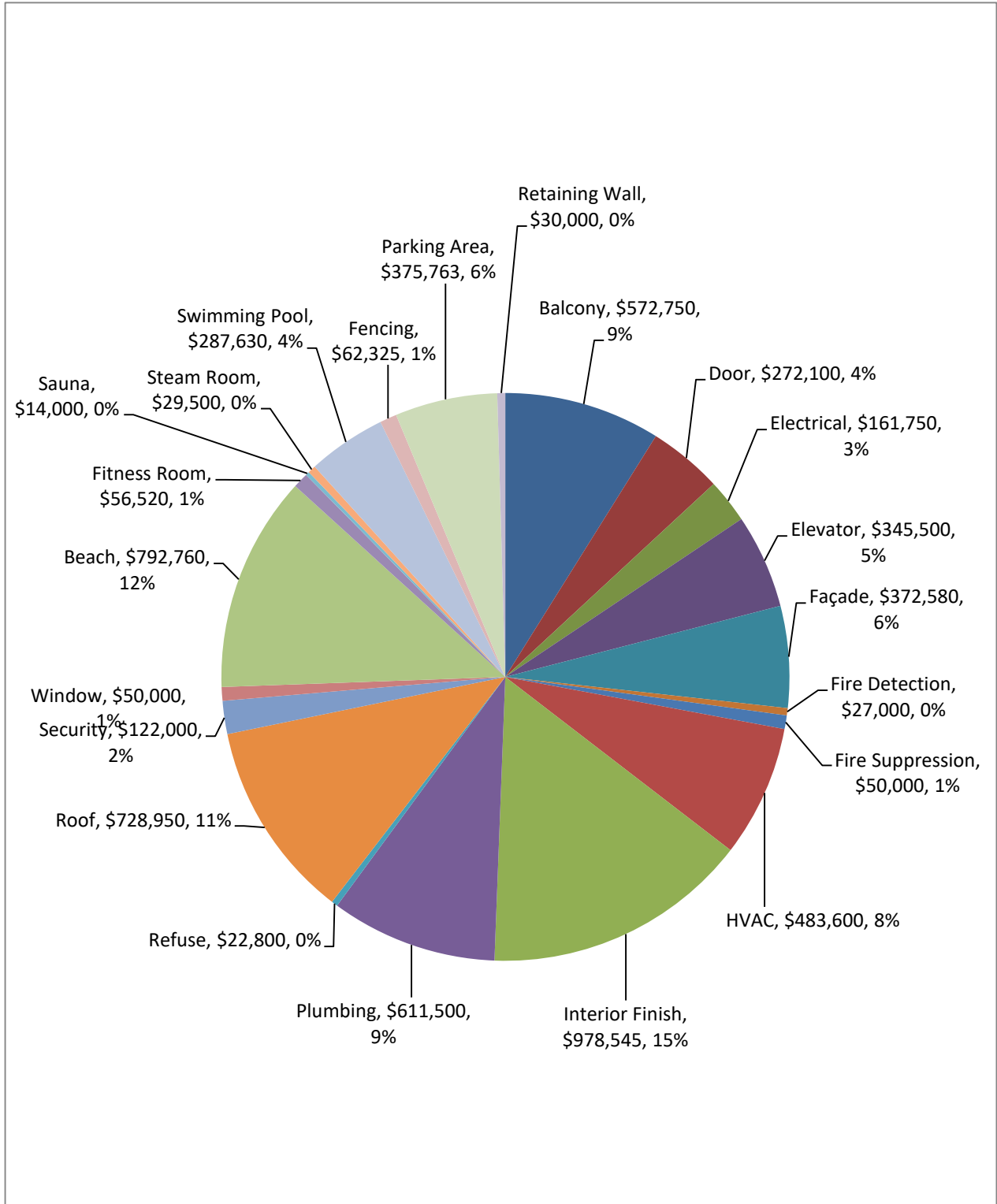
<p>2045 total expenditure \$197,544 consisting of these projects:</p>	<p>2046 total expenditure \$102,710 consisting of these projects:</p>	<p>2047 total expenditure \$235,500 consisting of these projects:</p>	<p>2048 total expenditure \$59,500 consisting of these projects:</p>
<p>BUILDING-Interior Finish-carpet, hallways \$102,144</p> <p>BUILDING-Roof-sun deck, duradek-[8] \$59,400</p> <p>SITE WORK-Security-entry gate system-[9] \$15,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Roof-sun deck furniture \$6,000</p>	<p>BUILDING-Interior Finish-ceiling tile, pool room \$29,790</p> <p>BUILDING-Interior Finish-2nd floor club room refurbishment \$20,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Elevator-doors, stainless, floor 1,8,9 & ph-[6] \$10,000</p> <p>BUILDING-Interior Finish-1st floor lounge, ceiling tile \$9,720</p> <p>BUILDING-Hvac-circulating pump, 10hp-[9] \$8,500</p> <p>BUILDING-Security-keyfob access system-[9] \$6,000</p> <p>SITE WORK-Electrical-parking area lights, single-[15] \$3,700</p>	<p>BUILDING-Interior Finish-lobby refurbishment \$125,000</p> <p>BUILDING-Security-cctv system-[9] \$40,000</p> <p>BUILDING-Plumbing-storage tanks, 200 gallon-[9] \$21,000</p> <p>RECREATION-Beach-deck awning \$20,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Hvac-roof top exhaust fans-[9,19] \$5,100</p> <p>BUILDING-Hvac-circulating pump repair fund-[9] \$3,500</p> <p>BUILDING-Plumbing-sump pumps-[9] \$2,500</p> <p>BUILDING-Hvac-duct heater, lobby-[9] \$2,000</p> <p>BUILDING-Door-garage, overhead door motor \$1,400</p>	<p>BUILDING-Door-common areas \$30,000</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-office furnishings/equipment \$7,500</p> <p>RECREATION-Swimming Pool-boiler/heater-[13] \$5,000</p> <p>RECREATION-Swimming Pool-chlorination equipment-[13] \$2,000</p>

<p>2049 total expenditure \$218,253 consisting of these projects:</p>	<p>2050 total expenditure \$20,600 consisting of these projects:</p>	<p>2051 total expenditure \$74,460 consisting of these projects:</p>
<p>BUILDING-Façade-brick pointing/repairs/coating-[7] \$166,290</p> <p>BUILDING-Door-main entry \$20,000</p> <p>SITE WORK-Parking Area-asphalt seal coat-[10] \$16,063</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Hvac-thru-wall ac-fitness room [9] \$900</p>	<p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Hvac-ductless mini split, 2nd floor club room-[9] \$3,500</p> <p>RECREATION-Fitness Room-carpet \$2,100</p>	<p>RECREATION-Swimming Pool-room carpet \$19,250</p> <p>BUILDING-Plumbing-pipe repair/replacement-[9,18] \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, kitchen refurb \$15,000</p> <p>BUILDING-Interior Finish-1st floor lounge, furnishings \$10,000</p> <p>BUILDING-Interior Finish-1st floor lounge, carpet \$6,600</p> <p>BUILDING-Hvac-air seperator tank-[9] \$6,000</p> <p>RECREATION-Fitness Room-ceiling tile \$2,610</p>

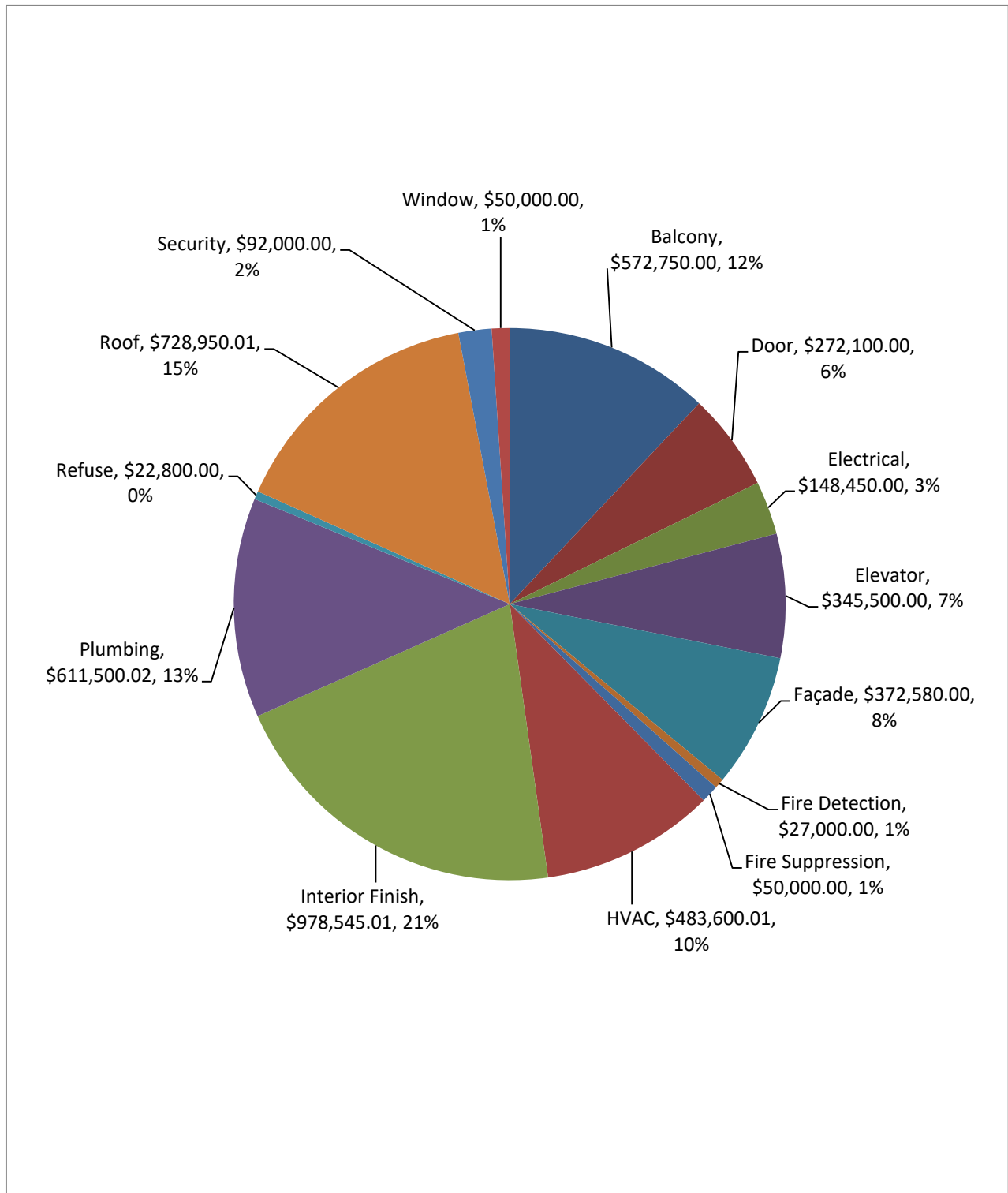
Present Value Expenditure Over Time Window by Line Item Category



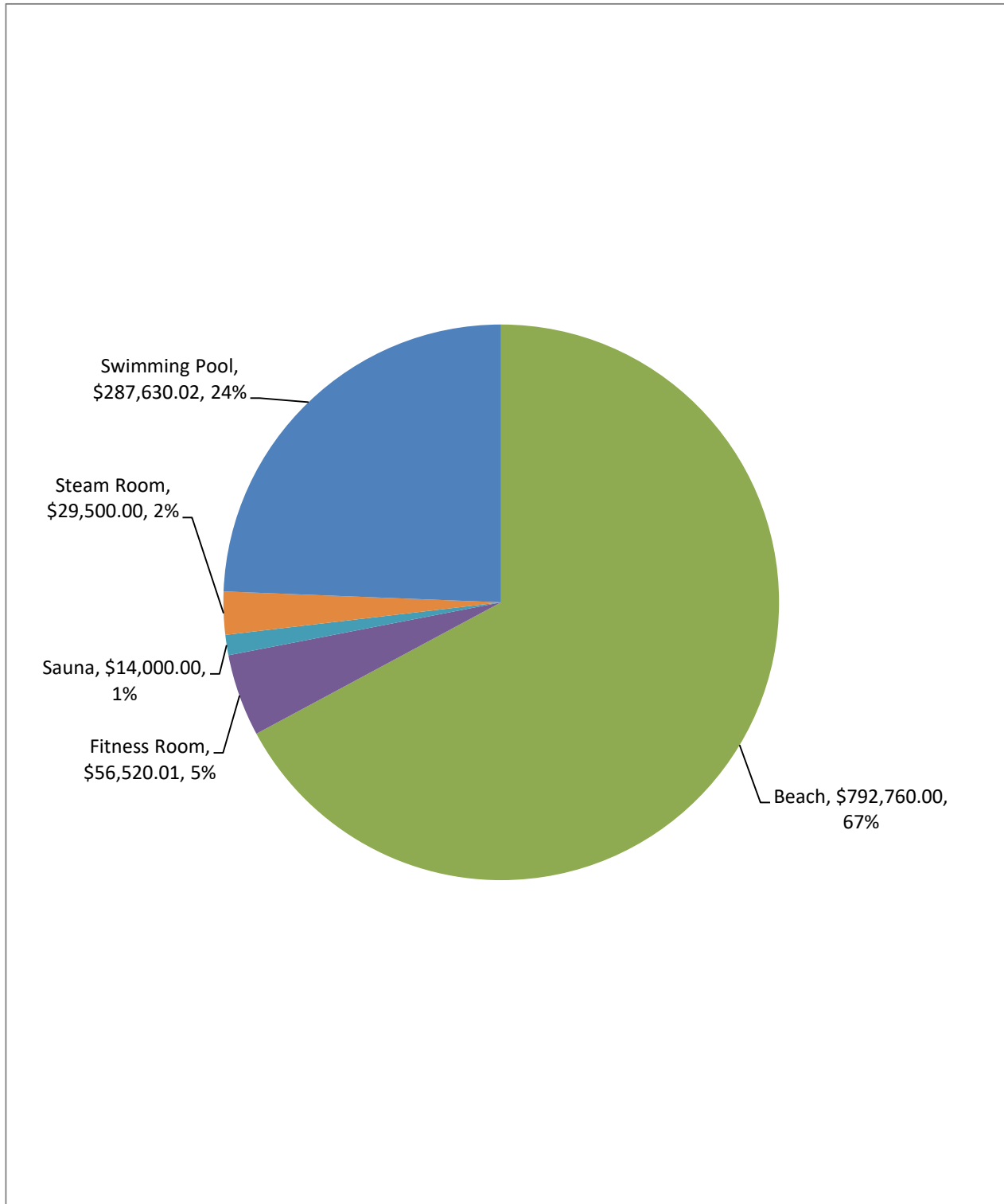
Present Value Expenditure Over Time Window by Line Item Type



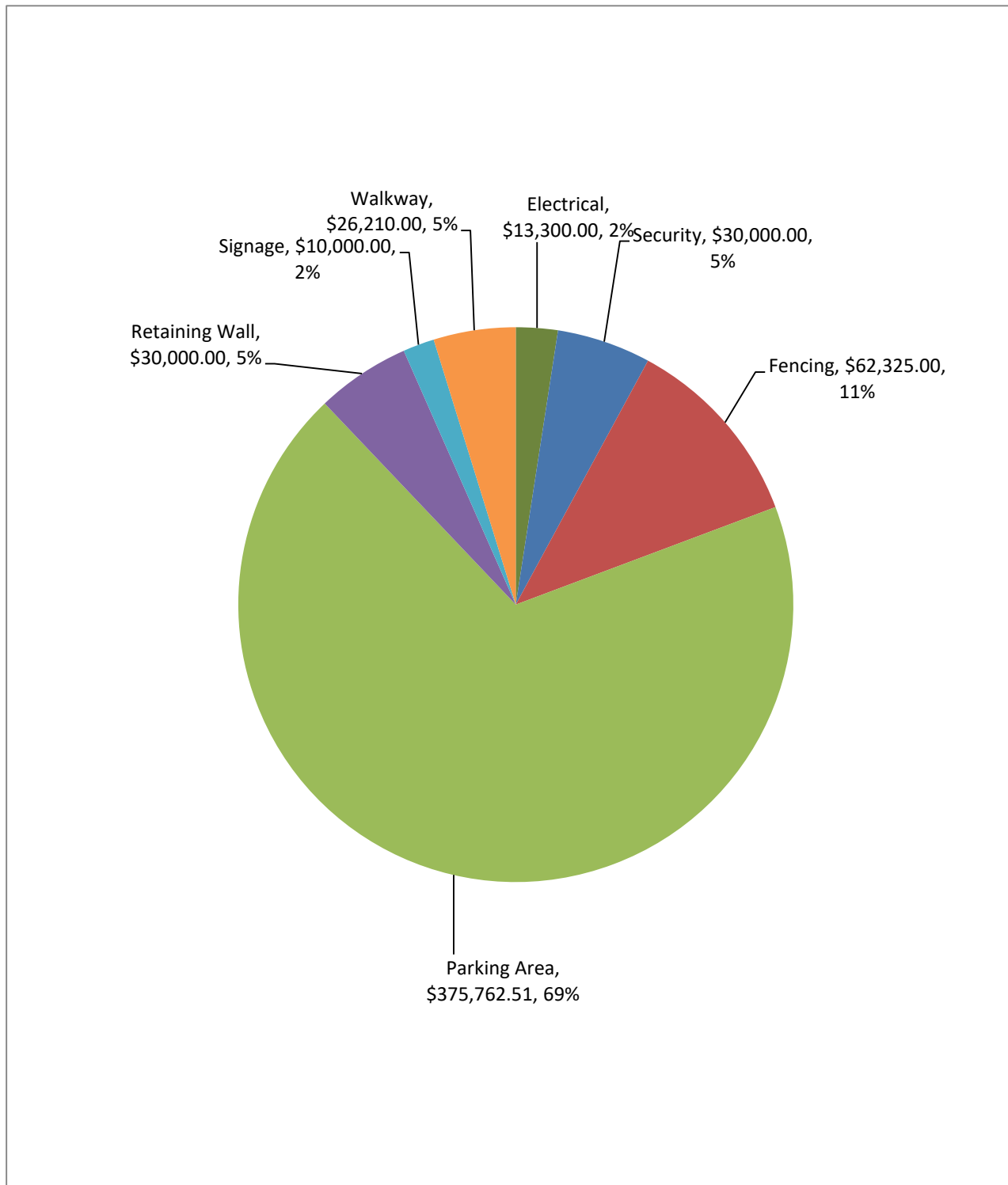
Present Value Expenditure Over Time Window for Building Category by Line Item Type



Present Value Expenditure Over Time Window for Recreation Category by Line Item Type



Present Value Expenditure Over Time Window for Site Work Category by Line Item Type



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Calculation Table Explanatory Descriptions

The following sections describe the individual sheets of the Calculation Tables, in the order they appear in the report.

Executive Summary

This page shows the basic fiscal and initial condition information upon which the remainder of the analysis has been based and includes basic information regarding the Association, the report (including its revision history), and a basic summary of the funding schedules considered in the analysis.

Client

This entry lists the full (official) name of the Association, to the best of The Falcon Group's knowledge.

File Number

This entry indicates the file/client number that The Falcon Group has assigned to the Association for our internal filing and archiving purposes. This number should remain constant through all of the communications that the Association has with The Falcon Group.

Version

This entry indicates the month and year in which this analysis was performed. This information is included to allow differentiation between precedent and antecedent analyses.

Community Information

These entries indicate the number of privately owned portions (be they detached single family dwellings, condominium units, attached single family dwellings [often called townhouses], business condominium units, or some combination thereof) within the Association, the approximate or median date of original construction, and the geographic location of the Association's physical components (which is often useful information in that construction costs tend to vary with geographic location and local market forces).

Initial Conditions

These entries list the conditions that The Falcon Group understands to exist as of the first day of the initial fiscal year of the analysis shown (while most Associations have fiscal years that run concurrent with calendar years, this is not universal, and the initial conditions therefore include an explicit listing of the last day of the Association's fiscal year), and include the initial fund balance, which is often pro-rated from the current fund balance, based upon the date of the current fund balance and the prior year's annual contribution. The initial conditions also include the initial percent funded, which gives an indication of how conservatively the Association has historically funded its capital reserve fund to the beginning of the initial fiscal year, and the initial estimated total replacement cost, which is the basis that The Falcon Group typically uses to determine the threshold levels for the cash-flow methodology fund projections.

Included in this area, for the Association's edification, is the "PV Expenditure in Time Window", which is the summation of the "Present Value of Line Item Expenditures in Time Window" column from the Expenditure Projection.

Scope of Work

This indicates the processes undertaken as part of the analysis evaluation. The Falcon Group, besides specifying scopes of work by CAI standards (updates with and without site visits and full studies) also indicates if the Association requested field measurement of the common elements, and indicates if other work scopes (e.g. roof or siding inspections, moisture testing, etc.) beyond typical visual inspection and quantity measurement, are included in the analysis evaluation.

Revisions

Many Capital Reserve Replacement Analyses are revised one or more times to reflect changes in assumptions, new information, or alternative funding goals. The revision entries indicate dates that The Falcon Group has revised the current

analysis, and include short descriptions of the revisions made and initials of the editor in The Falcon Group who performed the revision(s).

Analysis Calculation Constants

These entries list the constants used in the analysis, including the time window (industry standard time window is thirty years), the assumed annual rate of cost inflation (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero), and the assumed annual rate of investment return (The Falcon Group, unless otherwise directed by the Association, will assume this to be zero).

Summary of Funding Schedules Over Time Window

These entries indicate the funding schedules (the various scenarios) considered in the analysis, along with relevant notes regarding these funding schedules, the contribution required in the initial fiscal year to comply with the funding schedule as calculated, and the maximum and minimum end of year fund balances projected to occur in each of the funding schedules.

Line Item Schedules

There are two distinct line item schedules, the reserve schedule, which displays life cycle and estimated cost information that is used to develop the expenditure projection, and the depreciation schedule, which displays the depreciation and fund allocation information that is used to develop the full funding scenario projection.

Line Item

These entries name the individual projects/expenditures that are expected to be funded through the Association's capital reserve fund and are therefore being considered in the analysis. Each line item name is compounded of a category (typical categories are ANCILLARY, BUILDING, and SITE), a type (such as Pavement, Roof, Swimming Pool, or Utility, among others), a description (such as asphalt, concrete, metal railing, seal coating, wood deck, or so forth), and, in some cases a miscellaneous component including secondary descriptions (such as street names, building numbers, or phase numbers) and notes (typically in the form of one or more numbers in parenthesis that reference the notes in the narrative section of the report), with all components being separated by hyphens. The line item names are constructed in this fashion so that they can be easily organized into related categories. The organization of the individual line items in a systematic fashion (arranging similar or related line items in close proximity to each other) tends to make the Line Item Schedules and Expenditure Projection of the analysis more easily read, cross-referenced, and checked.

Always be mindful of notes – due to the tabular nature of the Calculation Sheets, important qualifications, disclosures, and observations regarding individual line items typically cannot be expected to fit within the space limitations of the Calculation Sheets, so the line item notes often include vital explanatory material.

Life Cycle [Reserve Schedule]

The typically expected life cycle is the number of years that The Falcon Group would expect to see between occurrences of the line item expenditure. The condition assessed remaining life cycle is the number of years that The Falcon Group expects to elapse before the next occurrence of the line item expenditure.

Estimated Cost [Reserve Schedule]

The total line item cost per occurrence of the line item expenditure in the initial year is determined by multiplying the line item quantity by the line item unit cost. Please note that each line item has also been given a unit of measure – this is very important, in that a both quantity and unit cost entries cannot be appropriately interpreted without knowing the unit of measurement (for instance, there is a vast difference between a square foot of concrete and a cubic yard of concrete, and quantities and unit costs based upon cubic yards will be very different from those based upon square feet).

It must be understood that estimated costs are shown for the initial fiscal year of the analysis. If inflation is assumed to be zero, than the estimated line item cost per occurrence will be constant over the time window – otherwise estimated line item costs will change over the time window.

The individual line item unit costs (the estimated cost for which the components represented by the line item can be realistically replaced, reconstructed, or refurbished as the case may be, per unit of measurement) are based upon the cost information available to us as of the time the analysis is performed, as well as various assumptions in regards to non-visible construction details and material characteristics. The Falcon Group bases unit costs upon current R.S. Means reference books (R.S. Means is a commercially available series of cost estimating guides published by Reed Construction Data), contractor bids for similar scopes of work with which The Falcon Group has been involved, industry/manufacturer specific information, and whatever historical expenditure information that the Association has supplied to The Falcon Group for review.

The Association should remain aware that these are estimated costs. Market forces can alter individual costs significantly in comparatively short periods of time due to material price increases, labor shortages, regulatory environment changes, and etcetera. Actual costs can also be significantly altered by design requirements (e.g. use of unusual materials or design details), project or community specific requirements (e.g. unusually restricted hours of work), or other factors that are not determined until the actual project designs and specifications are created. The actual cost that the Association will see can be expected to vary to a greater or lesser degree from what has been estimated for the purposes of this Capital Reserve Replacement Analysis.

Please note that the Line Item Occurrence Cost is not necessarily identical to the Total Line Item Cost (q.v.), in that line items, for various reasons, may not be showing the entire quantity of the common element considered in the analysis (this is typically done to allow more accurate modeling of items such as concrete pedestrian walks, where replacement is often performed on an as-needed basis for comparatively small portions of the total, and is generally combined with a very short life cycle to reflect many small expenditures rather than a single large expenditure).

Total Line Item Cost

This line item entry is simply the total quantity of the common element multiplied by the unit cost. Please note that, for various reasons, the analysis tables may not be showing the total quantity of the common element in question (q.v., Estimated Cost), in which case this entry will not agree with the Line Item Occurrence Cost entry under the Reserve Schedule heading. These entries have been included for the use of accounting professionals and community managers, and do not necessarily appear elsewhere in the analysis, as expenditure projections are based upon the Line Item Occurrence Cost entries.

Current Theoretical Full Funding Line Item Balance [Full Funding Schedule]

This line item entry is essentially the difference between the estimated line item occurrence cost and the depreciated value at the beginning of the initial fiscal year of the analysis (based upon simple straight-line depreciation of the occurrence cost over the typically expected life cycle with an assumed residual value of zero), and thus represents both the value of the common element(s) represented by the line item that has been lost to senescence (aging), wear, weathering, and other forms of deterioration since the installation of said element(s) and the theoretical "ideal" level of funding expected if the Association was attempting to maintain full funding.

Initial Fund Allocation [Full Funding Schedule]

This line item entry is the portion of the initial fund balance that has been allocated to the line item for calculation purposes. The process of determining this allocation is called "pooling", and tends to become a complex issue, especially in regards to fund distribution in severely under-funded situations. The Falcon Group uses an algorithm that preferentially directs funding allocation to cover expenditures occurring in the initial fiscal year and allocates the remainder based upon the individual line item current cumulative depreciations. Note the sum of all line item initial fund allocations, by definition, is equal to the initial fund balance.

The Association should remember that pooling is essentially an accounting convenience that is used to allow the component methodology calculations, not an intrinsic characteristic of the typical capital reserve fund. It is rare for an Association to explicitly divide their capital reserve fund into separate savings or investment accounts for each individual line item of their Capital Reserve Replacement Analysis, and the line item initial fund allocation is therefore not normally reflected in any administrative or fiscal structure within an Association.

Current Coverage (+) or Shortage (-) [Full Funding Schedule]

This line item entry is simply the difference between the initial fund allocation and the current theoretical full funding line item balance. Positive numbers indicate overages (the initial fund allocation is greater than the current theoretical full funding line item balance) while negative numbers indicates shortages (the initial fund allocation is less than the current theoretical full funding line item balance). An Association that is fully funded will have neither overages nor shortages.

Effective Age of Component [Full Funding Schedule]

This line item entry is essentially the numerical representation of the estimated number of full years of “typical” deterioration experienced by the components of the line item up to the initial year of the analysis. Thus, if a line item has an expected life cycle of 15 years and a condition assessed remaining life of 10 years, it has an effective age of 4, because the line item is in the midst of its 5th year.

Current Theoretical Full Funding Line Item Annual Contribution [Full Funding Schedule]

This line item entry is the estimated value of the common element(s) represented by the line item that is lost each year to senescence (aging), wear, weathering, and other forms of deterioration, and is therefore a form of depreciation. This analysis assumes all depreciation to be a linear function of the line item life cycle and occurrence cost for budgeting purposes. Depreciation is an accounting convention and mathematical construction, not necessarily a true reflection of the actual physical deterioration of many common elements. Many objects tend to experience a gradually increasing rate of deterioration as they age, and their actual value often more closely resembles a logarithmic or exponential function than a linear function. The difficulties in attempting to more accurately model actual material degradation mathematically make depreciation via linear functions the favored basis of calculation for full funding analyses.

Expenditure Projection

The expenditure projection sheets essentially cycle the line item life cycles, including various non-cyclical or meta-cyclical factors, over the analysis time window and generate the predicted cash-outflow from the Association’s capital reserve fund over the course of the analysis time window.

The majority of the expenditure projection takes the form of an array or grid that cross-references each line item (the rows) with each fiscal year (the columns) in the analysis time window, with line item expenditure occurrences in each fiscal year being summed to produce the nominal expenditure (in future dollars) for each fiscal year.

Line Item

These entries are identical to the entries in the line item schedules.

Fiscal Year

These entries indicate the fiscal year in which the entries below are occurring. Please note that, depending upon the start/end date of the Association’s fiscal year, these years may or may not match calendar periods. The Falcon Group will generally use the calendar year numeral in which the fiscal year starts as the fiscal year numeral – for instance, if an Association’s fiscal year runs from April 1 to March 1, then The Falcon Group would indicate the fiscal year from April 1, 2020 to March 1, 2021 as the 2020 fiscal year.

Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries are the sums of the expenditures projected to occur in each individual fiscal year. These entries reflect the effects of any assumed rate of cost inflation, and are therefore in terms of future dollars for the fiscal year in which they appear.

Present Value of Line Item Expenditures in Time Window

These entries are the summation of the projected expenditures for each individual line item. These entries reflect the effects of any assumed rate of cost inflation and rate of return on investment, and are therefore an estimate of the current dollar sum (present value) that is theoretically equivalent to the cash-flow represented for the line item. In other words, if the

Association has an initial reserve fund balance equal to the sum of all of the present value of line item expenditures in time window entries, then it would theoretically be able to fund all of the expenditures projected to occur within the current time window out of the reserve fund and its investment earnings without any contributions from the Association, with the last expenditures in the time window reducing the fund balance to zero. The Falcon Group has never observed such a situation, and would never advise an Association to attempt such a strategy; these entries have been included to give the Association an index by which it can determine which line items are likely to have the most influence on threshold funding scenario projections (and thus where changes are most likely to materially alter recommended annual contributions).

Annual Funding Projection

The annual funding projection sheets display the projected expenditures from the capital reserve fund, contributions to the capital reserve fund, and the resulting start of year and end of year fund balances for the various funding scenarios considered in the analysis. Each sheet takes the form of an array or grid that cross-references each fiscal year (the rows) with the projected expenditures in that fiscal year, and the starting and ending fund balances, projected contribution, and (in the case of threshold funding scenarios) the nominal threshold (initial year threshold corrected for cost inflation) for each scenario considered in the analysis. Please note that each scenario is represented by the columns underneath the title of the scenario (located along the top of the sheet), and that these scenarios are each independently calculated.

Fiscal Year and Nominal Expenditure (in Future Dollars) in Fiscal Year

These entries have identical values to the entries in the expenditure projection, although they have been transposed, which is to say that these entries are displayed horizontally from left to right in the expenditure projection but are displayed vertically from top to bottom in the annual funding projection.

Start of Year Fund Balance

These entries are the projected capital reserve fund balance on the first day of the given fiscal year for the given scenario projection. Please observe that the start of year fund balance for all considered funding scenarios is the same in the initial fiscal year, and equals the initial fund balance.

The start of year fund balance for fiscal years after the initial year is equal to preceding fiscal years end of year fund balance for the given scenario plus any return on investment.

Projected Contribution

These entries are the per annum contributions to the capital reserve fund for the given fiscal year and given scenario projection.

End of Year Fund Balance

These entries are the projected capital reserve fund balances on the last day of the given fiscal year for the given scenario projection; it is essentially the sum of that fiscal year's start of year fund balance and projected contribution, less the expenditure in that fiscal year.

Nominal Threshold in Year

These entries are initial year threshold (which is shown directly below the threshold scenario title), corrected for the estimated cumulative cost inflation since the initial fiscal year. Where the assumed rate of cost inflation is zero, all of these entries should be identical within a given funding scenario.

Projection Graphs

These sheets contain graphic representations of subsets of the information within the annual funding projection.

The end of fiscal year fund project graph is a graphical comparison of the various scenario projections tabulated in the annual funding projection. This graph contains information given in the annual funding projection in a more accessible format that often proves helpful for qualitative judgments of the merits of the various funding scenarios offered in the Capital

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Reserve Replacement Analysis. This graph displays the end of year fund balances for the various funding scenarios, as well as the various non-zero threshold balances so as to allow for relatively simple comparison between the various scenarios over the analysis time window.

Expenditure Calendar

These sheets display the total (nominal) expenditure within each fiscal year of the analysis time window, along with the list of line items and their associated expenditures (in order from greatest to least expenditure) occurring in the given fiscal year.

The expenditure calendar essentially displays the same basic information set as the expenditure projection, but organizes the information in a different format that many users find more accessible. While the expenditure projection predominantly organizes information by line item and only secondarily by year, the expenditure calendar organizes information predominantly by year.