Draft
2024
Reserve Study

Sandy Lane Master Association, Inc.
2397 Collins Avenue
Miami Beach, Florida 33139

Report No: 8829

January 1, 2024 - December 31, 2024

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Section 1

Introduction

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April 15, 2024

Board of Directors
Sandy Lane Master Association, Inc.
2397 Collins Avenue
Miami Beach, Florida 33139

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Sandy Lane Master Association, Inc. property, located at 2397 Collins Avenue in Miami Beach, Florida. A summary of recommendations and findings can be found on the next page.

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

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

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

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

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

Prepared By,

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

DENNIS MUEHLSTEDT CAI-RS 00443 Designation Reserve Specialist

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS Dennis James Muehlstedt, Jr. Professional Reserve Analyst APRA

Reviewed By,

Dreux Isaac, RS, PRA
President

DREUX ISAAC CAI-RS 00425 Designation Reserve Specialist

ASSOCIATION OF PROFESSIONAL RESERVE ANALYSTS Dreux Isaac Professional Reserve Analyst APRA

Recommendations and Findings

1. General Information

Property Name:	**Sandy Lane Master Association, Inc.**		
Property Location:	**Miami Beach, Florida**		
Property Number:	**2991**	Report Run Date:	**04/15/2024**
Property Type:	**Other**	Report No:	**8829**
Total Units:	**1,164**	Budget Year Begins:	**01/01/2024**
Phase:	**Phase 1 (1 of 1)**	Budget Year Ends:	**12/31/2024**

2. Report Findings

Total number of categories set up in reserve schedule:	**9**
Total number of components scheduled for reserve funding:	**157**
Total current cost of all scheduled reserve components:	**$61,989,915**
Estimated Beginning Year Reserve Balance:	**-$3,407,646**
Total number of components scheduled for replacement in the 2024 Budget Year:	**20**
Total cost of components scheduled for replacement in the 2024 Budget Year:	**$6,278,818**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$2,497,479**
Recommended 2024 Reserve Funding Contribution Amount:	**$9,936,465**
Recommended 2024 Planned Special Assessment Amount:	**$0**
Total 2024 Reserve Funding and Planned Special Assessment Amount:	**$9,936,465**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$7,438,986**
Increase (decrease) between Current & Recommended Contribution Amounts:	**297.86%**

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Report Process

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

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

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

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

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

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.

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Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

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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.

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Unit Abbreviations

Allow - Allowance

Court - Court

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Dbl Ct - Double Tennis Court

Each - Each

Hp - Horsepower

Kw - Kilowatts

Ln Ft - Linear Feet

Lp Sm - Lump Sum

Pair - Pair

Sq Ft - Square Feet

Sq Yds - Square Yards

Squares - Squares (roofing)

Total - Total

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

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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.

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Report Notes

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

2. Any components whose remaining lives are currently greater than 30 years have not been shortened and therefore do not occur in the current 30 year cash flow plan. As a result this does not provide for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.

3. In order to eliminate planned deficit funding the annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate.

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

5. The current reserve schedule includes a small general allowance for concrete restoration work. Because of the variables and unknowns associated with this type of work it is recommended that a licensed structural engineer periodically evaluate the building's structure. The maintenance staff should also routinely check for spalling (missing concrete) and staining (from exposed rebar) of the building's exterior especially along the balcony edges. If a scope of work with associated costs becomes available it should be incorporated into a future update report to better reflect the budgeting needs for any such work.

6. The current reserve schedule includes a capital allowance for plumbing re-piping work.

7. The current reserve schedule includes a capital allowance for electrical equipment/rewiring work.

Section 2

Graphs

Chart A

2024 Current Reserve Component Costs

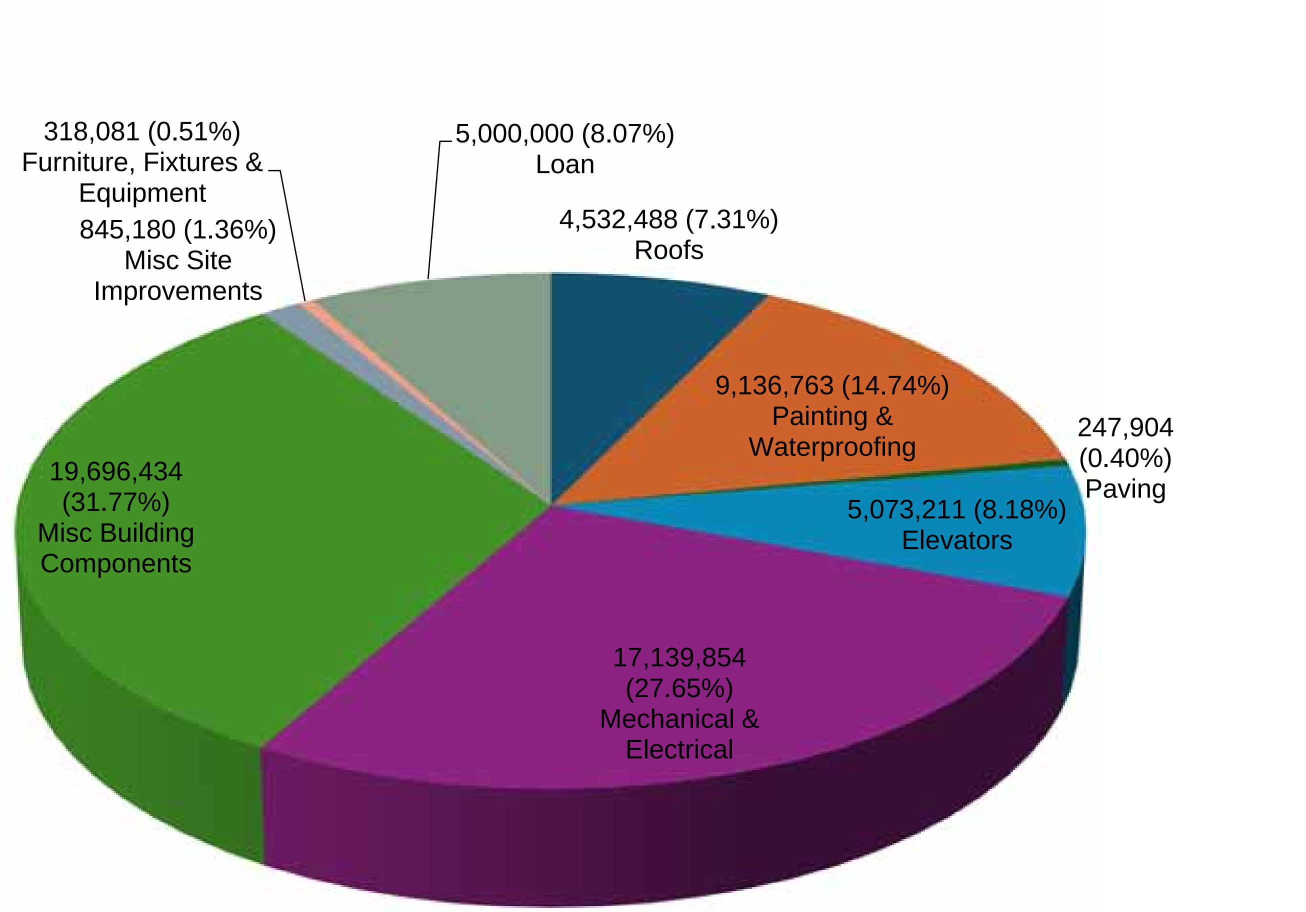


Chart B

2024 Actual vs. 100% Funded Reserve Balances

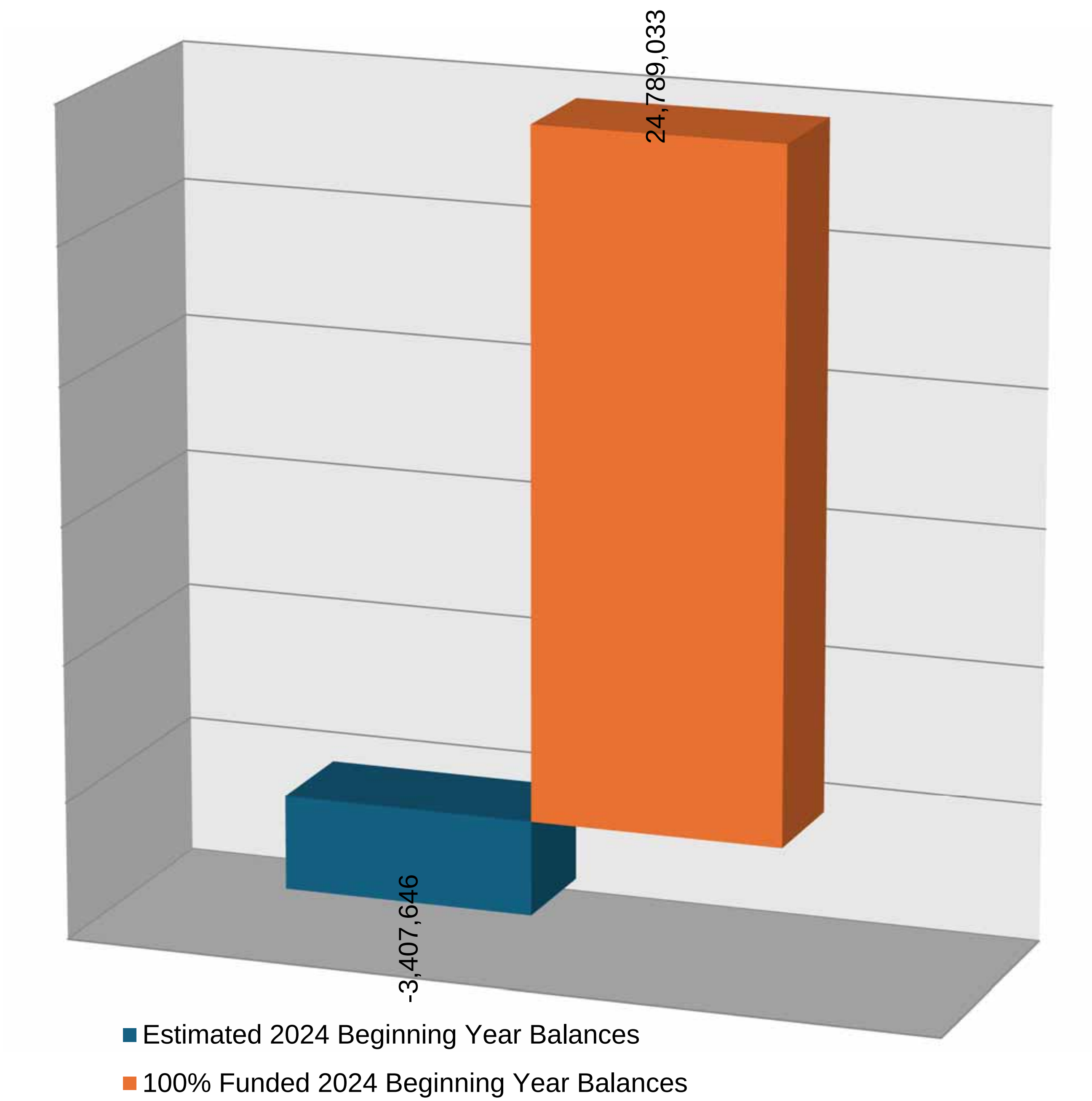
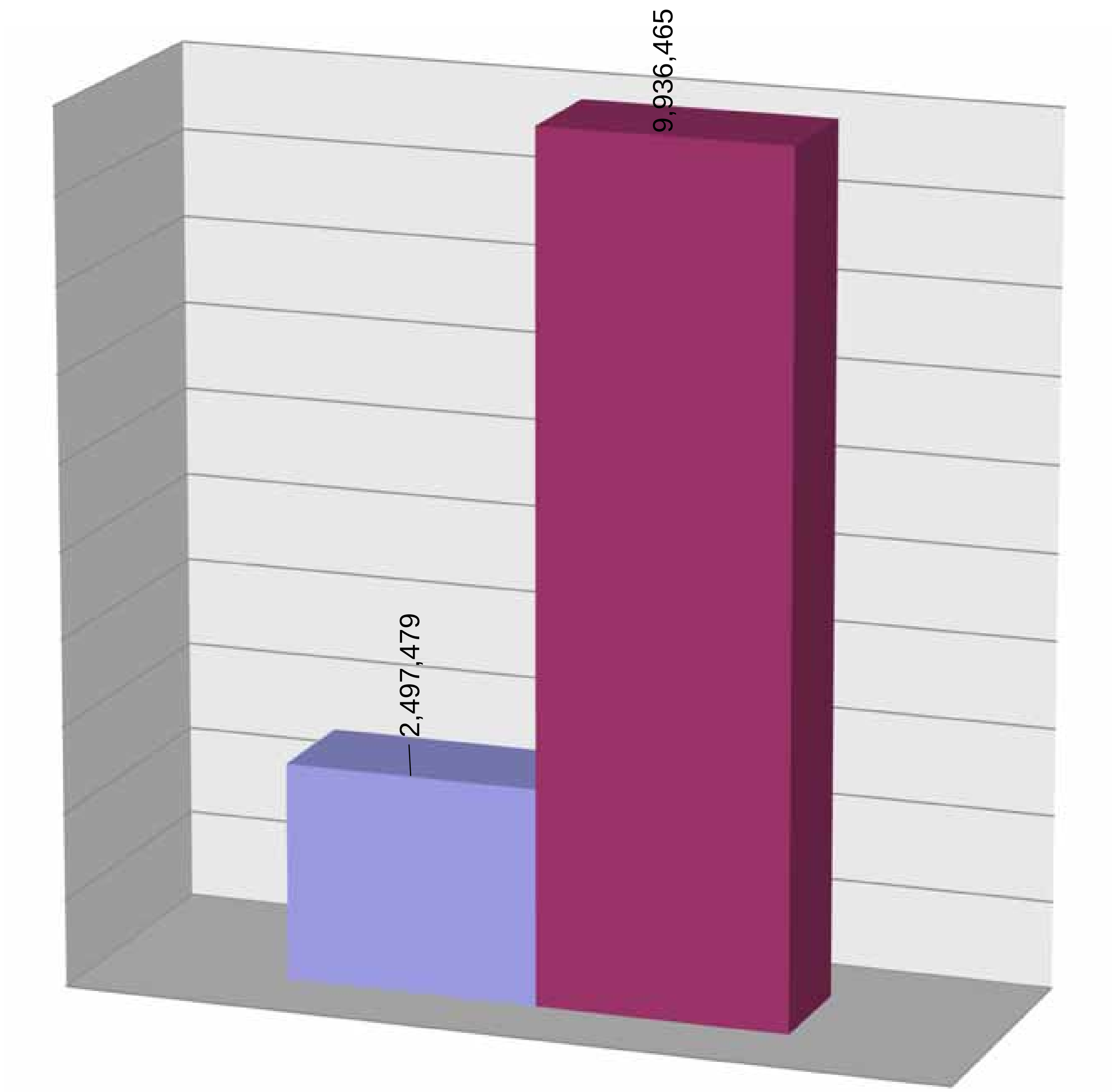


Chart C

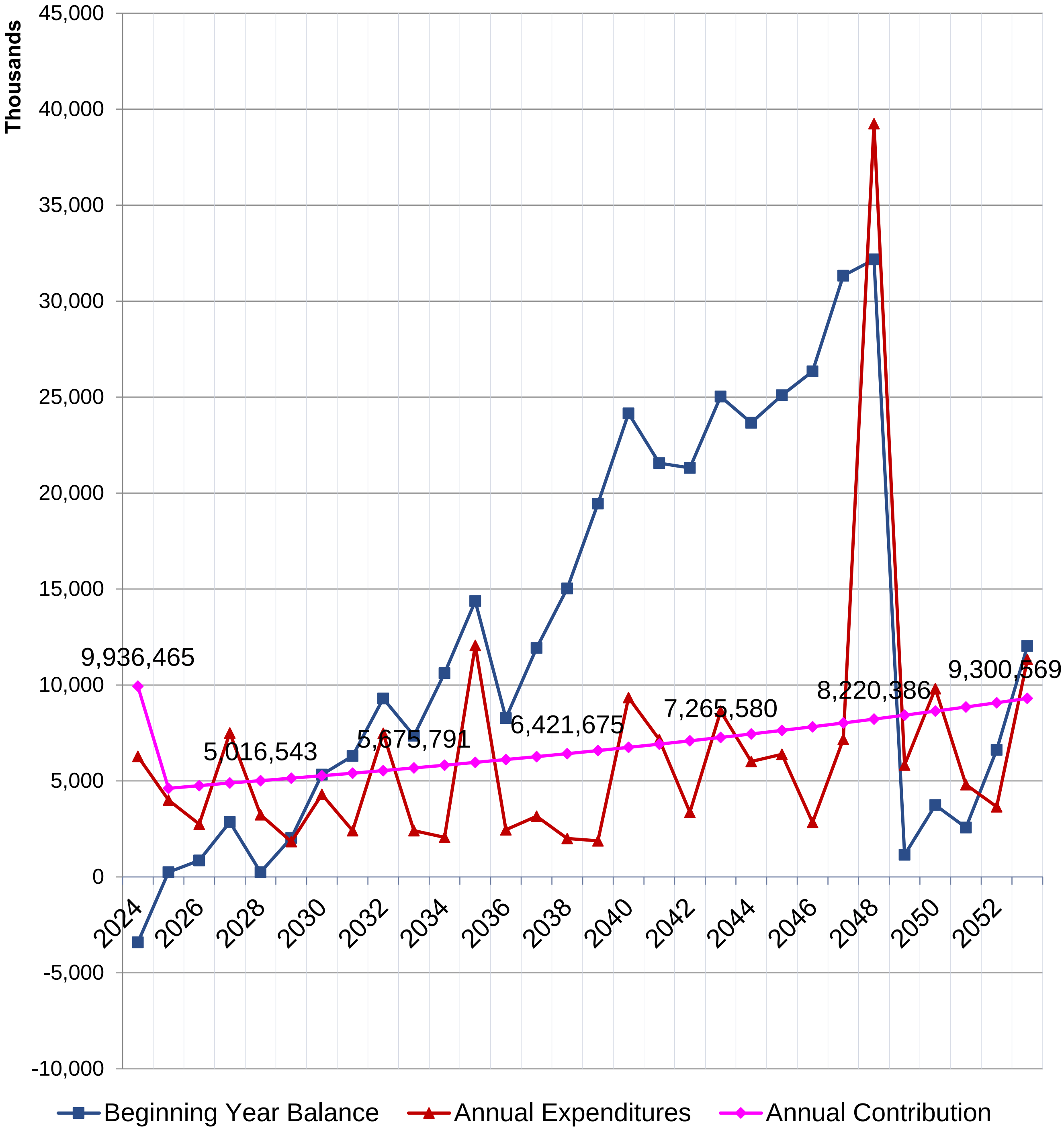
2024 Funding Contribution Comparisons



2023 Annual Contribution
Proposed 2024 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



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Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	4,532,488	20	3-15
Painting & Waterproofing	9,136,763	4-30	1-30
Paving	247,904	30	27-28
Elevators	5,073,211	15-26	7-24
Mechanical & Electrical	17,139,854	5-45	1-30
Misc Building Components	19,696,434	1-36	1-30
Misc Site Improvements	845,180	2-26	1-17
Furniture, Fixtures & Equipment	318,081	8-10	1-7
Loan	5,000,000	5	1-5
Grand Total	**61,989,915**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Kalwall Panels - Hotel Porte Cochere (West)	5,402	Sq Ft	68.48	369,929	20	3
Roof, Single Ply TPO - 24th Street Porte Cochere (North)	23	Squares	2,071.00	47,633	20	12
Roof, Single Ply TPO - Roney Porte Cochere (South)	20	Squares	2,071.00	41,420	20	15
Roof, Single Ply TPO - Tower (North & West)	1	Total	2,882,092.00	2,882,092	20	12
Roof, Single Ply TPO - Tower (South)	1	Total	1,191,414.00	1,191,414	20	12
Roofs Total	5	Components		4,532,488	20	3-15
Painting & Waterproofing						
Paint Exterior and Waterproof - North & South Towers	1	Total	3,000,000.00	3,000,000	8	1
Paint Interior - I95 Service Corridor	1	Total	34,734.00	34,734	6	1
Paint Interior - Parking Garage (In House)	1	Total	130,148.00	130,148	6	1
Paint Interior - Pool Restrooms Main & South	2	Each	646.00	1,292	5	1
Paint Parking Line - Garage (In House)	1	Each	13,089.00	13,089	4	2
Waterproof Coating & Repairs - Balconies	1	Total	845,104.00	845,104	5	2
Waterproof Membrane - Main Pool Deck	34,187	Sq Ft	27.63	944,587	20	12
Waterproof Membrane - South Pool Deck	37,223	Sq Ft	27.63	1,028,472	20	20
Waterproof Planters - Main Pool Deck	14,096	Sq Ft	99.45	1,401,848	20	12
Waterproof Planters - South Pool Deck	12,984	Sq Ft	99.45	1,291,259	20	20
Waterproof Shell Membrane - Cabana Pool	1	Total	84,531.00	84,531	30	27
Waterproof Shell Membrane - Sandbox Pool	1	Total	173,969.00	173,969	30	27
Waterproof Shell Membrane - South Pool	1	Total	159,757.00	159,757	30	30
Waterproof Shell Membrane - Spa	1	Total	27,973.00	27,973	30	27
Painting & Waterproofing Total	14	Components		9,136,763	4-30	1-30
Paving						
Pavers, Interlocking - North Entrance	3,510	Sq Ft	36.83	129,274	30	27
Pavers, Interlocking - South (Roney) Entrance	3,221	Sq Ft	36.83	118,630	30	28
Paving Total	2	Components		247,904	30	27-28
Elevators						
Elevator Cab Refurbishment Allowance - N Service #3,7	2	Each	20,399.00	40,798	15	7
Elevator Cab Refurbishment Allowance - NE Terrace HC	1	Each	20,399.00	20,399	15	7
Elevator Cab Refurbishment Allowance - North #1,2,4,5,6	5	Each	27,198.00	135,990	15	7
Elevator Cab Refurbishment Allowance - Psgr P#1,2	2	Each	20,399.00	40,798	15	7
Elevator Cab Refurbishment Allowance - Psgr P#3,4	2	Each	20,399.00	40,798	15	15
Elevator Cab Refurbishment Allowance - South #1,2,5,6	4	Each	27,198.00	108,792	15	10

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Elevator Cab Refurbishment Allowance - South #3	1	Each	27,198.00	27,198	15	7
Elevator Modernization Allowance - North #1,2,3,4,5,6	6	Each	312,777.00	1,876,662	26	18
Elevator Modernization Allowance - North #7	1	Each	156,389.00	156,389	26	18
Elevator Modernization Allowance - Passenger NE Terrace HC	1	Each	53,037.00	53,037	26	18
Elevator Modernization Allowance - Passenger P#1,2	2	Each	33,592.00	67,184	26	24
Elevator Modernization Allowance - Passenger P#3,4	2	Each	53,037.00	106,074	26	24
Elevator Modernization Allowance - South #1,2,5,6	4	Each	312,777.00	1,251,108	26	21
Elevator Modernization Allowance - South #3	1	Each	312,777.00	312,777	26	18
Handicap Chair Lift - 1 Homes	1	Each	42,431.00	42,431	20	11
Handicap Chair Lift - Habitat	1	Each	42,431.00	42,431	20	11
Handicap Chair Lift - Pool Deck	1	Each	42,431.00	42,431	20	20
Handicap Chair Lift - STK	1	Each	42,431.00	42,431	20	19
Hydraulic Lift, Vehicular - Parking Garage	103	Each	6,461.00	665,483	15	7
Elevators Total	19	Components		5,073,211	15-26	7-24

Mechanical & Electrical

Chilled Water System (HVAC)

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
A/C Air Handler Unit - Roney Lobby (AHU5)	1	Each	16,333.00	16,333	12	3
A/C Air Handler Unit - Roney Mgmt Offices (AHU9)	1	Each	8,062.00	8,062	12	3
A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1)	1	Each	5,675.00	5,675	12	3
A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1A)	1	Each	5,675.00	5,675	12	3
A/C Chiller Plant, BMS Control System	1	Total	276,250.00	276,250	15	14
A/C Chiller, 600 Tons, Multistack - CH#2 Roney	1	Each	323,270.00	323,270	30	20
A/C Chiller, 990 Tons, Multistack - CH#1 Perry	1	Each	533,395.00	533,395	30	20
A/C Chiller, Trane CVHF1070	1	Each	586,006.00	586,006	30	18
A/C Condenser Wtr Pump, 60 hp - CHWP Roney #1,2	2	Each	35,247.00	70,494	15	6
A/C Condenser Wtr Pump, 60 hp - CWP Roney #1,2	2	Each	35,247.00	70,494	15	6
A/C Condenser Wtr Pump, 75 hp - CWP #1,2,3	3	Each	42,831.00	128,493	15	6
A/C Condenser Wtr Pump, 100 hp - CHWP #1,2,3	3	Each	55,309.00	165,927	15	6
A/C Cooling Tower, S Steel, 700 Ton - CT#1-3	3	Each	387,601.00	1,162,803	18	9
A/C Cooling Tower, Stainless Steel, 600 Ton - CT#4 Roney	1	Each	323,000.00	323,000	18	9
A/C Unit, Petra PPH-10 - OAU-3	1	Each	71,464.00	71,464	14	5
A/C Unit, Petra PPH-10 - OAU-4	1	Each	71,464.00	71,464	14	5
A/C Unit, Petra PPH-15 - Main Pump/Boiler Room	1	Each	87,856.00	87,856	14	5
A/C Unit, Petra PPH-15 - OAU-1	1	Each	87,856.00	87,856	14	5
A/C Unit, Petra PPH-15 - OAU-2	1	Each	87,856.00	87,856	14	5
A/C Unit, Petra PPH-15 - OAU-5	1	Each	87,856.00	87,856	14	5
A/C Unit, Petra PPH-15 - OAU-6	1	Each	87,856.00	87,856	14	5
A/C Variable Frequency Drive - CT #1-4	4	Each	29,370.00	117,480	14	11
A/C WS Heat Pump, 5 Ton - North Elev Rm	1	Each	12,605.00	12,605	14	12
A/C WS Heat Pump, 5 Ton - South Elev Rm	1	Each	12,605.00	12,605	14	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Electrical						
Electrical Repair Allowance	1,164	Units	4,080.00	4,749,120	45	4
Generator, Deferred Maintenance Allowance - Condo	2	Each	14,204.00	28,408	9	7
Generator, Deferred Maintenance Allowance - Restaurant	1	Each	9,500.00	9,500	9	7
Generator, Diesel, 175 kW w/ATS - Restaurant	1	Each	133,430.00	133,430	36	27
Generator, Diesel, 500 kW w/ATS - Condo	1	Each	300,677.00	300,677	36	14
Generator, Diesel, 900 kW w/ATS - Condo	1	Each	392,961.00	392,961	36	14
Generator, Fuel Tank - Condo	1	Each	32,877.00	32,877	30	8
Generator, Fuel Tank - Restaurant	1	Each	27,208.00	27,208	30	21
Fire Pump & Alarm Systems						
Fire Alarm System Upgrade Allowance - Incl CO & SPF	1,164	Units	1,994.00	2,321,016	24	24
Fire Jockey Pump/Motor	1	Each	6,805.00	6,805	9	1
Fire Pump Deferred Maintenance Allowance	1	Each	9,400.00	9,400	10	1
Fire Pump, 125 Hp	1	Each	132,568.00	132,568	40	18
Fire Sprinkler Allowance Lines/Heads - Garage	1	Total	32,301.00	32,301	5	3
Plumbing						
Domestic Water Pump System Control Panel - Perry	1	Each	38,760.00	38,760	24	15
Domestic Water Pump System Control Panel - Roney	1	Each	38,760.00	38,760	24	15
Domestic Water Pump/Motor, 15 Hp - Perry	1	Each	15,654.00	15,654	8	3
Domestic Water Pump/Motor, 15 Hp - Perry	1	Each	15,654.00	15,654	8	3
Domestic Water Pump/Motor, 15 Hp - Perry	1	Each	15,654.00	15,654	8	5
Domestic Water Pump/Motor, 15 Hp - Roney	1	Each	15,654.00	15,654	8	3
Domestic Water Pump/Motor, 15 Hp - Roney	1	Each	15,654.00	15,654	8	7
Domestic Water Pump/Motor, 15 Hp - Roney	1	Each	15,654.00	15,654	8	3
Lift Station Repair Allowance	1	Total	35,091.00	35,091	10	7
Plumbing Capital Allowance	1,164	Units	2,584.00	3,007,776	40	30
Plumbing, Backflow Preventer - Domestic	1	Each	15,581.00	15,581	30	21
Plumbing, Backflow Preventer - Fire Sprinklers	1	Each	36,369.00	36,369	30	28
Sump Pumps, Drainage, Pump/Motor	6	Each	13,567.00	81,402	8	5
Water Heater, Nat Gas, 1.5 MBH - WH#1,2 Roney	2	Each	19,201.00	38,402	12	3
Water Heater, Nat Gas, 1.5 MBH - WH#3 Roney	2	Each	19,201.00	38,402	12	10
Water Heater, Nat Gas, 1.5 MBH - WH#4 Hotel	1	Each	19,201.00	19,201	12	3
Water Heater, Nat Gas, 1.5 MBH - WH#5 Hotel	1	Each	19,201.00	19,201	12	11
Water Heater, Nat Gas, 1.5 MBH - WH#6 Hotel	1	Each	19,201.00	19,201	12	9
Water Heater, Nat Gas, 1.5 MBH - WH#7 Public	1	Each	19,201.00	19,201	12	3
Water Heater, Nat Gas, 1.5 MBH - WH#8 Public	1	Each	19,201.00	19,201	12	10
Ventilation, Supply & Exhaust Fans						
Ventilation, Supply & Exhaust Fan Allowance	1	Each	821,336.00	821,336	20	8
Ventilation, Supply & Exhaust Fan Allowance	1	Each	221,000.00	221,000	20	1
Mechanical & Electrical Total	59	Components		17,139,854	5-45	1-30

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Misc Building Components						
10 Year Maintenance Program						
10 Year Maintenance Program - Year 9 (1x Expense)	1	Total	88,037.00	88,037	10	1
10 Year Maintenance Program - Year 10 (1x Expense)	1	Total	529,983.00	529,983	10	2
Concrete Restoration						
Concrete Restoration Annual Allowance - Garage & Facade	1	Total	1,000,000.00	1,000,000	1	1
Expansion Joints						
Expansion Joints - North	1	Total	61,351.00	61,351	20	17
Expansion Joints - South	1	Total	55,508.00	55,508	20	1
Pool Deck Finish						
Decking, 2" Artistic Slab - Main Pool Deck	34,187	Sq Ft	6.46	220,849	20	11
Decking, 2" Artistic Slab - South Pool Deck	37,223	Sq Ft	6.46	240,461	20	20
Decking, IPE Hardwood - Main Pool Deck	10,987	Sq Ft	32.30	354,881	10	2
Decking, IPE Hardwood - South Pool Deck	8,698	Sq Ft	32.30	280,946	10	10
Finish, Outdoor Turf - South Pool Deck	831	Sq Yds	51.60	42,880	8	1
Pool Restrooms						
Restroom Renovation Allowance - Main Pool	1	Total	32,301.00	32,301	20	18
Restroom Renovation Allowance - South Pool	1	Total	32,301.00	32,301	20	14
Railings						
Railing, Alum Frm w/Glass - North	1	Total	793,463.00	793,463	36	26
Railing, Alum Frm w/Glass - South	1	Total	717,895.00	717,895	36	26
Railing/Hand Rails - Stairwells	1	Total	109,067.00	109,067	36	26
Roney (South) Entrance						
Finish, Tile Floor - Roney (South) Entrance	3,228	Sq Ft	20.02	64,625	24	24
Railing/Hand Rails - Roney (South) Entrance	1	Total	11,700.00	11,700	30	30
Surveillance System						
Access Control, Surveillance System Allowance	1	Total	110,500.00	110,500	4	1
Access Control, Surveillance System Allowance	1	Total	110,500.00	110,500	4	2
Access Control, Surveillance System Upgrade - 1x Expense	1	Total	230,000.00	230,000	4	1
Trash						
Trash Chute Guillotine - North	1	Each	2,872.00	2,872	21	16
Trash Chute Guillotine - South	1	Each	2,872.00	2,872	21	16
Trash Chute Intake Door/Throat Plate - North	15	Each	3,675.00	55,125	30	13
Trash Chute Intake Door/Throat Plate - South	15	Each	3,675.00	55,125	30	13
Windows & Sliders						
Windows & Sliders, Deferred Maintenance Allowance	1	Total	86,996.00	86,996	3	1
Windows & Sliders, High Impact - N Tower excl Retail	1	Total	7,394,947.00	7,394,947	35	25
Windows & Sliders, High Impact - S Tower	1	Total	7,011,249.00	7,011,249	35	25
Misc Building Components Total	27	Components		19,696,434	1-36	1-30

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Misc Site Improvements						
Beach Access						
Access Control, FOB Reader - Gates, Beach Access	6	Each	2,538.00	15,228	8	1
Fence, Alum Picket - Property Line (23rd Street)	1	Total	29,548.00	29,548	20	17
Gate, Alum Steel, 4' x 5' - Beach Access	20	Each	1,744.00	34,880	15	13
Garage Access						
Access Control, FOB Reader - Garage	3	Each	2,538.00	7,614	8	5
Access Control, Gate Operator, Barrier - Garage	4	Each	15,174.00	60,696	8	5
Access Control, Gate Operator, Swing - Garage	2	Each	9,281.00	18,562	8	5
Access Control, Gate Operator, Swing - Garage	2	Each	9,281.00	18,562	8	3
Access Gate, Alum Steel Picket, 10' x 8' - Garage	4	Each	4,803.00	19,212	16	1
Main Pool						
Pool Equipment, Handicap Lift - Cabana	1	Each	7,728.00	7,728	10	9
Pool Equipment, Handicap Lift - Sandbox	1	Each	7,728.00	7,728	10	9
Pool Equipment, Handicap Lift - Spa	1	Each	7,728.00	7,728	10	2
Pool Equipment, Heater, Gas - Cabana	2	Each	12,000.00	24,000	8	7
Pool Equipment, Heater, Gas - Sandbox	3	Each	12,000.00	36,000	8	8
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	18,185.00	18,185	2	2
Pool Finish, Exposed Aggregate & Tile - Cabana	1	Total	90,442.00	90,442	10	7
Pool Finish, Exposed Aggregate & Tile - Sandbox	1	Total	189,544.00	189,544	10	7
Spa Equipment, Heat Pump, Electric	1	Each	12,000.00	12,000	8	8
Spa Finish, Exposed Aggregate & Tile	1	Total	36,142.00	36,142	10	7
Pool Deck						
Fence/Railing, 5' - Pool Deck	66	Ln Ft	99.00	6,534	26	17
Gate, Alum Steel, 4' x 5' - Pool Deck	11	Each	1,744.00	19,184	16	7
South Pool						
Pool Equipment, Handicap Lift - South	1	Each	7,728.00	7,728	10	10
Pool Equipment, Heater, Gas - South	2	Each	10,336.00	20,672	8	1
Pool Equipment, Pump/Motor/Filter Allowance - South	1	Total	9,093.00	9,093	2	2
Pool Finish, Exposed Aggregate & Tile - South	1	Total	148,170.00	148,170	10	10
Misc Site Improvements Total	24	Components		845,180	2-26	1-17
Furniture, Fixtures & Equipment						
Electronics, WiFi Network	1	Total	124,280.00	124,280	10	7
Furniture, Outdoor - Pool Decks (Main & South)	1	Total	193,801.00	193,801	8	1
Furniture, Fixtures & Equipment Total	2	Components		318,081	8-10	1-7

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Loan						
Loan Payback, 5 Years - Year 1 (1x Expense)	1	Total	1,000,000.00	1,000,000	5	1
Loan Payback, 5 Years - Year 2 (1x Expense)	1	Total	1,000,000.00	1,000,000	5	2
Loan Payback, 5 Years - Year 3 (1x Expense)	1	Total	1,000,000.00	1,000,000	5	3
Loan Payback, 5 Years - Year 4 (1x Expense)	1	Total	1,000,000.00	1,000,000	5	4
Loan Payback, 5 Years - Year 5 (1x Expense)	1	Total	1,000,000.00	1,000,000	5	5
Loan Total	5	Components		5,000,000	5	1-5
Grand Total	157	Components		61,989,915		

Section 4

Pooled Cash Flow

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024	-3,407,646	9,936,465	297.86%	0	6,278,818	3.00%	0	0.00%	250,001
2	2025	250,001	4,613,252	-53.57%	0	4,005,220	3.00%	0	0.00%	858,033
3	2026	858,033	4,751,650	3.00%	0	2,754,050	3.00%	0	0.00%	2,855,633
4	2027	2,855,633	4,894,183	3.00%	0	7,499,815	3.00%	0	0.00%	250,001
5	2028	250,001	5,016,543	2.50%	0	3,237,682	3.00%	0	0.00%	2,028,862
6	2029	2,028,862	5,141,963	2.50%	0	1,840,426	3.00%	0	0.00%	5,330,399
7	2030	5,330,399	5,270,518	2.50%	0	4,298,457	3.00%	0	0.00%	6,302,460
8	2031	6,302,460	5,402,287	2.50%	0	2,412,755	3.00%	0	0.00%	9,291,992
9	2032	9,291,992	5,537,351	2.50%	0	7,478,428	3.00%	0	0.00%	7,350,915
10	2033	7,350,915	5,675,791	2.50%	0	2,411,098	3.00%	0	0.00%	10,615,608
11	2034	10,615,608	5,817,693	2.50%	0	2,061,922	3.00%	0	0.00%	14,371,379
12	2035	14,371,379	5,963,142	2.50%	0	12,063,828	3.00%	0	0.00%	8,270,693
13	2036	8,270,693	6,112,228	2.50%	0	2,457,636	3.00%	0	0.00%	11,925,285
14	2037	11,925,285	6,265,041	2.50%	0	3,161,833	3.00%	0	0.00%	15,028,493
15	2038	15,028,493	6,421,675	2.50%	0	2,003,492	3.00%	0	0.00%	19,446,676
16	2039	19,446,676	6,582,225	2.50%	0	1,880,807	3.00%	0	0.00%	24,148,094
17	2040	24,148,094	6,746,789	2.50%	0	9,339,915	3.00%	0	0.00%	21,554,968
18	2041	21,554,968	6,915,467	2.50%	0	7,161,634	3.00%	0	0.00%	21,308,801
19	2042	21,308,801	7,088,362	2.50%	0	3,370,742	3.00%	0	0.00%	25,026,421
20	2043	25,026,421	7,265,580	2.50%	0	8,633,225	3.00%	0	0.00%	23,658,776
21	2044	23,658,776	7,447,228	2.50%	0	6,014,589	3.00%	0	0.00%	25,091,415
22	2045	25,091,415	7,633,418	2.50%	0	6,387,956	3.00%	0	0.00%	26,336,877
23	2046	26,336,877	7,824,263	2.50%	0	2,836,347	3.00%	0	0.00%	31,324,793
24	2047	31,324,793	8,019,879	2.50%	0	7,172,358	3.00%	0	0.00%	32,172,314
25	2048	32,172,314	8,220,386	2.50%	0	39,243,746	3.00%	0	0.00%	1,148,954
26	2049	1,148,954	8,425,906	2.50%	0	5,831,562	3.00%	0	0.00%	3,743,298
27	2050	3,743,298	8,636,564	2.50%	0	9,810,996	3.00%	0	0.00%	2,568,866
28	2051	2,568,866	8,852,488	2.50%	0	4,808,187	3.00%	0	0.00%	6,613,167
29	2052	6,613,167	9,073,811	2.50%	0	3,657,796	3.00%	0	0.00%	12,029,182
30	2053	12,029,182	9,300,569	2.50%	0	11,329,750	3.00%	0	0.00%	10,000,001
Grand Total			**204,852,717**		**0**	**191,445,070**		**0**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2024	paint for 1.2 in 2025......	
Painting & Waterproofing	Paint Exterior and Waterproof - North & South Towers	3,000,000
Painting & Waterproofing	Paint Interior - I95 Service Corridor	34,734
Painting & Waterproofing	Paint Interior - Parking Garage (In House)	130,148
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	1,292
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - South Elev Rm	12,605
Mechanical & Electrical	Fire Jockey Pump/Motor	6,805
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	9,400
Mechanical & Electrical	Ventilation, Supply & Exhaust Fan Allowance	221,000
Misc Building Components	10 Year Maintenance Program - Year 9 (1x Expense)	88,037
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,000,000
Misc Building Components	Expansion Joints - South	55,508
Misc Building Components	Finish, Outdoor Turf - South Pool Deck	42,880
Misc Building Components	Access Control, Surveillance System Allowance	110,500
Misc Building Components	Access Control, Surveillance System Upgrade - 1x Expense	230,000
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	86,996
Misc Site Improvements	Access Control, FOB Reader - Gates, Beach Access	15,228
Misc Site Improvements	Access Gate, Alum Steel Picket, 10' x 8' - Garage	19,212
Misc Site Improvements	Pool Equipment, Heater, Gas - South	20,672
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Decks (Main & South)	193,801
Loan	Loan Payback, 5 Years - Year 1 (1x Expense)	1,000,000
Year 1 Total		**6,278,818**
Year 2: 2025		
Painting & Waterproofing	Paint Parking Line - Garage (In House)	13,482
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies update 500k	870,457
Misc Building Components	10 Year Maintenance Program - Year 10 (1x Expense) update 595k	545,882
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,030,000
Misc Building Components	Decking, IPE Hardwood - Main Pool Deck defer 2030	365,527
Misc Building Components	Access Control, Surveillance System Allowance	113,815
Misc Site Improvements	Pool Equipment, Handicap Lift - Spa completed 2023	7,960
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance push to start 2029	18,731
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South new install 2024	9,366
Loan	Loan Payback, 5 Years - Year 2 (1x Expense)	1,030,000
Year 2 Total		**4,005,220**
Year 3: 2026		
Roofs	Roof, Kalwall Panels - Hotel Porte Cochere (West)	392,458
Mechanical & Electrical	A/C Air Handler Unit - Roney Lobby (AHU5)	17,328
Mechanical & Electrical	A/C Air Handler Unit - Roney Mgmt Offices (AHU9)	8,553
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1)	6,021
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1A)	6,021

Category	Description	Cost
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	34,268
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	16,607
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	16,607
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	16,607
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	16,607
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#1,2 Roney	40,741
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#4 Hotel	20,370
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#7 Public	20,370
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,060,900
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	19,692
Loan	Loan Payback, 5 Years - Year 3 (1x Expense)	1,060,900
Year 3 Total		**2,754,050**

Year 4: 2027		
Mechanical & Electrical	Electrical Repair Allowance	5,189,491
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,092,727
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	95,063
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	19,871
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	9,936
Loan	Loan Payback, 5 Years - Year 4 (1x Expense)	1,092,727
Year 4 Total		**7,499,815**

Year 5: 2028		
Mechanical & Electrical	A/C Unit, Petra PPH-10 - OAU-3	80,433
Mechanical & Electrical	A/C Unit, Petra PPH-10 - OAU-4	80,433
Mechanical & Electrical	A/C Unit, Petra PPH-15 - Main Pump/Boiler Room	98,883
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-1	98,883
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-2	98,883
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-5	98,883
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-6	98,883
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	17,619
Mechanical & Electrical	Sump Pumps, Drainage, Pump/Motor	91,619
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,125,509
Misc Building Components	Access Control, Surveillance System Allowance	124,369
Misc Site Improvements	Access Control, FOB Reader - Garage	8,570
Misc Site Improvements	Access Control, Gate Operator, Barrier - Garage	68,314
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	20,892
Loan	Loan Payback, 5 Years - Year 5 (1x Expense)	1,125,509
Year 5 Total		**3,237,682**

Year 6: 2029		
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	1,498
Painting & Waterproofing	Paint Parking Line - Garage (In House)	15,174

Category	Description	Cost
Mechanical & Electrical	A/C Condenser Wtr Pump, 60 hp - CHWP Roney #1,2	81,722
Mechanical & Electrical	A/C Condenser Wtr Pump, 60 hp - CWP Roney #1,2	81,722
Mechanical & Electrical	A/C Condenser Wtr Pump, 75 hp - CWP #1,2,3	148,959
Mechanical & Electrical	A/C Condenser Wtr Pump, 100 hp - CHWP #1,2,3	192,355
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,159,274
Misc Building Components	Access Control, Surveillance System Allowance	128,100
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	21,081
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	10,541
Year 6 Total		**1,840,426**

Year 7: 2030

Category	Description	Cost
Painting & Waterproofing	Paint Interior - I95 Service Corridor	41,474
Painting & Waterproofing	Paint Interior - Parking Garage (In House)	155,403
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies	1,009,098
Elevators	Elevator Cab Refurbishment Allowance - N Service #3,7	48,715
Elevators	Elevator Cab Refurbishment Allowance - NE Terrace HC	24,357
Elevators	Elevator Cab Refurbishment Allowance - North #1,2,4,5,6	162,379
Elevators	Elevator Cab Refurbishment Allowance - Psgr P#1,2	48,715
Elevators	Elevator Cab Refurbishment Allowance - South #3	32,476
Elevators	Hydraulic Lift, Vehicular - Parking Garage	794,621
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Condo	33,921
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Restaurant	11,343
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	18,692
Mechanical & Electrical	Lift Station Repair Allowance	41,900
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,194,052
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	103,878
Misc Site Improvements	Pool Equipment, Heater, Gas - Cabana	28,657
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Cabana	107,992
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Sandbox	226,325
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile	43,155
Misc Site Improvements	Gate, Alum Steel, 4' x 5' - Pool Deck	22,907
Furniture, Fixtures & Equipment	Electronics, WiFi Network	148,397
Year 7 Total		**4,298,457**

Year 8: 2031

Category	Description	Cost
Mechanical & Electrical	Generator, Fuel Tank - Condo	40,435
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	39,726
Mechanical & Electrical	Ventilation, Supply & Exhaust Fan Allowance	1,010,139
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,229,874
Misc Site Improvements	Pool Equipment, Heater, Gas - Sandbox	44,275
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	22,365
Misc Site Improvements	Spa Equipment, Heat Pump, Electric	14,758
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	11,183

Category	Description	Cost
Year 8 Total		**2,412,755**
Year 9: 2032		
Painting & Waterproofing	Paint Exterior and Waterproof - North & South Towers	3,800,309
Mechanical & Electrical	A/C Cooling Tower, S Steel, 700 Ton - CT#1-3	1,473,004
Mechanical & Electrical	A/C Cooling Tower, Stainless Steel, 600 Ton - CT#4 Roney	409,167
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#6 Hotel	24,323
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,266,770
Misc Building Components	Finish, Outdoor Turf - South Pool Deck	54,319
Misc Building Components	Access Control, Surveillance System Allowance	139,978
Misc Site Improvements	Access Control, FOB Reader - Gates, Beach Access	19,290
Misc Site Improvements	Pool Equipment, Handicap Lift - Cabana	9,790
Misc Site Improvements	Pool Equipment, Handicap Lift - Sandbox	9,790
Misc Site Improvements	Pool Equipment, Heater, Gas - South	26,187
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Decks (Main & South)	245,501
Year 9 Total		**7,478,428**
Year 10: 2033		
Painting & Waterproofing	Paint Parking Line - Garage (In House)	17,078
Elevators	Elevator Cab Refurbishment Allowance - South #1,2,5,6	141,949
Mechanical & Electrical	Fire Jockey Pump/Motor	8,879
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#3 Roney	50,106
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#8 Public	25,053
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,304,773
Misc Building Components	Decking, IPE Hardwood - South Pool Deck	366,571
Misc Building Components	Access Control, Surveillance System Allowance	144,177
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	113,510
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	23,727
Misc Site Improvements	Pool Equipment, Handicap Lift - South	10,083
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	11,864
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - South	193,328
Year 10 Total		**2,411,098**
Year 11: 2034		
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	1,736
Elevators	Handicap Chair Lift - 1 Homes	57,024
Elevators	Handicap Chair Lift - Habitat	57,024
Mechanical & Electrical	A/C Variable Frequency Drive - CT #1-4	157,883
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	12,633
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	21,038
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	21,038
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	21,038
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	21,038

Category	Description	Cost
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#5 Hotel	25,805
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,343,916
Misc Building Components	Decking, 2" Artistic Slab - Main Pool Deck	296,803
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	24,946
Year 11 Total		**2,061,922**

Year 12: 2035		
Roofs	Roof, Single Ply TPO - 24th Street Porte Cochere (North)	65,935
Roofs	Roof, Single Ply TPO - Tower (North & West)	3,989,488
Roofs	Roof, Single Ply TPO - Tower (South)	1,649,195
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies	1,169,821
Painting & Waterproofing	Waterproof Membrane - Main Pool Deck	1,307,529
Painting & Waterproofing	Waterproof Planters - Main Pool Deck	1,940,485
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - North Elev Rm	17,448
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,384,233
Misc Building Components	Decking, IPE Hardwood - Main Pool Deck	491,238
Misc Site Improvements	Pool Equipment, Handicap Lift - Spa	10,697
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	25,172
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	12,587
Year 12 Total		**12,063,828**

Year 13: 2036		
Painting & Waterproofing	Paint Interior - I95 Service Corridor	49,522
Painting & Waterproofing	Paint Interior - Parking Garage (In House)	185,560
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	46,053
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	22,319
Mechanical & Electrical	Sump Pumps, Drainage, Pump/Motor	116,060
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,425,760
Misc Building Components	Access Control, Surveillance System Allowance	157,547
Misc Building Components	Trash Chute Intake Door/Throat Plate - North	78,595
Misc Building Components	Trash Chute Intake Door/Throat Plate - South	78,595
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	124,035
Misc Site Improvements	Gate, Alum Steel, 4' x 5' - Beach Access	49,731
Misc Site Improvements	Access Control, FOB Reader - Garage	10,856
Misc Site Improvements	Access Control, Gate Operator, Barrier - Garage	86,538
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	26,465
Year 13 Total		**2,457,636**

Year 14: 2037		
Painting & Waterproofing	Paint Parking Line - Garage (In House)	19,222
Mechanical & Electrical	A/C Chiller Plant, BMS Control System	405,682
Mechanical & Electrical	Generator, Diesel, 500 kW w/ATS - Condo	441,554
Mechanical & Electrical	Generator, Diesel, 900 kW w/ATS - Condo	577,076

Category	Description	Cost
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,468,533
Misc Building Components	Restroom Renovation Allowance - South Pool	47,435
Misc Building Components	Access Control, Surveillance System Allowance	162,273
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	26,705
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	13,353
Year 14 Total		**3,161,833**

Year 15: 2038

Category	Description	Cost
Roofs	Roof, Single Ply TPO - Roney Porte Cochere (South)	62,651
Elevators	Elevator Cab Refurbishment Allowance - Psgr P#3,4	61,711
Mechanical & Electrical	A/C Air Handler Unit - Roney Lobby (AHU5)	24,705
Mechanical & Electrical	A/C Air Handler Unit - Roney Mgmt Offices (AHU9)	12,194
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1)	8,584
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1A)	8,584
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - South Elev Rm	19,066
Mechanical & Electrical	Domestic Water Pump System Control Panel - Perry	58,628
Mechanical & Electrical	Domestic Water Pump System Control Panel - Roney	58,628
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	23,678
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#1,2 Roney	58,086
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#4 Hotel	29,043
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#7 Public	29,043
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,512,589
Misc Site Improvements	Pool Equipment, Heater, Gas - Cabana	36,302
Year 15 Total		**2,003,492**

Year 16: 2039

Category	Description	Cost
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	2,013
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Condo	44,259
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Restaurant	14,801
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,557,967
Misc Building Components	Trash Chute Guillotine - North	4,474
Misc Building Components	Trash Chute Guillotine - South	4,474
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	135,537
Misc Site Improvements	Pool Equipment, Heater, Gas - Sandbox	56,087
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	28,332
Misc Site Improvements	Spa Equipment, Heat Pump, Electric	18,696
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	14,167
Year 16 Total		**1,880,807**

Year 17: 2040

Category	Description	Cost
Painting & Waterproofing	Paint Exterior and Waterproof - North & South Towers	4,814,117
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies	1,356,143
Mechanical & Electrical	Lift Station Repair Allowance	56,311

Category	Description	Cost
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,604,706
Misc Building Components	Expansion Joints - North	98,450
Misc Building Components	Finish, Outdoor Turf - South Pool Deck	68,810
Misc Building Components	Access Control, Surveillance System Allowance	177,320
Misc Site Improvements	Access Control, FOB Reader - Gates, Beach Access	24,436
Misc Site Improvements	Fence, Alum Picket - Property Line (23rd Street)	47,416
Misc Site Improvements	Access Gate, Alum Steel Picket, 10' x 8' - Garage	30,830
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Cabana	145,133
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Sandbox	304,162
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile	57,997
Misc Site Improvements	Fence/Railing, 5' - Pool Deck	10,485
Misc Site Improvements	Pool Equipment, Heater, Gas - South	33,172
Furniture, Fixtures & Equipment	Electronics, WiFi Network	199,433
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Decks (Main & South)	310,994
Year 17 Total		**9,339,915**

Year 18: 2041

Category	Description	Cost
Painting & Waterproofing	Paint Parking Line - Garage (In House)	21,634
Elevators	Elevator Modernization Allowance - North #1,2,3,4,5,6	3,101,835
Elevators	Elevator Modernization Allowance - North #7	258,487
Elevators	Elevator Modernization Allowance - Passenger NE Terrace HC	87,662
Elevators	Elevator Modernization Allowance - South #3	516,972
Mechanical & Electrical	A/C Chiller, Trane CVHF1070	968,578
Mechanical & Electrical	Fire Pump, 125 Hp	219,115
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	53,389
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,652,847
Misc Building Components	Restroom Renovation Allowance - Main Pool	53,389
Misc Building Components	Access Control, Surveillance System Allowance	182,640
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	30,057
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	15,029
Year 18 Total		**7,161,634**

Year 19: 2042

Category	Description	Cost
Painting & Waterproofing	Paint Interior - I95 Service Corridor	59,132
Painting & Waterproofing	Paint Interior - Parking Garage (In House)	221,568
Elevators	Handicap Chair Lift - STK	72,236
Mechanical & Electrical	A/C Unit, Petra PPH-10 - OAU-3	121,663
Mechanical & Electrical	A/C Unit, Petra PPH-10 - OAU-4	121,663
Mechanical & Electrical	A/C Unit, Petra PPH-15 - Main Pump/Boiler Room	149,569
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-1	149,569
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-2	149,569
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-5	149,569
Mechanical & Electrical	A/C Unit, Petra PPH-15 - OAU-6	149,569

Category	Description	Cost
Mechanical & Electrical	Fire Jockey Pump/Motor	11,585
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	26,650
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	26,650
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	26,650
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	26,650
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,702,432
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	148,105
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	31,601
Misc Site Improvements	Pool Equipment, Handicap Lift - Cabana	13,156
Misc Site Improvements	Pool Equipment, Handicap Lift - Sandbox	13,156
Year 19 Total		**3,370,742**

Year 20: 2043

Category	Description	Cost
Painting & Waterproofing	Waterproof Membrane - South Pool Deck	1,803,431
Painting & Waterproofing	Waterproof Planters - South Pool Deck	2,264,229
Elevators	Handicap Chair Lift - Pool Deck	74,403
Mechanical & Electrical	A/C Chiller, 600 Tons, Multistack - CH#2 Roney	566,856
Mechanical & Electrical	A/C Chiller, 990 Tons, Multistack - CH#1 Perry	935,311
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,753,505
Misc Building Components	Decking, 2" Artistic Slab - South Pool Deck	421,650
Misc Building Components	Decking, IPE Hardwood - South Pool Deck	492,640
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	31,887
Misc Site Improvements	Pool Equipment, Handicap Lift - South	13,551
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	15,945
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - South	259,817
Year 20 Total		**8,633,225**

Year 21: 2044

Category	Description	Cost
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	2,333
Elevators	Elevator Modernization Allowance - South #1,2,5,6	2,259,639
Mechanical & Electrical	A/C Condenser Wtr Pump, 60 hp - CHWP Roney #1,2	127,320
Mechanical & Electrical	A/C Condenser Wtr Pump, 60 hp - CWP Roney #1,2	127,320
Mechanical & Electrical	A/C Condenser Wtr Pump, 75 hp - CWP #1,2,3	232,073
Mechanical & Electrical	A/C Condenser Wtr Pump, 100 hp - CHWP #1,2,3	299,682
Mechanical & Electrical	Generator, Fuel Tank - Restaurant	49,141
Mechanical & Electrical	Fire Pump Deferred Maintenance Allowance	16,977
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	28,273
Mechanical & Electrical	Plumbing, Backflow Preventer - Domestic	28,141
Mechanical & Electrical	Sump Pumps, Drainage, Pump/Motor	147,021
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#6 Hotel	34,679
Mechanical & Electrical	Ventilation, Supply & Exhaust Fan Allowance	399,150
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,806,110
Misc Building Components	Expansion Joints - South	100,254

Category	Description	Cost
Misc Building Components	Access Control, Surveillance System Allowance	199,575
Misc Site Improvements	Access Control, FOB Reader - Garage	13,752
Misc Site Improvements	Access Control, Gate Operator, Barrier - Garage	109,624
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	33,525
Year 21 Total		**6,014,589**

Year 22: 2045

Category	Description	Cost
Painting & Waterproofing	Paint Parking Line - Garage (In House)	24,349
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies	1,572,141
Elevators	Elevator Cab Refurbishment Allowance - N Service #3,7	75,896
Elevators	Elevator Cab Refurbishment Allowance - NE Terrace HC	37,948
Elevators	Elevator Cab Refurbishment Allowance - North #1,2,4,5,6	252,981
Elevators	Elevator Cab Refurbishment Allowance - Psgr P#1,2	75,896
Elevators	Elevator Cab Refurbishment Allowance - South #3	50,596
Elevators	Hydraulic Lift, Vehicular - Parking Garage	1,237,994
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#3 Roney	71,439
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#8 Public	35,719
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,860,293
Misc Building Components	Decking, IPE Hardwood - Main Pool Deck	660,183
Misc Building Components	Access Control, Surveillance System Allowance	205,562
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	161,838
Misc Site Improvements	Pool Equipment, Handicap Lift - Spa	14,376
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	33,829
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	16,916
Year 22 Total		**6,387,956**

Year 23: 2046

Category	Description	Cost
Roofs	Roof, Kalwall Panels - Hotel Porte Cochere (West)	708,822
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	61,892
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	29,995
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#5 Hotel	36,791
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,916,102
Misc Site Improvements	Pool Equipment, Heater, Gas - Cabana	45,986
Misc Site Improvements	Gate, Alum Steel, 4' x 5' - Pool Deck	36,759
Year 23 Total		**2,836,347**

Year 24: 2047

Category	Description	Cost
Elevators	Elevator Modernization Allowance - Passenger P#1,2	132,593
Elevators	Elevator Modernization Allowance - Passenger P#3,4	209,346
Mechanical & Electrical	Fire Alarm System Upgrade Allowance - Incl CO & SPF	4,580,723
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	1,973,585
Misc Building Components	Finish, Tile Floor - Roney (South) Entrance	127,543
Misc Site Improvements	Pool Equipment, Heater, Gas - Sandbox	71,049

Category	Description	Cost
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	35,890
Misc Site Improvements	Spa Equipment, Heat Pump, Electric	23,683
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	17,946
Year 24 Total		**7,172,358**

Year 25: 2048

Category	Description	Cost
Painting & Waterproofing	Paint Exterior and Waterproof - North & South Towers	6,098,378
Painting & Waterproofing	Paint Interior - I95 Service Corridor	70,607
Painting & Waterproofing	Paint Interior - Parking Garage (In House)	264,564
Elevators	Elevator Cab Refurbishment Allowance - South #1,2,5,6	221,152
Mechanical & Electrical	A/C Variable Frequency Drive - CT #1-4	238,812
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Condo	57,748
Mechanical & Electrical	Generator, Deferred Maintenance Allowance - Restaurant	19,312
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,032,793
Misc Building Components	Finish, Outdoor Turf - South Pool Deck	87,166
Misc Building Components	Access Control, Surveillance System Allowance	224,624
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	176,845
Misc Building Components	Windows & Sliders, High Impact - N Tower excl Retail	15,032,395
Misc Building Components	Windows & Sliders, High Impact - S Tower	14,252,416
Misc Site Improvements	Access Control, FOB Reader - Gates, Beach Access	30,955
Misc Site Improvements	Pool Equipment, Heater, Gas - South	42,022
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Decks (Main & South)	393,957
Year 25 Total		**39,243,746**

Year 26: 2049

Category	Description	Cost
Painting & Waterproofing	Paint Interior - Pool Restrooms Main & South	2,705
Painting & Waterproofing	Paint Parking Line - Garage (In House)	27,405
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - North Elev Rm	26,392
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,093,776
Misc Building Components	Railing, Alum Frm w/Glass - North	1,661,334
Misc Building Components	Railing, Alum Frm w/Glass - South	1,503,112
Misc Building Components	Railing/Hand Rails - Stairwells	228,362
Misc Building Components	Access Control, Surveillance System Allowance	231,362
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	38,075
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	19,039
Year 26 Total		**5,831,562**

Year 27: 2050

Category	Description	Cost
Painting & Waterproofing	Waterproof Coating & Repairs - Balconies	1,822,543
Painting & Waterproofing	Waterproof Shell Membrane - Cabana Pool	182,299
Painting & Waterproofing	Waterproof Shell Membrane - Sandbox Pool	375,180
Painting & Waterproofing	Waterproof Shell Membrane - Spa	60,326
Paving	Pavers, Interlocking - North Entrance	278,791

Category	Description	Cost
Mechanical & Electrical	A/C Air Handler Unit - Roney Lobby (AHU5)	35,224
Mechanical & Electrical	A/C Air Handler Unit - Roney Mgmt Offices (AHU9)	17,386
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1)	12,239
Mechanical & Electrical	A/C Air Handler Unit, 4 Ton - Chiller Room (AHU1A)	12,239
Mechanical & Electrical	A/C Cooling Tower, S Steel, 700 Ton - CT#1-3	2,507,689
Mechanical & Electrical	A/C Cooling Tower, Stainless Steel, 600 Ton - CT#4 Roney	696,578
Mechanical & Electrical	Generator, Diesel, 175 kW w/ATS - Restaurant	287,754
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	33,759
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	33,759
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	33,759
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Roney	33,759
Mechanical & Electrical	Lift Station Repair Allowance	75,677
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#1,2 Roney	82,817
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#4 Hotel	41,409
Mechanical & Electrical	Water Heater, Nat Gas, 1.5 MBH - WH#7 Public	41,409
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,156,590
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	40,031
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Cabana	195,046
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - Sandbox	408,769
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile	77,943
Furniture, Fixtures & Equipment	Electronics, WiFi Network	268,021
Year 27 Total		**9,810,996**

Year 28: 2051

Category	Description	Cost
Paving	Pavers, Interlocking - South (Roney) Entrance	263,511
Mechanical & Electrical	Fire Jockey Pump/Motor	15,116
Mechanical & Electrical	Fire Sprinkler Allowance Lines/Heads - Garage	71,750
Mechanical & Electrical	Plumbing, Backflow Preventer - Fire Sprinklers	80,786
Mechanical & Electrical	Ventilation, Supply & Exhaust Fan Allowance	1,824,423
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,221,287
Misc Building Components	Windows & Sliders, Deferred Maintenance Allowance	193,243
Misc Site Improvements	Gate, Alum Steel, 4' x 5' - Beach Access	77,479
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	40,394
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	20,198
Year 28 Total		**4,808,187**

Year 29: 2052

Category	Description	Cost
Mechanical & Electrical	A/C Chiller Plant, BMS Control System	632,040
Mechanical & Electrical	A/C WS Heat Pump, 5 Ton - South Elev Rm	28,839
Mechanical & Electrical	Domestic Water Pump/Motor, 15 Hp - Perry	35,815
Mechanical & Electrical	Sump Pumps, Drainage, Pump/Motor	186,242
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,287,926
Misc Building Components	Access Control, Surveillance System Allowance	252,816

Category	Description	Cost
Misc Site Improvements	Access Control, FOB Reader - Garage	17,420
Misc Site Improvements	Access Control, Gate Operator, Barrier - Garage	138,868
Misc Site Improvements	Access Control, Gate Operator, Swing - Garage	42,468
Misc Site Improvements	Pool Equipment, Handicap Lift - Cabana	17,681
Misc Site Improvements	Pool Equipment, Handicap Lift - Sandbox	17,681
Year 29 Total		**3,657,796**

Year 30: 2053

Painting & Waterproofing	Paint Parking Line - Garage (In House)	30,845
Painting & Waterproofing	Waterproof Shell Membrane - South Pool	376,478
Elevators	Elevator Cab Refurbishment Allowance - Psgr P#3,4	96,143
Mechanical & Electrical	Plumbing Capital Allowance	7,088,015
Misc Building Components	Concrete Restoration Annual Allowance - Garage & Facade	2,356,564
Misc Building Components	Decking, IPE Hardwood - South Pool Deck	662,067
Misc Building Components	Railing/Hand Rails - Roney (South) Entrance	27,572
Misc Building Components	Access Control, Surveillance System Allowance	260,400
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	42,854
Misc Site Improvements	Pool Equipment, Handicap Lift - South	18,212
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	21,428
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile - South	349,172
Year 30 Total		**11,329,750**

Draft

Section 5

Photographs

Condo Building

Condo Building

Gate - Beach Access

Condo Building

Condo Building

Pavers - North Entry

Covered Entry - North

Garage Entry - North

Covered Entry - West

Covered Entry - West

A/C - OAU - 3

Roof

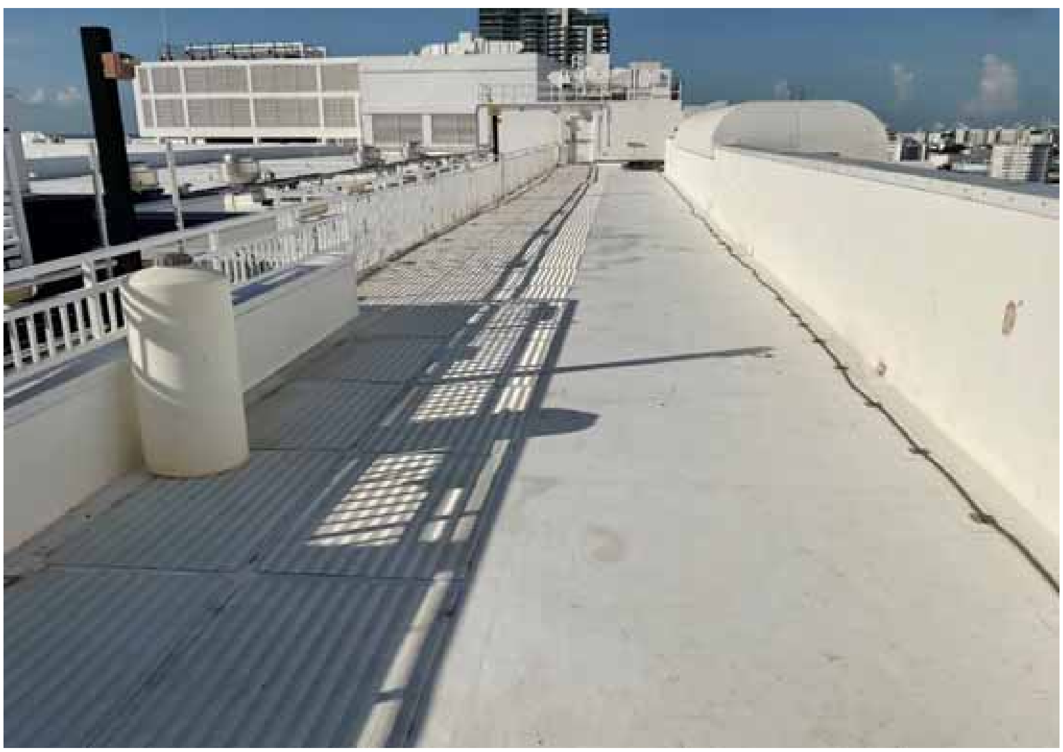
A/C - OAU - 1

A/C - OAU - 2

A/C - North Elev Room

Elevator Equipment - North

Elevator Equipment - North


Roof

Roof

Main Pool

Fan Farm

Stairwell Fan

Roof

Condo Building

Exhaust Fans

A/C Cooling Tower Surround

South Pool

Condo Building

South Pool

A/C - OAU - 4

Covered Entry - South

A/C Cooling Tower #4

A/C Cooling Tower #1-3

A/C - OAU - 5

A/C - OAU - 6

A/C - South Elev Room

Elevator Equipment - South

SLMA - IT Rack

Elevator Cab

North Terrace Elevator

Elevator Cab

North Terrace Deck

Lighting

Main Pool Deck Planter

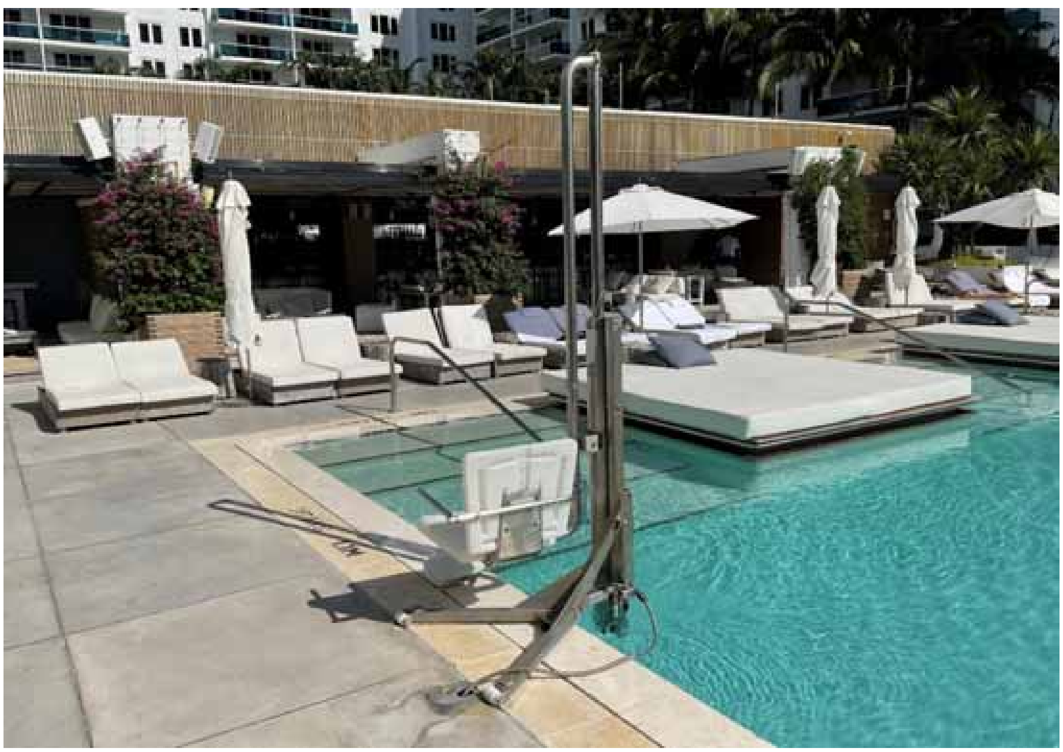
Main Pool Elevated Decking

Main Pool Restroom

Main Pool Deck

Spa

Spa Lift



Sandbox Pool Lift

Sandbox Pool

Main Pool Elevator

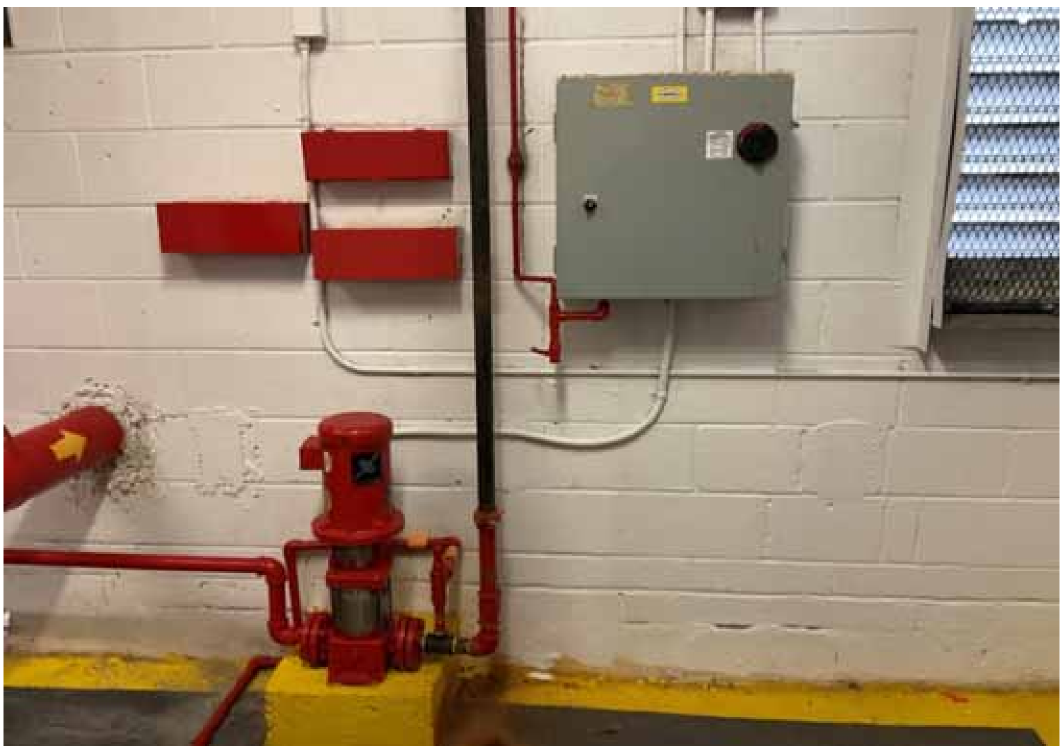
Cabana Pool

Cabana Pool Lift

Railing - Typical

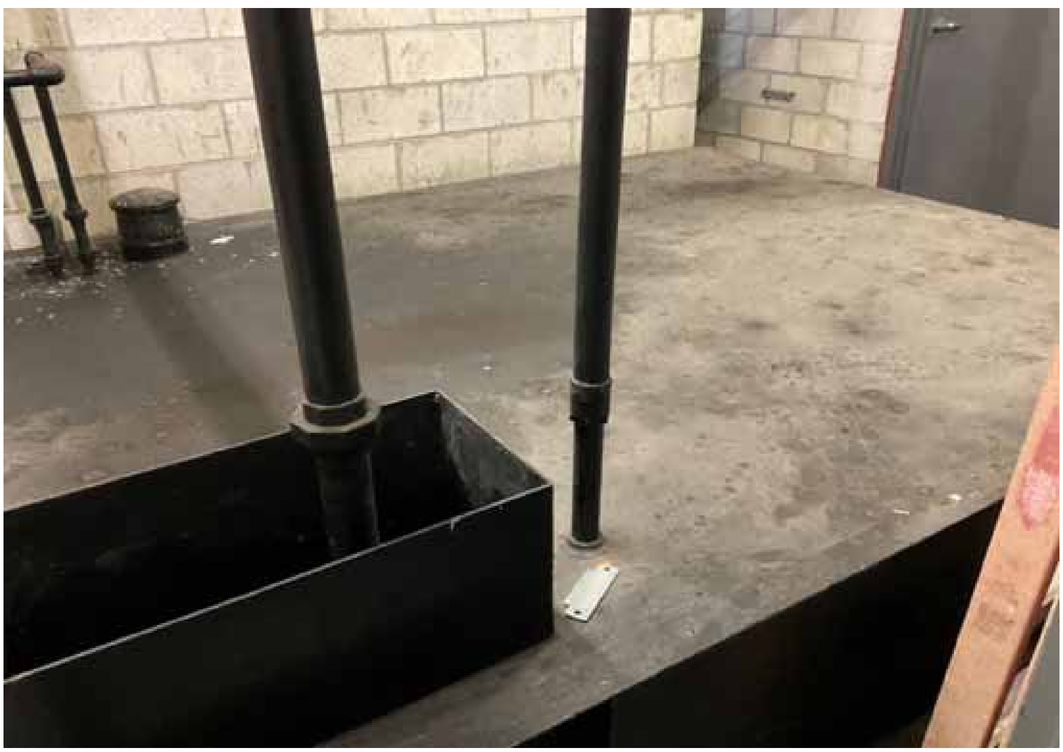
Generator 900kW

Fire Pump



Fire Jockey Pump

Generator 500kW



Generator Fuel Tank

Generator - Restaurant

South Pool

Garage Repairs

Water Heaters


Water Heaters


Domestic Water Pumps - Roney

Domestic Water Pumps - Perry

South Pool Heater

Cabana Pool Heater

Main Pool Heater

Spa Heater

Sump Pumps - Garage

A/C - AHU - 1

A/C Chiller 990 Tons

A/C - CWP Pumps/Motors (Roney)

A/C Chiller 600 Tons

A/C - CHWP Pumps/Motors

A/C - CHWP Pumps/Motors (Roney)

Building Management System

A/C Chiller Trane


A/C - CWP Pumps/Motors


A/C - AHU - 1A

Service Corridor I-95

Elevator Equip - Passenger 3-4

SLMA - IT Rack


Elevator Equip - Passenger 1-2

Fire Alarm Control Panel

Pavers - South Entry

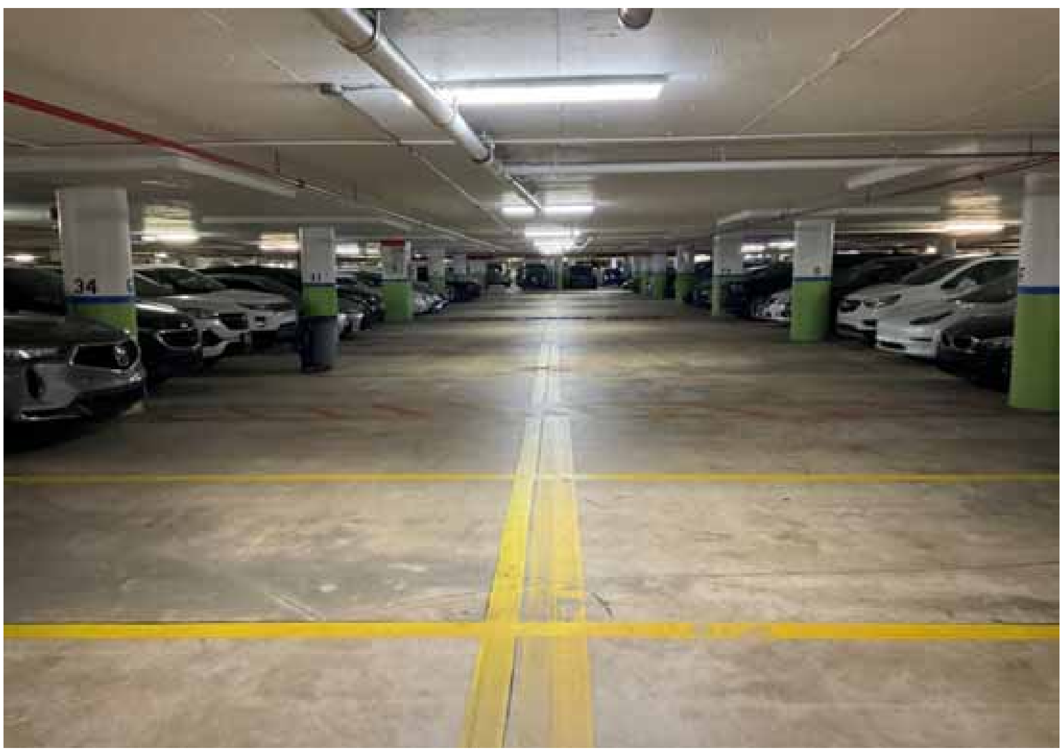
Covered Entry - South

Garage Entry - South

Backflow Preventer

Backflow Preventer

Fence - South Property Line



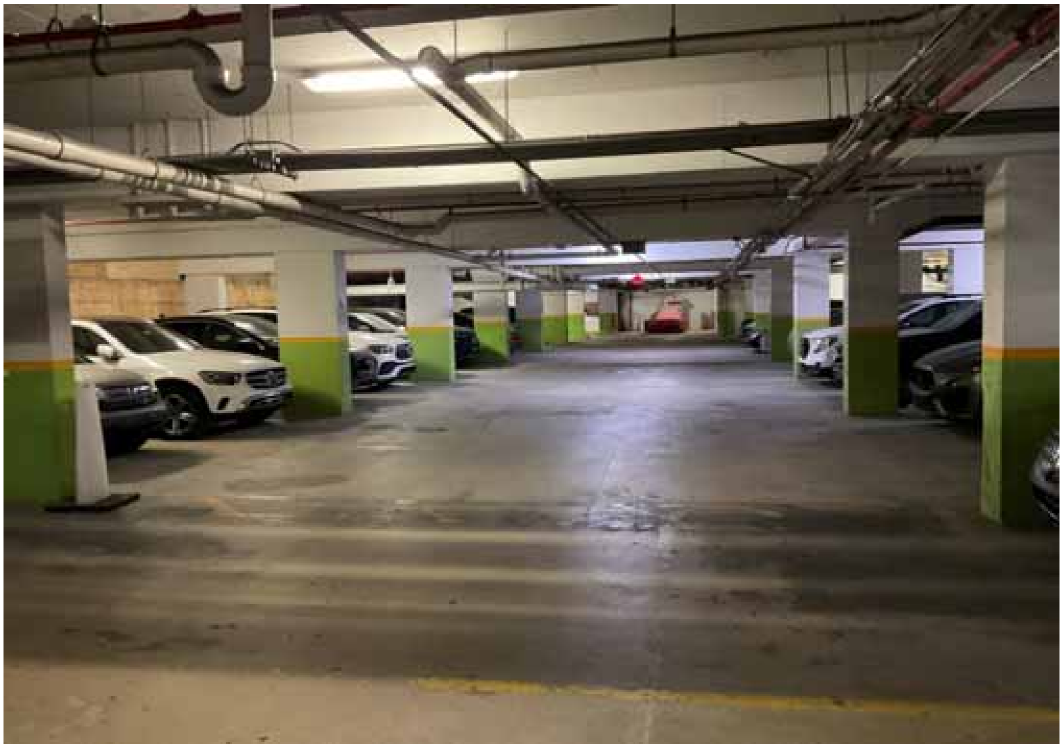
Parking Garage

South Pool

Generator Fuel Tank

Pool Equipment

Pool Equipment

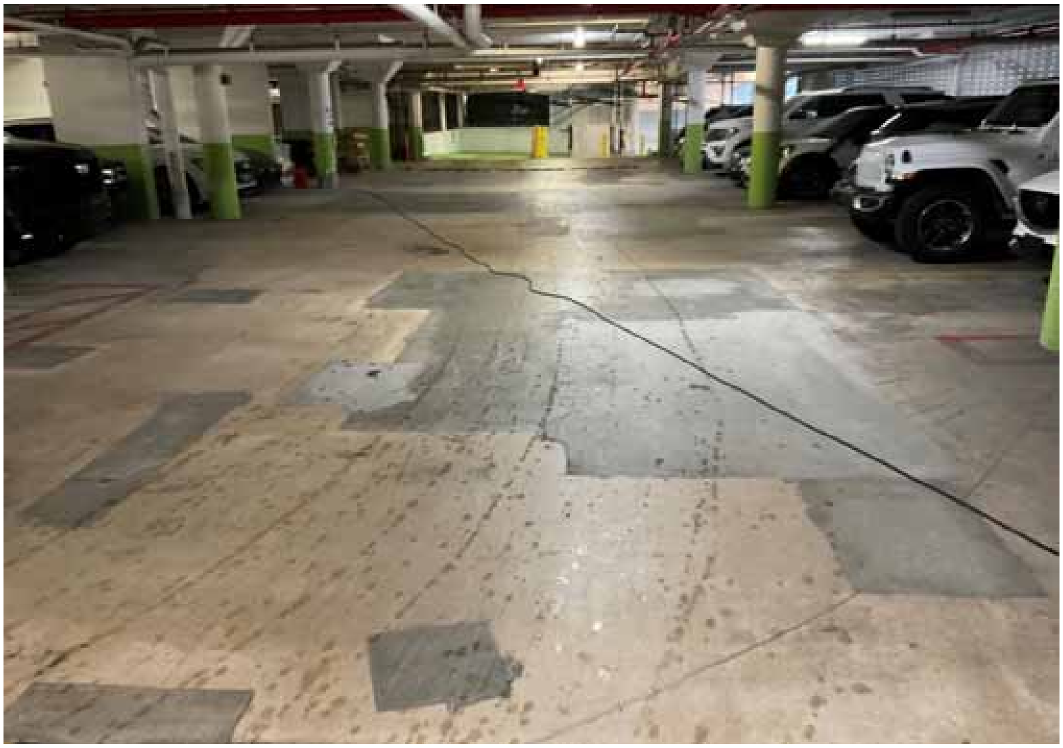


Parking Garage

Plumbing Lines - Garage

Spalling Concrete

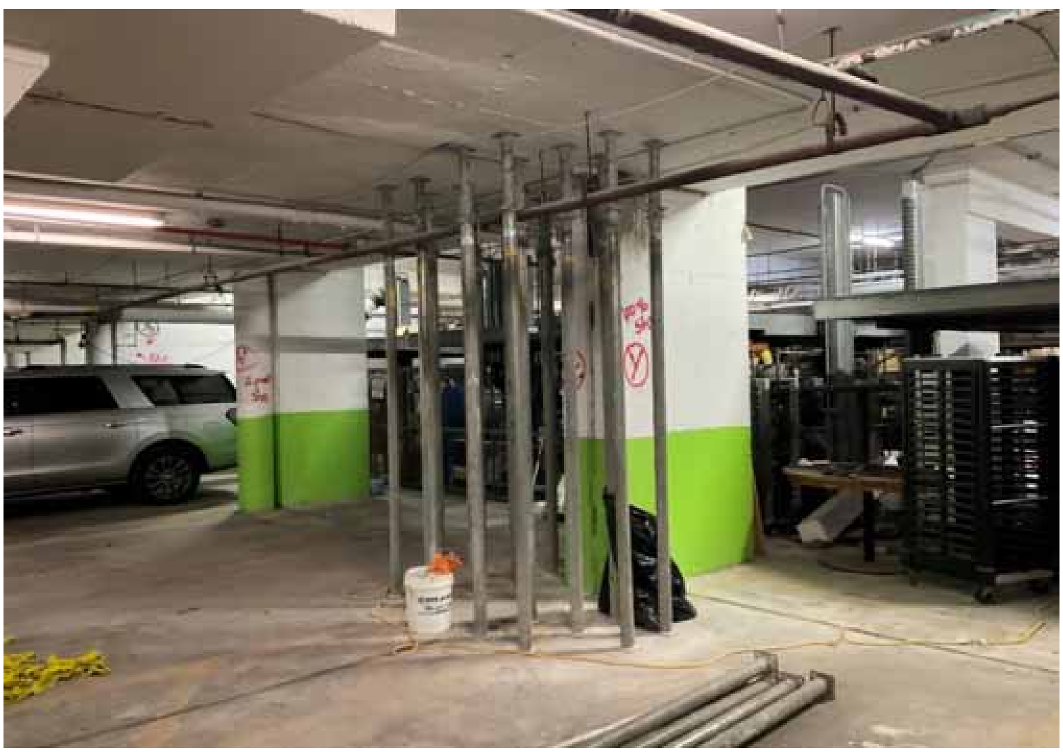
Concrete Repairs



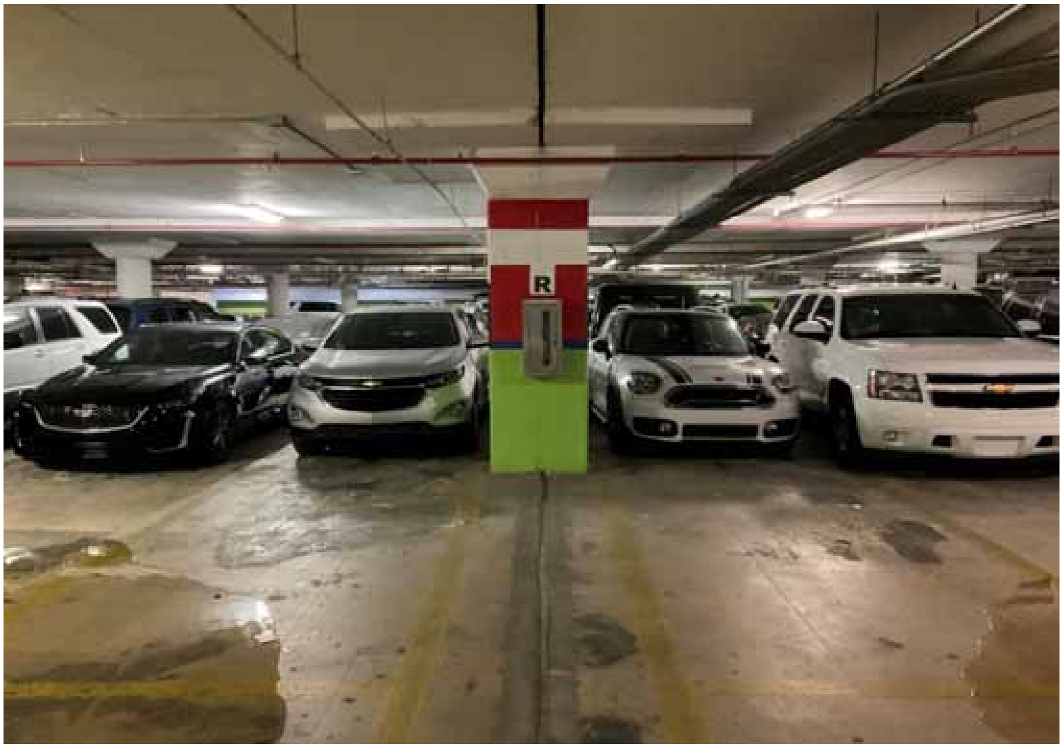
Concrete Repairs

Spalling Concrete

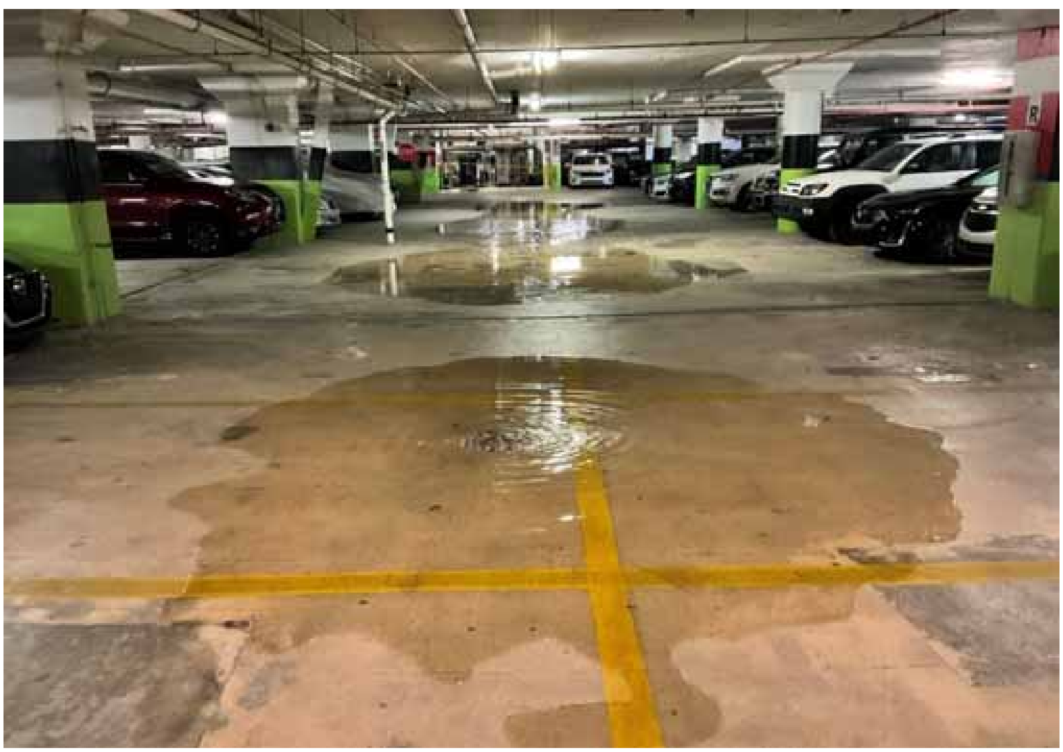
Vehicular Lifts



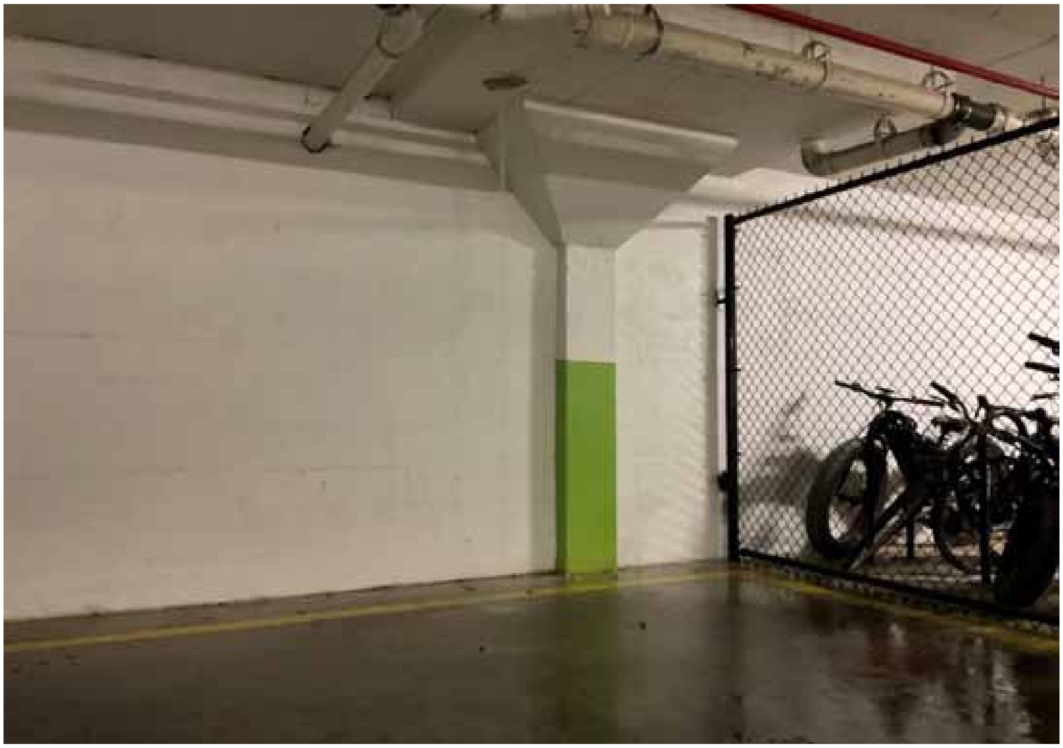
Concrete Repairs



Expansion Joint - Garage



Drainage - Garage



Water Leak