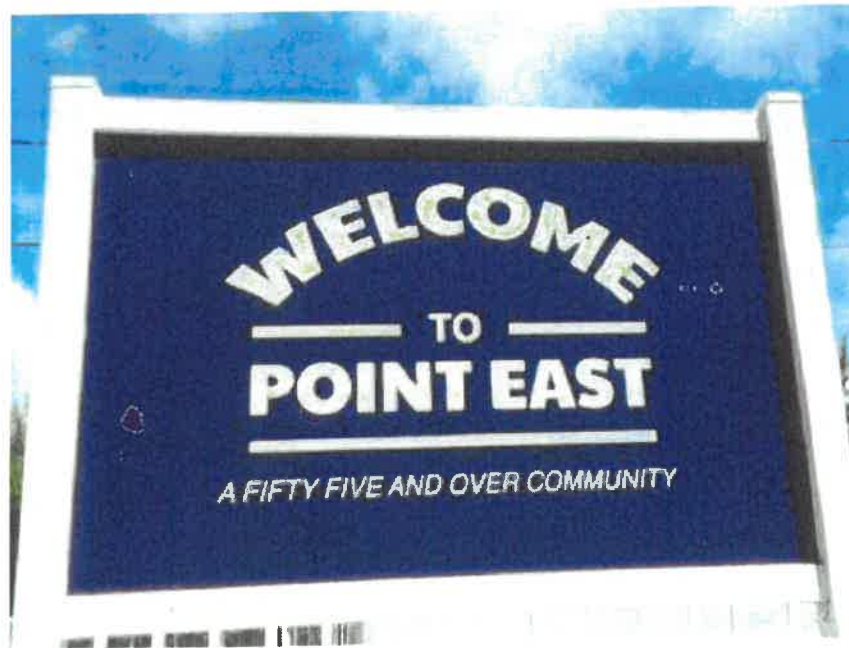


Point East Three Condominium

Structural Integrity Reserve Study

For 30-Year Projection Period Beginning January 1, 2025



Point East Three Condominium
January 1, 2025

Point East Three Condominium

Structural Integrity Reserve Study

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Preparer's Report on Structure Integrity Reserve Study For 30-Year Projection Period Beginning January 1, 2025

Board of Directors

Point East Three Condominium
Aventura, FL

Description of Structural Integrity Reserve Study Report

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 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 association institute or the association of professional reserve analysts. §718.112, Fla. Stat.

The engagement is based on an on-site analysis. The on-site analysis of Point East Three Condominium upon which this reserve plan is based was performed by Pierre del Rosario, RS, CAM of Capital Reserve Advisors on August 4, 2022.

The attached basic financial exhibits and disclosures comprise of Point East Three Condominium. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025.

Report on Structural Integrity Reserve Study

Our structural integrity reserve study engagement was performed in accordance with Generally Accepted CAI Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Point East Three Condominium, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

Regulatory Information

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), below, 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 twenty-five (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. §718.112, Fla. Stat

The Structural Integrity Reserve Study

A residential condominium association must have a structural integrity reserve study completed at least every ten (10) years after the condominium's creation for each building on the condominium property that is three (3) stories or higher in height, as determined by the Florida building code, which includes, at a minimum, the 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 §627.706, Fla. Stat.
- c) Fire proofing and fire protection systems.
- d) Plumbing.
- e) Electrical systems.
- f) Waterproofing and exterior painting.
- g) Windows and exterior doors.
- h) And 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 above as determined by the visual inspection portion of the structural integrity reserve study.

Waiving and Reducing Reserves

The members 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 before the items listed in paragraph (g). §718.112, Fla. Stat.

Using Reserves for a Different Purpose

The 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). §718.112, Fla. Stat.

Breach of Fiduciary Duty for Failure to Complete the Structural Integrity Reserve Study Period.

If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study, then such failure is deemed to be a breach of the officers' and directors' fiduciary relationship to the unit owners. §718.112, Fla. Stat.

Capital Reserve Advisors
Pierre del Rosario, RS, CAM
May 17, 2024



Statement of Position

Projection period: January 1, 2025 to 2054
Type of Project: Condominium
Number of Units: 324
Location: Aventura, FL
Project Construction date: February 2, 1967

Description of Project: Point East Three Condominium is an 324 - unit Condominium development located in Aventura, FL. The project was developed in February 2, 1967 .

On-Site analysis performed by: Pierre Del Rosario
Component analysis performed by: Pierre Del Rosario
Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Windows Units	Owners Responsibility

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 1,721,817
Future Replacement Cost of All Components	\$ 2,501,866
Projected Balance of Reserve Funds at January 1, 2025	\$ 10,000
100% Funded Amount at January 1, 2025	\$ 1,045,764
Percent Funded at January 1, 2025	0.95 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 3,196
Projected Reserve Contribution	\$ 216,000
Average Annual Reserve Contribution Per Unit	\$ 666
Monthly Reserve Contribution First Year of Projection	\$ 18,000
Average Monthly Reserve Contribution Per Unit	\$ 55
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	1.00 %

Summary of Findings and Recommendations

Subsurface investigation and observation are not part of this report. Shifting, moment displacement or shearing of loadbearing components were not seen according to visual inspection. The inspection process was done in a non-destructive manner without sampling. Any concrete damage was recorded and achieved by observation. Capital Reserve Advisors make recommendations to the Associations to monitor by periodically checking to maintain their assets. The maintenance of the components is a short-term cost without endangering the life-safety of the occupants of the structure.

Based on the structural rectification report by Milton Cubas, a conclusion is reached and the state of the structural components is determined.
In the case of Point East Three Condominium, no problem was detected and the building is in good conditions.

While the wall surfaces in some instances appear in good shape it is recommended to periodically monitor the ground floor bearing walls or column point loads for any disturbances that can possibly appear over time because of concrete foundation settlement and soil movement.

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	10,000	167,333	394,780	21,767	156,482	412,010	528,202	695,304	870,557	1,054,301
Contribution	216,000	224,640	233,626	242,971	252,689	154,797	160,989	167,428	174,126	181,091
Average Per Unit	667	693	721	750	780	478	497	517	537	559
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	-38.74%	4.00%	4.00%	4.00%	4.00%
Interest	811	2,808	1,607	754	2,839	4,644	6,114	7,825	9,619	11,500
Less Expenditures	59,478	0	608,246	109,010	0	43,250	0	0	0	0
Ending Balance	167,333	394,780	21,767	156,482	412,010	528,202	695,304	870,557	1,054,301	1,246,892

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	1,246,892	1,448,697	1,660,100	1,018,133	557,251	784,279	259,156	501,257	755,370	1,022,000
Contribution	188,334	195,868	203,702	211,850	220,324	229,137	238,303	247,835	257,748	268,058
Average Per Unit	581	605	629	654	680	707	736	765	796	827
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	13,471	15,536	12,322	7,030	6,703	4,274	3,798	6,278	8,881	11,611
Less Expenditures	0	0	857,991	679,763	0	758,535	0	0	0	0
Ending Balance	1,448,697	1,660,100	1,018,133	557,251	784,279	259,156	501,257	755,370	1,022,000	1,301,669

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	1,301,669	1,392,390	1,697,763	799,995	904,928	1,241,788	1,595,143	1,965,683	2,354,127	2,761,220
Contribution	278,781	289,932	301,529	313,590	326,134	339,179	352,746	366,856	381,531	396,792
Average Per Unit	860	895	931	968	1,007	1,047	1,089	1,132	1,178	1,225
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	13,213	15,442	10,983	8,250	10,726	14,176	17,794	21,587	25,563	29,729
Less Expenditures	201,274	0	1,210,281	216,907	0	0	0	0	0	0
Ending Balance	1,392,390	1,697,763	799,995	904,928	1,241,788	1,595,143	1,965,683	2,354,127	2,761,220	3,187,741

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	\$ 1,045,765	\$ 10,000	0.95 %	\$ 216,000	\$ 811	\$ 59,478
01/01/2026	1,126,130	167,333	14.85	224,640	2,808	0
01/01/2027	1,273,828	394,780	30.99	233,626	1,607	608,246
01/01/2028	808,128	21,767	2.69	242,971	754	109,010
01/01/2029	840,869	156,482	18.60	252,689	2,839	0
01/01/2030	990,355	412,010	41.60	154,797	4,644	43,250
01/01/2031	1,105,022	528,202	47.80	160,989	6,114	0
01/01/2032	1,272,304	695,304	54.64	167,428	7,825	0
01/01/2033	1,449,943	870,557	60.04	174,126	9,619	0
01/01/2034	1,638,457	1,054,301	64.34	181,091	11,500	0
01/01/2035	1,838,392	1,246,892	67.82	188,334	13,471	0
01/01/2036	2,050,315	1,448,697	70.65	195,868	15,536	0
01/01/2037	2,274,820	1,660,100	72.97	203,702	12,322	857,991
01/01/2038	1,634,633	1,018,133	62.28	211,850	7,030	679,763
01/01/2039	1,159,936	557,251	48.04	220,324	6,703	0
01/01/2040	1,369,884	784,279	57.25	229,137	4,274	758,535
01/01/2041	816,976	259,156	31.72	238,303	3,798	0
01/01/2042	1,026,982	501,257	48.80	247,835	6,278	0
01/01/2043	1,250,688	755,370	60.39	257,748	8,881	0
01/01/2044	1,488,796	1,022,000	68.64	268,058	11,611	0
01/01/2045	1,742,039	1,301,669	74.72	278,781	13,213	201,274
01/01/2046	1,805,242	1,392,390	77.13	289,932	15,442	0
01/01/2047	2,083,886	1,697,763	81.47	301,529	10,983	1,210,281
01/01/2048	1,141,466	799,995	70.08	313,590	8,250	216,907
01/01/2049	1,190,285	904,928	76.02	326,134	10,726	0
01/01/2050	1,470,830	1,241,788	84.42	339,179	14,176	0
01/01/2051	1,769,555	1,595,143	90.14	352,746	17,794	0
01/01/2052	2,087,390	1,965,683	94.16	366,856	21,587	0
01/01/2053	2,425,305	2,354,127	97.06	381,531	25,563	0
01/01/2054	2,784,317	2,761,220	99.17	396,792	29,729	0

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Subcategory	100%		Percent Funded	Beginning Balance		Contribution	Interest	Expenditure	Ending Balance 12/31/2025
	Funded			01/01/2025					
Doors and Windows	\$ 110,600		0.00%	\$ 0		\$ 11,410	\$ 43	\$ 0	\$ 11,453
Electrical System	22,424		0.00	0		4,273	16	0	4,289
Fire Protection System	99,398		10.06	10,000		16,085	60	59,478	-33,333
Plumbing	239,760		0.00	0		27,270	102	0	27,372
Roof	143,229		0.00	0		56,267	211	0	56,479
Waterproofing	430,353		0.00	0		100,695	378	0	101,073
	1,045,765		0.96%	10,000		216,000	811	59,478	167,333

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SIRS / Doors and Windows				109,010		43,250				
SIRS / Fire Protection System	59,478									
SIRS / Waterproofing			608,246							
	59,478	0	608,246	109,010	0	43,250	0	0	0	0

Category / Subcategory	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
SIRS / Fire Protection System						99,647				
SIRS / Plumbing						658,888				
SIRS / Roof				679,763						
SIRS / Waterproofing			857,991							
	0	0	857,991	679,763	0	758,535	0	0	0	0

Category / Subcategory	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SIRS / Doors and Windows				216,907						
SIRS / Fire Protection System	201,274									
SIRS / Waterproofing			1,210,281							
	201,274	0	1,210,281	216,907	0	0	0	0	0	0

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation: 3.50% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Item Parameters - Detail

Category / Subcategory		Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
SIRS										
Doors and Windows										
	Door - Exterior Utility Metal	Bldg. K		05/01/2028	\$ 750.00	30 Each	\$ 22,500	20:00	3:04	\$ 25,234
	Door - Exterior Utility Metal	Bldg. L		05/01/2028	750.00	30 Each	22,500	20:00	3:04	25,234
	Door - Exterior Utility Metal	Bldg. M		05/01/2028	750.00	30 Each	22,500	20:00	3:04	25,234
	Door - Exterior Utility Metal	Bldg. N		05/01/2028	750.00	30 Each	22,500	20:00	3:04	25,234
	Door - Trash Chute Metal	Bldg. K		05/01/2028	300.00	6 Each	1,800	20:00	3:04	2,019
	Door - Trash Chute Metal	Bldg. L		05/01/2028	300.00	6 Each	1,800	20:00	3:04	2,019
	Door - Trash Chute Metal	Bldg. M		05/01/2028	300.00	6 Each	1,800	20:00	3:04	2,019
	Door - Trash Chute Metal	Bldg. N		05/01/2028	300.00	6 Each	1,800	20:00	3:04	2,019
	Door Glass Entry	Bldg. K		05/01/2030	4,500.00	2 Each	9,000	30:00	5:04	10,812
	Door Glass Entry	Bldg. L		05/01/2030	4,500.00	2 Each	9,000	30:00	5:04	10,812
	Door Glass Entry	Bldg. M		05/01/2030	4,500.00	2 Each	9,000	30:00	5:04	10,812
	Door Glass Entry	Bldg. N		05/01/2030	4,500.00	2 Each	9,000	30:00	5:04	10,812
							133,200			152,260
Electrical System										
	Electric Switch	Bldg. K		05/01/2055	\$ 12,500.00	1 Each	\$ 12,500	55:00	30:04	\$ 35,490
	Electric Switch	Bldg. L		05/01/2055	12,500.00	1 Each	12,500	55:00	30:04	35,490
	Electric Switch	Bldg. M		05/01/2055	12,500.00	1 Each	12,500	55:00	30:04	35,490
	Electric Switch	Bldg. N		05/01/2055	12,500.00	1 Each	12,500	55:00	30:04	35,490
							50,000			141,958
Fire Protection System										
	Fire Panels & Central Attenuation	Bldg. K		05/01/2045	\$ 25,000.00	1 Each	\$ 25,000	35:00	20:04	\$ 50,318
	Fire Panels & Central Attenuation	Bldg. L		05/01/2045	25,000.00	1 Each	25,000	35:00	20:04	50,318
	Fire Panels & Central Attenuation	Bldg. M		05/01/2045	25,000.00	1 Each	25,000	35:00	20:04	50,318
	Fire Panels & Central Attenuation	Bldg. N		05/01/2045	25,000.00	1 Each	25,000	35:00	20:04	50,318
	Pulldown & Fire Hose	Bldg. K		05/01/2025	350.00	48 Each	16,800	15:00	0:04	16,994
	Pulldown & Fire Hose	Bldg. L		05/01/2025	350.00	48 Each	16,800	15:00	0:04	16,994
	Pulldown & Fire Hose	Bldg. M		05/01/2025	350.00	36 Each	12,600	15:00	0:04	12,745
	Pulldown & Fire Hose	Bldg. N		05/01/2025	350.00	36 Each	12,600	15:00	0:04	12,745
							158,800			260,752

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation: 3.50% Investment: 1.00% Contribution Factor: 0.00% Calc: Future

Item Parameters - Detail

Category / Subcategory Reserve Item	Location	Desc.	Replace		Basis Cost	Quantity	Current Cost	Adj		Rem	Future Cost
			Date					Life			
Plumbing											
	Vertical Stacks	Bldg. K	05/01/2040		\$ 1,200.00	81 Job	\$ 97,200	40:00		15:04	\$ 164,722
	Vertical Stacks	Bldg. L	05/02/2040		1,200.00	81 Job	97,200	40:00		15:04	164,722
	Vertical Stacks	Bldg. M	05/03/2040		1,200.00	81 Job	97,200	40:00		15:04	164,722
	Vertical Stacks	Bldg. N	05/04/2040		1,200.00	81 Job	97,200	40:00		15:04	164,722
							388,800				658,888
Roof											
	Coating Silicone Roofing System	Bldg. K	05/01/2038		\$ 6.25	16,200 SF	\$ 101,250	20:00		13:04	\$ 160,177
	Coating Silicone Roofing System	Bldg. L	05/01/2038		6.25	19,200 SF	120,000	20:00		13:04	189,839
	Coating Silicone Roofing System	Bldg. M	05/01/2038		6.25	17,150 SF	107,188	20:00		13:04	169,570
	Coating Silicone Roofing System	Bldg. N	05/01/2038		6.25	16,200 SF	101,250	20:00		13:04	160,177
							429,688				679,763
Waterproofing											
	Paint - Exterior Building	Bldg. K	05/01/2027		\$ 2.52	54,000 SF	\$ 136,080	10:00		2:04	\$ 147,454
	Paint - Exterior Building	Bldg. L	05/01/2027		2.52	60,750 SF	153,090	10:00		2:04	165,885
	Paint - Exterior Building	Bldg. M	05/01/2027		2.52	54,000 SF	136,080	10:00		2:04	147,454
	Paint - Exterior Building	Bldg. N	05/01/2027		2.52	54,000 SF	136,080	10:00		2:04	147,454
							561,330				608,246
							1,721,818				2,501,867
							1,721,818				2,501,867

Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Coating Silicone Roofing System

Basis	SF
Basis Cost	\$ 6.25
Quantity	68,750
Replace Date	5/2038
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	13 Yr 4 Mn
Current Cost	\$ 429,687.50
Future Cost	\$ 679,762.79



Door - Exterior Utility Metal

Basis	Each
Basis Cost	\$ 750.00
Quantity	120
Replace Date	5/2028
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	3 Yr 4 Mn
Current Cost	\$ 90,000.00
Future Cost	\$ 100,935.44



Door - Trash Chute Metal

Basis	Each
Basis Cost	\$ 300.00
Quantity	24
Replace Date	5/2028
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	3 Yr 4 Mn
Current Cost	\$ 7,200.00
Future Cost	\$ 8,074.84



Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Door Glass Entry

Basis	Each
Basis Cost	\$ 4,500.00
Quantity	8
Replace Date	5/2030
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	5 Yr 4 Mn
Current Cost	\$ 36,000.00
Future Cost	\$ 43,249.84



Electric Switch

Basis	Each
Basis Cost	\$ 12,500.00
Quantity	4
Replace Date	5/2055
Estimated Life	55 Years
Adjustment Life	55 Years
Remaining Life	30 Yr 4 Mn
Current Cost	\$ 50,000.00
Future Cost	\$ 141,958.24



Fire Panels & Central Attenuation

Basis	Each
Basis Cost	\$ 25,000.00
Quantity	4
Replace Date	5/2045
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	20 Yr 4 Mn
Current Cost	\$ 100,000.00
Future Cost	\$ 201,273.72



Point East Three Condominium

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Paint - Exterior Building

Basis	SF
Basis Cost	\$ 2.52
Quantity	222,750
Replace Date	5/2027
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	2 Yr 4 Mn
Current Cost	\$ 561,330.00
Future Cost	\$ 608,245.73



Pulldown & Fire Hose

Basis	Each
Basis Cost	\$ 350.00
Quantity	168
Replace Date	5/2025
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	0 Yr 4 Mn
Current Cost	\$ 58,800.00
Future Cost	\$ 59,478.16



Vertical Stacks

Basis	Job
Basis Cost	\$ 1,200.00
Quantity	324
Replace Date	5/2040
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	15 Yr 4 Mn
Current Cost	\$ 388,800.00
Future Cost	\$ 658,888.04



Point East Three Condominium

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2023

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

**Point East Three Condominium
January 1, 2023**

Supplementary Schedules

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**Preparer's Report on Supplemental Information
Reserve Management Plan**

**Type I Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2023**

Board of Directors
Point East Three Condominium
Aventura, FL

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Point East Three Condominium's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida
Pierre del Rosario, RS, CAM
September 2, 2022

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2023	\$ 1,226,614	\$ 10,000	0.81 %	\$ 198,000	\$ 106	\$ 2,607
01/01/2024	1,426,776	205,499	14.40	205,920	304	6,425
01/01/2025	1,635,658	405,298	24.77	214,156	384	220,575
01/01/2026	1,638,867	399,264	24.36	222,723	508	3,364
01/01/2027	1,870,093	619,131	33.10	231,632	320	663,102
01/01/2028	1,440,558	187,981	13.04	240,897	199	174,440
01/01/2029	1,502,427	254,636	16.94	250,533	305	119,540
01/01/2030	1,629,283	385,934	23.68	260,554	460	87,853
01/01/2031	1,799,835	559,095	31.06	270,976	694	0
01/01/2032	2,073,415	830,767	40.06	281,815	970	2,050
01/01/2033	2,361,826	1,111,503	47.06	293,088	1,243	24,256
01/01/2034	2,645,256	1,381,578	52.22	304,811	1,504	48,125
01/01/2035	2,922,078	1,639,769	56.11	317,004	1,585	340,862
01/01/2036	2,917,214	1,617,496	55.44	329,684	1,780	4,745
01/01/2037	3,264,571	1,944,215	59.55	342,871	1,529	936,235
01/01/2038	2,679,680	1,352,380	50.46	356,586	1,069	738,007
01/01/2039	2,286,265	972,029	42.51	370,850	1,067	144,067
01/01/2040	2,496,176	1,199,879	48.06	385,684	797	979,931
01/01/2041	1,868,456	606,430	32.45	401,111	797	15,876
01/01/2042	2,214,660	992,462	44.81	417,156	1,199	2,892
01/01/2043	2,596,638	1,407,925	54.22	433,842	1,565	96,611
01/01/2044	2,906,879	1,746,721	60.08	451,196	1,817	247,305
01/01/2045	3,084,877	1,952,429	63.29	469,243	1,955	370,764
01/01/2046	3,154,328	2,052,864	65.08	488,013	2,293	6,694
01/01/2047	3,610,685	2,536,477	70.24	507,534	1,977	1,299,917
01/01/2048	2,772,108	1,746,071	62.98	527,835	1,827	293,194
01/01/2049	2,947,069	1,982,539	67.27	548,949	2,103	247,757
01/01/2050	3,187,874	2,285,835	71.70	570,906	2,569	3,808
01/01/2051	3,700,372	2,855,502	77.16	593,743	3,147	6,832
01/01/2052	4,241,857	3,445,561	81.22	617,493	3,752	4,079

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2023					
02/02/2023	Pool Furniture	Pool Area	02/02/2016	7:00	\$ 2,607.46
					2,607.46
Year : 2024					
05/01/2024	Paver Maintenance	Pool Area	05/01/2019	5:00	\$ 5,640.37
05/01/2024	Pool Equipment	Pool Area	05/01/2019	5:00	785.20
					6,425.57
Year : 2025					
02/02/2025	Pool Equipment	Pool Area	02/02/2020	5:00	\$ 1,611.45
05/01/2025	Bulkhead Allowance	Common Area	05/01/2015	10:00	29,581.72
05/01/2025	Golf Cart	Common Area	05/01/2015	10:00	8,126.85
05/01/2025	Light - Sconce	Bldg. K	05/01/2010	15:00	16,383.72
05/01/2025	Light - Sconce	Bldg. L	05/01/2010	15:00	21,844.96
05/01/2025	Light - Sconce	Bldg. M	05/01/2010	15:00	15,018.41
05/01/2025	Light - Sconce	Bldg. N	05/01/2010	15:00	15,018.41
05/01/2025	Pulldown & Fire Hose	Bldg. K	05/01/2010	15:00	18,204.14
05/01/2025	Pulldown & Fire Hose	Bldg. L	05/01/2010	15:00	18,204.14
05/01/2025	Pulldown & Fire Hose	Bldg. M	05/01/2010	15:00	13,653.10
05/01/2025	Pulldown & Fire Hose	Bldg. N	05/01/2010	15:00	13,653.10
05/01/2025	Slurry Seal	Parking Lot	05/01/2015	10:00	28,903.40
11/01/2025	Pool - Replaster	Pool Area	11/01/2010	15:00	20,371.97
					220,575.37
Year : 2026					
05/01/2026	Shade canopy	Pool Area	05/01/2016	10:00	\$ 3,364.51
					3,364.51
Year : 2027					
02/02/2027	Pool Equipment	Pool Area	02/02/2022	5:00	\$ 1,726.23
05/01/2027	Paint - Exterior Building	Bldg. K	05/01/2017	10:00	157,955.89
05/01/2027	Paint - Exterior Building	Bldg. L	05/01/2017	10:00	177,700.37
05/01/2027	Paint - Exterior Building	Bldg. M	05/01/2017	10:00	157,955.89
05/01/2027	Paint - Exterior Building	Bldg. N	05/01/2017	10:00	157,955.89
05/01/2027	Pool Furniture	Pool Area	05/01/2020	7:00	9,808.40
					663,102.67

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2028					
05/01/2028	Door - Exterior Utility Metal	Bldg. K	05/01/2008	20:00	\$ 27,031.14
05/01/2028	Door - Exterior Utility Metal	Bldg. L	05/01/2008	20:00	27,031.14
05/01/2028	Door - Exterior Utility Metal	Bldg. M	05/01/2008	20:00	27,031.14
05/01/2028	Door - Exterior Utility Metal	Bldg. N	05/01/2008	20:00	27,031.14
05/01/2028	Door - Trash Chute Metal	Bldg. K	05/01/2008	20:00	2,162.49
05/01/2028	Door - Trash Chute Metal	Bldg. L	05/01/2008	20:00	2,162.49
05/01/2028	Door - Trash Chute Metal	Bldg. M	05/01/2008	20:00	2,162.49
05/01/2028	Door - Trash Chute Metal	Bldg. N	05/01/2008	20:00	2,162.49
05/01/2028	Trash Chute Renovation	Bldg. K	05/01/2013	15:00	14,416.61
05/01/2028	Trash Chute Renovation	Bldg. L	05/01/2013	15:00	14,416.61
05/01/2028	Trash Chute Renovation	Bldg. M	05/01/2013	15:00	14,416.61
05/01/2028	Trash Chute Renovation	Bldg. N	05/01/2013	15:00	14,416.61
					174,440.96
Year : 2029					
05/01/2029	Elevator Cab Remodel	Bldg. K	05/01/2019	10:00	\$ 23,625.22
05/01/2029	Elevator Cab Remodel	Bldg. L	05/01/2019	10:00	23,625.22
05/01/2029	Elevator Cab Remodel	Bldg. M	05/01/2019	10:00	23,625.22
05/01/2029	Elevator Cab Remodel	Bldg. N	05/01/2019	10:00	23,625.22
05/01/2029	Paver Maintenance	Pool Area	05/01/2024	5:00	6,698.99
05/01/2029	Pool Equipment	Pool Area	05/01/2024	5:00	932.57
05/01/2029	Sign - Building Entrance	Bldg. K	05/01/2014	15:00	4,352.01
05/01/2029	Sign - Building Entrance	Bldg. L	05/01/2014	15:00	4,352.01
05/01/2029	Sign - Building Entrance	Bldg. M	05/01/2014	15:00	4,352.01
05/01/2029	Sign - Building Entrance	Bldg. N	05/01/2014	15:00	4,352.01
					119,540.48
Year : 2030					
02/02/2030	Pool Equipment	Pool Area	02/02/2025	5:00	\$ 1,913.90
02/02/2030	Pool Furniture	Pool Area	02/02/2023	7:00	3,317.42
05/01/2030	Bathroom Remodeling	Pool Area	05/01/2015	15:00	11,582.57
05/01/2030	Door Glass Entry	Bldg. K	05/01/2000	30:00	11,582.57
05/01/2030	Door Glass Entry	Bldg. L	05/01/2000	30:00	11,582.57
05/01/2030	Door Glass Entry	Bldg. M	05/01/2000	30:00	11,582.57
05/01/2030	Door Glass Entry	Bldg. N	05/01/2000	30:00	11,582.57
05/01/2030	Mail Box	Bldg. K	05/01/2000	30:00	6,177.37
05/01/2030	Mail Box	Bldg. L	05/01/2000	30:00	6,177.37
05/01/2030	Mail Box	Bldg. M	05/01/2000	30:00	6,177.37
05/01/2030	Mail Box	Bldg. N	05/01/2000	30:00	6,177.37

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
					87,853.65
Year : 2032					
02/02/2032	Pool Equipment	Pool Area	02/02/2027	5:00	\$ 2,050.22
					2,050.22
Year : 2033					
05/01/2033	Security Cameras, Monitors	Common Area	05/01/2018	15:00	\$ 24,256.75
					24,256.75
Year : 2034					
05/01/2034	A/C System Elevator	Bldg. K	05/01/2019	15:00	\$ 6,645.63
05/01/2034	A/C System Elevator	Bldg. L	05/01/2019	15:00	6,645.63
05/01/2034	A/C System Elevator	Bldg. M	05/01/2019	15:00	6,645.63
05/01/2034	A/C System Elevator	Bldg. N	05/01/2019	15:00	6,645.63
05/01/2034	Paver Maintenance	Pool Area	05/01/2029	5:00	7,956.30
05/01/2034	Pool Equipment	Pool Area	05/01/2029	5:00	1,107.61
05/01/2034	Pool Furniture	Pool Area	05/01/2027	7:00	12,479.03
					48,125.46
Year : 2035					
02/02/2035	Pool Equipment	Pool Area	02/02/2030	5:00	\$ 2,273.11
05/01/2035	Bulkhead Allowance	Common Area	05/01/2025	10:00	41,727.94
05/01/2035	Golf Cart	Common Area	05/01/2025	10:00	11,463.72
05/01/2035	Overlay 1"Resurface	Parking Lot	05/01/2005	30:00	244,626.62
05/01/2035	Slurry Seal	Parking Lot	05/01/2025	10:00	40,771.10
					340,862.49
Year : 2036					
05/01/2036	Shade canopy	Pool Area	05/01/2026	10:00	\$ 4,745.98
					4,745.98
Year : 2037					
02/02/2037	Pool Equipment	Pool Area	02/02/2032	5:00	\$ 2,435.01
02/02/2037	Pool Furniture	Pool Area	02/02/2030	7:00	4,220.69
05/01/2037	Paint - Exterior Building	Bldg. K	05/01/2027	10:00	222,812.38
05/01/2037	Paint - Exterior Building	Bldg. L	05/01/2027	10:00	250,663.93
05/01/2037	Paint - Exterior Building	Bldg. M	05/01/2027	10:00	222,812.38
05/01/2037	Paint - Exterior Building	Bldg. N	05/01/2027	10:00	222,812.38
05/01/2037	Shade Structure	Pool Area	05/01/2017	20:00	10,479.12

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
					936,235.89
Year : 2038					
05/01/2038	Coating Silicone Roofing System	Bldg. K	05/01/2018	20:00	\$ 171,585.43
05/01/2038	Coating Silicone Roofing System	Bldg. L	05/01/2018	20:00	203,360.50
05/01/2038	Coating Silicone Roofing System	Bldg. M	05/01/2018	20:00	181,647.53
05/01/2038	Coating Silicone Roofing System	Bldg. N	05/01/2018	20:00	171,585.43
05/01/2038	Door Roll up	Bldg. K	05/01/2018	20:00	2,457.27
05/01/2038	Door Roll up	Bldg. L	05/01/2018	20:00	2,457.27
05/01/2038	Door Roll up	Bldg. M	05/01/2018	20:00	2,457.27
05/01/2038	Door Roll up	Bldg. N	05/01/2018	20:00	2,457.27
					738,007.97
Year : 2039					
05/01/2039	Elevator Cab Remodel	Bldg. K	05/01/2029	10:00	\$ 33,325.70
05/01/2039	Elevator Cab Remodel	Bldg. L	05/01/2029	10:00	33,325.70
05/01/2039	Elevator Cab Remodel	Bldg. M	05/01/2029	10:00	33,325.70
05/01/2039	Elevator Cab Remodel	Bldg. N	05/01/2029	10:00	33,325.70
05/01/2039	Paver Maintenance	Pool Area	05/01/2034	5:00	9,449.59
05/01/2039	Pool Equipment	Pool Area	05/01/2034	5:00	1,315.49
					144,067.88
Year : 2040					
02/02/2040	Pool Equipment	Pool Area	02/02/2035	5:00	\$ 2,699.74
05/01/2040	Light - Sconce	Bldg. K	05/01/2025	15:00	27,448.45
05/01/2040	Light - Sconce	Bldg. L	05/01/2025	15:00	36,597.94
05/01/2040	Light - Sconce	Bldg. M	05/01/2025	15:00	25,161.08
05/01/2040	Light - Sconce	Bldg. N	05/01/2025	15:00	25,161.08
05/01/2040	Pulldown & Fire Hose	Bldg. K	05/01/2025	15:00	30,498.28
05/01/2040	Pulldown & Fire Hose	Bldg. L	05/01/2025	15:00	30,498.28
05/01/2040	Pulldown & Fire Hose	Bldg. M	05/01/2025	15:00	22,873.71
05/01/2040	Pulldown & Fire Hose	Bldg. N	05/01/2025	15:00	22,873.71
05/01/2040	Tile Floor Lobby	Bldg. K	05/01/2010	30:00	4,814.37
05/01/2040	Tile Floor Lobby	Bldg. L	05/01/2010	30:00	2,314.60
05/01/2040	Tile Floor Lobby	Bldg. M	05/01/2010	30:00	4,521.19
05/01/2040	Tile Floor Lobby	Bldg. N	05/01/2010	30:00	4,521.19
05/01/2040	Vertical Stacks	Bldg. K	05/01/2000	40:00	176,454.33
05/02/2040	Vertical Stacks	Bldg. L	05/02/2000	40:00	176,454.33
05/03/2040	Vertical Stacks	Bldg. M	05/03/2000	40:00	176,454.33
05/04/2040	Vertical Stacks	Bldg. N	05/04/2000	40:00	176,454.33
11/01/2040	Pool - Replaster	Pool Area	11/01/2025	15:00	34,130.15

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
					979,931.09
Year : 2041					
05/01/2041	Pool Furniture	Pool Area	05/01/2034	7:00	\$ 15,876.81
					15,876.81
Year : 2042					
02/02/2042	Pool Equipment	Pool Area	02/02/2037	5:00	\$ 2,892.03
					2,892.03
Year : 2043					
05/01/2043	Trash Chute Renovation	Bldg. K	05/01/2028	15:00	\$ 24,152.85
05/01/2043	Trash Chute Renovation	Bldg. L	05/01/2028	15:00	24,152.85
05/01/2043	Trash Chute Renovation	Bldg. M	05/01/2028	15:00	24,152.85
05/01/2043	Trash Chute Renovation	Bldg. N	05/01/2028	15:00	24,152.85
					96,611.40
Year : 2044					
02/02/2044	Pool Furniture	Pool Area	02/02/2037	7:00	\$ 5,369.89
05/01/2044	Elevator Electronics	Bldg. K	05/01/2019	25:00	49,996.40
05/01/2044	Elevator Electronics	Bldg. L	05/01/2019	25:00	49,996.40
05/01/2044	Elevator Electronics	Bldg. M	05/01/2019	25:00	49,996.40
05/01/2044	Elevator Electronics	Bldg. N	05/01/2019	25:00	49,996.40
05/01/2044	Paver Maintenance	Pool Area	05/01/2039	5:00	11,223.15
05/01/2044	Pool Equipment	Pool Area	05/01/2039	5:00	1,562.39
05/01/2044	Sign - Building Entrance	Bldg. K	05/01/2029	15:00	7,291.14
05/01/2044	Sign - Building Entrance	Bldg. L	05/01/2029	15:00	7,291.14
05/01/2044	Sign - Building Entrance	Bldg. M	05/01/2029	15:00	7,291.14
05/01/2044	Sign - Building Entrance	Bldg. N	05/01/2029	15:00	7,291.14
					247,305.59
Year : 2045					
02/02/2045	Pool Equipment	Pool Area	02/02/2040	5:00	\$ 3,206.45
05/01/2045	Bathroom Remodeling	Pool Area	05/01/2030	15:00	19,404.85
05/01/2045	Bulkhead Allowance	Common Area	05/01/2035	10:00	58,861.38
05/01/2045	Fire Panels & Central Attenuation	Bldg. K	05/01/2010	35:00	53,902.37
05/01/2045	Fire Panels & Central Attenuation	Bldg. L	05/01/2010	35:00	53,902.37
05/01/2045	Fire Panels & Central Attenuation	Bldg. M	05/01/2010	35:00	53,902.37
05/01/2045	Fire Panels & Central Attenuation	Bldg. N	05/01/2010	35:00	53,902.37
05/01/2045	Golf Cart	Common Area	05/01/2035	10:00	16,170.71

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
05/01/2045	Slurry Seal	Parking Lot	05/01/2035	10:00	\$ 57,511.67
					370,764.54
Year : 2046					
05/01/2046	Shade canopy	Pool Area	05/01/2036	10:00	\$ 6,694.67
					6,694.67
Year : 2047					
02/02/2047	Pool Equipment	Pool Area	02/02/2042	5:00	\$ 3,434.83
05/01/2047	Paint - Exterior Building	Bldg. K	05/01/2037	10:00	314,298.86
05/01/2047	Paint - Exterior Building	Bldg. L	05/01/2037	10:00	353,586.22
05/01/2047	Paint - Exterior Building	Bldg. M	05/01/2037	10:00	314,298.86
05/01/2047	Paint - Exterior Building	Bldg. N	05/01/2037	10:00	314,298.86
					1,299,917.63
Year : 2048					
05/01/2048	Door - Exterior Utility Metal	Bldg. K	05/01/2028	20:00	\$ 53,786.26
05/01/2048	Door - Exterior Utility Metal	Bldg. L	05/01/2028	20:00	53,786.26
05/01/2048	Door - Exterior Utility Metal	Bldg. M	05/01/2028	20:00	53,786.26
05/01/2048	Door - Exterior Utility Metal	Bldg. N	05/01/2028	20:00	53,786.26
05/01/2048	Door - Trash Chute Metal	Bldg. K	05/01/2028	20:00	4,302.90
05/01/2048	Door - Trash Chute Metal	Bldg. L	05/01/2028	20:00	4,302.90
05/01/2048	Door - Trash Chute Metal	Bldg. M	05/01/2028	20:00	4,302.90
05/01/2048	Door - Trash Chute Metal	Bldg. N	05/01/2028	20:00	4,302.90
05/01/2048	Pool Furniture	Pool Area	05/01/2041	7:00	20,199.73
05/01/2048	Security Cameras, Monitors	Common Area	05/01/2033	15:00	40,638.51
					293,194.88
Year : 2049					
05/01/2049	A/C System Elevator	Bldg. K	05/01/2034	15:00	\$ 11,133.76
05/01/2049	A/C System Elevator	Bldg. L	05/01/2034	15:00	11,133.76
05/01/2049	A/C System Elevator	Bldg. M	05/01/2034	15:00	11,133.76
05/01/2049	A/C System Elevator	Bldg. N	05/01/2034	15:00	11,133.76
05/01/2049	Elevator Cab Remodel	Bldg. K	05/01/2039	10:00	47,009.19
05/01/2049	Elevator Cab Remodel	Bldg. L	05/01/2039	10:00	47,009.19
05/01/2049	Elevator Cab Remodel	Bldg. M	05/01/2039	10:00	47,009.19
05/01/2049	Elevator Cab Remodel	Bldg. N	05/01/2039	10:00	47,009.19
05/01/2049	Paver Maintenance	Pool Area	05/01/2044	5:00	13,329.58
05/01/2049	Pool Equipment	Pool Area	05/01/2044	5:00	1,855.63

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Component	Location	Service Date	Estimated Life	Expenditure
					247,757.01
Year : 2050					
02/02/2050	Pool Equipment	Pool Area	02/02/2045	5:00	\$ 3,808.25
					3,808.25
Year : 2051					
02/02/2051	Pool Furniture	Pool Area	02/02/2044	7:00	\$ 6,832.00
					6,832.00
Year : 2052					
02/02/2052	Pool Equipment	Pool Area	02/02/2047	5:00	\$ 4,079.50
					4,079.50

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Component	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Bldg. K									
A/C System Elevator		New	05/01/2034	\$ 4,500.00	1 Each	\$ 4,500	15:00	11:04	\$ 6,645
Coating Silicone Roofing System		Good	05/01/2038	6.25	16,200 SF	101,250	20:00	15:04	171,585
Door - Exterior Utility Metal		Good	05/01/2028	750.00	30 Each	22,500	20:00	5:04	27,031
Door - Trash Chute Metal		Good	05/01/2028	300.00	6 Each	1,800	20:00	5:04	2,162
Door Glass Entry		Good	05/01/2030	4,500.00	2 Each	9,000	30:00	7:04	11,582
Door Roll up		Good	05/01/2038	1,450.00	1 Each	1,450	20:00	15:04	2,457
Electric Switch		Good	05/01/2055	10,000.00	1 Each	10,000	55:00	32:04	30,413
Elevator Cab Remodel		Good	05/01/2029	9,500.00	2 Each	19,000	10:00	6:04	23,625
Elevator Electronics		Good	05/01/2044	12,000.00	2 Each	24,000	25:00	21:04	49,996
Elevator Equipment		Good	05/01/2054	55,000.00	2 Each	110,000	35:00	31:04	323,238
Fire Panels & Central Attenuation		Good	05/01/2045	25,000.00	1 Each	25,000	35:00	22:04	53,902
Light - Sconce		Good	05/01/2025	210.00	72 Each	15,120	15:00	2:04	16,383
Mail Box		Good	05/01/2030	1,200.00	4 Each	4,800	30:00	7:04	6,177
Paint - Exterior Building		Good	05/01/2027	2.52	54,000 SF	136,080	10:00	4:04	157,955
Pulldown & Fire Hose		Good	05/01/2025	350.00	48 Each	16,800	15:00	2:04	18,204
Sign - Building Entrance		Good	05/01/2029	3,500.00	1 Job	3,500	15:00	6:04	4,352
Tile Floor Lobby		Good	05/01/2040	8.50	312 Each	2,652	30:00	17:04	4,814
Trash Chute Renovation		Good	05/01/2028	12,000.00	1 Each	12,000	15:00	5:04	14,416
Vertical Stacks		Good	05/01/2040	1,200.00	81 Job	97,200	40:00	17:04	176,454
						616,652			1,101,399
Bldg. L									
A/C System Elevator		New	05/01/2034	\$ 4,500.00	1 Each	\$ 4,500	15:00	11:04	\$ 6,645
Coating Silicone Roofing System		Good	05/01/2038	6.25	19,200 SF	120,000	20:00	15:04	203,360
Door - Exterior Utility Metal		Good	05/01/2028	750.00	30 Each	22,500	20:00	5:04	27,031
Door - Trash Chute Metal		Good	05/01/2028	300.00	6 Each	1,800	20:00	5:04	2,162
Door Glass Entry		Good	05/01/2030	4,500.00	2 Each	9,000	30:00	7:04	11,582
Door Roll up		Good	05/01/2038	1,450.00	1 Each	1,450	20:00	15:04	2,457
Electric Switch		Good	05/01/2055	10,000.00	1 Each	10,000	55:00	32:04	30,413
Elevator Cab Remodel		Good	05/01/2029	9,500.00	2 Each	19,000	10:00	6:04	23,625
Elevator Electronics		Good	05/01/2044	12,000.00	2 Each	24,000	25:00	21:04	49,996
Elevator Equipment			05/01/2054	55,000.00	2 Each	110,000	35:00	31:04	323,238
Fire Panels & Central Attenuation		Good	05/01/2045	25,000.00	1 Each	25,000	35:00	22:04	53,902
Light - Sconce		Good	05/01/2025	210.00	96 Each	20,160	15:00	2:04	21,844
Mail Box		Good	05/01/2030	1,200.00	4 Each	4,800	30:00	7:04	6,177
Paint - Exterior Building		Good	05/01/2027	2.52	60,750 SF	153,090	10:00	4:04	177,700
Pulldown & Fire Hose		Good	05/01/2025	350.00	48 Each	16,800	15:00	2:04	18,204
Sign - Building Entrance			05/01/2029	3,500.00	1 Job	3,500	15:00	6:04	4,352
Tile Floor Lobby		Good	05/01/2040	8.50	150 Each	1,275	30:00	17:04	2,314
Trash Chute Renovation		Good	05/01/2028	12,000.00	1 Each	12,000	15:00	5:04	14,416
Vertical Stacks		Good	05/02/2040	1,200.00	81 Job	97,200	40:00	17:04	176,454
						656,075			1,155,880
Bldg. M									
A/C System Elevator		Good	05/01/2034	\$ 4,500.00	1 Each	\$ 4,500	15:00	11:04	\$ 6,645
Coating Silicone Roofing System		Good	05/01/2038	6.25	17,150 SF	107,187	20:00	15:04	181,647
Door - Exterior Utility Metal		Good	05/01/2028	750.00	30 Each	22,500	20:00	5:04	27,031
Door - Trash Chute Metal		Good	05/01/2028	300.00	6 Each	1,800	20:00	5:04	2,162
Door Glass Entry		Good	05/01/2030	4,500.00	2 Each	9,000	30:00	7:04	11,582
Door Roll up		Good	05/01/2038	1,450.00	1 Each	1,450	20:00	15:04	2,457
Electric Switch		Good	05/01/2055	10,000.00	1 Each	10,000	55:00	32:04	30,413

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Component	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Elevator Cab Remodel			05/01/2029	\$ 9,500.00	2 Each	\$ 19,000	10:00	6:04	\$ 23,625
Elevator Electronics			05/01/2044	12,000.00	2 Each	24,000	25:00	21:04	49,996
Elevator Equipment			05/01/2054	55,000.00	2 Each	110,000	35:00	31:04	323,238
Fire Panels & Central Attenuation	Good		05/01/2045	25,000.00	1 Each	25,000	35:00	22:04	53,902
Light - Sconce	Good		05/01/2025	210.00	66 Each	13,860	15:00	2:04	15,018
Mail Box	Good		05/01/2030	1,200.00	4 Each	4,800	30:00	7:04	6,177
Paint - Exterior Building	Good		05/01/2027	2.52	54,000 SF	136,080	10:00	4:04	157,955
Pulldown & Fire Hose	Good		05/01/2025	350.00	36 Each	12,600	15:00	2:04	13,653
Sign - Building Entrance			05/01/2029	3,500.00	1 Job	3,500	15:00	6:04	4,352
Tile Floor Lobby	Good		05/01/2040	8.50	293 Each	2,490	30:00	17:04	4,521
Trash Chute Renovation			05/01/2028	12,000.00	1 Each	12,000	15:00	5:04	14,416
Vertical Stacks	Good		05/03/2040	1,200.00	81 Job	97,200	40:00	17:04	176,454
						616,968			1,105,252
Bldg. N									
A/C System Elevator	Good		05/01/2034	\$ 4,500.00	1 Each	\$ 4,500	15:00	11:04	\$ 6,645
Coating Silicone Roofing System	Good		05/01/2038	6.25	16,200 SF	101,250	20:00	15:04	171,585
Door - Exterior Utility Metal	Good		05/01/2028	750.00	30 Each	22,500	20:30	5:04	27,031
Door - Trash Chute Metal	Good		05/01/2028	300.00	6 Each	1,800	20:00	5:04	2,162
Door Glass Entry	Good		05/01/2030	4,500.00	2 Each	9,000	30:00	7:04	11,582
Door Roll up	Good		05/01/2038	1,450.00	1 Each	1,450	20:00	15:04	2,457
Electric Switch	Good		05/01/2055	10,000.00	1 Each	10,000	55:00	32:04	30,413
Elevator Cab Remodel			05/01/2029	9,500.00	2 Each	19,000	10:00	6:04	23,625
Elevator Electronics			05/01/2044	12,000.00	2 Each	24,000	25:00	21:04	49,996
Elevator Equipment			05/01/2054	55,000.00	2 Each	110,000	35:00	31:04	323,238
Fire Panels & Central Attenuation			05/01/2045	25,000.00	1 Each	25,000	35:00	22:04	53,902
Light - Sconce	Good		05/01/2025	210.00	66 Each	13,860	15:00	2:04	15,018
Mail Box	Good		05/01/2030	1,200.00	4 Each	4,800	30:00	7:04	6,177
Paint - Exterior Building	Good		05/01/2027	2.52	54,000 SF	136,080	10:00	4:04	157,955
Pulldown & Fire Hose	Good		05/01/2025	350.00	36 Each	12,600	15:00	2:04	13,653
Sign - Building Entrance			05/01/2029	3,500.00	1 Job	3,500	15:00	6:04	4,352
Tile Floor Lobby	Good		05/01/2040	8.50	293 Each	2,490	30:00	17:04	4,521
Trash Chute Renovation			05/01/2028	12,000.00	1 Each	12,000	15:00	5:04	14,416
Vertical Stacks	Good		05/04/2040	1,200.00	81 Job	97,200	40:00	17:04	176,454
						611,030			1,095,190
Common Area									
Bulkhead Allowance	Good		05/01/2025	\$ 21.00	1,300 LF	\$ 27,300	10:00	2:04	\$ 29,581
Golf Cart	Good		05/01/2025	7,500.00	1 Each	7,500	10:00	2:04	8,126
Security Cameras, Monitors	Good		05/01/2033	17,000.00	1 Each	17,000	15:00	10:04	24,256
						51,800			61,965
Parking Lot									
Overlay 1"Resurface	Good		05/01/2035	\$ 1.20	133,370 SF	\$ 160,044	30:00	12:04	\$ 244,626
Slurry Seal	Good		05/01/2025	0.20	133,370 SF	26,674	10:00	2:04	28,903
						186,718			273,530
Pool Area									
Bathroom Remodeling	Good		05/01/2030	\$ 4,500.00	2 Job	\$ 9,000	15:00	7:04	\$ 11,582
Fence Metal	Good		05/01/2064	55.00	300 LF	16,500	45:00	41:04	68,394
Paver Maintenance	Good		05/01/2024	1.25	4,310 Each	5,387	5:00	1:04	5,640
Pool - Replaster	Good		11/01/2025	12.00	1,540 Job	18,480	15:00	2:10	20,371
Pool Equipment	Pump	Good	05/01/2024	750.00	1 Each	750	5:00	1:04	785
Pool Equipment	Chlorinator	Good	02/02/2025	750.00	2 Each	1,500	5:00	2:01	1,611

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Component	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Pool Equipment	Filtar	Good	02/02/2027	\$ 750.00	2 Each	\$ 1,500	5:00	4:01	\$ 1,726
Pool Furniture		Good	05/01/2027	650.00	13 Lot	8,450	7:00	4:04	9,808
Pool Furniture		Good	02/02/2023	650.00	4 Lot	2,600	7:00	0:01	2,607
Shade canopy		Good	05/01/2026	1,500.00	2 Each	3,000	10:00	3:04	3,364
Shade Structure		Good	05/01/2037	3,200.00	2 Each	6,400	20:00	14:04	10,479
						73,567			136,371
						2,812,811			4,929,589

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation: 3.50% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

Component List - Full Detail

A/C System Elevator

Item Number	1
Type	Common Area
Category	Building System
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2019	05/01/2034	11:04	15:00	1	4,500.00	6,645.63
Bldg. L		05/01/2019	05/01/2034	11:04	15:00	1	4,500.00	6,645.63
Bldg. M		05/01/2019	05/01/2034	11:04	15:00	1	4,500.00	6,645.63
Bldg. N		05/01/2019	05/01/2034	11:04	15:00	1	4,500.00	6,645.63
							18,000.00	26,582.52

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bathroom Remodeling

Item Number 2
Type Common Area
Category Fixture
Measurement Basis Job
Estimated Useful Life 15 Years
Basis Cost \$ 4,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2015	05/01/2030	7:04	15:00	2	9,000.00	11,582.57
							9,000.00	11,582.57

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bulkhead Allowance

Item Number	16
Type	Common Area
Category	Seawall
Measurement Basis	LF
Estimated Useful Life	10 Years
Basis Cost	\$ 21.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		05/01/2015	05/01/2025	2:04	10:00	1,300	27,300.00	29,581.72
							27,300.00	29,581.72

Comments

Allowance for reconstruction and rehabilitation of the bulkhead wall and rip rap rocks.

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Coating Silicone Roofing System

Item Number	11
Type	Common Area
Category	Roof
Measurement Basis	SF
Estimated Useful Life	20 Years
Basis Cost	\$ 6.25
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2018	05/01/2038	15:04	20:00	16,200	101,250.00	171,585.43
Bldg. L		05/01/2018	05/01/2038	15:04	20:00	19,200	120,000.00	203,360.50
Bldg. M		05/01/2018	05/01/2038	15:04	20:00	17,150	107,187.50	181,647.53
Bldg. N		05/01/2018	05/01/2038	15:04	20:00	16,200	101,250.00	171,585.43
							429,687.50	728,178.89

Comments

The roof will need to be redone in the next 15 years

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation: 3.50% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

Component List - Full Detail

Door - Exterior Utility Metal

Item Number 15
Type Common Area
Category Doors and Windows
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 750.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2008	05/01/2028	5:04	20:00	30	22,500.00	27,031.14
Bldg. L		05/01/2008	05/01/2028	5:04	20:00	30	22,500.00	27,031.14
Bldg. M		05/01/2008	05/01/2028	5:04	20:00	30	22,500.00	27,031.14
Bldg. N		05/01/2008	05/01/2028	5:04	20:00	30	22,500.00	27,031.14
							90,000.00	108,124.56

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door - Trash Chute Metal

Item Number 14
Type Common Area
Category Doors and Windows
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 300.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2008	05/01/2028	5:04	20:00	6	1,800.00	2,162.49
Bldg. L		05/01/2008	05/01/2028	5:04	20:00	6	1,800.00	2,162.49
Bldg. M		05/01/2008	05/01/2028	5:04	20:00	6	1,800.00	2,162.49
Bldg. N		05/01/2008	05/01/2028	5:04	20:00	6	1,800.00	2,162.49
							7,200.00	8,649.96

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door Glass Entry

Item Number 26
Type Common Area
Category Doors and Windows
Measurement Basis Each
Estimated Useful Life 30 Years
Basis Cost \$ 4,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2000	05/01/2030	7:04	30:00	2	9,000.00	11,582.57
Bldg. L		05/01/2000	05/01/2030	7:04	30:00	2	9,000.00	11,582.57
Bldg. M		05/01/2000	05/01/2030	7:04	30:00	2	9,000.00	11,582.57
Bldg. N		05/01/2000	05/01/2030	7:04	30:00	2	9,000.00	11,582.57
							36,000.00	46,330.28

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Door Roll up

Item Number 29
Type Common Area
Category Doors and Windows
Measurement Basis Each
Estimated Useful Life 20 Years
Basis Cost \$ 1,450.00
Tracking Logistical
Method unknown



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2018	05/01/2038	15:04	20:00	1	1,450.00	2,457.27
Bldg. L		05/01/2018	05/01/2038	15:04	20:00	1	1,450.00	2,457.27
Bldg. M		05/01/2018	05/01/2038	15:04	20:00	1	1,450.00	2,457.27
Bldg. N		05/01/2018	05/01/2038	15:04	20:00	1	1,450.00	2,457.27
							5,800.00	9,829.08

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Electric Switch

Item Number 30
Type Common Area
Category Fixture
Measurement Basis Each
Estimated Useful Life 55 Years
Basis Cost \$ 10,000.00
Tracking Method Logistical
unknown



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2000	05/01/2055	32:04	55:00	1	10,000.00	30,413.84
Bldg. L		05/01/2000	05/01/2055	32:04	55:00	1	10,000.00	30,413.84
Bldg. M		05/01/2000	05/01/2055	32:04	55:00	1	10,000.00	30,413.84
Bldg. N		05/01/2000	05/01/2055	32:04	55:00	1	10,000.00	30,413.84
							40,000.00	121,655.36

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Cab Remodel

Item Number 3
Type Common Area
Category Elevator
Measurement Basis Each
Estimated Useful Life 10 Years
Basis Cost \$ 9,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2019	05/01/2029	6:04	10:00	2	19,000.00	23,625.22
Bldg. L		05/01/2019	05/01/2029	6:04	10:00	2	19,000.00	23,625.22
Bldg. M		05/01/2019	05/01/2029	6:04	10:00	2	19,000.00	23,625.22
Bldg. N		05/01/2019	05/01/2029	6:04	10:00	2	19,000.00	23,625.22
							76,000.00	94,500.88

Comments

Allowance for remodel elevator cab

Point East Three Condominium

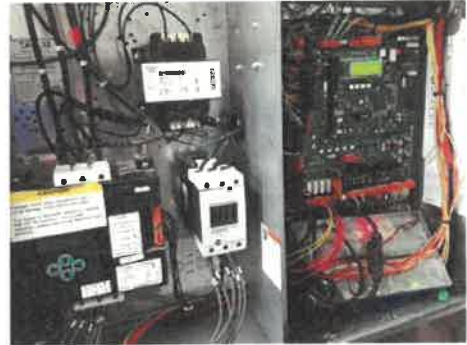
Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Electronics

Item Number 4
Type Common Area
Category Elevator
Measurement Basis Each
Estimated Useful Life 25 Years
Basis Cost \$ 12,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2019	05/01/2044	21:04	25:00	2	24,000.00	49,996.40
Bldg. L		05/01/2019	05/01/2044	21:04	25:00	2	24,000.00	49,996.40
Bldg. M		05/01/2019	05/01/2044	21:04	25:00	2	24,000.00	49,996.40
Bldg. N		05/01/2019	05/01/2044	21:04	25:00	2	24,000.00	49,996.40
							96,000.00	199,985.60

Comments

Allowance for upgrade the electronic system

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Elevator Equipment

Item Number 5
Type Common Area
Category Elevator
Measurement Basis Each
Estimated Useful Life 35 Years
Basis Cost \$ 55,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2019	05/01/2054	31:04	35:00	2	110,000.00	323,238.92
Bldg. L		05/01/2019	05/01/2054	31:04	35:00	2	110,000.00	323,238.92
Bldg. M		05/01/2019	05/01/2054	31:04	35:00	2	110,000.00	323,238.92
Bldg. N		05/01/2019	05/01/2054	31:04	35:00	2	110,000.00	323,238.92
							440,000.00	1,292,955.68

Comments

Hydraulic system

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Metal

Item Number	25
Type	Common Area
Category	Pool
Measurement Basis	LF
Estimated Useful Life	45 Years
Basis Cost	\$ 55.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2019	05/01/2064	41:04	45:00	300	16,500.00	68,394.06
							16,500.00	68,394.06

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation: 3.50% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

Component List - Full Detail

Fire Panels & Central Attenuation

Item Number 6
Type Common Area
Category Building System
Measurement Basis Each
Estimated Useful Life 35 Years
Basis Cost \$ 25,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2010	05/01/2045	22:04	35:00	1	25,000.00	53,902.37
Bldg. L		05/01/2010	05/01/2045	22:04	35:00	1	25,000.00	53,902.37
Bldg. M		05/01/2010	05/01/2045	22:04	35:00	1	25,000.00	53,902.37
Bldg. N		05/01/2010	05/01/2045	22:04	35:00	1	25,000.00	53,902.37
							100,000.00	215,609.48

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Golf Cart

Item Number 27
Type Common Area
Category Equipment
Measurement Basis Each
Estimated Useful Life 10 Years
Basis Cost \$ 7,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		05/01/2015	05/01/2025	2:04	10:00	1	7,500.00	8,126.85
							7,500.00	8,126.85

Comments

EZ-Go

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation: 3.50% Investment: 0.10% Contribution Factor: 0.00% Calc: Future

Component List - Full Detail

Light - Sconce

Item Number	9
Type	Common Area
Category	Fixture
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 210.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2010	05/01/2025	2:04	15:00	72	15,120.00	16,383.72
Bldg. L		05/01/2010	05/01/2025	2:04	15:00	96	20,160.00	21,844.96
Bldg. M		05/01/2010	05/01/2025	2:04	15:00	66	13,860.00	15,018.41
Bldg. N		05/01/2010	05/01/2025	2:04	15:00	66	13,860.00	15,018.41
							63,000.00	68,265.50

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Mail Box

Item Number 17
Type Common Area
Category Equipment
Measurement Basis Each
Estimated Useful Life 30 Years
Basis Cost \$ 1,200.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2000	05/01/2030	7:04	30:00	4	4,800.00	6,177.37
Bldg. L		05/01/2000	05/01/2030	7:04	30:00	4	4,800.00	6,177.37
Bldg. M		05/01/2000	05/01/2030	7:04	30:00	4	4,800.00	6,177.37
Bldg. N		05/01/2000	05/01/2030	7:04	30:00	4	4,800.00	6,177.37
							19,200.00	24,709.48

Comments

4 Wall Mount Cluster Mailboxes of 30 boxes, replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Overlay 1"Resurface

Item Number	31
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	\$ 1.20
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		05/01/2005	05/01/2035	12:04	30:00	133,370	160,044.00	244,626.62
							160,044.00	244,626.62

Comments

1" Overlay: Asphalt overlay is a paving method of applying a new layer of asphalt to a deteriorating surface. Rather than tearing up an old asphalt surface entirely, an asphalt overlay project will use the existing layers as a base for the new asphalt pavement

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Paint - Exterior Building

Item Number	10
Type	Common Area
Category	Paint
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 2.52
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2017	05/01/2027	4:04	10:00	54,000	136,080.00	157,955.89
Bldg. L		05/01/2017	05/01/2027	4:04	10:00	60,750	153,090.00	177,700.37
Bldg. M		05/01/2017	05/01/2027	4:04	10:00	54,000	136,080.00	157,955.89
Bldg. N		05/01/2017	05/01/2027	4:04	10:00	54,000	136,080.00	157,955.89
							561,330.00	651,568.04

Comments

Painting of building including sealant work needs repaint soon

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Paver Maintenance

Item Number	20
Type	Common Area
Category	Pool
Measurement Basis	Each
Estimated Useful Life	5 Years
Basis Cost	\$ 1.25
Tracking	Logistical
Method	Fixed''



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2019	05/01/2024	1:04	5:00	4,310	5,387.50	5,640.37
							5,387.50	5,640.37

Comments

Allowance for repair and replace pavers as needed

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool - Replaster

Item Number 19
Type Common Area
Category Pool
Measurement Basis Job
Estimated Useful Life 15 Years
Basis Cost \$ 12.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		11/01/2010	11/01/2025	2:10	15:00	1,540	18,480.00	20,371.97
							18,480.00	20,371.97

Comments

Full refinishing of pool and spa with

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Equipment

Item Number 21
Type Common Area
Category Pool
Measurement Basis Each
Estimated Useful Life 5 Years
Basis Cost \$ 750.00
Tracking Method Logistical
Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area	Pump	05/01/2019	05/01/2024	1:04	5:00	1	750.00	785.20
Pool Area	Chlorinator	02/02/2020	02/02/2025	2:01	5:00	2	1,500.00	1,611.45
Pool Area	Filter	02/02/2022	02/02/2027	4:01	5:00	2	1,500.00	1,726.23
							3,750.00	4,122.88

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture

Item Number	24
Type	Common Area
Category	Pool
Measurement Basis	Lot
Estimated Useful Life	7 Years
Basis Cost	\$ 650.00
Tracking Method	Logistical Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2020	05/01/2027	4:04	7:00	13	8,450.00	9,808.40
Pool Area		02/02/2016	02/02/2023	0:01	7:00	4	2,600.00	2,607.46
							11,050.00	12,415.86

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pulldown & Fire Hose

Item Number 18
Type Common Area
Category Building System
Measurement Basis Each
Estimated Useful Life 15 Years
Basis Cost \$ 350.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2010	05/01/2025	2:04	15:00	48	16,800.00	18,204.14
Bldg. L		05/01/2010	05/01/2025	2:04	15:00	48	16,800.00	18,204.14
Bldg. M		05/01/2010	05/01/2025	2:04	15:00	36	12,600.00	13,653.10
Bldg. N		05/01/2010	05/01/2025	2:04	15:00	36	12,600.00	13,653.10
							58,800.00	63,714.48

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Security Cameras, Monitors

Item Number 28
Type Common Area
Category Equipment
Measurement Basis Each
Estimated Useful Life 15 Years
Basis Cost \$ 17,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		05/01/2018	05/01/2033	10:04	15:00	1	17,000.00	24,256.75
							17,000.00	24,256.75

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Shade canopy

Item Number	23
Type	Common Area
Category	Pool
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2016	05/01/2026	3:04	10:00	2	3,000.00	3,364.51
							3,000.00	3,364.51

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Shade Structure

Item Number	22
Type	Common Area
Category	Pool
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 3,200.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		05/01/2017	05/01/2037	14:04	20:00	2	6,400.00	10,479.12
							6,400.00	10,479.12

Comments

Replace as necessary

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sign - Building Entrance

Item Number 12
Type Common Area
Category Signage
Measurement Basis Job
Estimated Useful Life 15 Years
Basis Cost \$ 3,500.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2014	05/01/2029	6:04	15:00	1	3,500.00	4,352.01
Bldg. L		05/01/2014	05/01/2029	6:04	15:00	1	3,500.00	4,352.01
Bldg. M		05/01/2014	05/01/2029	6:04	15:00	1	3,500.00	4,352.01
Bldg. N		05/01/2014	05/01/2029	6:04	15:00	1	3,500.00	4,352.01
							14,000.00	17,408.04

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Slurry Seal

Item Number	32
Type	Common Area
Category	Asphalt
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 0.20
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		05/01/2015	05/01/2025	2:04	10:00	133,370	26,674.00	28,903.40
							26,674.00	28,903.40

Comments

Conventional slurry seals allow for a life extension of roughly 5-7 years for a quarter to a third of the cost of major road reconstruction. In addition, the seal prevents moisture and air intrusion in the pavement and improves skid resistance.

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Tile Floor Lobby

Item Number 7
Type Common Area
Category Fixture
Measurement Basis Each
Estimated Useful Life 30 Years
Basis Cost \$ 8.50
Tracking Method Logistical Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2010	05/01/2040	17:04	30:00	312	2,652.00	4,814.37
Bldg. L		05/01/2010	05/01/2040	17:04	30:00	150	1,275.00	2,314.60
Bldg. M		05/01/2010	05/01/2040	17:04	30:00	293	2,490.50	4,521.19
Bldg. N		05/01/2010	05/01/2040	17:04	30:00	293	2,490.50	4,521.19
							8,908.00	16,171.35

Comments

Replacement Cost Include. Labor

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Trash Chute Renovation

Item Number	13
Type	Common Area
Category	Building System
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 12,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2013	05/01/2028	5:04	15:00	1	12,000.00	14,416.61
Bldg. L		05/01/2013	05/01/2028	5:04	15:00	1	12,000.00	14,416.61
Bldg. M		05/01/2013	05/01/2028	5:04	15:00	1	12,000.00	14,416.61
Bldg. N		05/01/2013	05/01/2028	5:04	15:00	1	12,000.00	14,416.61
							48,000.00	57,666.44

Comments

Allowance for repair trash chute metal ducts .

Point East Three Condominium

Analysis Date - January 1, 2023

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Vertical Stacks

Item Number 8
Type Common Area
Category Fixture
Measurement Basis Job
Estimated Useful Life 40 Years
Basis Cost \$ 1,200.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Bldg. K		05/01/2000	05/01/2040	17:04	40:00	81	97,200.00	176,454.33
Bldg. L		05/02/2000	05/02/2040	17:04	40:00	81	97,200.00	176,454.33
Bldg. M		05/03/2000	05/03/2040	17:04	40:00	81	97,200.00	176,454.33
Bldg. N		05/04/2000	05/04/2040	17:04	40:00	81	97,200.00	176,454.33
							388,800.00	705,817.32

Comments

Allowance for repair water and sewer Lines