

2026
Structural Integrity Reserve Study (SIRS)
and Traditional Reserve Study (Non-SIRS)



Castel Del Mare
Condominium Association, Inc.
1620 Stickney Point Road, Sarasota, Florida 34231

Report No: 9883 Version 2

January 1, 2026 - December 31, 2026



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June 15, 2025

Board of Directors
Castel Del Mare Condominium Association, Inc.
1620 Stickney Point Road
Sarasota, Florida 34231

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

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Castel Del Mare Condominium Association, Inc. property, located at 1620 Stickney Point Road in Sarasota, Florida.

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

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

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

Inspected and Prepared by

D.J. Muehlstedt, Jr., RS, PRA
Sr. Reserve Analyst/Insurance Appraiser



Reviewed by

Dreux Isaac, RS, PRA
President



Executive Summary

General Information

Property Name:	Castel Del Mare Condominium Association, Inc.	Report Run Date:	06/13/2025
Property Location:	Sarasota, Florida	Report No:	9883 Version 2
Property Number:	1194	Budget Year Begins:	01/01/2026
Property Type:	Condominium	Budget Year Ends:	12/31/2026
Total Units:	185		
Inspection Date(s):	01/21/2025		

Consolidated Findings

Reserve categories:	16
Reserve components:	103
Current cost of reserve components:	\$5,179,513
Current reserve funding contribution:	\$449,862
Estimated beginning year reserve balance:	\$678,000
Fully funded (ideal) reserve balance:	\$3,110,304
Fully funded percentage:	22%
Number of components scheduled for replacement in year 1:	26
Cost of components scheduled for replacement in year 1:	\$821,740

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	27.48%	\$186,321
Allocated to traditional reserve study (non-SIRS):	72.52%	\$491,679
Total	100.00%	\$678,000

Pooled Funding Plan

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

Recommended Funding Contributions

SIRS:	51.35%	\$268,872
Non-SIRS (waivable with majority vote of membership):	48.65%	\$254,773
Total	100.00%	\$523,645

Increase (decrease) \$ between current and recommended funding:	16.40%	\$73,783
Additional contributions (special assessments, loans, settlement):		\$0

Report Process

The purpose of this report is to provide Castel Del Mare Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2026 and ending December 31, 2026.

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

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

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

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

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

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

Why was the SIRS created?

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

Who is required to do a SIRS?

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

What is required to be included in a SIRS?

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

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

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

What is the deadline for completing the SIRS?

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

SIRS Components

Roofs

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

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

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

Structure

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

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

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

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

Fireproofing and Fire Protection

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

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

SIRS Components

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

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

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

Plumbing

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

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

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

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

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

SIRS Components

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

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

Electrical

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

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

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

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

Waterproofing and Exterior Painting

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

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

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

SIRS Components

Windows and Exterior Doors

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

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

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

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

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

Other SIRS Components

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

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions

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

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

718.112(2)(e) Budget meeting

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

718.112(2)(f) Annual budget

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;

2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;

3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;

4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;

5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;

6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

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

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

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

Recommendations and Findings

1. General Information

Property Name:	Castel Del Mare Condominium Association, Inc.		
Property Location:	Sarasota, Florida		
Property Number:	1194	Report Run Date:	06/13/2025
Property Type:	Condominium	Report No:	9883 Version 2
Total Units:	185	Budget Year Begins:	01/01/2026
Phase:	SIRS (1 of 2)	Budget Year Ends:	12/31/2026

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	21
Total current cost of all scheduled reserve components:	\$1,868,976
Estimated Beginning Year Reserve Balance:	\$186,321
Total number of components scheduled for replacement in the 2026 Budget Year:	7
Total cost of components scheduled for replacement in the 2026 Budget Year:	\$358,106

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$230,987
Recommended 2026 Reserve Funding Contribution Amount:	\$268,872
Recommended 2026 Planned Special Assessment Amount:	\$0
Total 2026 Reserve Funding and Planned Special Assessment Amount:	\$268,872
Increase (decrease) between Current & Recommended Contribution Amounts:	\$37,885
Increase (decrease) between Current & Recommended Contribution Amounts:	16.40%

Chart A

2026 Current Reserve Component Costs

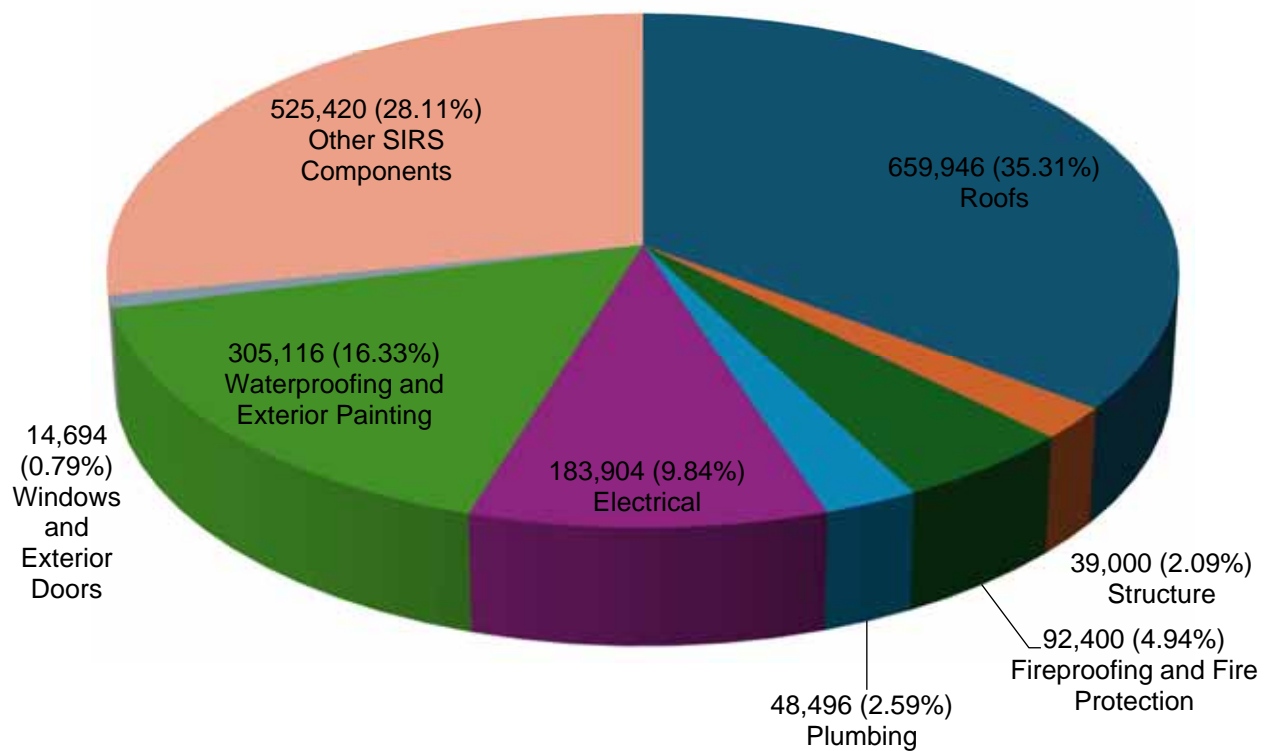


Chart B
2026 Actual vs. 100% Funded Reserve Balances

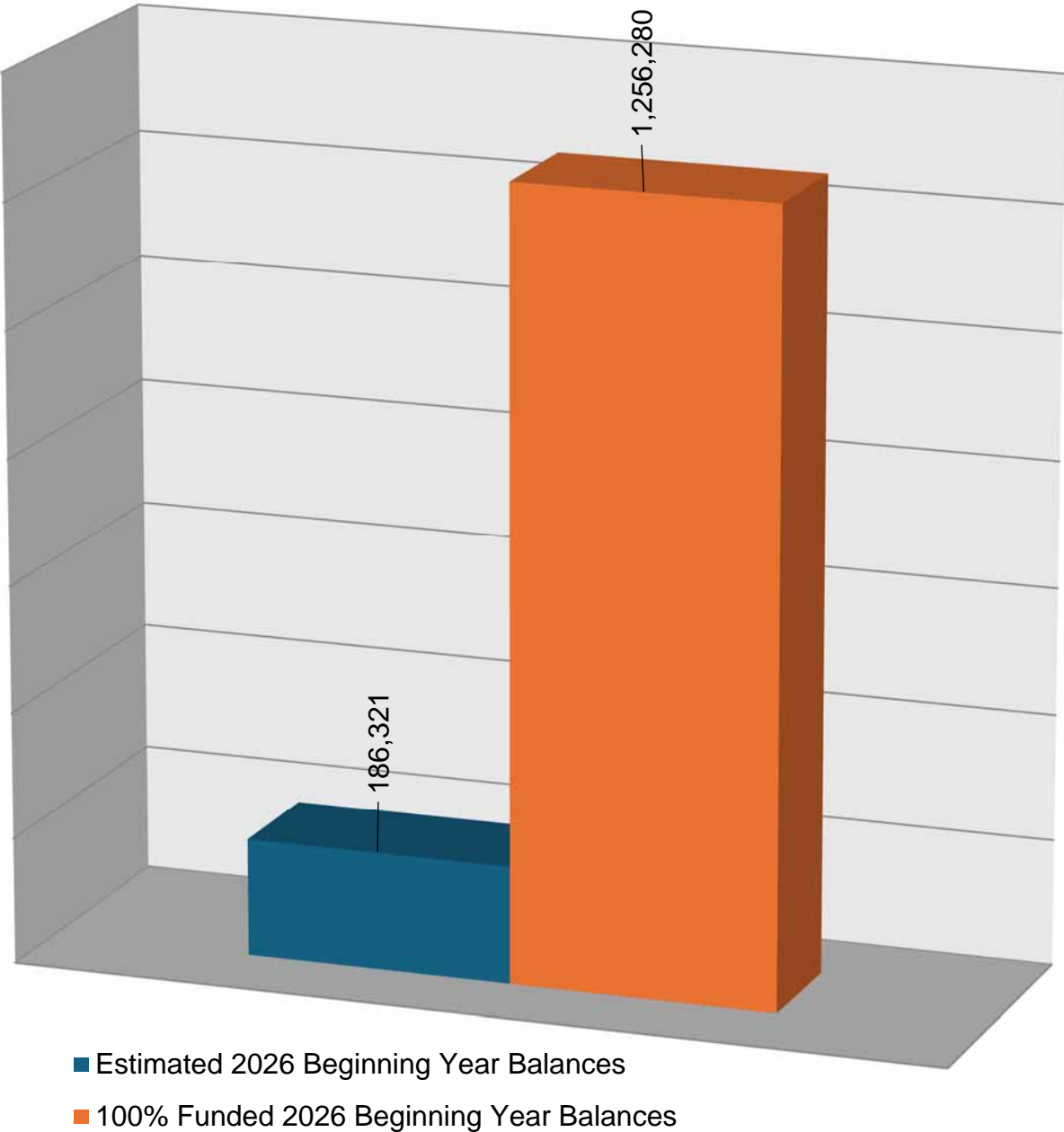


Chart C

2026 Funding Contribution Comparisons

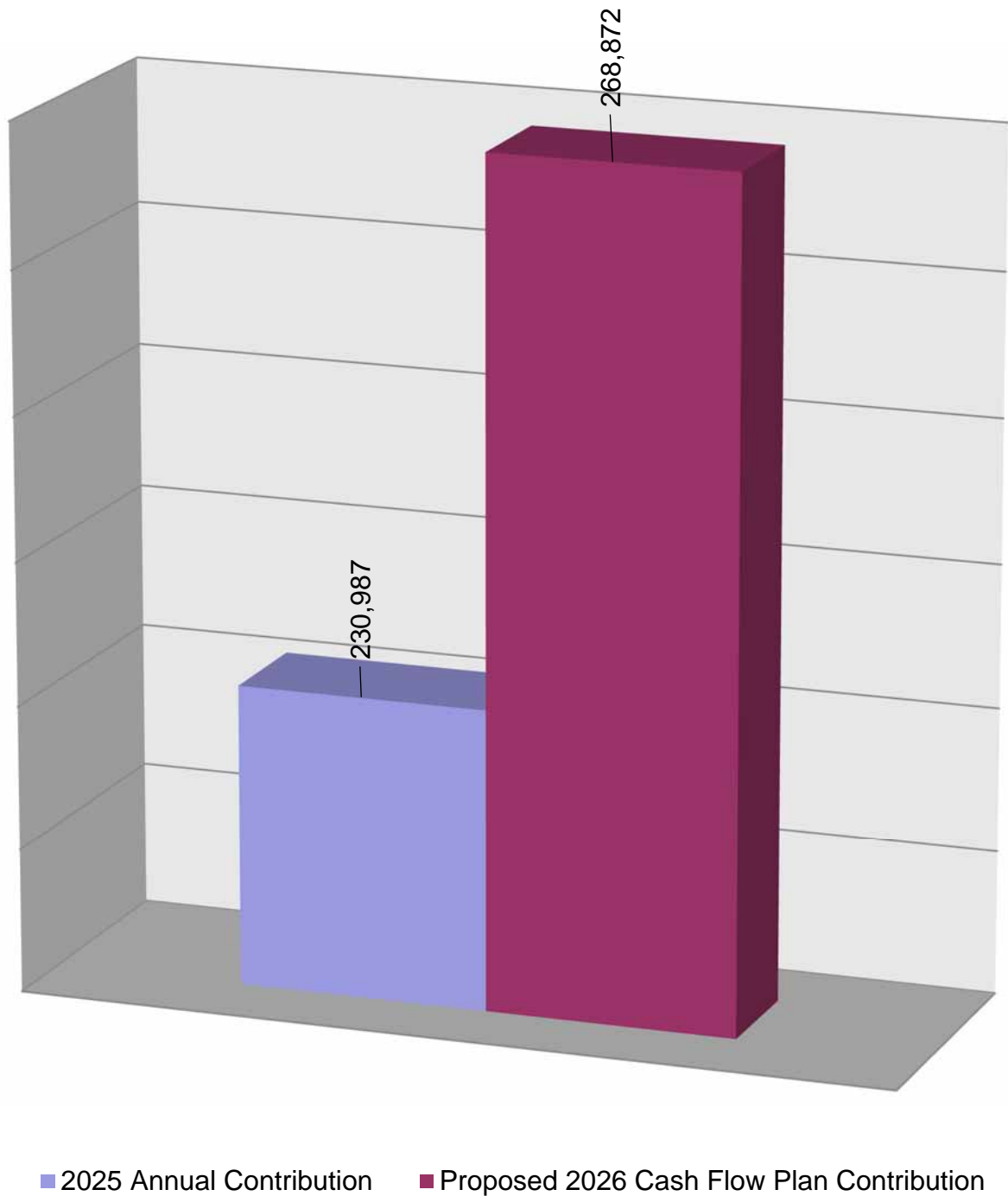
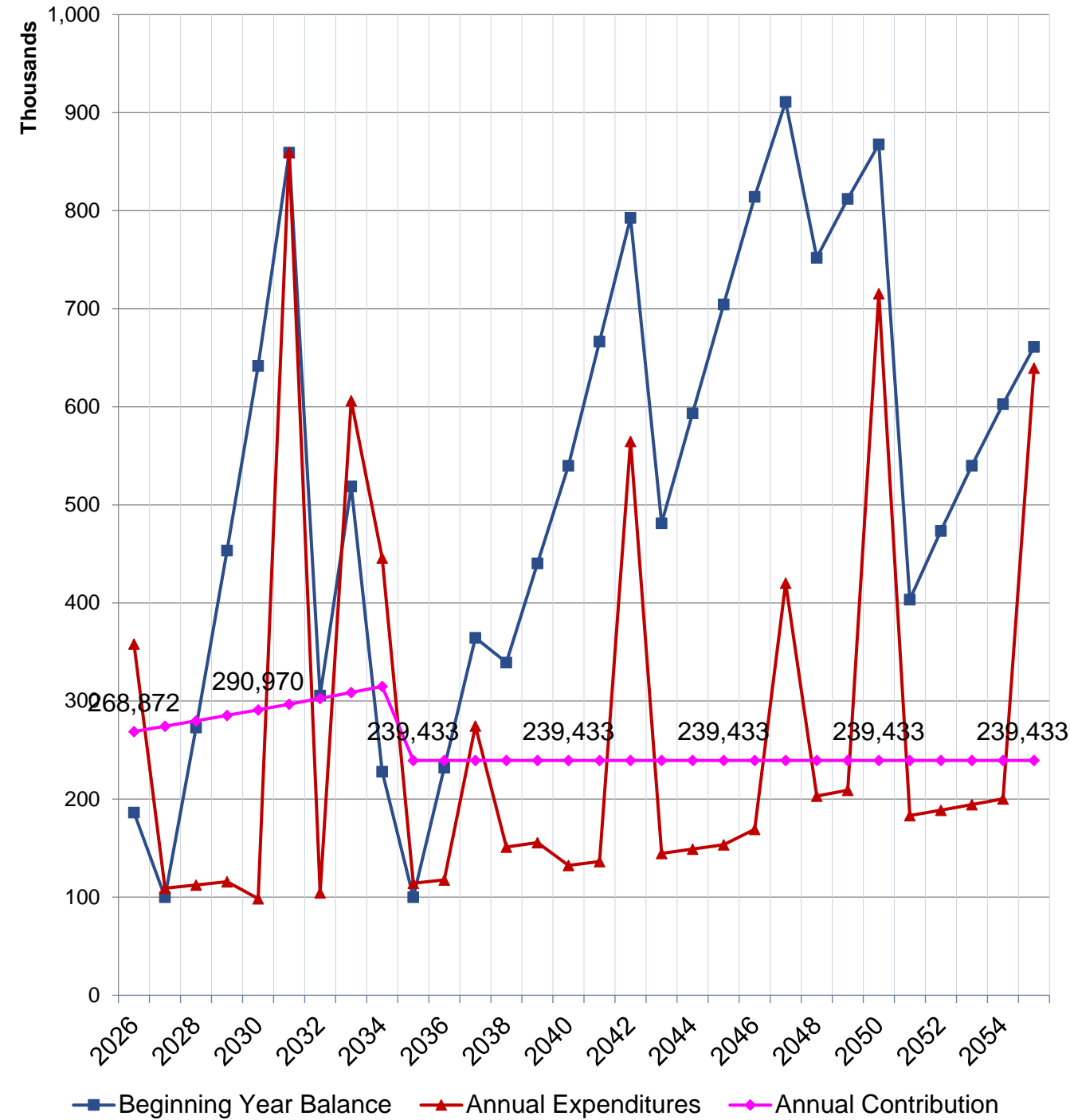


Chart D
30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	659,946	20-28	1-6
Structure	39,000	1	1
Fireproofing and Fire Protection	92,400	25	12
Plumbing	48,496	1	1
Electrical	183,904	40	30
Waterproofing and Exterior Painting	305,116	8-10	1-4
Windows and Exterior Doors	14,694	8	1
Other SIRS Components	525,420	30-50	8-22
Grand Total	1,868,976		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Concrete Barrel Tile - Bldg 1	155	Squares	1,406.00	217,930	28	6
Roof, Concrete Barrel Tile - Bldg 2	155	Squares	1,406.00	217,930	28	6
Roof, Concrete Barrel Tile - Bldg 3	155	Squares	1,406.00	217,930	28	6
Roof, Modified Bitumen - Bldg 1	1	Squares	2,052.00	2,052	20	1
Roof, Modified Bitumen - Bldg 2	1	Squares	2,052.00	2,052	20	1
Roof, Modified Bitumen - Bldg 3	1	Squares	2,052.00	2,052	20	1
Roofs Total	6	Components		659,946	20-28	1-6
Structure						
Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	1	Total	39,000.00	39,000	1	1
Structure Total	1	Components		39,000	1	1
Fireproofing and Fire Protection						
Fire Alarm System - Bldgs 1, 2, 3	3	Each	30,800.00	92,400	25	12
Fireproofing and Fire Protection Total	1	Components		92,400	25	12
Plumbing						
Plumbing Capital Allowance - Bldg 1,2,3	112	Units	433.00	48,496	1	1
Plumbing Total	1	Components		48,496	1	1
Electrical						
Electrical Capital Allowance - Bldg 1,2,3 (Prorate \$/32 RL)	112	Units	1,642.00	183,904	40	30
Electrical Total	1	Components		183,904	40	30
Waterproofing and Exterior Painting						
Paint Exterior and Waterproof - Bldg 1,2,3	112	Units	2,230.00	249,760	8	1
Re-Coach Walkways - Bldg 1	4,636	Sq Ft	3.98	18,452	10	4
Re-Coach Walkways - Bldg 2	4,636	Sq Ft	3.98	18,452	10	3
Re-Coach Walkways - Bldg 3	4,636	Sq Ft	3.98	18,452	10	2
Waterproofing and Exterior Painting Total	4	Components		305,116	8-10	1-4

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Windows and Exterior Doors						
Door & Frame Allowance - Bldg 1,2,3 Common Areas (+/-24 Doors)	6	Each	2,449.00	14,694	8	1
Windows and Exterior Doors Total	1	Components		14,694	8	1
Other SIRS Components						
Railing Replacement - Bldg 1	1,275	Ln Ft	106.00	135,150	50	8
Railing Replacement - Bldg 2	1,275	Ln Ft	106.00	135,150	50	8
Railing Replacement - Bldg 3	1,275	Ln Ft	106.00	135,150	50	8
Stairs, Steel Pan Restoration Allowance - Bldg 1	2	Each	19,994.82	39,990	30	22
Stairs, Steel Pan Restoration Allowance - Bldg 2	2	Each	19,994.82	39,990	30	22
Stairs, Steel Pan Restoration Allowance - Bldg 3	2	Each	19,994.82	39,990	30	22
Other SIRS Components Total	6	Components		525,420	30-50	8-22
Grand Total	21	Components		1,868,976		

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	2026	186,321	268,872	16.40%	0	358,106	3.00%	2,913	3.00%	100,000
2	2027	100,000	274,234	1.99%	0	109,127	3.00%	7,953	3.00%	273,060
3	2028	273,060	279,703	1.99%	0	112,400	3.00%	13,211	3.00%	453,574
4	2029	453,574	285,281	1.99%	0	115,772	3.00%	18,692	3.00%	641,775
5	2030	641,775	290,970	1.99%	0	98,478	3.00%	25,028	3.00%	859,295
6	2031	859,295	296,772	1.99%	0	859,355	3.00%	8,901	3.00%	305,613
7	2032	305,613	302,690	1.99%	0	104,475	3.00%	15,115	3.00%	518,943
8	2033	518,943	308,726	1.99%	0	606,260	3.00%	6,642	3.00%	228,051
9	2034	228,051	314,875	1.99%	0	445,839	3.00%	2,913	3.00%	100,000
10	2035	100,000	239,433	-23.96%	0	114,162	3.00%	6,758	3.00%	232,029
11	2036	232,029	239,433	0.00%	0	117,588	3.00%	10,616	3.00%	364,490
12	2037	364,490	239,433	0.00%	0	274,560	3.00%	9,881	3.00%	339,244
13	2038	339,244	239,433	0.00%	0	151,057	3.00%	12,829	3.00%	440,449
14	2039	440,449	239,433	0.00%	0	155,588	3.00%	15,729	3.00%	540,023
15	2040	540,023	239,433	0.00%	0	132,346	3.00%	19,413	3.00%	666,523
16	2041	666,523	239,433	0.00%	0	136,316	3.00%	23,089	3.00%	792,729
17	2042	792,729	239,433	0.00%	0	564,777	3.00%	14,022	3.00%	481,407
18	2043	481,407	239,433	0.00%	0	144,617	3.00%	17,287	3.00%	593,510
19	2044	593,510	239,433	0.00%	0	148,956	3.00%	20,520	3.00%	704,507
20	2045	704,507	239,433	0.00%	0	153,425	3.00%	23,715	3.00%	814,230
21	2046	814,230	239,433	0.00%	0	169,145	3.00%	26,536	3.00%	911,054
22	2047	911,054	239,433	0.00%	0	420,273	3.00%	21,906	3.00%	752,120
23	2048	752,120	239,433	0.00%	0	203,007	3.00%	23,656	3.00%	812,202
24	2049	812,202	239,433	0.00%	0	209,098	3.00%	25,276	3.00%	867,813
25	2050	867,813	239,433	0.00%	0	715,441	3.00%	11,754	3.00%	403,559
26	2051	403,559	239,433	0.00%	0	183,197	3.00%	13,794	3.00%	473,589
27	2052	473,589	239,433	0.00%	0	188,693	3.00%	15,730	3.00%	540,059
28	2053	540,059	239,433	0.00%	0	194,354	3.00%	17,554	3.00%	602,692
29	2054	602,692	239,433	0.00%	0	200,184	3.00%	19,258	3.00%	661,199
30	2055	661,199	239,433	0.00%	0	639,571	3.00%	7,832	3.00%	268,893
Grand Total			7,650,216		0	8,026,167		458,523		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Roofs	Roof, Modified Bitumen - Bldg 1	2,052
Roofs	Roof, Modified Bitumen - Bldg 2	2,052
Roofs	Roof, Modified Bitumen - Bldg 3	2,052
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	39,000
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	48,496
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldg 1,2,3	249,760
Windows and Exterior Doors	Door & Frame Allowance - Bldg 1,2,3 Common Areas (+/-24 Doors)	14,694
Year 1 Total		358,106
Year 2: 2027		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	40,170
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	49,951
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 3	19,006
Year 2 Total		109,127
Year 3: 2028		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	41,375
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	51,449
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 2	19,576
Year 3 Total		112,400
Year 4: 2029		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	42,616
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	52,993
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 1	20,163
Year 4 Total		115,772
Year 5: 2030		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	43,895
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	54,583
Year 5 Total		98,478
Year 6: 2031		
Roofs	Roof, Concrete Barrel Tile - Bldg 1	252,641
Roofs	Roof, Concrete Barrel Tile - Bldg 2	252,641
Roofs	Roof, Concrete Barrel Tile - Bldg 3	252,641
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	45,212
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	56,220
Year 6 Total		859,355

Category	Description	Cost
Year 7: 2032		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	46,568
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	57,907
Year 7 Total		104,475
Year 8: 2033		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	47,965
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	59,644
Other SIRS Components	Railing Replacement - Bldg 1	166,217
Other SIRS Components	Railing Replacement - Bldg 2	166,217
Other SIRS Components	Railing Replacement - Bldg 3	166,217
Year 8 Total		606,260
Year 9: 2034		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	49,404
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	61,433
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldg 1,2,3	316,388
Windows and Exterior Doors	Door & Frame Allowance - Bldg 1,2,3 Common Areas (+/-24 Doors)	18,614
Year 9 Total		445,839
Year 10: 2035		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	50,886
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	63,276
Year 10 Total		114,162
Year 11: 2036		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	52,413
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	65,175
Year 11 Total		117,588
Year 12: 2037		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	53,985
Fireproofing and Fire Protection	Fire Alarm System - Bldgs 1, 2, 3	127,903
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	67,130
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 3	25,542
Year 12 Total		274,560
Year 13: 2038		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	55,605

Category	Description	Cost
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	69,144
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 2	26,308
Year 13 Total		151,057
Year 14: 2039		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	57,273
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	71,218
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 1	27,097
Year 14 Total		155,588
Year 15: 2040		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	58,991
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	73,355
Year 15 Total		132,346
Year 16: 2041		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	60,761
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	75,555
Year 16 Total		136,316
Year 17: 2042		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	62,584
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	77,822
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldg 1,2,3	400,791
Windows and Exterior Doors	Door & Frame Allowance - Bldg 1,2,3 Common Areas (+/-24 Doors)	23,580
Year 17 Total		564,777
Year 18: 2043		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	64,461
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	80,156
Year 18 Total		144,617
Year 19: 2044		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	66,395
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	82,561
Year 19 Total		148,956
Year 20: 2045		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	68,387
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	85,038
Year 20 Total		153,425

Category	Description	Cost
Year 21: 2046		
Roofs	Roof, Modified Bitumen - Bldg 1	3,706
Roofs	Roof, Modified Bitumen - Bldg 2	3,706
Roofs	Roof, Modified Bitumen - Bldg 3	3,706
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	70,438
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	87,589
Year 21 Total		169,145
Year 22: 2047		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	72,551
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	90,217
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 3	34,326
Other SIRS Components	Stairs, Steel Pan Restoration Allowance - Bldg 1	74,393
Other SIRS Components	Stairs, Steel Pan Restoration Allowance - Bldg 2	74,393
Other SIRS Components	Stairs, Steel Pan Restoration Allowance - Bldg 3	74,393
Year 22 Total		420,273
Year 23: 2048		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	74,728
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	92,923
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 2	35,356
Year 23 Total		203,007
Year 24: 2049		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	76,970
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	95,711
Waterproofing and Exterior Painting	Re-Coat Walkways - Bldg 1	36,417
Year 24 Total		209,098
Year 25: 2050		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	79,279
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	98,582
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldg 1,2,3	507,710
Windows and Exterior Doors	Door & Frame Allowance - Bldg 1,2,3 Common Areas (+/-24 Doors)	29,870
Year 25 Total		715,441
Year 26: 2051		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	81,657
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	101,540
Year 26 Total		183,197

Category	Description	Cost
Year 27: 2052		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	84,107
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	104,586
Year 27 Total		188,693
Year 28: 2053		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	86,630
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	107,724
Year 28 Total		194,354
Year 29: 2054		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	89,229
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	110,955
Year 29 Total		200,184
Year 30: 2055		
Structure	Building Restoration/Structural/Engineering Allowance - Bldg 1,2,3	91,906
Plumbing	Plumbing Capital Allowance - Bldg 1,2,3	114,284
Electrical	Electrical Capital Allowance - Bldg 1,2,3 (Prorate \$/32 RL)	433,381
Year 30 Total		639,571

Recommendations and Findings

1. General Information

Property Name:	Castel Del Mare Condominium Association, Inc.		
Property Location:	Sarasota, Florida		
Property Number:	1194	Report Run Date:	06/13/2025
Property Type:	Condominium	Report No:	9883 Version 2
Total Units:	185	Budget Year Begins:	01/01/2026
Phase:	Non-SIRS (2 of 2)	Budget Year Ends:	12/31/2026

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	82
Total current cost of all scheduled reserve components:	\$3,310,537
Estimated Beginning Year Reserve Balance:	\$491,679
Total number of components scheduled for replacement in the 2026 Budget Year:	19
Total cost of components scheduled for replacement in the 2026 Budget Year:	\$463,634

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$218,875
Recommended 2026 Reserve Funding Contribution Amount:	\$254,773
Recommended 2026 Planned Special Assessment Amount:	\$0
Total 2026 Reserve Funding and Planned Special Assessment Amount:	\$254,773
Increase (decrease) between Current & Recommended Contribution Amounts:	\$35,898
Increase (decrease) between Current & Recommended Contribution Amounts:	16.40%

Chart A

2026 Current Reserve Component Costs

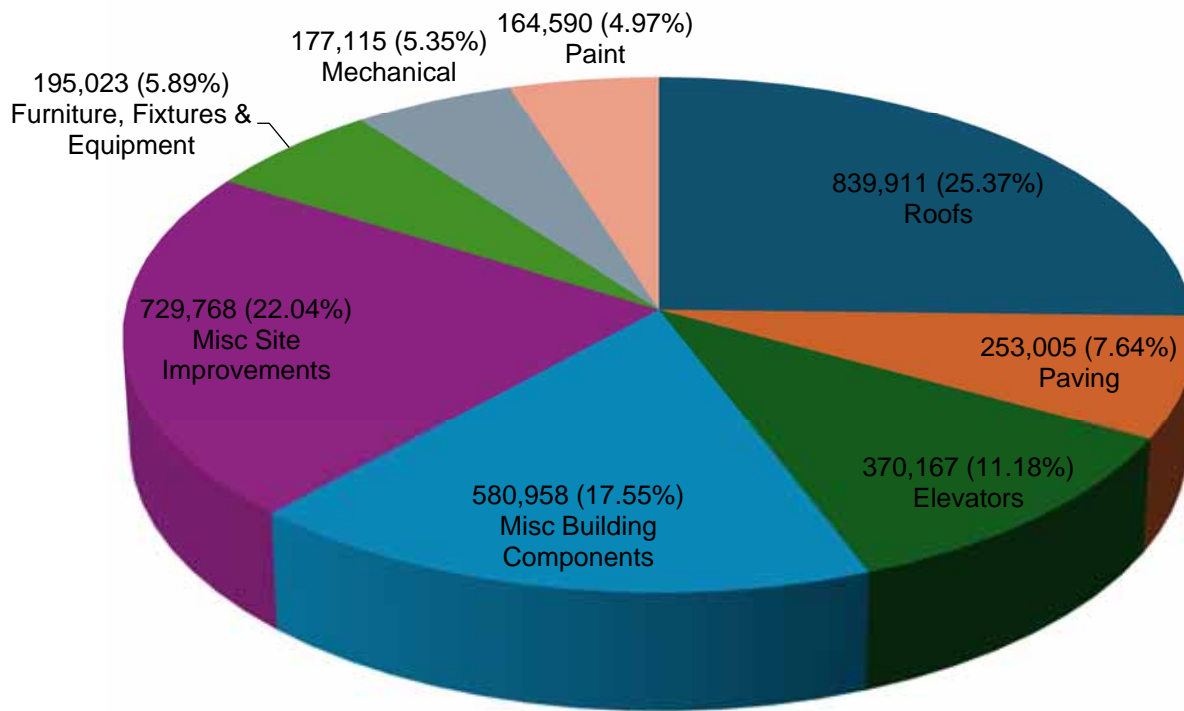


Chart B
2026 Actual vs. 100% Funded Reserve Balances

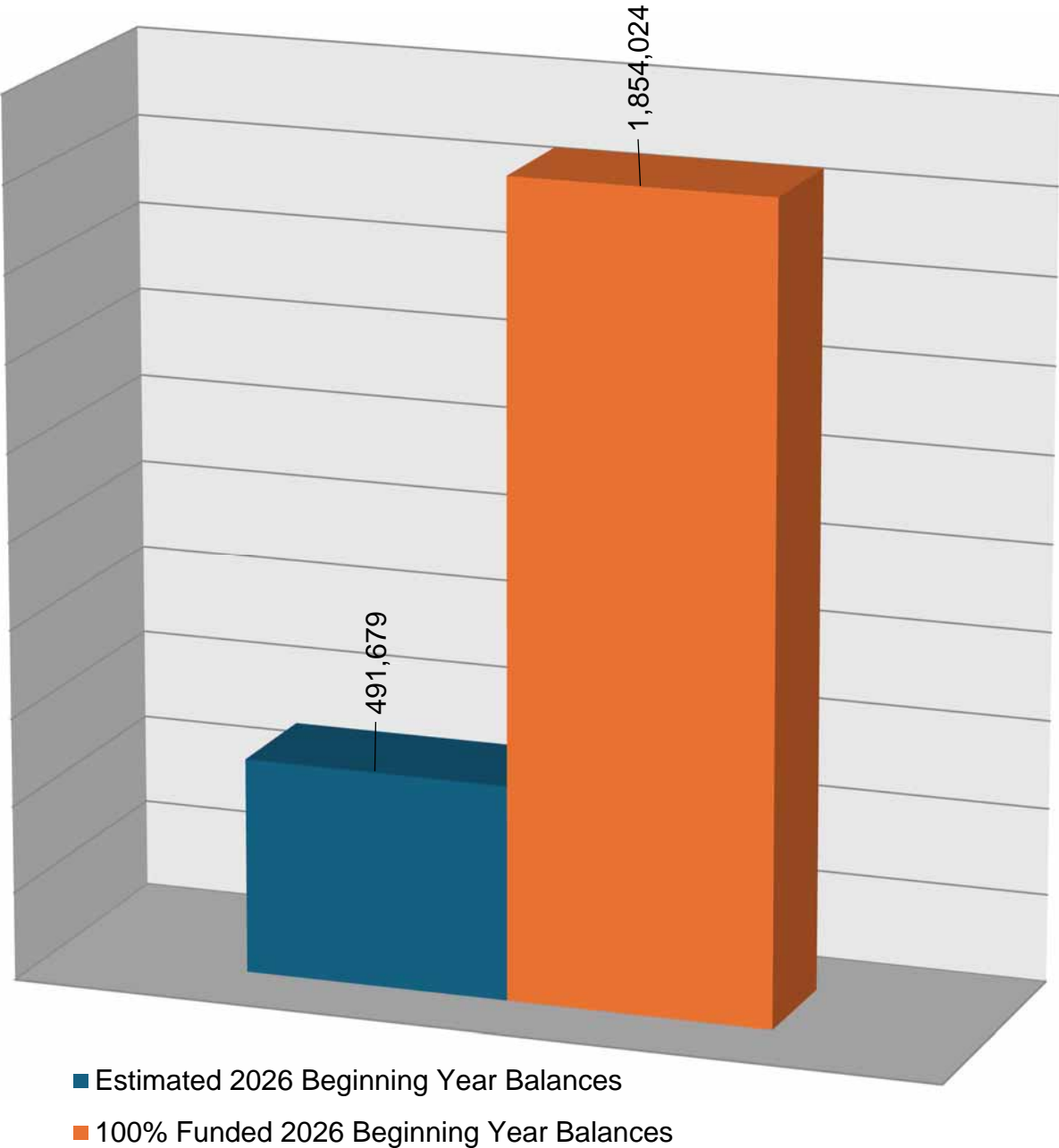


Chart C
2026 Funding Contribution Comparisons

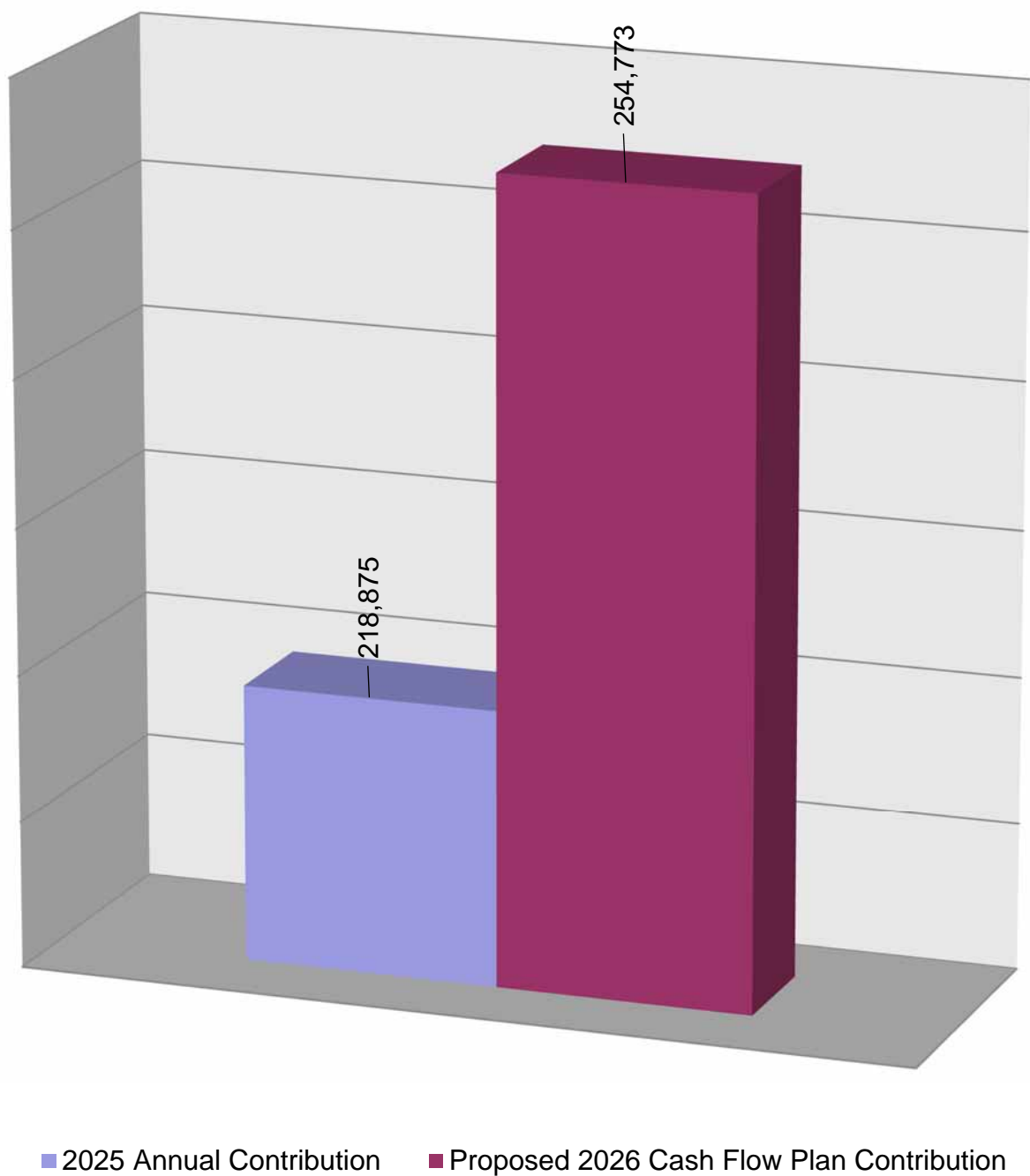
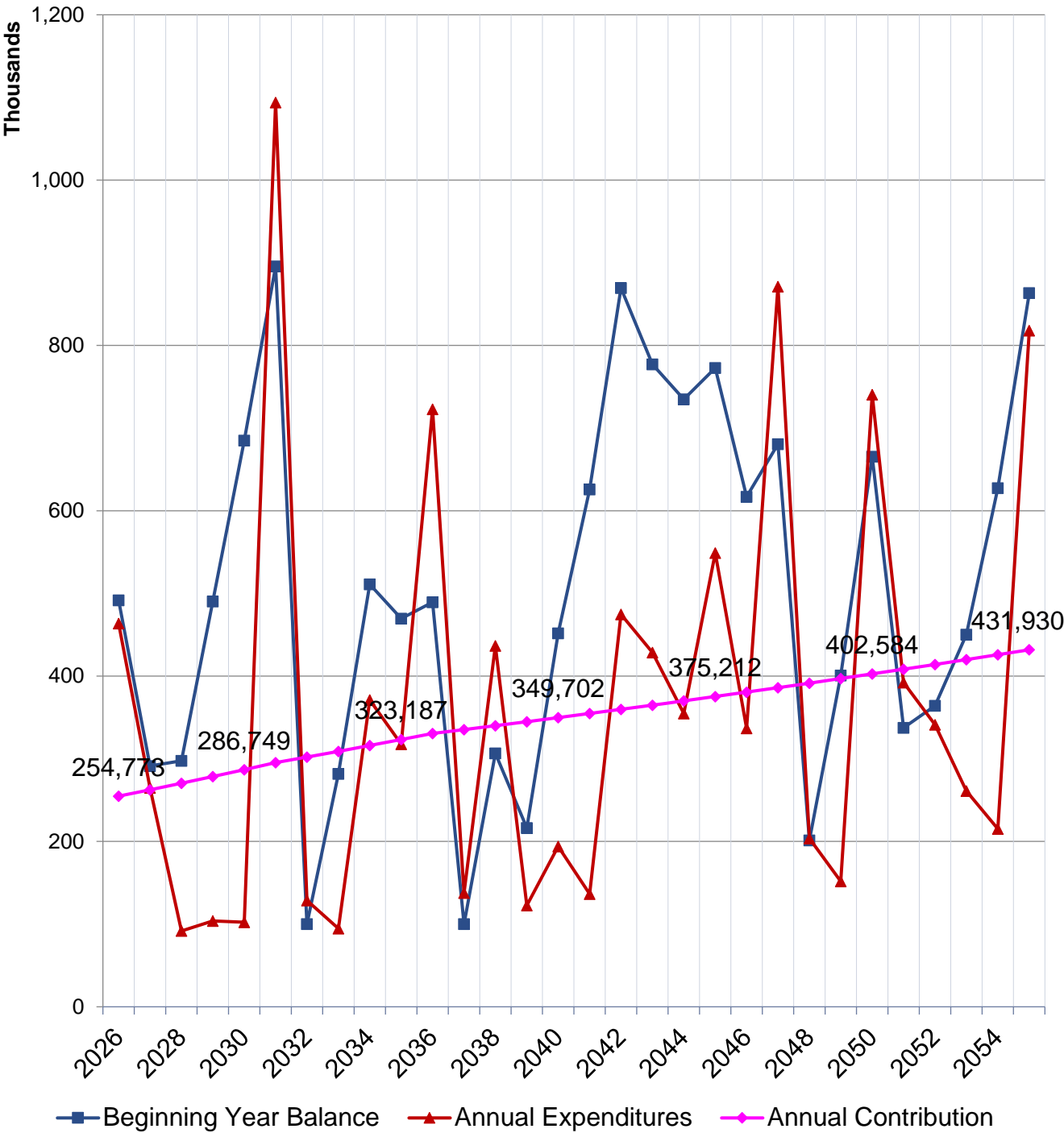


Chart D
30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	839,911	5-28	1-27
Paving	253,005	4-24	2-13
Elevators	370,167	15-26	2-11
Misc Building Components	580,958	1-30	1-21
Misc Site Improvements	729,768	1-36	1-25
Furniture, Fixtures & Equipment	195,023	8-20	2-15
Mechanical	177,115	1-40	1-30
Paint	164,590	8	1
Grand Total	3,310,537		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Chemical Treatment - Barrel Tile Roofs	1	Total	19,567.00	19,567	5	5
Roof, Concrete Barrel Tile - Bldg 4	100	Squares	1,406.00	140,600	28	6
Roof, Concrete Barrel Tile - Bldg 5	100	Squares	1,406.00	140,600	28	6
Roof, Concrete Barrel Tile - Bldg 6	120	Squares	1,406.00	168,720	28	6
Roof, Concrete Barrel Tile - Bldg 7	120	Squares	1,406.00	168,720	28	6
Roof, Concrete Barrel Tile - Bldg 8	120	Squares	1,406.00	168,720	28	6
Roof, Concrete Barrel Tile - Maintenance Shed	4	Squares	1,406.00	5,624	28	27
Roof, Concrete Barrel Tile - Office/Rec Bldg	18	Squares	1,406.00	25,308	28	6
Roof, Modified Bitumen - Office/Rec Bldg	1	Squares	2,052.00	2,052	20	1
Roofs Total	9	Components		839,911	5-28	1-27
Paving						
Asphalt Overlay, 1.25" Milled - Carports	1,495	Sq Yds	16.86	25,206	24	2
Asphalt Overlay, 1.25" Milled - Except Carports	12,181	Sq Yds	16.86	205,372	20	13
Asphalt Sealcoat & Restripe Allowance - Carports	13,675	Sq Yds	1.64	22,427	4	3
Paving Total	3	Components		253,005	4-24	2-13
Elevators						
Elevator Cab Refurbishment Allowance - Bldg 1	1	Each	6,417.00	6,417	15	2
Elevator Cab Refurbishment Allowance - Bldg 2	1	Each	6,417.00	6,417	15	2
Elevator Cab Refurbishment Allowance - Bldg 3	1	Each	6,417.00	6,417	15	2
Elevator Modernization Allowance - Bldg 1	4	Stops	29,243.00	116,972	26	11
Elevator Modernization Allowance - Bldg 2	4	Stops	29,243.00	116,972	26	11
Elevator Modernization Allowance - Bldg 3	4	Stops	29,243.00	116,972	26	11
Elevators Total	6	Components		370,167	15-26	2-11
Misc Building Components						
Floor Finishes						
Finish, Carpet - Office/Rec Bldg	110	Sq Yds	59.78	6,576	12	2
Finish, Tile Floor - Bldg 5 Laundry Rm	251	Sq Ft	19.55	4,908	24	9
Finish, Tile Floor - Bldg 7 Laundry Rm	328	Sq Ft	19.55	6,413	24	9
Finish, Tile Floor - Circular Pool R/R	96	Sq Ft	19.55	1,877	24	15
Finish, Tile Floor - Office/Rec Bldg R/R	96	Sq Ft	19.55	1,877	24	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Gutters & Downspouts						
Gutters & Downspouts - Bldg 1	1,235	Ln Ft	8.18	10,103	25	2
Gutters & Downspouts - Bldg 2	1,235	Ln Ft	8.18	10,103	25	2
Gutters & Downspouts - Bldg 3	1,235	Ln Ft	8.18	10,103	25	2
Gutters & Downspouts - Bldg 4	666	Ln Ft	8.18	5,448	25	2
Gutters & Downspouts - Bldg 5	666	Ln Ft	8.18	5,448	25	2
Gutters & Downspouts - Bldg 6	696	Ln Ft	8.18	5,694	25	2
Gutters & Downspouts - Bldg 7	696	Ln Ft	8.18	5,694	25	2
Gutters & Downspouts - Bldg 8	696	Ln Ft	8.18	5,694	25	2
Restoration						
Building Restoration/Structural/Engineering Allowance - Bldg 4-8	1	Total	26,000.00	26,000	1	1
Stairs						
Staircase Replacement - 2 Story Bldgs (2013)	12	Each	13,195.00	158,340	30	18
Staircase Replacement - 2 Story Bldgs (2014)	6	Each	13,195.00	79,170	30	19
Staircase Replacement - 2 Story Bldgs (2015)	6	Each	13,195.00	79,170	30	20
Staircase Replacement - 2 Story Bldgs (2016)	6	Each	13,195.00	79,170	30	21
Staircase Replacement - 2 Story Bldgs (2026)	6	Each	13,195.00	79,170	30	1
Misc Building Components Total	19	Components		580,958	1-30	1-21
Misc Site Improvements						
Carports						
Carport Restoration Allowance	1	Total	32,083.00	32,083	18	1
Carport, Metal Roof & Frame - Bldg 1	9,400	Sq Ft	28.63	269,122	36	22
Carport, Metal Roof & Frame - Bldg 2	4,048	Sq Ft	28.63	115,895	36	22
Paint Exterior - Carport Structures	1	Total	10,103.00	10,103	8	1
Lift Station						
Lift Station Control Panel	1	Total	4,605.00	4,605	10	1
Lift Station Floats	1	Total	2,632.00	2,632	5	1
Lift Station Lines	1	Total	39,468.00	39,468	30	1
Lift Station Pump/Motor	1	Each	13,023.00	13,023	8	1
Lift Station Pump/Motor	1	Each	13,023.00	13,023	8	1
Misc Improvements						
Fence, PVC, 6' Solid Panel - Maintenance	180	Ln Ft	54.89	9,881	15	13
Fence, Vinyl Picket - Office/Rec Pool Fence	60	Ln Ft	85.53	5,132	24	9
Fence, Vinyl Picket - Round Pool Fence	80	Ln Ft	89.89	7,192	20	5
Landscaping Allowance	1	Total	6,417.00	6,417	1	1
Paint Exterior - Property Site Wall	1	Total	11,761.00	11,761	8	1
Rebuild Lake Gazebo	1	Total	20,916.00	20,916	24	6
Swimming Pools						
Pool Deck Pavers - Office/Rec Area	1,736	Sq Ft	10.98	19,062	30	21
Pool Deck Pavers - Round	628	Sq Ft	10.98	6,896	30	21

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Equipment, Heater, Gas - Office/Rec Pool						
Pool Equipment, Heater, Gas - Office/Rec Pool	1	Each	5,318.00	5,318	6	1
Pool Equipment, Heater, Gas - Round Pool						
Pool Equipment, Heater, Gas - Round Pool	1	Each	5,318.00	5,318	6	1
Pool Equipment, Pump/Motor/Filter Allow - Circular						
Pool Equipment, Pump/Motor/Filter Allow - Circular	1	Total	6,417.00	6,417	2	2
Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec						
Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	1	Total	6,417.00	6,417	2	2
Pool Finish, Coping - Office/Rec Pool						
Pool Finish, Coping - Office/Rec Pool	1	Total	10,657.00	10,657	30	2
Pool Finish, Coping - Round Pool						
Pool Finish, Coping - Round Pool	1	Total	8,683.00	8,683	30	25
Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool						
Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	1	Total	44,095.00	44,095	15	11
Pool Finish, Exposed Aggregate/Tile - Round Pool						
Pool Finish, Exposed Aggregate/Tile - Round Pool	1	Total	31,180.00	31,180	15	10
Tennis / Shuffleboard Courts						
Shuffleboard Court, Refinish						
Shuffleboard Court, Refinish	2	Each	991.00	1,982	7	4
Tennis Court Fencing, VC Chain Link						
Tennis Court Fencing, VC Chain Link	1	Total	14,652.00	14,652	22	6
Tennis Court Resurfacing, Asphalt						
Tennis Court Resurfacing, Asphalt	1	Sgl Ct	7,838.00	7,838	7	6
Misc Site Improvements Total	28	Components		729,768	1-36	1-25
Furniture, Fixtures & Equipment						
Furniture, Outdoor - Office/Rec Pool Deck						
Furniture, Outdoor - Office/Rec Pool Deck	1	Total	9,600.00	9,600	8	2
Furniture, Outdoor - Round Pool Deck						
Furniture, Outdoor - Round Pool Deck	1	Total	12,453.45	12,454	8	2
Laundry, Washer/Dryer Set - Speed Quenn						
Laundry, Washer/Dryer Set - Speed Quenn	20	Pair	4,175.00	83,500	10	10
Maintenance, Mower - Exmark Zero Turn						
Maintenance, Mower - Exmark Zero Turn	1	Each	10,586.00	10,586	8	7
Maintenance, Tractor - John Deere						
Maintenance, Tractor - John Deere	1	Each	9,682.00	9,682	15	15
Maintenance, Utility Vehicle, Golf Cart (used)						
Maintenance, Utility Vehicle, Golf Cart (used)	3	Each	10,000.00	30,000	9	2
Redecorating Allowance - Office/Rec Bldg						
Redecorating Allowance - Office/Rec Bldg	1	Total	6,417.00	6,417	18	12
Restroom Renovation Allowance - Circular Pool						
Restroom Renovation Allowance - Circular Pool	1	Total	10,266.40	10,267	20	10
Restroom Renovation Allowance - Office/Rec Bldg						
Restroom Renovation Allowance - Office/Rec Bldg	1	Total	6,416.50	6,417	20	2
Security Camera Surveillance System						
Security Camera Surveillance System	1	Total	16,100.00	16,100	8	4
Furniture, Fixtures & Equipment Total	10	Components		195,023	8-20	2-15
Mechanical						
A/C Split System, 4 Ton - Ofc/Rec Bldg						
A/C Split System, 4 Ton - Ofc/Rec Bldg	1	Each	9,178.00	9,178	12	11
A/C Split System, 2.5 Ton - Ofc/Rec Bldg						
A/C Split System, 2.5 Ton - Ofc/Rec Bldg	1	Each	8,460.00	8,460	12	1
Electrical Capital Allowance - Bldg 4-8 (Prorate \$/32 RL)						
Electrical Capital Allowance - Bldg 4-8 (Prorate \$/32 RL)	73	Units	1,642.00	119,866	40	30
Irrigation Well Pump/Motor						
Irrigation Well Pump/Motor	1	Each	8,002.00	8,002	5	1
Plumbing Capital Allowance - Bldg 4-8						
Plumbing Capital Allowance - Bldg 4-8	73	Units	433.00	31,609	1	1
Mechanical Total	5	Components		177,115	1-40	1-30
Paint						
Paint Exterior and Waterproof - Bldg 4-8						
Paint Exterior and Waterproof - Bldg 4-8	73	Units	2,230.00	162,790	8	1
Paint Exterior and Waterproof - Clubhouse						
Paint Exterior and Waterproof - Clubhouse	1	Total	1,800.00	1,800	8	1
Paint Total	2	Components		164,590	8	1
Grand Total	82	Components		3,310,537		

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	2026	491,679	254,773	16.40%	0	463,634	3.00%	8,485	3.00%	291,303
2	2027	291,303	262,416	3.00%	0	264,903	3.00%	8,664	3.00%	297,480
3	2028	297,480	270,288	3.00%	0	91,718	3.00%	14,282	3.00%	490,332
4	2029	490,332	278,397	3.00%	0	103,746	3.00%	19,949	3.00%	684,932
5	2030	684,932	286,749	3.00%	0	102,179	3.00%	26,085	3.00%	895,587
6	2031	895,587	295,354	3.00%	0	1,093,854	3.00%	2,913	3.00%	100,000
7	2032	100,000	302,079	2.28%	0	128,569	3.00%	8,205	3.00%	281,715
8	2033	281,715	308,957	2.28%	0	94,528	3.00%	14,884	3.00%	511,028
9	2034	511,028	315,992	2.28%	0	371,135	3.00%	13,677	3.00%	469,562
10	2035	469,562	323,187	2.28%	0	317,620	3.00%	14,254	3.00%	489,383
11	2036	489,383	330,548	2.28%	0	722,844	3.00%	2,913	3.00%	100,000
12	2037	100,000	335,236	1.42%	0	137,562	3.00%	8,930	3.00%	306,604
13	2038	306,604	339,990	1.42%	0	436,586	3.00%	6,300	3.00%	216,308
14	2039	216,308	344,812	1.42%	0	122,530	3.00%	13,158	3.00%	451,748
15	2040	451,748	349,702	1.42%	0	193,860	3.00%	18,228	3.00%	625,818
16	2041	625,818	354,661	1.42%	0	136,312	3.00%	25,325	3.00%	869,492
17	2042	869,492	359,691	1.42%	0	474,632	3.00%	22,637	3.00%	777,188
18	2043	777,188	364,792	1.42%	0	428,477	3.00%	21,405	3.00%	734,908
19	2044	734,908	369,965	1.42%	0	354,689	3.00%	22,506	3.00%	772,690
20	2045	772,690	375,212	1.42%	0	548,908	3.00%	17,970	3.00%	616,964
21	2046	616,964	380,533	1.42%	0	336,740	3.00%	19,823	3.00%	680,580
22	2047	680,580	385,930	1.42%	0	871,167	3.00%	5,860	3.00%	201,203
23	2048	201,203	391,403	1.42%	0	203,523	3.00%	11,672	3.00%	400,755
24	2049	400,755	396,954	1.42%	0	151,688	3.00%	19,381	3.00%	665,402
25	2050	665,402	402,584	1.42%	0	740,395	3.00%	9,828	3.00%	337,419
26	2051	337,419	408,293	1.42%	0	392,169	3.00%	10,606	3.00%	364,149
27	2052	364,149	414,083	1.42%	0	341,178	3.00%	13,112	3.00%	450,166
28	2053	450,166	419,956	1.42%	0	260,986	3.00%	18,274	3.00%	627,410
29	2054	627,410	425,903	1.42%	0	215,125	3.00%	25,146	3.00%	863,334
30	2055	863,334	431,930	1.42%	0	817,905	3.00%	14,321	3.00%	491,680
Grand Total			10,480,370		0	10,919,162		438,793		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Roofs	Roof, Modified Bitumen - Office/Rec Bldg	2,052
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	26,000
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2026)	79,170
Misc Site Improvements	Carport Restoration Allowance	32,083
Misc Site Improvements	Paint Exterior - Carport Structures	10,103
Misc Site Improvements	Lift Station Control Panel	4,605
Misc Site Improvements	Lift Station Floats	2,632
Misc Site Improvements	Lift Station Lines	39,468
Misc Site Improvements	Lift Station Pump/Motor	13,023
Misc Site Improvements	Lift Station Pump/Motor	13,023
Misc Site Improvements	Landscaping Allowance	6,417
Misc Site Improvements	Paint Exterior - Property Site Wall	11,761
Misc Site Improvements	Pool Equipment, Heater, Gas - Office/Rec Pool	5,318
Misc Site Improvements	Pool Equipment, Heater, Gas - Round Pool	5,318
Mechanical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	8,460
Mechanical	Irrigation Well Pump/Motor	8,002
Mechanical	Plumbing Capital Allowance - Bldg 4-8	31,609
Paint	Paint Exterior and Waterproof - Bldg 4-8	162,790
Paint	Paint Exterior and Waterproof - Clubhouse	1,800
Year 1 Total		463,634
Year 2: 2027		
Paving	Asphalt Overlay, 1.25" Milled - Carports	25,962
Elevators	Elevator Cab Refurbishment Allowance - Bldg 1	6,610
Elevators	Elevator Cab Refurbishment Allowance - Bldg 2	6,610
Elevators	Elevator Cab Refurbishment Allowance - Bldg 3	6,610
Misc Building Components	Finish, Carpet - Office/Rec Bldg	6,773
Misc Building Components	Finish, Tile Floor - Office/Rec Bldg R/R	1,933
Misc Building Components	Gutters & Downspouts - Bldg 1	10,406
Misc Building Components	Gutters & Downspouts - Bldg 2	10,406
Misc Building Components	Gutters & Downspouts - Bldg 3	10,406
Misc Building Components	Gutters & Downspouts - Bldg 4	5,611
Misc Building Components	Gutters & Downspouts - Bldg 5	5,611
Misc Building Components	Gutters & Downspouts - Bldg 6	5,865
Misc Building Components	Gutters & Downspouts - Bldg 7	5,865
Misc Building Components	Gutters & Downspouts - Bldg 8	5,865
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	26,780
Misc Site Improvements	Landscaping Allowance	6,610
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	6,610
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	6,610

Category	Description	Cost
Misc Site Improvements	Pool Finish, Coping - Office/Rec Pool	10,977
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	9,888
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	12,828
Furniture, Fixtures & Equipment	Maintenance, Utility Vehicle, Golf Cart (used)	30,900
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	6,610
Mechanical	Plumbing Capital Allowance - Bldg 4-8	32,557
Year 2 Total		264,903

Year 3: 2028

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	23,793
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	27,583
Misc Site Improvements	Landscaping Allowance	6,808
Mechanical	Plumbing Capital Allowance - Bldg 4-8	33,534
Year 3 Total		91,718

Year 4: 2029

Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	28,411
Misc Site Improvements	Landscaping Allowance	7,012
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,012
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,012
Misc Site Improvements	Shuffleboard Court, Refinish	2,166
Furniture, Fixtures & Equipment	Security Camera Surveillance System	17,593
Mechanical	Plumbing Capital Allowance - Bldg 4-8	34,540
Year 4 Total		103,746

Year 5: 2030

Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	22,023
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	29,263
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	8,095
Misc Site Improvements	Landscaping Allowance	7,222
Mechanical	Plumbing Capital Allowance - Bldg 4-8	35,576
Year 5 Total		102,179

Year 6: 2031

Roofs	Roof, Concrete Barrel Tile - Bldg 4	162,994
Roofs	Roof, Concrete Barrel Tile - Bldg 5	162,994
Roofs	Roof, Concrete Barrel Tile - Bldg 6	195,593
Roofs	Roof, Concrete Barrel Tile - Bldg 7	195,593
Roofs	Roof, Concrete Barrel Tile - Bldg 8	195,593
Roofs	Roof, Concrete Barrel Tile - Office/Rec Bldg	29,339
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	30,141
Misc Site Improvements	Lift Station Floats	3,051

Category	Description	Cost
Misc Site Improvements	Landscaping Allowance	7,439
Misc Site Improvements	Rebuild Lake Gazebo	24,247
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,439
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,439
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	16,986
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	9,086
Mechanical	Irrigation Well Pump/Motor	9,277
Mechanical	Plumbing Capital Allowance - Bldg 4-8	36,643
Year 6 Total		1,093,854

Year 7: 2032

Paving	Asphalt Sealcoat & Restripe Allowance - Carports	26,779
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	31,045
Misc Site Improvements	Landscaping Allowance	7,662
Misc Site Improvements	Pool Equipment, Heater, Gas - Office/Rec Pool	6,350
Misc Site Improvements	Pool Equipment, Heater, Gas - Round Pool	6,350
Furniture, Fixtures & Equipment	Maintenance, Mower - Exmark Zero Turn	12,640
Mechanical	Plumbing Capital Allowance - Bldg 4-8	37,743
Year 7 Total		128,569

Year 8: 2033

Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	31,977
Misc Site Improvements	Landscaping Allowance	7,892
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	7,892
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	7,892
Mechanical	Plumbing Capital Allowance - Bldg 4-8	38,875
Year 8 Total		94,528

Year 9: 2034

Misc Building Components	Finish, Tile Floor - Bldg 5 Laundry Rm	6,217
Misc Building Components	Finish, Tile Floor - Bldg 7 Laundry Rm	8,124
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	32,936
Misc Site Improvements	Paint Exterior - Carport Structures	12,798
Misc Site Improvements	Lift Station Pump/Motor	16,497
Misc Site Improvements	Lift Station Pump/Motor	16,497
Misc Site Improvements	Fence, Vinyl Picket - Office/Rec Pool Fence	6,501
Misc Site Improvements	Landscaping Allowance	8,129
Misc Site Improvements	Paint Exterior - Property Site Wall	14,898
Mechanical	Plumbing Capital Allowance - Bldg 4-8	40,041
Paint	Paint Exterior and Waterproof - Bldg 4-8	206,217
Paint	Paint Exterior and Waterproof - Clubhouse	2,280
Year 9 Total		371,135

Category	Description	Cost
Year 10: 2035		
Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	25,530
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	33,924
Misc Site Improvements	Landscaping Allowance	8,373
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,373
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,373
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	40,683
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	12,526
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	16,250
Furniture, Fixtures & Equipment	Laundry, Washer/Dryer Set - Speed Quenn	108,949
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Circular Pool	13,396
Mechanical	Plumbing Capital Allowance - Bldg 4-8	41,243
Year 10 Total		317,620
Year 11: 2036		
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	30,140
Elevators	Elevator Modernization Allowance - Bldg 1	157,201
Elevators	Elevator Modernization Allowance - Bldg 2	157,201
Elevators	Elevator Modernization Allowance - Bldg 3	157,201
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	34,942
Misc Site Improvements	Lift Station Control Panel	6,189
Misc Site Improvements	Lift Station Floats	3,537
Misc Site Improvements	Landscaping Allowance	8,624
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	59,260
Misc Site Improvements	Shuffleboard Court, Refinish	2,664
Furniture, Fixtures & Equipment	Maintenance, Utility Vehicle, Golf Cart (used)	40,317
Mechanical	A/C Split System, 4 Ton - Ofc/Rec Bldg	12,334
Mechanical	Irrigation Well Pump/Motor	10,754
Mechanical	Plumbing Capital Allowance - Bldg 4-8	42,480
Year 11 Total		722,844
Year 12: 2037		
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	35,990
Misc Site Improvements	Landscaping Allowance	8,883
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	8,883
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	8,883
Furniture, Fixtures & Equipment	Redecorating Allowance - Office/Rec Bldg	8,883
Furniture, Fixtures & Equipment	Security Camera Surveillance System	22,286
Mechanical	Plumbing Capital Allowance - Bldg 4-8	43,754
Year 12 Total		137,562

Category	Description	Cost
Year 13: 2038		
Paving	Asphalt Overlay, 1.25" Milled - Except Carports	292,811
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	37,070
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Maintenance	14,088
Misc Site Improvements	Landscaping Allowance	9,149
Misc Site Improvements	Pool Equipment, Heater, Gas - Office/Rec Pool	7,582
Misc Site Improvements	Pool Equipment, Heater, Gas - Round Pool	7,582
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	11,175
Mechanical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	12,062
Mechanical	Plumbing Capital Allowance - Bldg 4-8	45,067
Year 13 Total		436,586
Year 14: 2039		
Misc Building Components	Finish, Carpet - Office/Rec Bldg	9,657
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	38,182
Misc Site Improvements	Landscaping Allowance	9,424
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,424
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,424
Mechanical	Plumbing Capital Allowance - Bldg 4-8	46,419
Year 14 Total		122,530
Year 15: 2040		
Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	29,597
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	33,923
Misc Building Components	Finish, Tile Floor - Circular Pool R/R	2,839
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	39,327
Misc Site Improvements	Landscaping Allowance	9,706
Furniture, Fixtures & Equipment	Maintenance, Mower - Exmark Zero Turn	16,012
Furniture, Fixtures & Equipment	Maintenance, Tractor - John Deere	14,645
Mechanical	Plumbing Capital Allowance - Bldg 4-8	47,811
Year 15 Total		193,860
Year 16: 2041		
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	40,507
Misc Site Improvements	Lift Station Floats	4,101
Misc Site Improvements	Landscaping Allowance	9,997
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	9,997
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	9,997
Mechanical	Irrigation Well Pump/Motor	12,467
Mechanical	Plumbing Capital Allowance - Bldg 4-8	49,246
Year 16 Total		136,312

Category	Description	Cost
Year 17: 2042		
Elevators	Elevator Cab Refurbishment Allowance - Bldg 1	10,297
Elevators	Elevator Cab Refurbishment Allowance - Bldg 2	10,297
Elevators	Elevator Cab Refurbishment Allowance - Bldg 3	10,297
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	41,722
Misc Site Improvements	Paint Exterior - Carport Structures	16,212
Misc Site Improvements	Lift Station Pump/Motor	20,898
Misc Site Improvements	Lift Station Pump/Motor	20,898
Misc Site Improvements	Landscaping Allowance	10,297
Misc Site Improvements	Paint Exterior - Property Site Wall	18,873
Mechanical	Plumbing Capital Allowance - Bldg 4-8	50,723
Paint	Paint Exterior and Waterproof - Bldg 4-8	261,230
Paint	Paint Exterior and Waterproof - Clubhouse	2,888
Year 17 Total		474,632
Year 18: 2043		
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	42,974
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2013)	261,712
Misc Site Improvements	Landscaping Allowance	10,606
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	10,606
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	10,606
Misc Site Improvements	Shuffleboard Court, Refinish	3,276
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	15,867
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	20,585
Mechanical	Plumbing Capital Allowance - Bldg 4-8	52,245
Year 18 Total		428,477
Year 19: 2044		
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	38,180
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	44,263
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2014)	134,782
Misc Site Improvements	Carport Restoration Allowance	54,619
Misc Site Improvements	Landscaping Allowance	10,925
Misc Site Improvements	Pool Equipment, Heater, Gas - Office/Rec Pool	9,054
Misc Site Improvements	Pool Equipment, Heater, Gas - Round Pool	9,054
Mechanical	Plumbing Capital Allowance - Bldg 4-8	53,812
Year 19 Total		354,689
Year 20: 2045		
Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	34,311
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	45,591

Category	Description	Cost
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2015)	138,825
Misc Site Improvements	Landscaping Allowance	11,252
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	11,252
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	11,252
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	13,744
Furniture, Fixtures & Equipment	Laundry, Washer/Dryer Set - Speed Quenn	146,418
Furniture, Fixtures & Equipment	Maintenance, Utility Vehicle, Golf Cart (used)	52,605
Furniture, Fixtures & Equipment	Security Camera Surveillance System	28,231
Mechanical	Plumbing Capital Allowance - Bldg 4-8	55,427
Year 20 Total		548,908
Year 21: 2046		
Roofs	Roof, Modified Bitumen - Office/Rec Bldg	3,706
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	46,959
Misc Building Components	Staircase Replacement - 2 Story Bldgs (2016)	142,990
Misc Site Improvements	Lift Station Control Panel	8,317
Misc Site Improvements	Lift Station Floats	4,754
Misc Site Improvements	Landscaping Allowance	11,590
Misc Site Improvements	Pool Deck Pavers - Office/Rec Area	34,428
Misc Site Improvements	Pool Deck Pavers - Round	12,455
Mechanical	Irrigation Well Pump/Motor	14,452
Mechanical	Plumbing Capital Allowance - Bldg 4-8	57,089
Year 21 Total		336,740
Year 22: 2047		
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	48,368
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 1	500,646
Misc Site Improvements	Carport, Metal Roof & Frame - Bldg 2	215,599
Misc Site Improvements	Landscaping Allowance	11,938
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	11,938
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	11,938
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Office/Rec Bldg	11,938
Mechanical	Plumbing Capital Allowance - Bldg 4-8	58,802
Year 22 Total		871,167
Year 23: 2048		
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	42,972
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	49,819
Misc Site Improvements	Landscaping Allowance	12,296
Furniture, Fixtures & Equipment	Maintenance, Mower - Exmark Zero Turn	20,284
Mechanical	A/C Split System, 4 Ton - Ofc/Rec Bldg	17,586
Mechanical	Plumbing Capital Allowance - Bldg 4-8	60,566
Year 23 Total		203,523

Category	Description	Cost
Year 24: 2049		
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	51,313
Misc Site Improvements	Landscaping Allowance	12,664
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	12,664
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	12,664
Mechanical	Plumbing Capital Allowance - Bldg 4-8	62,383
Year 24 Total		151,688
Year 25: 2050		
Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	39,776
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	52,853
Misc Site Improvements	Paint Exterior - Carport Structures	20,537
Misc Site Improvements	Lift Station Pump/Motor	26,473
Misc Site Improvements	Lift Station Pump/Motor	26,473
Misc Site Improvements	Fence, Vinyl Picket - Round Pool Fence	14,620
Misc Site Improvements	Landscaping Allowance	13,044
Misc Site Improvements	Paint Exterior - Property Site Wall	23,908
Misc Site Improvements	Pool Equipment, Heater, Gas - Office/Rec Pool	10,810
Misc Site Improvements	Pool Equipment, Heater, Gas - Round Pool	10,810
Misc Site Improvements	Pool Finish, Coping - Round Pool	17,651
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Round Pool	63,382
Misc Site Improvements	Shuffleboard Court, Refinish	4,029
Mechanical	A/C Split System, 2.5 Ton - Ofc/Rec Bldg	17,197
Mechanical	Plumbing Capital Allowance - Bldg 4-8	64,255
Paint	Paint Exterior and Waterproof - Bldg 4-8	330,918
Paint	Paint Exterior and Waterproof - Clubhouse	3,659
Year 25 Total		740,395
Year 26: 2051		
Paving	Asphalt Overlay, 1.25" Milled - Carports	52,776
Misc Building Components	Finish, Carpet - Office/Rec Bldg	13,769
Misc Building Components	Finish, Tile Floor - Office/Rec Bldg R/R	3,930
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	54,438
Misc Site Improvements	Lift Station Floats	5,511
Misc Site Improvements	Landscaping Allowance	13,436
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	13,436
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	13,436
Misc Site Improvements	Pool Finish, Exposed Aggregate/Tile - Office/Rec Pool	92,325
Furniture, Fixtures & Equipment	Furniture, Outdoor - Office/Rec Pool Deck	20,100
Furniture, Fixtures & Equipment	Furniture, Outdoor - Round Pool Deck	26,076
Mechanical	Irrigation Well Pump/Motor	16,754

Category	Description	Cost
Mechanical	Plumbing Capital Allowance - Bldg 4-8	66,182
Year 26 Total		392,169

Year 27: 2052

Roofs	Roof, Concrete Barrel Tile - Maintenance Shed	12,129
Paving	Asphalt Sealcoat & Restripe Allowance - Carports	48,366
Misc Building Components	Gutters & Downspouts - Bldg 1	21,788
Misc Building Components	Gutters & Downspouts - Bldg 2	21,788
Misc Building Components	Gutters & Downspouts - Bldg 3	21,788
Misc Building Components	Gutters & Downspouts - Bldg 4	11,749
Misc Building Components	Gutters & Downspouts - Bldg 5	11,749
Misc Building Components	Gutters & Downspouts - Bldg 6	12,280
Misc Building Components	Gutters & Downspouts - Bldg 7	12,280
Misc Building Components	Gutters & Downspouts - Bldg 8	12,280
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	56,071
Misc Site Improvements	Landscaping Allowance	13,839
Misc Site Improvements	Tennis Court Resurfacing, Asphalt	16,903
Mechanical	Plumbing Capital Allowance - Bldg 4-8	68,168
Year 27 Total		341,178

Year 28: 2053

Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	57,753
Misc Site Improvements	Fence, PVC, 6' Solid Panel - Maintenance	21,949
Misc Site Improvements	Landscaping Allowance	14,254
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	14,254
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	14,254
Misc Site Improvements	Tennis Court Fencing, VC Chain Link	32,546
Furniture, Fixtures & Equipment	Security Camera Surveillance System	35,763
Mechanical	Plumbing Capital Allowance - Bldg 4-8	70,213
Year 28 Total		260,986

Year 29: 2054

Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	59,486
Misc Site Improvements	Landscaping Allowance	14,682
Furniture, Fixtures & Equipment	Maintenance, Utility Vehicle, Golf Cart (used)	68,638
Mechanical	Plumbing Capital Allowance - Bldg 4-8	72,319
Year 29 Total		215,125

Year 30: 2055

Roofs	Roof, Chemical Treatment - Barrel Tile Roofs	46,111
Misc Building Components	Building Restoration/Structural/Engineering Allowance - Bldg 4-8	61,271
Misc Site Improvements	Landscaping Allowance	15,122

Category	Description	Cost
Misc Site Improvements	Rebuild Lake Gazebo	49,290
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Circular	15,122
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allow - Ofc/Rec	15,122
Furniture, Fixtures & Equipment	Laundry, Washer/Dryer Set - Speed Quenn	196,773
Furniture, Fixtures & Equipment	Maintenance, Tractor - John Deere	22,816
Furniture, Fixtures & Equipment	Redecorating Allowance - Office/Rec Bldg	15,122
Furniture, Fixtures & Equipment	Restroom Renovation Allowance - Circular Pool	24,195
Mechanical	Electrical Capital Allowance - Bldg 4-8 (Prorate \$/32 RL)	282,472
Mechanical	Plumbing Capital Allowance - Bldg 4-8	74,489
Year 30 Total		817,905



Condo Bldg 1



Bldg 1 - Stairs



Bldg 1 - Walkway Slabs



Bldg 1 - Walkway Slabs



Condo Bldg 1



Bldg 1 - Common Door



Bldg 1 - Trash Chute



Bldg 1 - Fence at Recycling



Mailboxes - Typical



Bldg 1 - Fire Alarm Control Panel



Bldg 1 - Electrical House Panel



Bldg 1 - Electrical House Meter



Bldg 1 - Elec Unit Meters & Disct.



Bldg 1 - Elec Unit Meters & Disct.



Bldg 1 - Elevator Equipment



Bldg 1 - Elevator Equipment



Bldg 1 - Elevator Switch



Bldg 1 - Elevator Cab Lights



Bldg 1 - Elevator Cab



Bldg 1 - Walkway



Bldg 1 - Plumbing Clean Out



Bldg 1 - Domestic Water Valve



Bldg 1 - Elevator Lobby



Bldg 1 - Trash Chute



Bldg 1 - Walkway



Bldg 1 - Railing



Bldg 1 - Laundry



Bldg 1 - Water Heater



Bldg 1 - Fire System Components



Walkway Lighting - Typical



Bldg 1 - Stairs



Bldg 1 - Walkway



Bldg 1 - Covered Entry Roof



Bldg 1 - Stairs



Bldg 1 - Stairs



Bldg 1 - Balcony Slabs



Bldg 1 - Balcony Slabs



Bldg 1 - Balcony Slabs



Bldg 1 - Balcony Slabs



Bldg 1 - Balcony Slabs



Bldg 1 - Balcony Slabs



Condo Bldg 1



Carport - Bldg 1



Carport - Bldg 1



Carport - Bldg 1



Asphalt Roadway



Asphalt at Carports



Gazebo



Round Pool



Round Pool Deck



Round Pool Fence



Round Pool Heater



Round Pool Equipment



Round Pool Furniture



Round Pool Restrooms



Round Pool Restrooms



Condo Bldg 2



Bldg 2 - Stairs



Bldg 2 - Walkway Slabs



Condo Bldg 2



Bldg 2 - Common Door



Bldg 2 - Trash Chute



Bldg 2 - Fence at Recycling



Bldg 2 - Fire Alarm Control Panel



Bldg 2 - Electrical House Panel



Bldg 2 - Electrical House Meter



Bldg 2 - Elec Unit Meters & Disct.



Bldg 2 - Elec Unit Meters & Disct.



Bldg 2 - Elevator Equipment



Bldg 2 - Elevator Equipment



Bldg 2 - Elevator Switch



Bldg 2 - Elevator Cab Lights



Bldg 2 - Elevator Cab



Bldg 2 - Walkway



Bldg 2 - Plumbing Clean Out



Bldg 2 - Domestic Water Valve



Bldg 2 - Elevator Lobby



Bldg 2 - Trash Chute



Bldg 2 - Walkway



Bldg 2 - Railing



Bldg 2 - Wood Ceiling & Soffit



Bldg 2 - Laundry



Bldg 2 - Water Heater



Bldg 2 - Fire System Components



Bldg 2 - Stairs



Bldg 2 - Covered Entry Roof



Bldg 2 - Walkway



Bldg 2 - Stairs



Condo Bldg 2



Bldg 2 - Balcony Slabs



Bldg 2 - Balcony Slabs



Bldg 2 - Balcony Slabs



Bldg 2 - Balcony Slabs



Bldg 2 - Balcony Slabs



Bldg 2 - Balcony Slabs



Condo Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Carport - Bldg 2



Asphalt Roadway



Asphalt at Carports



Shuffleboard Courts



Boardwalk



Future Fence at Property Line



Sidewalk



Lighting



Tennis Court



Tennis Fence



BBQ Area - Typical



Condo Bldg 3



Bldg 3 - Walkway Slabs



Bldg 3 - Walkway Slabs



Bldg 3 - Stairs



Bldg 3 - Common Door



Bldg 3 - Trash Chute



Bldg 3 - Fire Alarm Control Panel



Bldg 3 - Electrical House Panel



Bldg 3 - Electrical House Meter



Bldg 3 - Elec Unit Meters & Disct.



Bldg 3 - Elec Unit Meters & Disct.



Bldg 3 - Elevator Equipment



Bldg 3 - Elevator Equipment



Bldg 3 - Elev Switch & Cab Ltg



Bldg 3 - Elevator Cab



Bldg 3 - Plumbing Clean Out



Bldg 3 - Domestic Water Valve



Bldg 3 - Elevator Lobby



Bldg 3 - Trash Chute



Bldg 3 - Walkway



Bldg 3 - Railing



Bldg 3 - Wood Ceiling & Soffit



Bldg 3 - Laundry



Bldg 3 - Water Heater



Bldg 3 - Fire System Components



Bldg 3 - Stairs



Bldg 3 - Walkway



Bldg 3 - Covered Entry Roof



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Bldg 3 - Stairs



Condo Bldg 3



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Bldg 3 - Balcony Slabs



Condo Bldg 3



Bldg 4



Bldg 4 - Stairs



Bldg 4 - Stairs



Bldg 4 - Electrical



Bldg 4 - Stairs



Bldg 4 - Walkway



Bldg 4 - Electrical



Bldg 4



Bldg 4 - Balcony Slabs



Bldg 4 - Balcony Slabs



Bldg 4 - Balcony Slabs



Bldg 4 - Balcony Slabs



Maintenance Shed



Fence - Maintenance



Irrigation System



Fence - Property Line South



Trash Enclosure - Bldg 8



Asphalt Roadway



Asphalt Roadway



Bldg 8



Bldg 8 - Stairs



Bldg 8 - Stairs



Bldg 8 - Walkway



Bldg 8 - Stairs



Bldg 8



Backflow Preventer



Bldg 8



Bldg 8 - Balcony Slabs



Bldg 8 - Balcony Slabs



Bldg 8 - Balcony Slabs



Bldg 8 - Electrical



Bldg 8 - Electrical



Bldg 8 - Balcony Slabs



Bldg 8



Bldg 7



Bldg 7 - Balcony Slabs



Bldg 7 - Electrical



Bldg 7 - Electrical



Bldg 7 - Balcony Slabs



Bldg 7 - Balcony Slabs



Bldg 7 - Balcony Slabs



Bldg 7



Trash Enclosure - Bldg 7



Site Wall - Property Line North



Bldg 7 - Laundry



Bldg 7 - Water Heater



Bldg 7 - Stairs



Bldg 7 - Stairs



Bldg 7 - Walkway



Bldg 7 - Stairs



Bldg 7 - Stairs



Bldg 7 - Stairs



Asphalt Roadway



Bldg 7



Bldg 6



Bldg 6 - Stairs



Bldg 6 - Stairs



Bldg 6 - Stairs



Bldg 6 - Walkway



Bldg 6 - Stairs



Bldg 6



Asphalt Roadway



Bldg 6



Bldg 6 - Balcony Slabs



Bldg 6 - Balcony Slabs



Bldg 6 - Balcony Slabs



Bldg 6 - Balcony Slabs



Bldg 6



Bldg 6 - Electrical



Bldg 6 - Electrical



Office/Rec Bldg



Office/Rec Bldg



Rec Room



Rec Room



Restroom



Restroom



Office/Rec Bldg - A/C



Office/Rec Pool



Office/Rec Pool Deck



Office/Rec Pool Fence



Office/Rec Pool Heater



Office/Rec Pool Equipment



Office/Rec Pool Furniture



Bldg 5



Bldg 5 - Electrical



Kayak Racks



Bike/Recycle Enclosure - Bldg 5



Trash Enclosure - Bldg 5



Site Wall - Property Line NW



Fence - Property Line North



Site Wall - Property Line NW



Bldg 5



Asphalt Roadway



Bldg 5 - Stairs



Bldg 5 - Walkway



Bldg 5 - Wood Ceiling/Soffit



Bldg 5 - Stairs



Bldg 5



Bldg 5 - Laundry



Bldg 5 - Water Heater



Bldg 5 - Balcony Slabs



Bldg 5 - Balcony Slabs



Bldg 5 - Balcony Slabs



Bldg 5 - Electrical



Bldg 5 - Balcony Slabs



Asphalt Roadway



Lift Station



Site Wall - Property Line NW