

# 2024 Reserve Study



## Crystal Tower Condominium Association, Inc.

1010 West Beach Boulevard  
Gulf Shores, Alabama 36542

Report No: 9009

January 1, 2024 - December 31, 2024



**DREUX ISAAC & ASSOCIATES, INC.**

10151 University Boulevard, Suite 323  
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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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## **Section 1**

# **Introduction**

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This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.



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November 1, 2023

Board of Directors  
Crystal Tower Condominium Association, Inc.  
1010 West Beach Boulevard  
Gulf Shores, Alabama 36542

Re: Reserve Study Re-Inspection Report

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As authorized, this reserve study with site inspection has been prepared on the Crystal Tower Condominium Association, Inc. property, located at 1010 West Beach Boulevard in Gulf Shores, Alabama. A summary of recommendations and findings can be found on the next page.

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

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

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

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

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

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Dreux Isaac', is written over a blue horizontal line.

Dreux Isaac, RS, PRA  
President



# Summary of Recommendations and Findings

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## 1. General Information

Property Name:	<b>Crystal Tower Condominium Association, Inc.</b>	Report Run Date:	<b>10/31/2023</b>
Property Location:	<b>Gulf Shores, Alabama</b>	Report No:	<b>9009</b>
Property Number:	<b>5234</b>	Budget Year Begins:	<b>01/01/2024</b>
Property Type:	<b>Other</b>	Budget Year Ends:	<b>12/31/2024</b>
Total Units:	<b>170</b>		
Phase:	<b>Phase 1 (1 of 1)</b>		

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## 2. Report Findings

Total number of categories set up in reserve schedule:	<b>8</b>
Total number of components scheduled for reserve funding:	<b>135</b>
Total current cost of all scheduled reserve components:	<b>\$7,951,732</b>
Estimated Beginning Year Reserve Balance:	<b>\$930,048</b>
Total number of components scheduled for replacement in the 2024 Budget Year:	<b>8</b>
Total cost of components scheduled for replacement in the 2024 Budget Year:	<b>\$966,498</b>

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

Current Annual Reserve Funding Contribution Amount:	<b>\$255,900</b>
Recommended 2024 Reserve Funding Contribution Amount:	<b>\$365,161</b>
Recommended 2024 Planned Special Assessment Amount:	<b>\$0</b>
Total 2024 Reserve Funding and Planned Special Assessment Amount:	<b>\$365,161</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>\$109,261</b>
Increase (decrease) between Current & Recommended Contribution Amounts:	<b>42.70%</b>

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# Report Process

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The purpose of this report is to provide Crystal Tower Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2024 and ending December 31, 2024.

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

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

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

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

# Reserve Study Accounting

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## 30 Year Pooled Cash Flow Plan

To calculate the annual contribution amount using this method, a thirty-year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

# Report Definitions

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## Reserves

Monies set aside for the projected repair and/or replacement of the property's common elements.

## Component

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

## Quantity

The quantity or amount of each reserve component element.

## Units

The unit of measurement for each quantity.

## Cost Per Unit

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

## Current Cost

The estimated current cost to replace a reserve component.

## Useful Life

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

## Remaining Life

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

## 12/31/2023 Balance

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

## 2024 Contribution

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

# Unit Abbreviations

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**Sq Ft** - Square Feet

**Lp Sm** - Lump Sum

**Dbl Ct** - Double Tennis Court

**Ln Ft** - Linear Feet

**Allow** - Allowance

**Court** - Court

**Each** - Each

**Hp** - Horsepower

**Units** - Units

**Sq Yds** - Square Yards

**Cu Ft** - Cubic Feet

**Cu Yds** - Cubic Yards

**Kw** - Kilowatts

**Pair** - Pair

**Squares** - Squares (roofing)



# Company Information

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Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

**Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

**Training** - All technical work is performed by professionals with backgrounds in engineering or architecture.

**Accuracy** - All our reports are based on local data and conditions which we continuously monitor.

**Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

**Compliance** - The reports we prepare will comply with all governing regulations for your association.

**Safety** - We carry errors and omissions, liability and workers compensation insurance.

## Update Reports

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Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or [update@dia-corp.com](mailto:update@dia-corp.com).

# Terms and Conditions

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

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

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

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

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

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

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

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

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

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

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

# Report Notes

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1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.

## **Section 2**

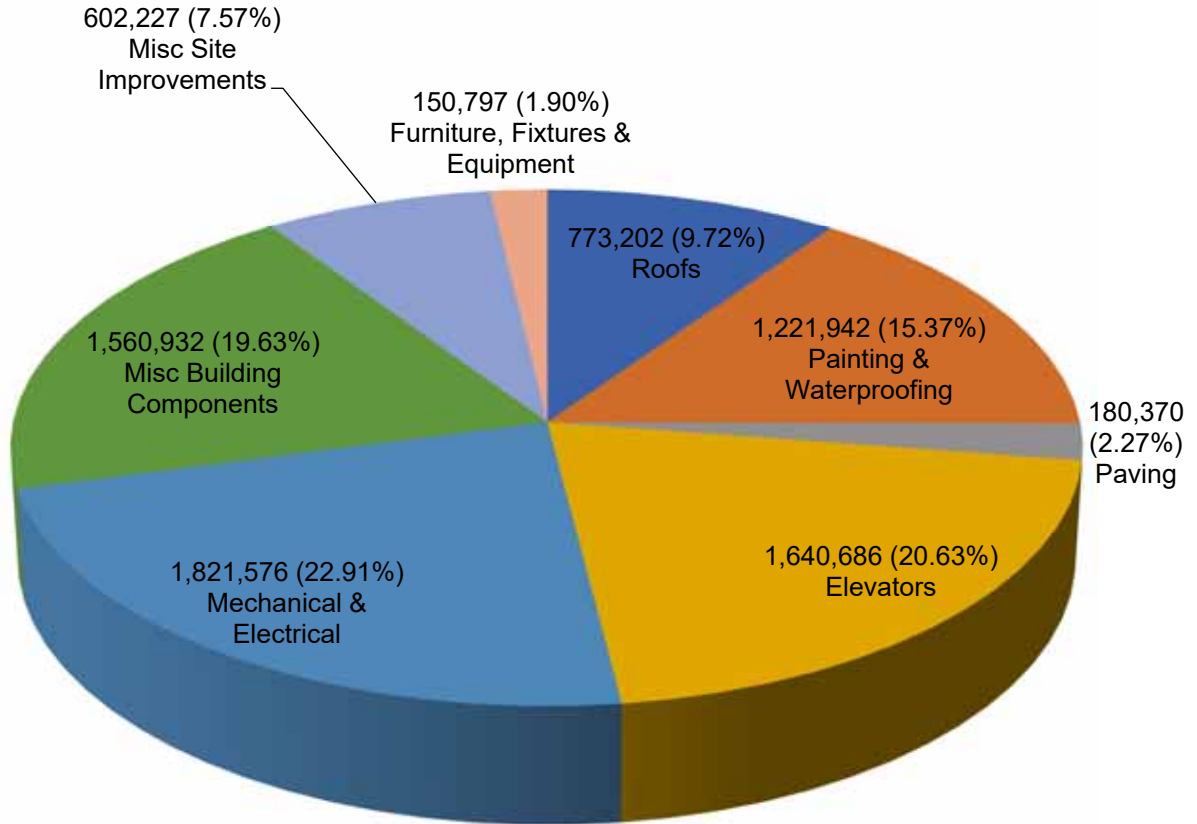
# **Graphs**

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This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

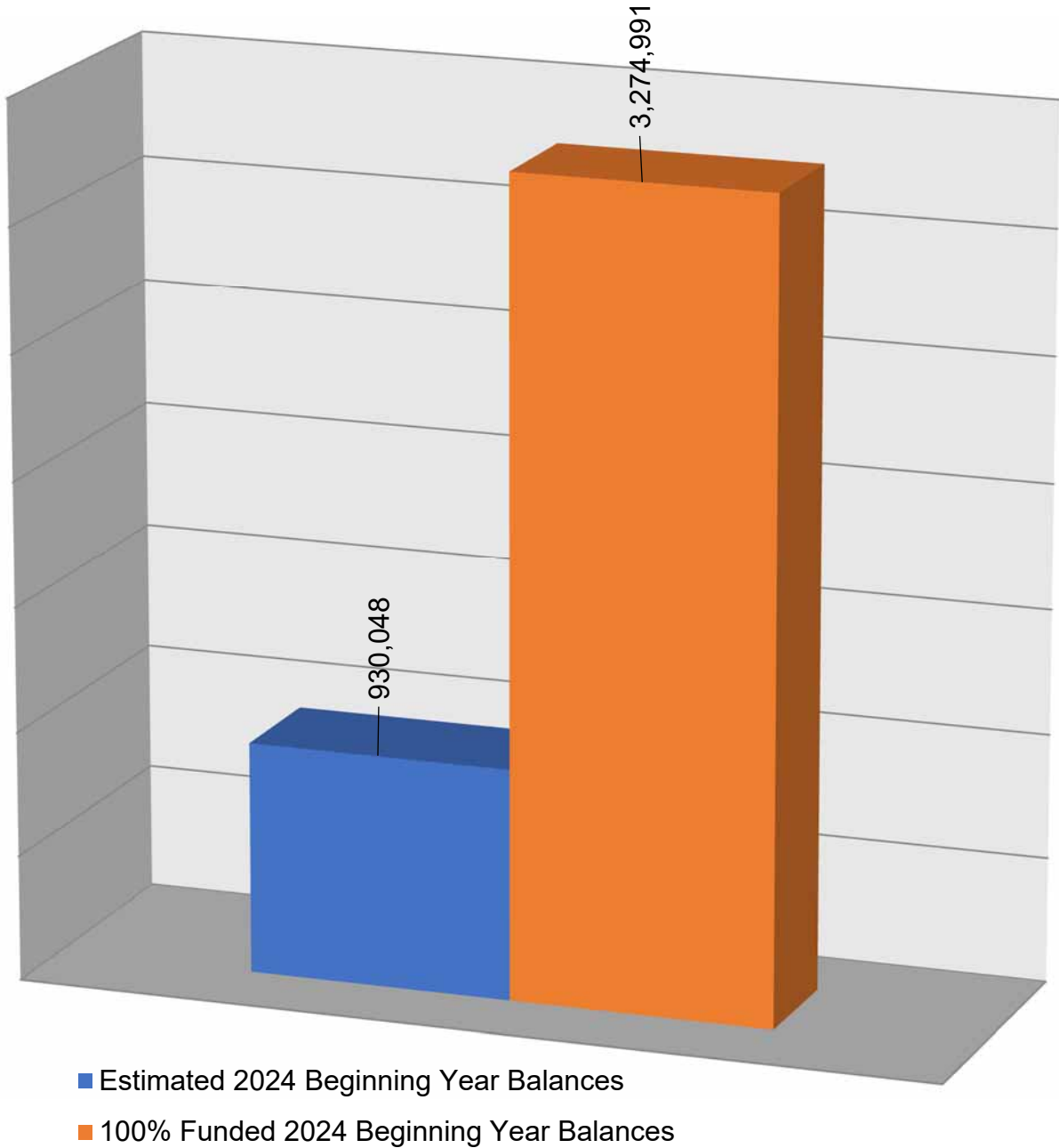
# Chart A

## 2024 Current Reserve Component Costs



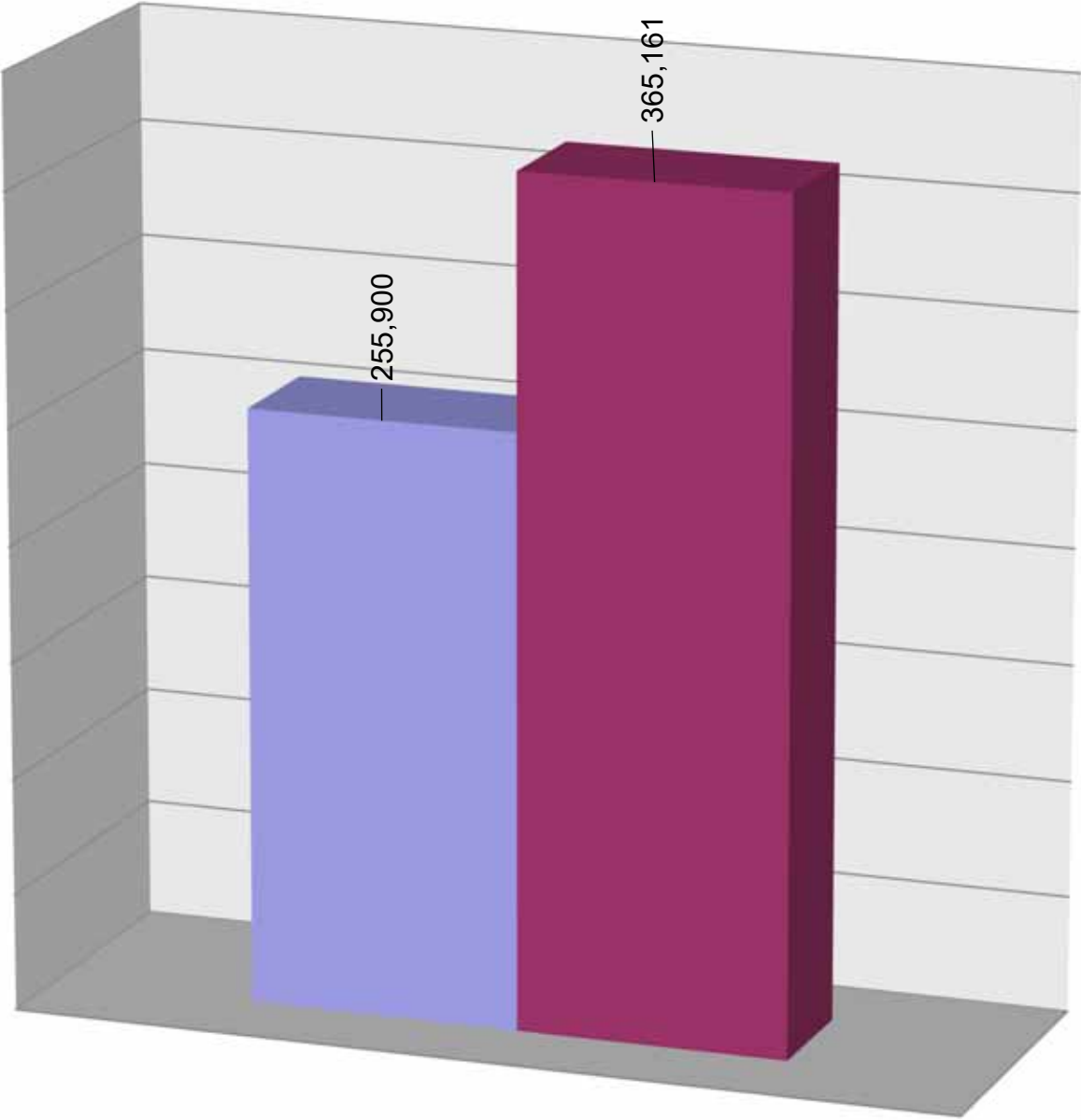
# Chart B

## 2024 Actual vs. 100% Funded Reserve Balances



# Chart C

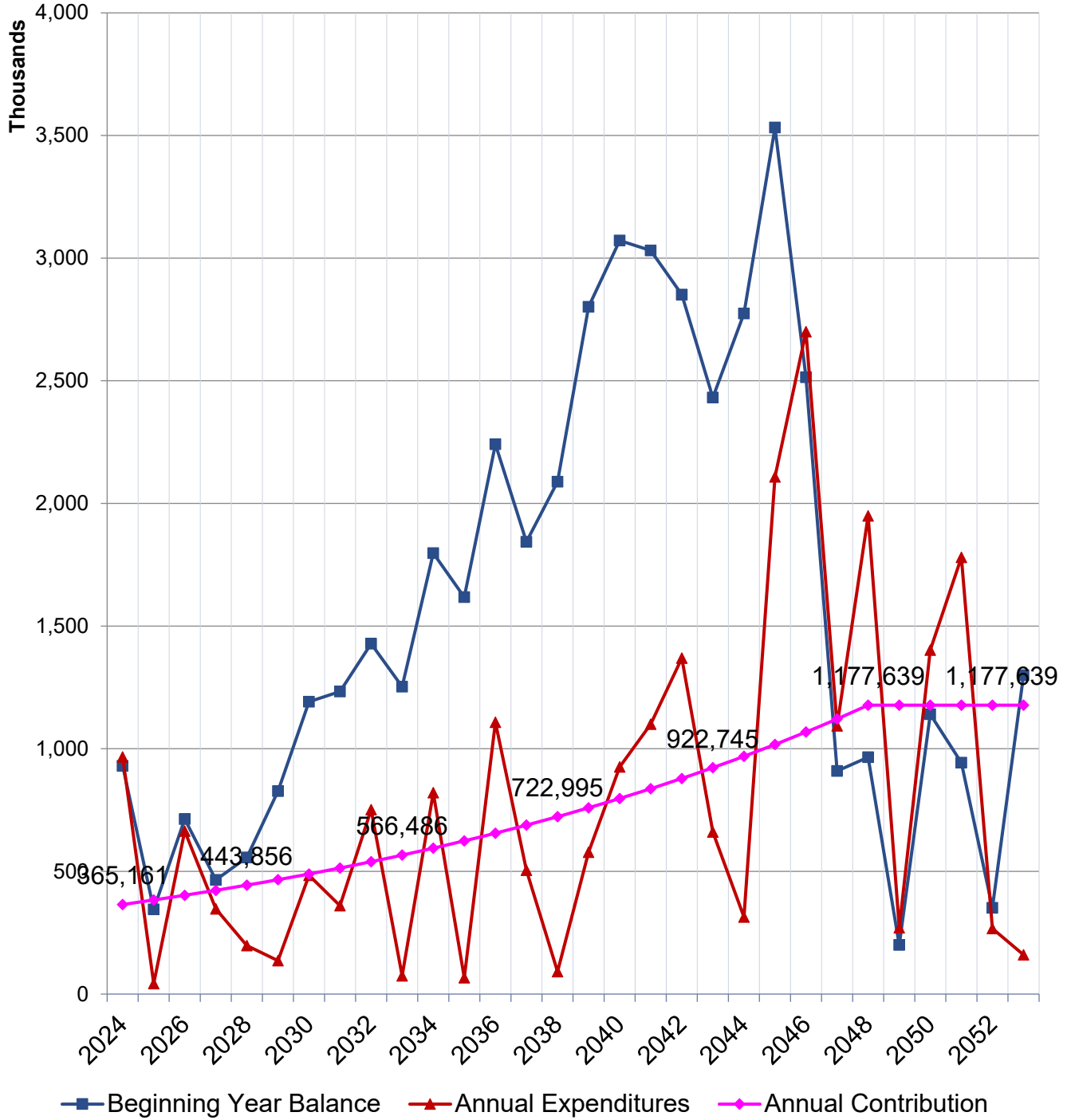
## 2024 Funding Contribution Comparisons



■ 2023 Annual Contribution    ■ Proposed 2024 Cash Flow Plan Contribution

# Chart D

## 30 Year Pooled Cash Flow Plan





## **Section 3**

# **Schedule**

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This section of the report provides a detailed schedule of every reserve component in the study. For each component there is a description, quantity, unit cost, current replacement cost, useful life and remaining life.

## Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	773,202	20	1-20
Painting & Waterproofing	1,221,942	8-20	1-19
Paving	180,370	5-20	4-5
Elevators	1,640,686	20-24	1-22
Mechanical & Electrical	1,821,576	8-45	2-28
Misc Building Components	1,560,932	8-40	1-23
Misc Site Improvements	602,227	5-30	1-26
Furniture, Fixtures & Equipment	150,797	8-20	3-19
<b>Grand Total</b>	<b>7,951,732</b>		

## Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
<b>Roofs</b>						
Roof, Metal - Sky Bridge	4	Squares	3,335.00	13,340	20	20
Roof, Metal - South Pool House	8	Squares	3,335.00	26,680	20	20
Roof, Metal - South Pool Shelter	4	Squares	3,335.00	13,340	20	20
Roof, Metal - Tower	32	Squares	4,250.00	136,000	20	20
Roof, Modified Membrane - Tower 2nd Flr	11	Squares	3,367.00	37,037	20	1
Roof, Single Ply - Sky Bridge	21	Squares	3,752.00	78,792	20	20
Roof, Single Ply - Tower	139	Squares	3,367.00	468,013	20	18
<b>Roofs Total</b>	7	Components		773,202	20	1-20
<b>Painting &amp; Waterproofing</b>						
Paint Exterior - Sky Bridge	1	Total	35,000.00	35,000	8	3
Paint Exterior - South Pool House	1	Total	14,500.00	14,500	8	7
Paint Exterior - South Pool Shelter	1	Total	1,367.00	1,367	8	7
Paint Exterior - Tower (East Side)	1	Total	115,000.00	115,000	8	8
Paint Exterior - Tower (North Side)	1	Total	185,000.00	185,000	8	1
Paint Exterior - Tower (South Side)	1	Total	185,000.00	185,000	8	3
Paint Exterior - Tower (West Side)	1	Total	115,000.00	115,000	8	3
Paint Exterior - Tower Elevator Core	1	Total	100,000.00	100,000	8	8
Paint Exterior Doors - Entry & Common	1	Total	55,142.00	55,142	8	5
Paint Interior - South Pool House	1	Total	2,100.00	2,100	8	7
Paint Interior - Tower Common Areas	1	Total	10,900.00	10,900	8	4
Waterproof Coating - Tower North Walkways	27,478	Sq Ft	5.75	157,999	8	1
Waterproof Coating - Tower South Balconies	37,000	Sq Ft	5.75	212,750	8	3
Waterproofing + Tile Finish - South Pool House Deck	1,341	Sq Ft	24.00	32,184	20	19
<b>Painting &amp; Waterproofing Total</b>	14	Components		1,221,942	8-20	1-19
<b>Paving</b>						
Asphalt Overlay	11,266	Sq Yds	14.23	160,316	20	4
Asphalt Sealcoat & Restripe	11,266	Sq Yds	1.78	20,054	5	5
<b>Paving Total</b>	2	Components		180,370	5-20	4-5
<b>Elevators</b>						
Elevator Cab Refurbishment Allowance - South Pool House	1	Each	18,000.00	18,000	20	1
Elevator Cab Refurbishment Allowance - Tower	3	Each	18,000.00	54,000	20	18
Elevator Doors, Guides & Operator Equipment - Tower	3	Each	83,312.00	249,936	20	14
Elevator Modernization Allowance - Tower	3	Each	362,250.00	1,086,750	24	22

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Elevator Replacement Allowance - South Pool House	1	Each	232,000.00	232,000	24	1
<b>Elevators Total</b>	<b>5</b>	<b>Components</b>		<b>1,640,686</b>	<b>20-24</b>	<b>1-22</b>

**Mechanical & Electrical**

A/C Package Unit - Sky Bridge	4	Each	6,896.00	27,584	12	4
A/C PTAC Unit, 1 Ton - South Pool House Elev Rm	1	Each	1,073.00	1,073	8	7
A/C Split System, 1.5 Ton - Phone Room	1	Each	4,412.00	4,412	12	10
A/C Split System, 10 Ton - Gym	1	Each	18,011.00	18,011	12	2
A/C Split System, 2 Ton - South Pool House	1	Each	5,224.00	5,224	12	11
A/C Split System, 2 Ton - Trash Room	1	Each	5,224.00	5,224	12	8
A/C Split System, 3 Ton - Media Room	1	Each	6,057.00	6,057	12	10
A/C Split System, 5 Ton - Elevator Equip Rm	1	Each	7,077.00	7,077	12	7
A/C Split System, 5 Ton - Lobby	1	Each	7,077.00	7,077	12	12
Dehumidifier - Indoor Pool	1	Total	64,859.00	64,859	10	4
Domestic Water Pump System Control Panel	1	Each	11,263.00	11,263	24	7
Domestic Water Pump System VFDs	3	Each	9,461.00	28,383	15	5
Domestic Water Pump/Motor, 10 Hp	1	Each	9,443.00	9,443	8	3
Domestic Water Pump/Motor, 10 Hp	2	Each	9,443.00	18,886	8	2
Drinking Fountain, Indoor - North Pool Restrooms	2	Each	1,315.00	2,630	20	3
Drinking Fountain, Outdoor - South Pool House	2	Each	1,315.00	2,630	18	6
Electrical Capital Allowance	170	Units	2,000.00	340,000	40	23
Fire Alarm System Allowance	170	Units	1,770.00	300,900	22	13
Fire Jockey Pump/Motor	1	Each	6,125.00	6,125	9	9
Fire Pump Deferred Maintenance Allowance	1	Each	8,000.00	8,000	10	6
Fire Pump/Motor/Controller, 75 Hp	1	Each	97,836.00	97,836	40	23
Generator, Deferred Maintenance Allowance	1	Each	8,550.00	8,550	9	6
Generator, Diesel, 350 kW w/ATS	1	Each	144,536.00	144,536	36	19
Plumbing Capital Allowance	170	Units	4,000.00	680,000	45	28
Plumbing, Backflow Preventer	2	Each	7,898.00	15,796	30	13
<b>Mechanical &amp; Electrical Total</b>	<b>25</b>	<b>Components</b>		<b>1,821,576</b>	<b>8-45</b>	<b>2-28</b>

**Misc Building Components**

Access Control, Camera Surveillance System	1	Total	59,490.00	59,490	8	8
Appliance, Ice Machine	1	Each	2,364.00	2,364	12	8
Built-In Cabinets & Counters - Media Room	1	Total	7,100.00	7,100	24	7
Door, Metal Overhead, 8 x 7 - Trash Room	1	Each	1,539.00	1,539	20	3
Expansion Joint Allowance - Sky Bridge	1	Total	6,000.00	6,000	10	10
Exterior Restoration/Structural/Engineering Allowance	1	Total	200,000.00	200,000	8	1
Finish, Clg, 2x2 SAT - Gym & Cardio	1,143	Sq Ft	7.56	8,642	24	7
Finish, Clg, 2x2 SAT - Lobby & Hallway	1,525	Sq Ft	7.56	11,529	24	7

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Finish, Clg, 2x2 SAT - Media Room	319	Sq Ft	7.56	2,412	24	7
Finish, Clg, 2x2 SAT - North Pool Restrooms	507	Sq Ft	7.56	3,833	24	7
Finish, LVT - Media Rm	668	Sq Ft	8.75	5,845	20	16
Finish, Rubber Tile Floor - Gym Cardio Rm	630	Sq Ft	11.35	7,151	15	6
Finish, Rubber Tile Floor - Sky Bridge	1,895	Sq Ft	11.35	21,509	15	6
Finish, Tile Floor - Gym Weight Rm	546	Sq Ft	18.00	9,828	24	7
Finish, Tile Floor - Level 1 Lobby & Hallway	1,866	Sq Ft	18.00	33,588	24	7
Finish, Tile Floor - Level 2 Hallway	313	Sq Ft	18.00	5,634	24	7
Finish, Tile Floor - Media Room Restroom	46	Sq Ft	18.00	828	24	7
Finish, Tile Floor - North Pool Restrooms	507	Sq Ft	18.00	9,126	24	7
Finish, Tile Floor - South Pool House Restrooms	420	Sq Ft	14.40	6,048	24	23
Finish, Tile Floor - South Pool House Stairs	625	Sq Ft	14.40	9,000	20	19
Finish, Tile Floor - Tower Exterior Entry	640	Sq Ft	18.00	11,520	20	3
Finish, Tile Walls - Gym & Cardio	507	Sq Ft	18.72	9,492	24	7
Finish, Tile Walls - Indoor Pool	379	Sq Ft	18.72	7,095	24	7
Finish, Tile Walls - Level 2 Hallway	593	Sq Ft	18.72	11,101	24	7
Finish, Tile Walls - Lobby & Hallway	1,929	Sq Ft	18.72	36,111	24	7
Finish, Tile Walls - Media Room	564	Sq Ft	18.72	10,559	24	7
Finish, Tile Walls - North Pool Restrooms	956	Sq Ft	18.72	17,897	24	7
Finish, Tile Walls - South Pool House	699	Sq Ft	18.72	13,086	24	23
Finish, Tile Walls - Walkway Level 2	782	Sq Ft	14.40	11,261	24	7
Finish, Tile Walls - Walkway Level 3-20	4,763	Sq Ft	14.40	68,588	24	7
Mail Cluster Box Units	1	Total	31,823.00	31,823	30	13
Pool Deck Brick Pavers - Indoor Pool	566	Sq Ft	8.00	4,528	30	13
Railing, Alum Picket, 42" - Balconies	4,929	Ln Ft	102.00	502,758	40	23
Railing, Alum Picket, 42" - Walkways	2,740	Ln Ft	102.00	279,480	40	23
Renovation Allowance - Reception Desk	1	Total	10,900.00	10,900	24	7
Restroom Renovation Allowance - Media Room	1	Total	3,600.00	3,600	24	7
Restroom Renovation Allowance - North Pool	1	Total	32,600.00	32,600	24	7
Restroom Renovation Allowance - South Pool House	1	Total	25,200.00	25,200	24	23
Trash Chute Guillotine	1	Each	2,327.00	2,327	25	8
Trash Chute Intake Door/Throat Plate	20	Each	2,977.00	59,540	35	18
<b>Misc Building Components Total</b>	40	Components		1,560,932	8-40	1-23

**Misc Site Improvements**

Dunewalk Deck & Railing, Composite	744	Sq Ft	23.48	17,470	20	16
Dunewalk Structure, PT Wood	744	Sq Ft	28.63	21,301	20	16
Fence, Alum Picket	1	Total	74,909.00	74,909	26	26
Light Bollard - South Pool Deck	20	Each	1,053.00	21,060	20	3
Light Pole & Double Fixture - Parking Lot	6	Each	5,141.00	30,846	26	13
Light Pole & Single Fixture - Parking Lot	8	Each	4,284.00	34,272	26	13
Park, BBQ Grill	6	Each	623.00	3,738	5	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Deck Brick Pavers - North Pool Deck	2,659	Sq Ft	8.00	21,272	30	13
Pool Deck Brick Pavers - South Pool Deck	8,826	Sq Ft	8.00	70,608	30	13
Pool Equipment, Electric Heater - Indoor Pool	1	Each	5,698.00	5,698	10	6
Pool Equipment, Filtration System - Indoor Pool	1	Total	15,840.00	15,840	22	7
Pool Equipment, Filtration System - North Pool	1	Total	20,700.00	20,700	22	6
Pool Equipment, Filtration System - South Pool	1	Total	26,640.00	26,640	22	5
Pool Finish, Exposed Aggregate & Tile Trim - Indoor Pool	1	Total	17,793.00	17,793	12	1
Pool Finish, Exposed Aggregate & Tile Trim - North Pool	1	Total	24,455.00	24,455	12	11
Pool Finish, Exposed Aggregate & Tile Trim - South Pool	1	Total	118,669.00	118,669	12	1
Retaining Wall, Stacked Stone - Tower	405	Sq Ft	40.00	16,200	30	13
Shelter, Metal Roof Panel w/Frame	280	Sq Ft	27.79	7,782	20	3
Signage Letters & Address - Tower	1	Total	6,000.00	6,000	12	6
Spa Equipment, Electric Heater - North Spa	1	Each	4,776.00	4,776	8	4
Spa Equipment, Electric Heater - South Spa	1	Each	4,776.00	4,776	8	7
Spa Equipment, Filtration System - North Spa	1	Total	7,470.00	7,470	22	5
Spa Equipment, Filtration System - South Spa	1	Total	10,080.00	10,080	22	5
Spa Finish, Exposed Aggregate & Tile Trim - North Spa	1	Total	8,640.00	8,640	10	9
Spa Finish, Exposed Aggregate & Tile Trim - South Spa	1	Total	11,232.00	11,232	10	9
<b>Misc Site Improvements Total</b>	25	Components		602,227	5-30	1-26

**Furniture, Fixtures & Equipment**

Fitness, Cardio, Elliptical Cross-Trainer	2	Each	6,911.00	13,822	10	7
Fitness, Cardio, Recumbent Bike	1	Each	3,872.00	3,872	12	9
Fitness, Cardio, Stationary Bike	1	Each	3,571.00	3,571	12	9
Fitness, Cardio, Treadmill	4	Each	5,649.00	22,596	8	5
Fitness, Weight Bench	1	Each	960.00	960	10	4
Fitness, Weight Machine, Cable Crossover	1	Each	4,486.00	4,486	20	4
Fitness, Weight Machine, Lat Pulldown/Mid Row	1	Each	3,579.00	3,579	20	4
Fitness, Weight Machine, Leg Extension/Leg Curl	1	Each	4,585.00	4,585	20	4
Fitness, Weight Machine, Leg Press/Toe Raise	1	Each	5,064.00	5,064	20	19
Fitness, Weight Machine, Multi Press	1	Each	4,486.00	4,486	20	4
Fitness, Weight Set, Dumbbells	1	Each	2,216.00	2,216	20	4
Furnishings/Decorating Allowance - Lobby	1	Total	9,000.00	9,000	12	6
Furnishings/Decorating Allowance - Media Room	1	Total	25,000.00	25,000	12	6
Furniture, Outdoor - North Pool Deck	1	Total	6,600.00	6,600	8	3
Furniture, Outdoor - Pool & Sun Deck South	1	Total	20,200.00	20,200	8	4
Housekeeping, Floor Cleaner Machine	1	Each	6,460.00	6,460	8	7
Lightning Protection System	1	Total	14,300.00	14,300	15	13
<b>Furniture, Fixtures &amp; Equipment Total</b>	17	Components		150,797	8-20	3-19

**Grand Total**

135 Components

7,951,732

## **Section 4**

# **Pooled Cash Flow**

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This section of the report takes all of the reserve components, costs and life expectancies used in the previous section and calculates the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

## Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024	930,048	365,161	42.70%	0	966,498	5.00%	16,436	5.00%	345,147
2	2025	345,147	383,419	5.00%	0	42,667	4.00%	27,436	4.00%	713,335
3	2026	713,335	402,590	5.00%	0	664,291	3.00%	13,549	3.00%	465,183
4	2027	465,183	422,720	5.00%	0	347,492	3.00%	16,212	3.00%	556,623
5	2028	556,623	443,856	5.00%	0	197,370	3.00%	24,093	3.00%	827,202
6	2029	827,202	466,049	5.00%	0	136,314	3.00%	34,708	3.00%	1,191,645
7	2030	1,191,645	489,351	5.00%	0	483,926	3.00%	35,912	3.00%	1,232,982
8	2031	1,232,982	513,819	5.00%	0	360,037	3.00%	41,603	3.00%	1,428,367
9	2032	1,428,367	539,510	5.00%	0	751,621	3.00%	36,488	3.00%	1,252,744
10	2033	1,252,744	566,486	5.00%	0	74,415	3.00%	52,344	3.00%	1,797,159
11	2034	1,797,159	594,810	5.00%	0	820,958	3.00%	47,130	3.00%	1,618,141
12	2035	1,618,141	624,550	5.00%	0	66,525	3.00%	65,285	3.00%	2,241,451
13	2036	2,241,451	655,778	5.00%	0	1,107,630	3.00%	53,688	3.00%	1,843,287
14	2037	1,843,287	688,567	5.00%	0	504,515	3.00%	60,820	3.00%	2,088,159
15	2038	2,088,159	722,995	5.00%	0	91,673	3.00%	81,584	3.00%	2,801,065
16	2039	2,801,065	759,145	5.00%	0	577,932	3.00%	89,468	3.00%	3,071,746
17	2040	3,071,746	797,102	5.00%	0	925,900	3.00%	88,288	3.00%	3,031,236
18	2041	3,031,236	836,957	5.00%	0	1,099,998	3.00%	83,046	3.00%	2,851,241
19	2042	2,851,241	878,805	5.00%	0	1,369,497	3.00%	70,816	3.00%	2,431,365
20	2043	2,431,365	922,745	5.00%	0	660,692	3.00%	80,803	3.00%	2,774,221
21	2044	2,774,221	968,882	5.00%	0	313,953	3.00%	102,874	3.00%	3,532,024
22	2045	3,532,024	1,017,326	5.00%	0	2,108,143	3.00%	73,236	3.00%	2,514,443
23	2046	2,514,443	1,068,192	5.00%	0	2,699,832	3.00%	26,484	3.00%	909,287
24	2047	909,287	1,121,602	5.00%	0	1,093,391	3.00%	28,125	3.00%	965,623
25	2048	965,623	1,177,639	5.00%	0	1,949,087	3.00%	5,825	3.00%	200,000
26	2049	200,000	1,177,639	0.00%	0	270,479	3.00%	33,215	3.00%	1,140,375
27	2050	1,140,375	1,177,639	0.00%	0	1,402,183	3.00%	27,475	3.00%	943,306
28	2051	943,306	1,177,639	0.00%	0	1,779,875	3.00%	10,232	3.00%	351,302
29	2052	351,302	1,177,639	0.00%	0	267,173	3.00%	37,853	3.00%	1,299,621
30	2053	1,299,621	1,177,639	0.00%	0	160,224	3.00%	69,511	3.00%	2,386,547
<b>Grand Total</b>			<b>23,316,251</b>		<b>0</b>	<b>23,294,291</b>		<b>1,434,539</b>		



## Cash Flow Plan Details

Category	Description	Cost
<b>Year 1: 2024</b>		
Roofs	Roof, Modified Membrane - Tower 2nd Flr	37,037
Painting & Waterproofing	Paint Exterior - Tower (North Side)	185,000
Painting & Waterproofing	Waterproof Coating - Tower North Walkways	157,999
Elevators	Elevator Cab Refurbishment Allowance - South Pool House	18,000
Elevators	Elevator Replacement Allowance - South Pool House	232,000
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	200,000
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Indoor Pool	17,793
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South Pool	118,669
<b>Year 1 Total</b>		<b>966,498</b>
<b>Year 2: 2025</b>		
Mechanical & Electrical	A/C Split System, 10 Ton - Gym	18,912
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	19,830
Misc Site Improvements	Park, BBQ Grill	3,925
<b>Year 2 Total</b>		<b>42,667</b>
<b>Year 3: 2026</b>		
Painting & Waterproofing	Paint Exterior - Sky Bridge	38,220
Painting & Waterproofing	Paint Exterior - Tower (South Side)	202,020
Painting & Waterproofing	Paint Exterior - Tower (West Side)	125,580
Painting & Waterproofing	Waterproof Coating - Tower South Balconies	232,323
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	10,312
Mechanical & Electrical	Drinking Fountain, Indoor - North Pool Restrooms	2,872
Misc Building Components	Door, Metal Overhead, 8 x 7 - Trash Room	1,681
Misc Building Components	Finish, Tile Floor - Tower Exterior Entry	12,580
Misc Site Improvements	Light Bollard - South Pool Deck	22,998
Misc Site Improvements	Shelter, Metal Roof Panel w/Frame	8,498
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	7,207
<b>Year 3 Total</b>		<b>664,291</b>
<b>Year 4: 2027</b>		
Painting & Waterproofing	Paint Interior - Tower Common Areas	12,260
Paving	Asphalt Overlay	180,317
Mechanical & Electrical	A/C Package Unit - Sky Bridge	31,025
Mechanical & Electrical	Dehumidifier - Indoor Pool	72,951
Misc Site Improvements	Spa Equipment, Electric Heater - North Spa	5,372
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,080
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover	5,046
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/Mid Row	4,026
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	5,157

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi Press	5,046
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,492
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool & Sun Deck South	22,720
<b>Year 4 Total</b>		<b>347,492</b>

**Year 5: 2028**

Painting & Waterproofing	Paint Exterior Doors - Entry & Common	63,882
Paving	Asphalt Sealcoat & Restripe	23,233
Mechanical & Electrical	Domestic Water Pump System VFDs	32,882
Misc Site Improvements	Pool Equipment, Filtration System - South Pool	30,863
Misc Site Improvements	Spa Equipment, Filtration System - North Spa	8,654
Misc Site Improvements	Spa Equipment, Filtration System - South Spa	11,678
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	26,178
<b>Year 5 Total</b>		<b>197,370</b>

**Year 6: 2029**

Mechanical & Electrical	Drinking Fountain, Outdoor - South Pool House	3,138
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,546
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	10,202
Misc Building Components	Finish, Rubber Tile Floor - Gym Cardio Rm	8,533
Misc Building Components	Finish, Rubber Tile Floor - Sky Bridge	25,666
Misc Site Improvements	Pool Equipment, Electric Heater - Indoor Pool	6,799
Misc Site Improvements	Pool Equipment, Filtration System - North Pool	24,700
Misc Site Improvements	Signage Letters & Address - Tower	7,160
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	10,739
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	29,831
<b>Year 6 Total</b>		<b>136,314</b>

**Year 7: 2030**

Painting & Waterproofing	Paint Exterior - South Pool House	17,821
Painting & Waterproofing	Paint Exterior - South Pool Shelter	1,680
Painting & Waterproofing	Paint Interior - South Pool House	2,581
Mechanical & Electrical	A/C PTAC Unit, 1 Ton - South Pool House Elev Rm	1,319
Mechanical & Electrical	A/C Split System, 5 Ton - Elevator Equip Rm	8,698
Mechanical & Electrical	Domestic Water Pump System Control Panel	13,843
Misc Building Components	Built-In Cabinets & Counters - Media Room	8,726
Misc Building Components	Finish, Clg, 2x2 SAT - Gym & Cardio	10,621
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby & Hallway	14,170
Misc Building Components	Finish, Clg, 2x2 SAT - Media Room	2,964
Misc Building Components	Finish, Clg, 2x2 SAT - North Pool Restrooms	4,711
Misc Building Components	Finish, Tile Floor - Gym Weight Rm	12,079
Misc Building Components	Finish, Tile Floor - Level 1 Lobby & Hallway	41,282
Misc Building Components	Finish, Tile Floor - Level 2 Hallway	6,924

Category	Description	Cost
Misc Building Components	Finish, Tile Floor - Media Room Restroom	1,018
Misc Building Components	Finish, Tile Floor - North Pool Restrooms	11,216
Misc Building Components	Finish, Tile Walls - Gym & Cardio	11,666
Misc Building Components	Finish, Tile Walls - Indoor Pool	8,720
Misc Building Components	Finish, Tile Walls - Level 2 Hallway	13,644
Misc Building Components	Finish, Tile Walls - Lobby & Hallway	44,382
Misc Building Components	Finish, Tile Walls - Media Room	12,978
Misc Building Components	Finish, Tile Walls - North Pool Restrooms	21,996
Misc Building Components	Finish, Tile Walls - Walkway Level 2	13,840
Misc Building Components	Finish, Tile Walls - Walkway Level 3-20	84,298
Misc Building Components	Renovation Allowance - Reception Desk	13,397
Misc Building Components	Restroom Renovation Allowance - Media Room	4,425
Misc Building Components	Restroom Renovation Allowance - North Pool	40,067
Misc Site Improvements	Park, BBQ Grill	4,594
Misc Site Improvements	Pool Equipment, Filtration System - Indoor Pool	19,468
Misc Site Improvements	Spa Equipment, Electric Heater - South Spa	5,870
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	16,988
Furniture, Fixtures & Equipment	Housekeeping, Floor Cleaner Machine	7,940
<b>Year 7 Total</b>		<b>483,926</b>

**Year 8: 2031**

Painting & Waterproofing	Paint Exterior - Tower (East Side)	145,582
Painting & Waterproofing	Paint Exterior - Tower Elevator Core	126,593
Mechanical & Electrical	A/C Split System, 2 Ton - Trash Room	6,613
Misc Building Components	Access Control, Camera Surveillance System	75,310
Misc Building Components	Appliance, Ice Machine	2,993
Misc Building Components	Trash Chute Guillotine	2,946
<b>Year 8 Total</b>		<b>360,037</b>

**Year 9: 2032**

Painting & Waterproofing	Paint Exterior - Tower (North Side)	241,222
Painting & Waterproofing	Waterproof Coating - Tower North Walkways	206,016
Mechanical & Electrical	Fire Jockey Pump/Motor	7,986
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	260,781
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North Spa	11,266
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South Spa	14,645
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	5,049
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	4,656
<b>Year 9 Total</b>		<b>751,621</b>

**Year 10: 2033**

Paving	Asphalt Sealcoat & Restripe	26,933
Mechanical & Electrical	A/C Split System, 1.5 Ton - Phone Room	5,925

Category	Description	Cost
Mechanical & Electrical	A/C Split System, 3 Ton - Media Room	8,135
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	25,364
Misc Building Components	Expansion Joint Allowance - Sky Bridge	8,058
<b>Year 10 Total</b>		<b>74,415</b>

**Year 11: 2034**

Painting & Waterproofing	Paint Exterior - Sky Bridge	48,416
Painting & Waterproofing	Paint Exterior - Tower (South Side)	255,913
Painting & Waterproofing	Paint Exterior - Tower (West Side)	159,081
Painting & Waterproofing	Waterproof Coating - Tower South Balconies	294,300
Mechanical & Electrical	A/C Split System, 2 Ton - South Pool House	7,226
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	13,063
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - North Pool	33,829
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	9,130
<b>Year 11 Total</b>		<b>820,958</b>

**Year 12: 2035**

Painting & Waterproofing	Paint Interior - Tower Common Areas	15,530
Mechanical & Electrical	A/C Split System, 5 Ton - Lobby	10,083
Misc Site Improvements	Park, BBQ Grill	5,326
Misc Site Improvements	Spa Equipment, Electric Heater - North Spa	6,805
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool & Sun Deck South	28,781
<b>Year 12 Total</b>		<b>66,525</b>

**Year 13: 2036**

Painting & Waterproofing	Paint Exterior Doors - Entry & Common	80,924
Mechanical & Electrical	Fire Alarm System Allowance	441,588
Mechanical & Electrical	Plumbing, Backflow Preventer	23,182
Misc Building Components	Mail Cluster Box Units	46,702
Misc Building Components	Pool Deck Brick Pavers - Indoor Pool	6,645
Misc Site Improvements	Light Pole & Double Fixture - Parking Lot	45,268
Misc Site Improvements	Light Pole & Single Fixture - Parking Lot	50,296
Misc Site Improvements	Pool Deck Brick Pavers - North Pool Deck	31,218
Misc Site Improvements	Pool Deck Brick Pavers - South Pool Deck	103,621
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Indoor Pool	26,112
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South Pool	174,153
Misc Site Improvements	Retaining Wall, Stacked Stone - Tower	23,774
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	33,161
Furniture, Fixtures & Equipment	Lightning Protection System	20,986
<b>Year 13 Total</b>		<b>1,107,630</b>

Category	Description	Cost
<b>Year 14: 2037</b>		
Elevators	Elevator Doors, Guides & Operator Equipment - Tower	377,799
Mechanical & Electrical	A/C Split System, 10 Ton - Gym	27,225
Mechanical & Electrical	Dehumidifier - Indoor Pool	98,040
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,451
<b>Year 14 Total</b>		<b>504,515</b>
<b>Year 15: 2038</b>		
Painting & Waterproofing	Paint Exterior - South Pool House	22,575
Painting & Waterproofing	Paint Exterior - South Pool Shelter	2,128
Painting & Waterproofing	Paint Interior - South Pool House	3,270
Paving	Asphalt Sealcoat & Restripe	31,223
Mechanical & Electrical	A/C PTAC Unit, 1 Ton - South Pool House Elev Rm	1,671
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	13,312
Misc Site Improvements	Spa Equipment, Electric Heater - South Spa	7,436
Furniture, Fixtures & Equipment	Housekeeping, Floor Cleaner Machine	10,058
<b>Year 15 Total</b>		<b>91,673</b>
<b>Year 16: 2039</b>		
Painting & Waterproofing	Paint Exterior - Tower (East Side)	184,418
Painting & Waterproofing	Paint Exterior - Tower Elevator Core	160,364
Mechanical & Electrical	A/C Package Unit - Sky Bridge	44,235
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	12,829
Misc Building Components	Access Control, Camera Surveillance System	95,400
Misc Building Components	Finish, LVT - Media Rm	9,373
Misc Site Improvements	Dunewalk Deck & Railing, Composite	28,016
Misc Site Improvements	Dunewalk Structure, PT Wood	34,159
Misc Site Improvements	Pool Equipment, Electric Heater - Indoor Pool	9,138
<b>Year 16 Total</b>		<b>577,932</b>
<b>Year 17: 2040</b>		
Painting & Waterproofing	Paint Exterior - Tower (North Side)	305,573
Painting & Waterproofing	Waterproof Coating - Tower North Walkways	260,974
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	330,349
Misc Site Improvements	Park, BBQ Grill	6,174
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	22,830
<b>Year 17 Total</b>		<b>925,900</b>
<b>Year 18: 2041</b>		
Roofs	Roof, Single Ply - Tower	796,230
Elevators	Elevator Cab Refurbishment Allowance - Tower	91,870

Category	Description	Cost
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	32,131
Mechanical & Electrical	Fire Jockey Pump/Motor	10,420
Misc Building Components	Trash Chute Intake Door/Throat Plate	101,295
Misc Site Improvements	Signage Letters & Address - Tower	10,208
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	15,312
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	42,532
<b>Year 18 Total</b>		<b>1,099,998</b>

**Year 19: 2042**

Painting & Waterproofing	Paint Exterior - Sky Bridge	61,332
Painting & Waterproofing	Paint Exterior - Tower (South Side)	324,183
Painting & Waterproofing	Paint Exterior - Tower (West Side)	201,519
Painting & Waterproofing	Waterproof Coating - Tower South Balconies	372,810
Painting & Waterproofing	Waterproofing + Tile Finish - South Pool House Deck	56,397
Mechanical & Electrical	A/C Split System, 5 Ton - Elevator Equip Rm	12,401
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	16,547
Mechanical & Electrical	Generator, Diesel, 350 kW w/ATS	253,276
Misc Building Components	Finish, Tile Floor - South Pool House Stairs	15,771
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North Spa	15,140
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South Spa	19,682
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press/Toe Raise	8,874
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	11,565
<b>Year 19 Total</b>		<b>1,369,497</b>

**Year 20: 2043**

Roofs	Roof, Metal - Sky Bridge	24,077
Roofs	Roof, Metal - South Pool House	48,155
Roofs	Roof, Metal - South Pool Shelter	24,077
Roofs	Roof, Metal - Tower	245,468
Roofs	Roof, Single Ply - Sky Bridge	142,212
Painting & Waterproofing	Paint Interior - Tower Common Areas	19,674
Paving	Asphalt Sealcoat & Restripe	36,196
Mechanical & Electrical	A/C Split System, 2 Ton - Trash Room	9,429
Mechanical & Electrical	Domestic Water Pump System VFDs	51,229
Misc Building Components	Appliance, Ice Machine	4,267
Misc Building Components	Expansion Joint Allowance - Sky Bridge	10,829
Misc Site Improvements	Spa Equipment, Electric Heater - North Spa	8,620
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool & Sun Deck South	36,459
<b>Year 20 Total</b>		<b>660,692</b>

**Year 21: 2044**

Roofs	Roof, Modified Membrane - Tower 2nd Flr	68,854
Painting & Waterproofing	Paint Exterior Doors - Entry & Common	102,512

Category	Description	Cost
Elevators	Elevator Cab Refurbishment Allowance - South Pool House	33,463
Misc Building Components	Finish, Rubber Tile Floor - Gym Cardio Rm	13,294
Misc Building Components	Finish, Rubber Tile Floor - Sky Bridge	39,986
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	7,198
Furniture, Fixtures & Equipment	Fitness, Cardio, Stationary Bike	6,639
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	42,007
<b>Year 21 Total</b>		<b>313,953</b>

**Year 22: 2045**

Elevators	Elevator Modernization Allowance - Tower	2,080,939
Mechanical & Electrical	A/C Split System, 1.5 Ton - Phone Room	8,448
Mechanical & Electrical	A/C Split System, 3 Ton - Media Room	11,598
Misc Site Improvements	Park, BBQ Grill	7,158
<b>Year 22 Total</b>		<b>2,108,143</b>

**Year 23: 2046**

Painting & Waterproofing	Paint Exterior - South Pool House	28,598
Painting & Waterproofing	Paint Exterior - South Pool Shelter	2,696
Painting & Waterproofing	Paint Interior - South Pool House	4,142
Mechanical & Electrical	A/C PTAC Unit, 1 Ton - South Pool House Elev Rm	2,116
Mechanical & Electrical	A/C Split System, 2 Ton - South Pool House	10,303
Mechanical & Electrical	Drinking Fountain, Indoor - North Pool Restrooms	5,187
Mechanical & Electrical	Electrical Capital Allowance	670,573
Mechanical & Electrical	Fire Pump/Motor/Controller, 75 Hp	192,959
Misc Building Components	Door, Metal Overhead, 8 x 7 - Trash Room	3,035
Misc Building Components	Finish, Tile Floor - South Pool House Restrooms	11,928
Misc Building Components	Finish, Tile Floor - Tower Exterior Entry	22,721
Misc Building Components	Finish, Tile Walls - South Pool House	25,809
Misc Building Components	Railing, Alum Picket, 42" - Balconies	991,576
Misc Building Components	Railing, Alum Picket, 42" - Walkways	551,211
Misc Building Components	Restroom Renovation Allowance - South Pool House	49,701
Misc Site Improvements	Light Bollard - South Pool Deck	41,536
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - North Pool	48,232
Misc Site Improvements	Shelter, Metal Roof Panel w/Frame	15,348
Misc Site Improvements	Spa Equipment, Electric Heater - South Spa	9,420
Furniture, Fixtures & Equipment	Housekeeping, Floor Cleaner Machine	12,741
<b>Year 23 Total</b>		<b>2,699,832</b>

**Year 24: 2047**

Painting & Waterproofing	Paint Exterior - Tower (East Side)	233,616
Painting & Waterproofing	Paint Exterior - Tower Elevator Core	203,144
Paving	Asphalt Overlay	325,672
Mechanical & Electrical	A/C Split System, 5 Ton - Lobby	14,377

Category	Description	Cost
Mechanical & Electrical	Dehumidifier - Indoor Pool	131,757
Mechanical & Electrical	Drinking Fountain, Outdoor - South Pool House	5,343
Mechanical & Electrical	Generator, Deferred Maintenance Allowance	17,369
Misc Building Components	Access Control, Camera Surveillance System	120,850
Furniture, Fixtures & Equipment	Fitness, Weight Bench	1,950
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover	9,113
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/Mid Row	7,271
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension/Leg Curl	9,314
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Multi Press	9,113
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	4,502
<b>Year 24 Total</b>		<b>1,093,391</b>
<b>Year 25: 2048</b>		
Painting & Waterproofing	Paint Exterior - Tower (North Side)	387,091
Painting & Waterproofing	Waterproof Coating - Tower North Walkways	330,594
Paving	Asphalt Sealcoat & Restripe	41,961
Elevators	Elevator Replacement Allowance - South Pool House	485,433
Misc Building Components	Exterior Restoration/Structural/Engineering Allowance	418,477
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Indoor Pool	37,230
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South Pool	248,301
<b>Year 25 Total</b>		<b>1,949,087</b>
<b>Year 26: 2049</b>		
Mechanical & Electrical	A/C Split System, 10 Ton - Gym	38,816
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	40,702
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	17,241
Misc Site Improvements	Fence, Alum Picket	161,440
Misc Site Improvements	Pool Equipment, Electric Heater - Indoor Pool	12,280
<b>Year 26 Total</b>		<b>270,479</b>
<b>Year 27: 2050</b>		
Painting & Waterproofing	Paint Exterior - Sky Bridge	77,693
Painting & Waterproofing	Paint Exterior - Tower (South Side)	410,665
Painting & Waterproofing	Paint Exterior - Tower (West Side)	255,278
Painting & Waterproofing	Waterproof Coating - Tower South Balconies	472,264
Mechanical & Electrical	Domestic Water Pump/Motor, 10 Hp	20,962
Mechanical & Electrical	Fire Jockey Pump/Motor	13,596
Misc Site Improvements	Park, BBQ Grill	8,298
Misc Site Improvements	Pool Equipment, Filtration System - South Pool	59,136
Misc Site Improvements	Spa Equipment, Filtration System - North Spa	16,582
Misc Site Improvements	Spa Equipment, Filtration System - South Spa	22,376
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	30,682
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	14,651
<b>Year 27 Total</b>		<b>1,402,183</b>



Category	Description	Cost
<b>Year 28: 2051</b>		
Painting & Waterproofing	Paint Interior - Tower Common Areas	24,922
Mechanical & Electrical	A/C Package Unit - Sky Bridge	63,068
Mechanical & Electrical	Plumbing Capital Allowance	1,554,755
Misc Site Improvements	Pool Equipment, Filtration System - North Pool	47,329
Misc Site Improvements	Spa Equipment, Electric Heater - North Spa	10,920
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool & Sun Deck South	46,185
Furniture, Fixtures & Equipment	Lightning Protection System	32,696
<b>Year 28 Total</b>		<b>1,779,875</b>
<b>Year 29: 2052</b>		
Painting & Waterproofing	Paint Exterior Doors - Entry & Common	129,859
Misc Site Improvements	Pool Equipment, Filtration System - Indoor Pool	37,303
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North Spa	20,347
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South Spa	26,451
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	53,213
<b>Year 29 Total</b>		<b>267,173</b>
<b>Year 30: 2053</b>		
Paving	Asphalt Sealcoat & Restripe	48,644
Misc Building Components	Expansion Joint Allowance - Sky Bridge	14,554
Misc Site Improvements	Signage Letters & Address - Tower	14,554
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	21,831
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Media Room	60,641
<b>Year 30 Total</b>		<b>160,224</b>

## **Section 5**

# **Photographs**

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This section of the report includes various photographs of the property and were taken during the initial field inspection.



Condo Bldg Elevation, North



Condo Bldg Elevation, North



Condo Bldg Elevation, East



Condo Bldg Elevation, West



Condo Bldg P Level Elevators



Condo Bldg Covered Entrance



Condo Bldg Lobby



Condo Bldg Lobby



Condo Bldg Lobby Reception Desk



Condo Bldg Association Office



Condo Bldg Gym Cardio Rm



Condo Bldg Gym Weight Room





Condo Bldg Mail Rm Hallway



Condo Bldg Sauna



Condo Bldg North Pool Access Hallway



Condo Bldg North Pool Restroom



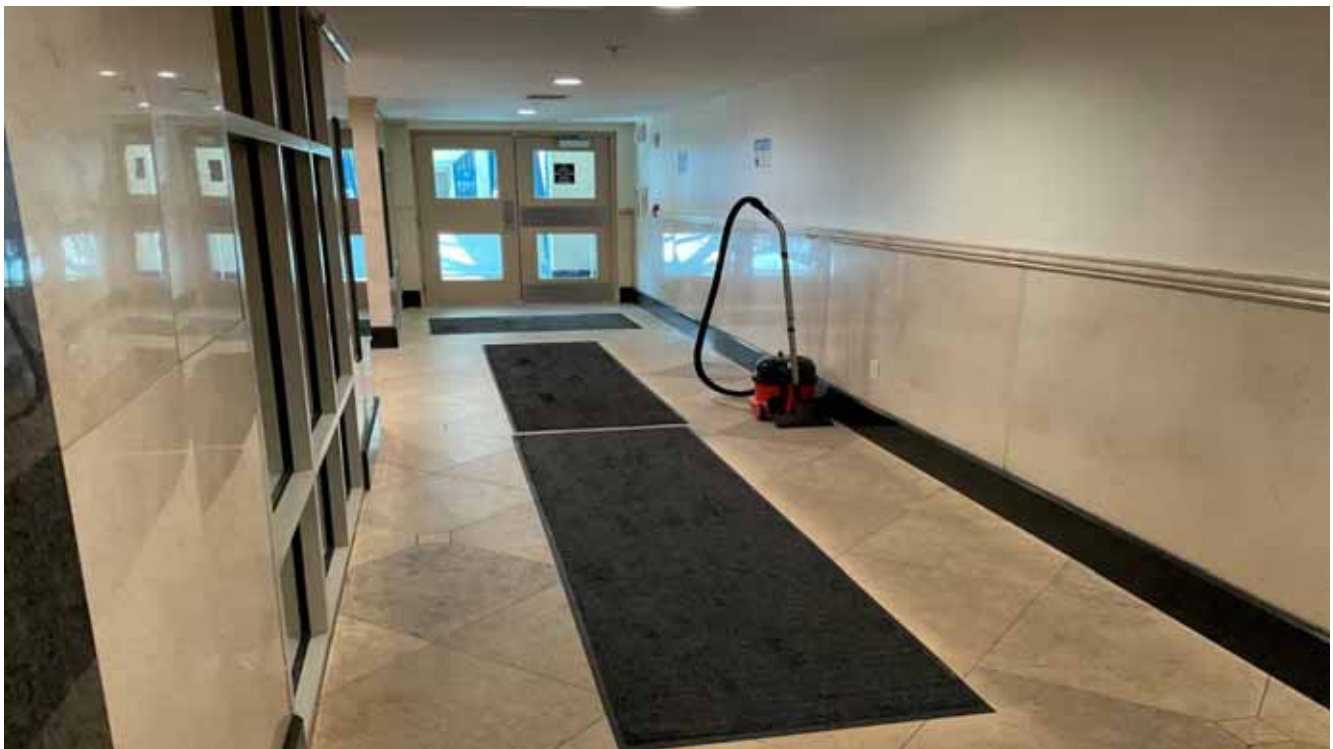
Condo Bldg Media Room



Condo Bldg Media Room



Condo Bldg Media Restroom



Condo Bldg Sky Bridge Access



Condo Bldg Typical Walkway



Condo Bldg Typical Walkway



Condo Bldg Domestic Water Pump System



Condo Bldg Trash Chute



Condo Bldg Elevator Equipment



Condo Bldg Elevator Equipment



Condo Bldg Fire Pump



Condo Bldg Fire Pump Controller





Condo Bldg Generator



Condo Bldg Generator



Condo Bldg Roof & A/C Stands



Condo Bldg Roof & A/C Stands



Condo Bldg Roof & A/C Stands



Condo Bldg Roof & A/C Stands



Condo Bldg Roof, Metal



Condo Bldg Roof, Metal



Condo Bldg Roof-2nd Floor



Condo Bldg Roof A/C Conduit Cover-2nd Floor



Indoor Pool



Indoor Pool Area Dehumidifier



Indoor Pool Equipment, Heater



Indoor Pool Equipment, Heater



North Pool



North Spa





North Pool & Spa Deck



North Pool Equipment, Heater



North Pool and Spa Equipment



North Pool and Spa Equipment



Retaining Wall



Condo Bldg Property Name Signage



Light Pole - Parking Lot



Light Pole - Parking Lot



Backflow Preventer



BBQ Grill Shelter



Paving, Asphalt - North Parking Lot



Paving, Asphalt - South Pool House



Sky Bridge



Sky Bridge



Sky Bridge



Sky Bridge





Sky Bridge Interior



Sky Bridge Interior



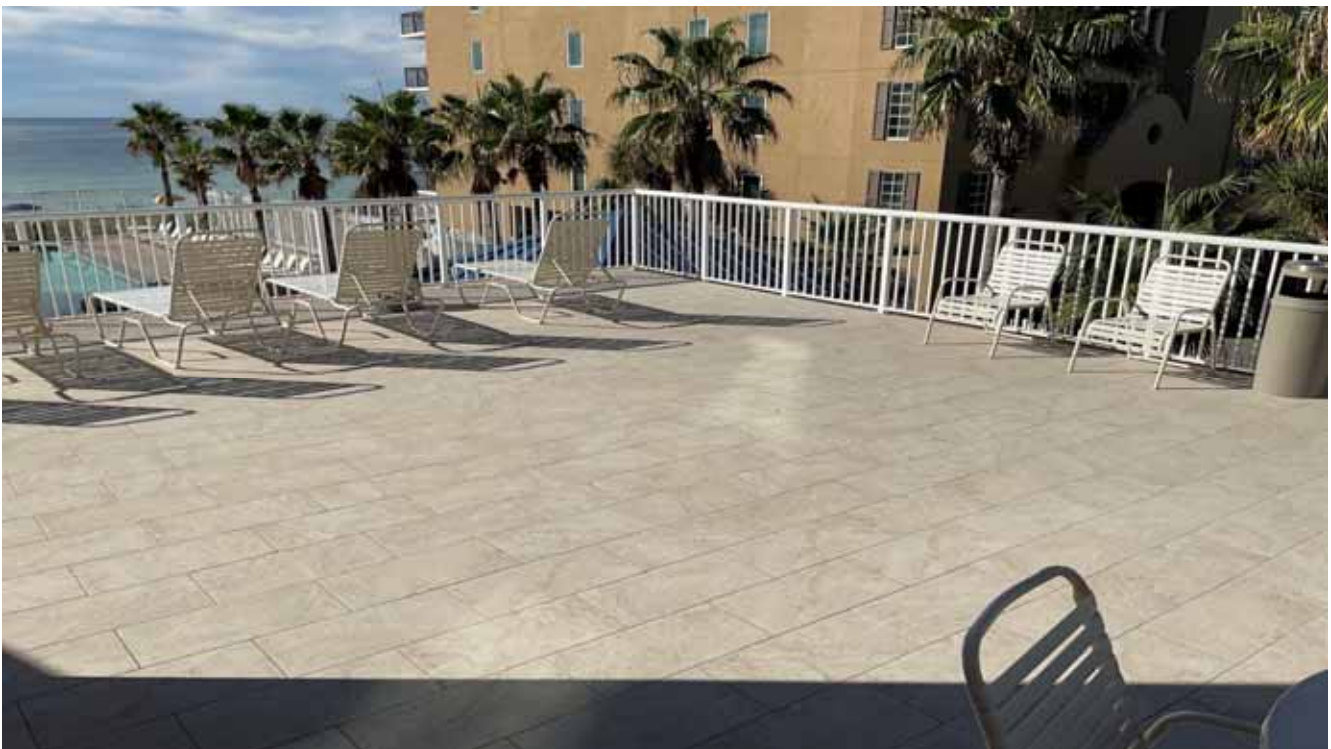
South Pool House



South Pool House



South Pool House



South Pool House Deck



South Pool House Stairwell



South Pool House Restroom



South Pool



South Pool Lazy River Section



South Pool and Spa



South Pool and Spa



South Spa



South Pool and Spa Equipment



South Pool Equipment



South Spa Equipment, Heater





South Pool Deck



South Pool Area Light Bollard



South Pool Area Fence



South Pool Area Fence



South Pool Area Shelter



South Pool Area Shelter



South Pool Beach Gate



Flagpole



Beach Dunewalk



Beach Dunewalk